



June 1, 2026

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

Re: Notice of Intent to Lease Property Pursuant to Sale/Leaseback and Redevelopment Contract
in Central Business District Urban Renewal Area – Exact-1044, LLC Project

Dear Mayor Lucas,

Please be advised that the Land Clearance for Redevelopment Authority of Kansas City, Missouri (“LCRA”) issued a Request for Redevelopment Contract Proposals (“RFP”) for the purpose of selecting a qualified redeveloper for a redevelopment project within the Central Business District Urban Renewal Area. LCRA received one response from Exact 1044, LLC (“Redeveloper”) for the historic rehabilitation of approximately 74 apartment units, 15,300 square feet of commercial space, and a 52-space parking lot and related improvements (“Project”).

The details of the Project are as follows:

Redeveloper: Exact 1044, LLC, a Missouri limited liability company, with offices at 3901 Main Street, Suite 201, Kansas City, Missouri.

Location: The Project is located on the property commonly known as 1044 Main Street and 1031 Baltimore Avenue and is generally bounded by West 10th Street on the north, Baltimore Avenue on the west, West 11th Street on the south, and Main Street on the east.

Project: Construction of approximately 74 apartment units, 15,300 square feet of commercial space, and 52 parking spaces and related improvements.

Timeline: Construction is anticipated to begin in October 2026 and be completed by the first quarter of 2028.

Employment: An estimated 170 jobs are anticipated to be hired for construction of the Project. 50 permanent jobs are estimated to be created by the Project, along with 6 retained and relocated jobs.

Financing: Total project costs are estimated to be approximately \$26.9 million. Sources of funds include Redeveloper equity, primary mortgage and bridge loans, limited partner financing, and

state and federal historic preservation tax credits. LCRA intends to issue bonds to facilitate a sales tax exemption on the purchase of construction materials and supplies.

Tax Incentive: The Redeveloper is requesting an LCRA sale/leaseback structure and an exemption of sales tax on the purchase of construction materials and supplies in connection with the Project. The Redeveloper will transfer title to the property for the Project to LCRA and LCRA will lease the property of the Project back to the Redeveloper pursuant to a lease agreement during the construction period and for an abatement period of twenty (20) years. Upon lease termination, LCRA will transfer title to the property back to the Redeveloper. LCRA approved a tax abatement at 75% for Years 1-10 and at 37.5% during Years 11-20 during the abatement period pursuant to the sale/leaseback structure and subject to PILOT payments. Specific details of the LCRA incentives and services will be set out in agreements to be entered into with the Redeveloper.

By copy to Marilyn Sanders, City Clerk, I am requesting that she note receipt of this correspondence for the official City record and that it be placed on the City Council docket as a communication.

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

Very truly yours,

Dan Moye
Executive Director

cc: Marilyn Sanders, City Clerk
Mario Vasquez, City Manager
City Council