

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

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

November 16, 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 Industrial Limited Partnership and Trammell Crow Kansas City Development, Inc, for redevelopment of the KCI Intermodal Phase I and development of Phase II Projects in the KCI Intermodal 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 KCI Intermodal PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. LIT Industrial Limited Partnership and Trammell Crow Kansas City Development, Inc ("Developer") submitted proposals which were approved by the PIEA Board of Commissioners at its November 16, 2023 meeting.

Enclosed are copies of PIEA Resolutions No. 2283 and No. 2286 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of LIT Industrial Limited Partnership and Trammell Crow Kansas City Development, Inc.

The details of the Project are as follows:

Developer: LIT Industrial Limited Partnership, 2323 Victory Avenue, Suite 1500
Dallas, TX, 75219 Attention: Andrew Lowe, Managing Director

And

Trammell Crow Kansas City Development, Inc, 700 Commerce Dr., Suite 455
Oak Brook, IL 60523 Attention: Josh Udelhofen and Grady Hamilton

Location:

The KCI Intermodal is located immediately to the southeast and south of KCI.

Project:

Phase I of the Project is five existing large industrial distribution facilities on the outskirts of the airport as well as a prospective four to five additional industrial distribution facilities.

Financing: The total project cost is approximately Two Hundred and Fifty Million Dollars (\$250,000,000).

Tax Abatement:

The property is City owned and tax exempt. This action will provide certainty for the Developer and the City and uphold the spirit of the tax exempt status and support the land lease between the City and Developer. The proposed incentive is 100% ad valorem tax abatement for twenty five (25) 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,



David Macoubrie
Executive Director

Enclosure

Cc: City Council – Kansas City, MO
City Clerk – Kansas City, MO
Tracey Lewis, EDC
Charles Renner, Husch Blackwell
Josh Udelhofen, Trammell Crow

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

RESOLUTION NO. 2283

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY LIT INDUSTRIAL
LIMITED PARTNERSHIP FOR REDEVELOPMENT OF CERTAIN PROPERTY
LOCATED WITHIN THE KCI INTERMODAL PIEA PLANNING AREA**

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) has heretofore passed Ordinance No. 230907 on October 26, 2023 finding a blighted, unsanitary or undeveloped industrial area exists in an area generally bounded by KCI International Airport on the north, 152 Highway on the south, I-29 on the east, and I-435 on the west (“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 LIT Industrial Limited Partnership (the “Developer”) for redevelopment of that certain portion of the Plan Area as described in **Exhibit A** attached hereto and, in accordance with Section 100.400 1(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 the 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 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 16, 2023

PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY,
MISSOURI

[SEAL]

By: _____
Tom Porto, Chairman

ATTEST:

David Macoubrie, Assistant Secretary

EXHIBIT A

A tract of land situated in the Northeast Quarter, Southeast Quarter and the Southwest Quarter of Section 26 and the Southwest Quarter and the Southeast Quarter of Section 27 and the Northeast Quarter and the Northwest Quarter of Section 34 and the Northwest Quarter and the Southwest of Section 35, all in Township 52 North, Range 34 West of the Fifth Principal Meridian in Kansas City, Platte County, Missouri, together with all of Lots 251, 252, 282, 312, 342, 343 and 344, and part of Lots 220, 221, 222, 223, 253, 283, 313, 314, 315 and 345, "KANSAS CITY INTERNATIONAL AIRPORT", a subdivision of land according to the recorded plat thereof, said tract being more particularly described as follows (Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983.): Commencing at the Northeast corner of the Northwest 1/4 of said Section 35; Thence South 89°44'36" West 30.00 feet, along the North line of the Northwest Quarter of said Section 35, to a point being on the West right-of-way line of North Amity Avenue, as now established, to the "true point of beginning"; Thence South 89°44'36" West 300.00 feet, along said North line; Thence South 00°32'24" West 200.00 feet, along a line 300.00 feet West of and parallel with the said West right-of-way line; Thence North 89°44'36" East 300.00 feet, along a line 200.00 feet South of and parallel with said North line, to a point on said West right-of-way line; Thence South 00°32'24" West 2,447.23 feet along said West right-of-way line; Thence South 00°31'49" West 1,324.38 feet, along said West right-of-way line, to a point on the South line on the North One-half of the Southwest Quarter of said Section 35; Thence South 89°39'39" West 2,602.72 feet, along said South line, to the Southwest corner of the North One-half of the Southwest Quarter of said Section 35; Thence North 00°16'25" East 1,322.28 feet, along the West line of the North One-half of the Southwest Quarter of said Section 35, to the Southeast corner of the Northeast Quarter of said Section 34; Thence South 89°58'41" West 2,620.21 feet, along the South line of the Northeast Quarter of said Section 34, to the Southeast corner of the Northwest Quarter of said Section 34; Thence South 89°37'24" West 526.93 feet along the South line of the Northwest Quarter of said Section 34; Thence North 06°57'05" East 4,366.42 feet; Thence South 83°43'53" East 5,319.27 feet, to a point on the West line of the Southeast Quarter of said Section 26; Thence North 49°26'44" East 359.18 feet; Thence North 89°47'34" East 474.64 feet; Thence North 06°19'55" East 1,240.14 feet; Thence North 60°30'45" East 497.57 feet, to a point being on the Southwesterly right-of-way line of N.W. Prairie View Road, as now established, and the Southwesterly right-of-way line of Interstate Highway No. 29, as now established; Thence South 29°28'46" East 77.09 feet along said Southwesterly right-of-way line; Thence North 60°31'14" East 5.00 feet along said Southwesterly right-of-way line; Thence South 29°28'46" East 1,827.34 feet along said Southwesterly right-of-way line; Thence South 89°45'15" West 34.38 feet along said Southwesterly right-of-way line; Thence South 29°28'46" East 660.52 feet along said Southwesterly right-of-way line, to the Northeast corner of a certain tract of land conveyed by Warranty Deed recorded in Book 859 at Page 75; Thence South 89°44'40" West 388.45 feet, along the North line of said certain tract of land conveyed by Warranty Deed recorded in Book 859 at Page 75, to the Northwest corner of said certain tract of land conveyed by Warranty Deed recorded in Book 859 at Page 75; Thence South 00°14'37" East 525.10 feet, along the West line of said certain tract of land conveyed by Warranty Deed recorded in Book 859 at Page 75, to a point being on the North right-of-way line of N.W. 104th Street, as now established; Thence South 89°44'40" West 2,168.51 feet, along said North right-of-way line, to a point on the East line of the Southwest Quarter of said Section 26; Thence South 89°44'36" West 30.00 feet, along said North right-of-way line, to a point being on the West right-of-way line of said North Amity

Avenue; Thence South 00°16'32" West 30.00 feet, along said West right-of-way line, to the "true point of beginning" of the parcel herein described, containing 29,920,182 square feet or 686.87 acres, more or less.

EXCEPT

A tract of land being part the Southeast Quarter of Section 26, Township 52 North, Range 34 West of the Fifth Principal Meridian, Kansas City, Platte County, Missouri, which land is included in the Plat of "KANSAS CITY INTERNATIONAL AIRPORT" a subdivision in Kansas City, Platte County, Missouri being more particularly described as follows: Commencing at the Southwest corner of above said Southeast Quarter of Section 26; thence along the West line of said Southeast Quarter of Section 26, North 00 degrees 16 minutes 32 seconds East, 30.00 feet to the north right-of-way line of N.W. 104th Street, 60 feet wide; thence along said north right-of-way line, North 89 degrees 44 minutes 40 seconds East, 914.19 feet to the POINT OF BEGINNING of the herein described tract; thence departing said right-of-way line, North 00 degrees 12 minutes 26 seconds West, 1070.06 feet to the southern right-of-way line of NW Transcon Drive, 80 feet wide; thence along said right-of-way line the following courses and distances: North 89 degrees 47 minutes 34 seconds East, 442.44 feet to a point of curvature to the left having a radius of 1040.00 feet; along said curve with an arc length of 531.48 feet and a chord which bears North 75 degrees 09 minutes 10 seconds East, 525.71 feet to a point of tangency and North 60 degrees 30 minutes 45 seconds East, 36.78 feet; thence departing last said right-of-way line, South 29 degrees 29 minutes 15 seconds East, 392.19 feet and South 00 degrees 12 minutes 26 seconds East, 877.85 feet to the north right-of-way line of above said N.W. 104th Street; thence along said north right-of-way line, South 89 degrees 44 minutes 40 seconds West, 1174.99 feet to the Point of Beginning and containing 1,279,342 square feet or 29.369 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on July 31, 2014.

AND EXCEPT

All that part in the Southwest Quarter and the Southeast Quarter of Section 27, Township 52 North, Range 34 and the Northeast Quarter and the Northwest Quarter of Section 34, Township 52 North, Range 34, West of the Fifth Principal Meridian, Kansas City, Platte County, Missouri.

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

RESOLUTION NO. 2286

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY TRAMMELL
CROW KANSAS CITY DEVELOPMENT, INC. FOR REDEVELOPMENT OF
CERTAIN PROPERTY LOCATED WITHIN THE KCI INTERMODAL PIEA
PLANNING AREA**

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) has heretofore passed Ordinance No. 230907 on October 26, 2023 finding a blighted, unsanitary or undeveloped industrial area exists in an area generally bounded by KCI International Airport on the north, 152 Highway on the south, I-29 on the east, and I-435 on the west (“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 Trammell Crow Kansas City Development, Inc. (the “Developer”) for redevelopment of that certain portion of the Plan Area as described in **Exhibit A** attached hereto and, in accordance with Section 100.400 1(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 the 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 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 16, 2023

PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY,
MISSOURI

[SEAL]

By: _____
Tom Porto, Chairman

ATTEST:

David Macoubrie, Assistant Secretary

EXHIBIT A

All that part of the Southwest Quarter and the Southeast Quarter of Section 27 and the Northeast Quarter and the Northwest Quarter of Section 34, Township 52 North, Range 34, West of the Fifth Principal Meridian, Kansas City, Platte County, Missouri, being a part of the following description:

A tract of land situated in the Northeast Quarter, Southeast Quarter and the Southwest Quarter of Section 26 and the Southwest Quarter and the Southeast Quarter of Section 27 and the Northeast Quarter and the Northwest Quarter of Section 34 and the Northwest Quarter and the Southwest of Section 35, all in Township 52 North, Range 34 West of the Fifth Principal Meridian in Kansas City, Platte County, Missouri, together with all of Lots 251, 252, 282, 312, 342, 343 and 344, and part of Lots 220, 221, 222, 223, 253, 283, 313, 314, 315 and 345, "KANSAS CITY INTERNATIONAL AIRPORT", a subdivision of land according to the recorded plat thereof, said tract being more particularly described as follows (Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983.): Commencing at the Northeast corner of the Northwest 1/4 of said Section 35; Thence South 89°44'36" West 30.00 feet, along the North line of the Northwest Quarter of said Section 35, to a point being on the West right-of-way line of North Amity Avenue, as now established, to the "true point of beginning"; Thence South 89°44'36" West 300.00 feet, along said North line; Thence South 00°32'24" West 200.00 feet, along a line 300.00 feet West of and parallel with the said West right-of-way line; Thence North 89°44'36" East 300.00 feet, along a line 200.00 feet South of and parallel with said North line, to a point on said West right-of-way line; Thence South 00°32'24" West 2,447.23 feet along said West right-of-way line; Thence South 00°31'49" West 1,324.38 feet, along said West right-of-way line, to a point on the South line on the North One-half of the Southwest Quarter of said Section 35; Thence South 89°39'39" West 2,602.72 feet, along said South line, to the Southwest corner of the North One-half of the Southwest Quarter of said Section 35; Thence North 00°16'25" East 1,322.28 feet, along the West line of the North One-half of the Southwest Quarter of said Section 35, to the Southeast corner of the Northeast Quarter of said Section 34; Thence South 89°58'41" West 2,620.21 feet, along the South line of the Northeast Quarter of said Section 34, to the Southeast corner of the Northwest Quarter of said Section 34; Thence South 89°37'24" West 526.93 feet along the South line of the Northwest Quarter of said Section 34; Thence North 06°57'05" East 4,366.42 feet; Thence South 83°43'53" East 5,319.27 feet, to a point on the West line of the Southeast Quarter of said Section 26; Thence North 49°26'44" East 359.18 feet; Thence North 89°47'34" East 474.64 feet; Thence North 06°19'55" East 1,240.14 feet; Thence North 60°30'45" East 497.57 feet, to a point being on the Southwesterly right-of way line of N.W. Prairie View Road, as now established, and the Southwesterly right-of way line of Interstate Highway No. 29, as now established; Thence South 29°28'46" East 77.09 feet along said Southwesterly right-of-way line; Thence North 60°31'14" East 5.00 feet along said Southwesterly right-of-way line; Thence South 29°28'46" East 1,827.34 feet along said Southwesterly right-of-way line; Thence South 89°45'15" West 34.38 feet along said Southwesterly right-of-way line; Thence South 29°28'46" East 660.52 feet along said Southwesterly right-of-way line, to the Northeast corner of a certain tract of land conveyed by Warranty Deed recorded in Book 859 at Page 75; Thence South 89°44'40" West 388.45 feet, along the North line of said certain tract of land conveyed by Warranty Deed recorded in Book 859 at Page 75, to the Northwest corner of said certain tract of land conveyed by Warranty Deed recorded in Book 859 at Page 75; Thence South 00°14'37" East 525.10 feet, along the West

line of said certain tract of land conveyed by Warranty Deed recorded in Book 859 at Page 75, to a point being on the North right-of way line of N.W. 104th Street, as now established; Thence South 89°44'40" West 2,168.51 feet, along said North right-of-way line, to a point on the East line of the Southwest Quarter of said Section 26; Thence South 89°44'36" West 30.00 feet, along said North right-of-way line, to a point being on the West right-of-way line of said North Amity Avenue; Thence South 00°16'32" West 30.00 feet, along said West right-of-way line, to the "true point of beginning" of the parcel herein described, containing 29,920,182 square feet or 686.87 acres, more or less.