
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

November 21, 2022

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
407 Grand, LLC for Development of the 407 Grand Project in the Market 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 Market PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. 407 Grand, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its November 17, 2022 meeting.

Enclosed is a copy of PIEA Resolution No. 2223 expressing the intent of the PIEA to accept the Developer's Industrial Development Contract Proposal.

The details of the Project are as follows:

Developer: 407 Grand, LLC. Contact: Kyle FitzGerald, 407 Grand Boulevard, Kansas City, MO 64109

Project Location: 407 Grand Boulevard, Kansas City, Jackson County, Missouri in the Market PIEA Plan Area

Project: This project will revive a long derelict, historic building in the River Market to retain TheGymKC, a woman owned business. The 407Grand building requires extensive repairs to stabilize the structure and restore the original façade facing the street car on Grand Boulevard. The project is seeking Federal and State historic tax credits and in doing so will be restoring the original Grand Boulevard façade including operable pedestrian doors, transom windows and storefront windows.

Financing: The total Project cost is approximately Two Million Five Hundred Thousand Dollars (\$2,500,000).

Tax Abatement:

For 10 years the Developer will pay the land tax but the improvements will be abated 100% with a PILOT of \$1,868 for each of the 10 years.

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,

A handwritten signature in black ink, appearing to read "David Macoubrie". The signature is fluid and cursive, written in a dark ink on a white background.

David Macoubrie
Executive Director

Enclosure

cc: City Council of Kansas City, MO
City Clerk of Kansas City, MO
Tracey Lewis, EDC
Kyle FitzGerald

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

RESOLUTION NO. 2223

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY 407 GRAND, LLC
FOR REDEVELOPMENT OF THE 407 GRAND PROJECT**

WHEREAS, the City Council of Kansas City, Missouri (the "City Council") has heretofore passed Ordinance No. 56866, the General Development Plan (the "Plan") for the Market PIEA Planning Area (the "Plan Area") as prepared by the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority"); and approving the General Development Plan for 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 its intent as required in §100.400 RSMo to accept the Industrial Development Contract Proposal of 407 Grand, LLC for the 407 Grand Project as described in **Exhibit A** attached hereto and, in accordance with Section 100.400 I(10), RSMo., declare 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 407 Grand, LLC 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 proposal and herein directs the Executive Director of the Authority to provide said City Council with such written notice as required by law.

[SIGNATURES ON NEXT PAGE]

ADOPTED: November 17, 2022



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY,
MISSOURI

By: 
Tom Porto, Chairman

ATTEST:


David Macoubrie, Assistant Secretary

EXHIBIT A
LEGAL DESCRIPTION

407 GRAND

12-830-20-04-02-0-00-000

407 GRAND BLVD OLD TOWN LOTS 271 & 272 BLK 28EXC E 11 FT OF N 1/2 OF SD LOT 271