

LCRA Active Projects Tracking System (APTS)

In Process

EXHIBIT 9A

LCRA 2/27/19

URA	Project	Staff	Last Action	Next Action	Applicant	MBE/WBE Status		Project Description
3200 Gillham Road	3200 Gillham Road	BL	6/27/18 - approved 1st Amendment and Consent to Assignment	Monitor construction	Exact Acme, LLC	TDC	\$4.8 Million	Historic rehab of vacant commercial building into market-rate apartments
					Redevelopment Contract: Construction Completion:	10/25/17 7/1/19 (1st Am		Incentive: Tax Abatement URP Expiration: 2027
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	TDC	\$13,892,951	Development of a 96,443 square foot, 82-unit age-restricted (senior) apartment building
					Redevelopment Contract: Construction Completion:	in process		Incentive: tax abatement & STECM URP Expiration: 10/12/2032
Administrative	Affirmative Action Policy	GF/BE	12/19/18 - Board discussion of final Ordinance (tabled from 11/28/18 meeting)	Subcommittee review of revised affirmative action policy; revise Redevelopment Ag	N/A	TDC	N/A	Development of uniform Affirmative Action Policy for all agencies
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: N/A URP Expiration: N/A
Arterra 21	2100 Wyandotte - Arterra 21 multifamily	BE	5/2/17 Finalized amended redevelopment contract, real estate lease and loan documents	Opened 1/9/19; lease expires earlier of: (a) 30 days after City issues occupancy cert allowing at least 90% of building to be occupied, or (b) May 31, 2019; developer is disputing LCRA fees	Arterra, LLC	TDC	\$40.7 Million	Develop an 8-11 story market-rate multifamily building with structured parking at 2100 Wyandotte
					Redevelopment Contract: Construction Completion:	8/1/17 5/31/19		Incentive: Tax Abatement URP Expiration: 2/19/2035

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Blue Valley	Blue Valley Industrial - Blue Nile/YANA Properties	GF	10/24/18 - approved Sale Contract and URA extension to 2033	Execute Sale Contract; Developer is now doing phase 2 environmental analysis to remove deed restrictions	YANA Properties, LLC (d/b/a Blue Nile Contractors)	TDC		LCRA pass-through of a vacant 5-acre City-owned site to developer for their new company office and storage yard
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: N/A URP Expiration: 8/27/2033
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	Issue tax abatement; grand opening 2/18/19	Blenheim School Apartments, L.P.	TDC	\$10,900,000	rehabilitation of a vacant former school building into 52 affordable senior (55+) apartments
					Redevelopment Contract: Construction Completion:	7/18/17 4/1/2019		Incentive: tax abatement URP Expiration: 8/28/2021
Central Business District	1219 and 1227 Wyandotte Street and 1200 Baltimore Avenue - Muehlebach Apartments	DM	12/19/18 - approved sale/leaseback structure, STECM, and tax abatement	Finalize sale/leaseback and other documents; development agreement pending	Platform Ventures, LLC	TDC 114M estimate		Renovation of KC Club to upscale hotel, Muehlebach Hotel to apts., and new construction of parking garage and office building
					Redevelopment Contract: Construction Completion:	TBD TBD		Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Central Business District	900 Broadway/Hyatt House	BL	11/28/18 - approved developer selection, abatement, and sale/leaseback	Waiting on developer for green light to begin; 3/19 closing anticipated	Pedersen Development Co., LLC	TDC	\$39 Million	Hyatt House Hotel \$39 million development, 13-story, 153 - room extended-stay select-service hotel
					Redevelopment Contract: Construction Completion:	estimated 3 TBD		Incentive: tax abatement & STECM URP Expiration: 10 yr. renewal

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Central Business District	Mark Twain Building - 106 W. 11th	DM	12/19/18 - approved fee reduction and issuance of bond and project docs	Waiting on comments to draft docs from developer and attorney	KCAC Partners, LLC	TDC	\$50 Million	\$50 Million mixed-use rehab of historic Mark Twain building
					Redevelopment Contract: Construction Completion:			Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Eastside	1009 and 1011 Cherry Street	BE	1/23/19 - approved Release of Contract to Sell & Purchase	Execute Release of Contract to Sell & Purchase	FDA Building, LLC	TDC	N/A	Release of 1961 Contract to Sell & Purchase with Mark Stuart Co., Inc.
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: N/A URP Expiration: 10 yr. renewal
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	TDC	\$8.2 Million	Paseo Gateway/Choice Neighborhoods grant to replace aging Chouteau Courts with mixed-use building
					Redevelopment Contract: Construction Completion:	12/21/17 3/31/20		Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Hospital Hill II	2500 Block of Troost	BL	1/23/19 - approved developer, STECM, 100%/10 year TA, sale/leaseback	Prepare and execute Redevelopment Contract, STECM and sale/leaseback docs	GSSW WR III, LLC	TDC		\$44 Million multi-building development on vacant lot
					Redevelopment Contract: Construction Completion:	In Process		Incentive: Tax Abatement & STECM URP Expiration: 10 yr. renewal

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Linwood & Cleveland	3800 Linwood YMCA Linwood Project	BE	1/25/17 Approved Revised Redevelopment Contract and updated Resolution	Waiting on YMCA to complete closing. LCRA has delivered all closing documents to title company; LCRA will acquire then lease parking lot property to YMCA	YMCA of Greater Kansas City	TDC	N/A	Linwood YMCA expansion; Truman Medical Center to develop clinic and off-street parking; closed Delano School also included in URP
					Redevelopment Contract: Construction Completion:	1/31/2017 12/31/2019		Incentive: acquisition assistance URP Expiration: 3/24/2036
Linwood Prospect	Linwood Square Shopping Center	GF/BE	1/23/19 - approved Amendment to Assignment	Financials due by 3/31/19; construction by 6/30/19; complete by 6/30/20; 70% occupancy by 9/30/20	Linwood Shopping Center Redevelopment Company, LLC	TDC	TBD	Assignment, Assumption and Amendment of Ground Lease and Redevelopment Contract
					Redevelopment Contract: Construction Completion:	1/23/19- As 6/30/2020		Incentive: Tax Abatement URP Expiration: 10 yr. renewal
Little Sisters of the Poor	Urban Renewal Plan extension	BL	11/28/18 - approved 5-year extension of URP to 3/18/2024	City Council approval tentatively scheduled for February 2019	N/A	TDC		Urban Renewal Plan 5-year extension
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: N/A URP Expiration: 3/18/2024 - 1st
Manual Outline	1115 E. 18th Street	BE	1/23/19 - approved release of Contract to Sell & Purchase	Execute Release of Contract to Sell & Purchase	Belger Realty Company, Inc.	TDC		Release of 1977 Contract to Sell & Purchase with Precision-Bilt Parts Co., Inc
					Redevelopment Contract: Construction Completion:	N/A N/A		Incentive: N/A URP Expiration: 10 yr. renewal
Troost 63rd to 53rd	Scholars Row - 5522 Troost Avenue	BL	2/2/18 recorded Redevelopment Contract	Issue Tax Abatement; developer completing MBE/WBE reporting	Scholars Row LLC	TDC	\$4,600,000	Micro-apartment multifamily project targeted to college students
					Redevelopment Contract: Construction Completion:	1/24/18 12/31/2018		Incentive: Tax Abatement URP Expiration: 10 vr. renewal

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Truman & Wyandotte	Downtown Convention Center Hotel	BE	4/25/18 - approved license and easement agreement for retaining wall	Monitor construction	KC Hotel Developers, LLC	TDC \$300 million	800 – room convention hotel with meeting space and off-street parking
					Redevelopment Contract: Construction Completion:	TBD TBD	Incentive: sale/leaseback URP Expiration: 7/23/2050