
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

300 Wyandotte Street
Suite 400
Kansas City, MO 64105
(816) 691-2100

August 23, 2023

Hon. Quinton Lucas
Mayor, Kansas City, Missouri
29th Floor, City Hall
414 East 12th Street
Kansas City, MO 64106

Re: Notice of Intent to Accept the Industrial Development Contract proposal submitted by Seed Warehouse, LLC, for redevelopment of the 1001 W 8th Street Project in the Central Industrial District PIEA Area.

Dear Mayor Lucas:

Please be advised the Planned Industrial Expansion Authority of Kansas City, Missouri ("PIEA") solicited developers for the referenced project located in the Central Industrial District PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Seed Warehouse, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its August 17, 2023 meeting.

Enclosed is a copy of PIEA Resolution No. 2263 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of Seed Warehouse, LLC.

The details of the Project are as follows:

Developer: Seed Warehouse, LLC, Attention: Geoff Smith, 905 McGee Street, #109, Kansas City, Missouri 64106

Location: 1001 West 8th Street, Kansas City, Missouri 64101

Project: The project centers on renovating the building at 1001 West 8th St. to create an art studio space. The planned space will provide areas for painting, woodworking, interactive arts, as well as meeting and gallery space for the tenants.

Financing: The total project cost is approximately Eight Hundred Thousand Dollars (\$800,000) including acquisition costs.

Tax Abatement:

First 10 Years

Tax Abatement was granted for 70% for ten (10) years of incremental increase in improvement value. During these ten years the Developer will pay a PILOT of \$3,848 a year plus land tax which will be frozen at the amount the year prior to triggering abatement.

Subsequent Five Years

For the next ensuing period of five (5) years the project will have an abatement of 30%.

By copy to the City Clerk, I am herein requesting she note receipt of this correspondence and the accompanying documents for the official City record.

If you have any questions regarding this project, please contact me.

Sincerely,



David Macoubrie
Executive Director

Enclosure

Cc: City Council – Kansas City, MO
City Clerk – Kansas City, MO
Tracey Lewis, EDC
Geoff Smith

**THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF
KANSAS CITY, MISSOURI**

RESOLUTION NO. 2263

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY SEED WAREHOUSE, LLC FOR REDEVELOPMENT OF THE 1001 W 8TH STREET PROJECT IN THE CENTRAL INDUSTRIAL DISTRICT PIEA PLANNING AREA

WHEREAS, the City Council of Kansas City, Missouri has heretofore adopted Ordinance No. 48892 finding a blighted, unsanitary and undeveloped industrial area exists in the CENTRAL INDUSTRIAL DISTRICT PIEA Planning Area ("Plan Area") as defined the General Development Plan for the Plan Area ("Plan"); and

WHEREAS, pursuant to said Plan, the Authority solicited industrial development contract proposals for development of a project in the Plan Area; and

WHEREAS, after public notice as required in §100.410 RSMo, the Authority duly considered all proposals and the financial and legal ability of prospective developers to carry out proposals to develop projects in the Plan Area.

NOW, THEREFORE, BE IT RESOLVED by the Planned Industrial Expansion Authority of Kansas City, Missouri, as follows:

Section 1. That the Planned Industrial Expansion Authority of Kansas City, Missouri does hereby declare (a) its intent as required in §100.400 RSMo to accept the Industrial Development Contract Proposal of Seed Warehouse, LLC ("Developer") for the 1001 W 8th Street Project located in Kansas City, Missouri in the CID Plan Area, which project area is described in **Exhibit A** attached hereto, and (b) in accordance with Section 100.400 1(10), RSMo, that inconsistencies, if any, between said proposal and the General Development Plan are minor.


Section 2. The Authority finds that development in accordance with the proposal submitted by Developer will be in the public interest and in furtherance of the purposes of the Planned Industrial Expansion Law, §100.300-100.620 RSMo.

Section 3. With the adoption of this Resolution, the Authority does hereby notify the City Council of Kansas City, Missouri of the Authority's intent to accept said Industrial Development Contract, and herein directs the Executive Director of the Authority to provide said City Council with such written notice as required by law.

ADOPTED: August 17, 2023.



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI

By: 
Thomas Porto, Chairman

ATTEST:

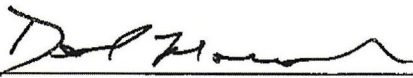

David Macoubrie, Asst. Secretary

EXHIBIT A

Legal Description

1001 W 8th St.

29-310-15-04-00-0-00-000

COATES & HOPKINS EIGHTH STREET SUB LOTS 26 & 27