
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

July 24, 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
Guadalupe Apartments, LP. for redevelopment of the Guadalupe Apartments
Project in the Guadalupe Center Multifamily 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 Guadalupe Center Multifamily PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Guadalupe Apartments, LP (“Developer”) submitted a proposal which was approved by the PIEA Board of Commissioners at its July 20, 2023 meeting.

Enclosed is a copy of PIEA Resolution No. 2257 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of Guadalupe Apartments, LP.

The details of the Project are as follows:

Developer: Guadalupe Apartments, LP., Kelley Hrabe, 5201 E Truman Rd., Kansas City, MO 64127

Location: NW Corner of Hardesty and Van Brunt, 5123 E Truman Rd, Kansas City, Missouri 64127

Project: This project will provide housing on the Guadalupe Centers Villa Guadalupe Campus. The housing is new construction to include 50 one- and two-bedroom units in a three-story building with approximately 60,000-square-feet. Of the 50 units 34 units will be offered at 60% AMI, 8 units will be offered at 30% of AMI and 8 units will be Market Rate. GCI will donate the land to the project and act as service provider to the tenants living on campus. Services will

include workforce development, youth activities and development, education, family support services, older adults programs and outpatient treatment programs.

Financing: The total project cost is approximately Sixteen Million Dollars (\$16,000,000) including acquisition costs.

Tax Abatement:

First 10 Years

Tax Abatement was granted for 100% of incremental increase in improvement value and the Developer will pay the land tax which will be frozen at the amount the year prior to triggering abatement.

Subsequent Fifteen Years

For the next ensuing period of fifteen (15) years the project will have an abatement of 100%. As a Payment in Lieu of Tax (PILOT), during this phase the Developer will continue to pay the amount equal to the frozen land tax in years 1 -10.

Bond Issuance

The PIEA was granted authority to issue bonds in an amount not to exceed \$7,000,000 for the purpose of granting Sales Tax Exemption on construction materials and tax exempt financing for the project.

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
Kelley Hrabe

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

RESOLUTION NO. 2257

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY GUADALUPE
APARTMENTS, LP, FOR DEVELOPMENT OF THE GUADALUPE APARTMENTS
PROJECT IN THE GUADALUPE CENTER MULTIFAMILY PIEA PLANNING AREA**

WHEREAS, the City Council of Kansas City, Missouri has heretofore passed Ordinance No. 230393 on June 15, 2023, finding a blighted, unsanitary or undeveloped industrial area exists in an area generally located on the 2.32-acre property located at the northwest quadrant of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri (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 (the “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 Section 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 Section 100.400 RSMo to accept the Industrial Development Contract Proposal of Guadalupe Apartments, LP (the “Developer”), for the Guadalupe Apartments Project located in Kansas City, Missouri in the 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.

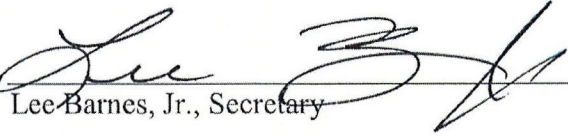
Section 2. The Authority finds that development in accordance with the proposal submitted by the Developer will be in the public interest and in furtherance of the purposes of the Planned Industrial Expansion Law, Sections 100.300-100.620 RSMo.

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: July 20, 2023



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI

By: 
Lee Barnes, Jr., Secretary

ATTEST


David Macoubrie, Assistant Secretary

EXHIBIT A

LEGAL DESCRIPTION

ALL OF LOTS 1, 2, AND PART OF LOTS 25 AND 26, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF LOTS 10 THRU 25, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SAID STEPHEN FISHER ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VAN BRUNT DRIVE; THENCE N87°32'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.00 FEET FROM THE CENTERLINE THEREOF, 216.16 FEET TO THE SOUTHWEST CORNER OF THE EAST 75.00 FEET OF LOT 25 IN SAID STEPHEN FISHER ADDITION; THENCE N02°09'20"E, ALONG THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 25 AND 26 IN SAID STEPHEN FISHER ADDITION, AND THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 10 THRU 17, INCLUSIVE, IN SAID MUNROE HEIGHTS, 467.52 FEET TO THE NORTHWEST CORNER OF THE EAST 75.00 FEET OF SAID LOT 10; THENCE S87°30'28"E, ALONG THE NORTH LINE OF SAID LOT 10, ACROSS AN ALLEY, AND ALONG THE NORTH LINE OF LOT 25 IN SAID MUNROE HEIGHTS, 216.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARDESTY AVENUE, AS NOW ESTABLISHED; THENCE S02°09'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 30.04 FEET FROM THE CENTERLINE THEREOF, 467.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.320 ACRES, MORE OR LESS.