

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 9A

LCRA 10/24/18

URA	Project	Staff	Last Action	Next Action	Applicant	Incentive	MBE/WBE Status	Project Description
13th & Locust	Interstate Bldg. - 417 E. 13th Street	BL	5/23/18 - Approved Settlement Agreement and construction extension to 9/30/18	10/24/18 - proposed amendment to extend completion to 12/31/18	Interstate Building, LLC/Mark Patel	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 7/26/13 Construction Completion Deadline: 9/30/18 - 1st amd	Acquisition & historic rehabilitation of the Interstate Building at 417 E. 13th Street to convert into a 72 – 76-room limited-service hotel TDC: TBD
3200 Gillham Road	3200 Gillham Road	BL	6/27/18 - approved 1st Amendment and Consent to Assignment	Monitor construction	Exact Acme, LLC	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 2027 Date of Redevelopment Contract: 10/25/17 Construction Completion Deadline: 7/1/19 (1st Amd)	Historic rehab of vacant commercial building into market-rate apartments TDC: \$4.8 Million
6434 Paseo	6410 Paseo/Brookside East Senior Apartments	BL	8/22/18 - authorized issuance of bonds and approved execution of documents	Finalize sale/leaseback docs	6410 Paseo Blvd., LLC, an affiliate of UC-B Properties, LLC	tax abatement	Letter of Intent Rec'd: URP Expiration: 10/12/2032 Date of Redevelopment Contract: in process Construction Completion Deadline:	Development of a 96,443 square foot, 82- unit age-restricted (senior) apartment building TDC: \$13,892,951 million
6434 Paseo	6434 Paseo	BL	8/23/17 Approved Redevelopment Contract	Finalize/execute Redevelopment Contract - awaiting parcel finalization for legal description	6434 Paseo, LLC, an affiliate of Clemons Real Estate	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 10/12/2032 Date of Redevelopment Contract: in process Construction Completion Deadline:	Renovation of two multifamily buildings for continued use as 45 workforce apartments TDC: \$3 Million

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Administrative	Affirmative Action Policy	GF/BE	8/22/18 - status update from Mr. Engel	Ordinance 180535 - Reed/Wagner versions combined; held on docket 10/18/18	N/A	N/A	N/A	Development of uniform Affirmative Action Policy for all agencies
							Letter of Intent Rec'd: N/A	
							URP Expiration: N/A Date of Redevelopment Contract: N/A Construction Completion Deadline: N/A	TDC: N/A
Administrative	Housing Policy re incentive and workforce housing in downtown area	GF/DN	7/25/18 - staff update	Marketing to developers	City of Kansas City, Missouri	N/A	N/A	Develop uniform housing policy including workforce and incentive for downtown Kansas City
							Letter of Intent Rec'd: N/A	
							URP Expiration: N/A Date of Redevelopment Contract: N/A Construction Completion Deadline: N/A	TDC: N/A
Arterra 21	2100 Wyandotte - Arterra 21 multifamily	BE	5/2/17 Finalized amended redevelopment contract, real estate lease and loan documents	Monitor construction	Arterra, LLC	Tax Abatement		Develop an 8-11 story market-rate multifamily building with structured parking at 2100 Wyandotte
							Letter of Intent Rec'd:	
							URP Expiration: 2/19/2035 Date of Redevelopment Contract: 8/1/17 Construction Completion Deadline: 5/31/19	TDC: \$40.7 Million

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Blue Valley	Blue Valley Industrial - Blue Nile/YANA Properties	GF	8/22/18 - selected Blue Nile Contractors as project developer	City Council approved transfer to LCRA; approve URP amendment to extend term	YANA Properties, LLC (d/b/a Blue Nile Contractors)	N/A	Letter of Intent Rec'd: URP Expiration: 8/27/2018 Date of Redevelopment Contract: N/A Construction Completion Deadline: N/A	LCRA pass-through of a vacant 5-acre City-owned site to developer for their new company office and storage yard TDC:
Boulevard Heights	Blenheim School Apts./2411 E. 70th Terrace	DM/BE	10/25/17 Approved amendment to Redevelopment Contract re extension of dates, legal description, and update notice provision	Monitor construction	Blenheim School Apartments, L.P.	tax abatement	Letter of Intent Rec'd: URP Expiration: 8/28/2021 Date of Redevelopment Contract: 7/18/17 Construction Completion Deadline: 4/1/2019	rehabilitation of a vacant former school building into 52 affordable senior (55+) apartments TDC: \$10,900,000
Central Business District	600 Central/OGGI Lofts	BL	9/28/16 Approved Redevelopment Contract and 10-Year TA	Issue tax abatement	600 Central Apartments, LLC.	tax abatement	Letter of Intent Rec'd: Yes URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 10/28/16 Construction Completion Deadline: 12/31/2018	\$5.7 Million historic rehabilitation of a four-story historic commercial building into 25 apartments TDC: \$5,700,000

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Central Business District	905 Broadway/Milliner Lofts	BL/GF	5/23/18 - Approved 2nd Amendment to Redevelopment Contract with 905 BROADWAY, LLC to extend end construction date to 12/31/2018	Issue tax abatement	905 BROADWAY, LLC	Tax Abatement		\$7.2 Million historic rehabilitation of a five-story historic commercial building into 26 apartments
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: 6/22/16	
							Construction Completion Deadline: 12/31/2018 - 2nd Amd	TDC: \$7,200,000
Central Business District	Kansas City Club/Muehlebach Hotel	DM	5/23/18 - Reviewed financial presentation by SB Friedman	Waiting on developer's application; developer has withdrawn its incentive request for	MFH Properties, LLC	Tax Abatement		Renovation of KC Club to upscale hotel, Muehlebach Hotel to apts., and new construction of parking garage and office building
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: TBD	
							Construction Completion Deadline: TBD	TDC: \$114M estimated
Columbus Park	Columbus Park development - Phase 2	GF/BE	7/26/17 Ratified and Approved Second Amendment to Infrastructure Funding Contract	First Phase 2 closing is complete. Second Phase 2 closing is still pending	Columbus Park Development Group 2, LLC.	N/A		Columbus Park development - apts/construction office/community garden/farmer's market
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract:	
							Construction Completion Deadline: Phase 2	TDC:

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East Crossroads	1707 Locust	DM	10/1/18 - Recorded Amendment and Assumption of Redevelopment Contract with 1707 Locust Investors, LLC	Issue tax abatement certificate - waiting on developer's application	1707 Locust Investors, LLC	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 8/13/2035 Date of Redevelopment Contract: 10/1/18 Construction Completion Deadline: 9/1/18	renovation of warehouse/office 2 story building that currently has no utility access into a “warm shell” office building with 2 leasable, commercial units TDC: \$783,838
East Crossroads/Grand Avenue South	Abbott Portfolio - 1508 Holmes	BL	2/2/18 Finalized Redevelopment Contract	Monitor construction	Matthew Abbott/1508 Holmes Realty, LLC/Carbondale Apt. Group, LLC	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 8/2035 - 4/202 Date of Redevelopment Contract: 12/21/17 Construction Completion Deadline: 12/31/20	Renovation of vacant commercial buildings into mix of office, retail, artist studios, and creative spaces TDC:
East Crossroads/Grand Avenue South	Abbott Portfolio - 1608 Locust	BL	2/2/18 Finalized Redevelopment Contract	Monitor construction	Matthew Abbott/Carter Property Group, LLC	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 8/2035 - 4/202 Date of Redevelopment Contract: 12/21/17 Construction Completion Deadline: 12/31/20	Renovation of vacant commercial buildings into mix of office, retail, artist studios, and creative spaces TDC:
East Crossroads/Grand Avenue South	Abbott Portfolio - 1733 Locust	BL	2/2/18 Finalized Redevelopment Contract	Monitor construction; MBE/WBE issues need to be resolved	Matthew Abbott/1733 Locust, LLC	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 8/2035 - 4/202 Date of Redevelopment Contract: 12/21/17 Construction Completion Deadline: 12/31/20	Renovation of vacant commercial buildings into mix of office, retail, artist studios, and creative spaces TDC:

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Garfield	2300 Independence Avenue	BL	8/23/17 Redevelopment Contract (recorded 12/26/17)	Monitor construction	Pendleton ArtsBlock, LLC., affiliate of Brinshore Development and Housing Authority of Kansas City	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 12/21/17 Construction Completion Deadline: 3/31/20	Paseo Gateway/Choice Neighborhoods grant to replace aging Chouteau Courts with mixed-use building TDC: \$8.2 Million
Gotham Apartments	2718 – 3012 – 3200 – 3206 – 3210 – 3216 E. Linwood Blvd./Gotham Apts.	BL	5/23/18 - executed Redevelopment Contract	Issue tax abatement	Linwood Apartments, LLC	Tax Abatement	Letter of Intent Rec'd: URP Expiration: 4/7/2022 Date of Redevelopment Contract: 5/23/18 Construction Completion Deadline: 4/30/19	Historic rehab of 6 multifamily buildings for continued use as 103 affordable apartments TDC: \$17 Million
Grand Avenue Office Campus	1207 Grand Blvd.	BE	3/28/18 - approved Sale and Redevelopment and Funding Contract	City waiting for KCATA to complete bus stop improvements before it transfers property to LCRA	City of Kansas City, Missouri/112 Redevelopers, LLC		Letter of Intent Rec'd: URP Expiration: 10 yr. renewal Date of Redevelopment Contract: In Process Construction Completion Deadline: In Process	Acquisition & Redevelopment of surface parking lot at 1207 Grand TDC:

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Grand Avenue South	Hotel Indigo - 2020 Grand	BL	1/27/16 Approved abatement/Redevelopment Contract; conducted inspection 9/10/18	Issue tax abatement; hotel grand opening on 10/5/2018	Carbondale Apartment Group/Matt Abbott	Tax Abatement		Construction of limited service hotel
							Letter of Intent Rec'd: Yes	
							URP Expiration: 4/7/2020	
							Date of Redevelopment Contract: 8/19/2016 Construction Completion Deadline: 7/1/2018	TDC: \$11 Million
Hospital Hill II	Beacon Hill - 27th & Troost/Three Corners	BE	2/14/18 - sale closed	N/A	Milhaus Properties, LLC		N/A	Real estate sale of property located at 27th and Troost Three Corners
							Letter of Intent Rec'd: N/A	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: PIEA Construction Completion Deadline: Sale Contract 2/16/18 1st Amd	TDC: N/A
Hospital Hill II	Beacon Hill - 27th & Troost/Two Corners	GF/BE	9/26/18 - staff advised that project was stalled; 1/24/18 - Approved Commercial Real Estate Sale Contract with Botwin	Execute Sale Contract; legal counsel awaiting developer comments	Botwin Commercial Development			mixed-use development as part of larger master redevelopment alongside co-developer, Milhaus
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: Construction Completion Deadline:	TDC:

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Hospital Hill II	Beacon Hill - Mount Prospect/22nd Street & Tracy - sale of 39 properties	GF/BE	9/20/18 - sale closed	N/A	UC-B Home Builders, LLC	Tax Abatement		Development of high quality, market-rate, residential/commercial/mixed-use project along 22nd Street in Beacon Hill
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: N/A	
Construction Completion Deadline: Spring 2019							TDC:	
Hospital Hill II	Charlie's House/900 E. 24th Terrace	BE	9/10/18 - recorded Release of Redevelopment Contract	N/A	City of Kansas City, Missouri	N/A	N/A	Termination and release of LCRA 1989 redevelopment contract with MBA Properties and McCormack Baron & Associates, Inc. from property chain of title
							Letter of Intent Rec'd: N/A	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: N/A	
Construction Completion Deadline: N/A							TDC: N/A	
Hospital Hill II	UH-II Contract Termination	BE	9/7/18 - recorded Release of Contracts to Sell and Purchase	N/A	Truman Medical Center	N/A	N/A	Release of 2 old contracts (Brothers of Mercy/KC General Hospital) from property chain of title
							Letter of Intent Rec'd: N/A	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: N/A	
Construction Completion Deadline: N/A							TDC: N/A	

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Linwood & Cleveland	3800 Linwood YMCA Linwood Project	BE	1/25/17 Approved Revised Redevelopment Contract and updated Resolution	LCRA will but has not yet acquired parcel. Parking lot property currently owned by Linwood YMCA. Once YMCA transfers property to LCRA, LCRA will lease it to YMCA. Developer’s counsel reviewing closing docs so no closing date yet as of 8/9/18	YMCA of Greater Kansas City	acquisition assistance		Linwood YMCA expansion; Truman Medical Center to develop clinic and off-street parking; closed Delano School also included in URP
							Letter of Intent Rec'd:	
							URP Expiration: 3/24/2036 Date of Redevelopment Contract: 1/31/2017 Construction Completion Deadline: 12/31/2019	
Linwood Prospect	Linwood Shoppes - 3101 Prospect/KCATA bus stop	BE	4/13/18 - rec'd consent from Don Maxwell/Linwood Shopping Center	Waiting on recorded copy from City	City of Kansas City, Missouri	N/A	N/A	permanent pedestrian easement for sidewalk purposes along Prospect Avenue and 31st Street to allow pedestrian access to and the construction, maintenance and repair of sidewalk improvements for a KCATA bus stop
							Letter of Intent Rec'd: N/A	
							URP Expiration: 10 yr. renewal Date of Redevelopment Contract: N/A Construction Completion Deadline: N/A	
Linwood Prospect	Linwood Square Shopping Center	GF/BE	6/27/18 - approved Amendment to Assignment	Execute Amendment; financials due by 12/31/18	Linwood Shopping Center Redevelopment Company, LLC			Assignment, Assumption and Amendment of Ground Lease and Redevelopment Contract
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal Date of Redevelopment Contract: 1/31/17 - Assignment Construction Completion Deadline: 7/31/19	

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Linwood Prospect	Morningstar Senior Apartments	DM	1/25/17 Released Redevelopment Contract with Morningstar Development Co.	Construction monitoring; waiting on tax abatement application	Morningstar Senior, LP	Tax Abatement		Purchase and redevelopment of 2723 Wabash, 2729-31 Wabash, 2735 Wabash, 2700 Prospect and 2704 Prospect into a Young & Family Life Center - \$8.4 million, 3-story elevator building with 40 mixed-income, 2 bed senior apts.
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: 1/25/2017	
						Construction Completion Deadline: 1/31/2018		TDC:
Longfellow/Dutch Hill	Bitterman Candy buildings - 3105-3111 Gillham Road	DM	7/26/17 Approved Redevelopment Contract and abatement	Monitor construction; waiting on tax abatement certificate application	BB63 II, LLC/Butch Rigby	Tax Abatement		Rehab of Bitterman Candy buildings into commercial and artist space for profit and not-for-profit tenants
							Letter of Intent Rec'd:	
							URP Expiration: 11/20/2023	
							Date of Redevelopment Contract: 12/7/17	
						Construction Completion Deadline: 5/1/2018		TDC: \$1.86 Million
Manual Outline	18th & Paseo	BE	7/25/18 - approved termination and release of Purchase & Redevelopment Contract	Execute Termination; closing won't occur now until remediation is completed with funding from Brownfields Revolving Loan Fund. Funding Agreement has been approved by the Brownfields Commission.	Negro Leagues Baseball Museum, Inc/1824 Paseo I, LP	N/A	N/A	Termination and Release of Purchase and Redevelopment Contract
							Letter of Intent Rec'd: N/A	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: N/A	
						Construction Completion Deadline: N/A		TDC:

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Troost 63rd to 53rd	5500 Block of Troost	DM	8/23/17 Approved Redevelopment Contracts and 10-Year, 100% property tax abatement	Finalize/execute Redevelopment Contracts	Urban Coeur Properties, LLC and University District Venture, LLC	Tax Abatement		\$1.8 million rehabilitation of mixed use sites along the west side of the 5500 block of Troost.
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: In process	
Construction Completion Deadline:							TDC: \$1.8 Million	
Troost 63rd to 53rd	Scholars Row - 5522 Troost Avenue	BL	2/2/18 recorded Redevelopment Contract	Issue Tax Abatement	Scholars Row LLC	Tax Abatement		Micro-apartment multifamily project targeted to college students
							Letter of Intent Rec'd:	
							URP Expiration: 10 yr. renewal	
							Date of Redevelopment Contract: 1/24/18	
Construction Completion Deadline: 12/31/2018							TDC: \$4,600,000	
Truman & Wyandotte	Downtown Convention Center Hotel	BE	4/25/18 - approved license and easement agreement for retaining wall	Monitor construction	KC Hotel Developers, LLC	sale/leaseback		800 – room convention hotel with meeting space and off-street parking
							Letter of Intent Rec'd:	
							URP Expiration: 7/23/2050	
							Date of Redevelopment Contract: TBD	
Construction Completion Deadline: TBD							TDC: \$300 million	

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Uptown	Uptown Lofts	BE/GF	9/26/18 - Approved Master Financing Agreement and Extension of Master Lease	Closing and execution of applicable documents	Hawthorn Homes, LLC; Treanor Investments, LLC; Uptown Lofts, LLC; UGA, LLC; Uptown CID; City of Kansas City	Tax Abatement	Letter of Intent Rec'd:	Mixed-use redevelopment of shopping center site; preservation of Theater parking
					URP Expiration: ?			
					Date of Redevelopment Contract:			TDC: TBD
					Construction Completion Deadline:	Master Lease expires 12/15/18		