
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

November 20, 2024

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 The Historic Lincoln Building, LLC for Development of the Lincoln Building Project in the 18th and Vine 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 18th and Vine PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. The Historic Lincoln Building, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its August 15, 2024 meeting.

Enclosed is a copy of PIEA Resolution No. 2327 expressing the intent of the PIEA to accept the Developer's Industrial Development Contract Proposal.

The details of the Project are as follows:

Developer: The Historic Lincoln Building, LLC. Contact: Henry Service, 1601 E 18th St., Kansas City, MO 64108

Project Location: 1601 E 18th St., Kansas City, Jackson County, Missouri in the 18th and Vine PIEA Plan Area

Project: The project involves the renovation of the historic Lincoln Building at 18th and Vine. The three story 43,500sf mixed-use office building will have a complete renovation while maintaining the integrity of the historic components. Office use will be on the second and third floor while retail and restaurant will be on the first floor.

Financing: The total Project cost is approximately Ten Million Dollars (\$10,000,000).

Tax Abatement:

The tax abatement will be 100% for twenty five (25) years with a PILOT of \$23,544.00 plus land tax for years 1-25.

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 blue ink, appearing to read "David Macoubrie".

David Macoubrie
Executive Director

Enclosure

cc: City Council of Kansas City, MO
City Clerk of Kansas City, MO
Tracey Lewis, EDC
Henry Service

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

RESOLUTION NO. 2327

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY THE HISTORIC LINCOLN BUILDING, LLC FOR REDEVELOPMENT OF LINCOLN BUILDING PROJECT IN THE 18TH AND VINE PIEA PLANNING AREA

WHEREAS, the City Council of Kansas City, Missouri (the "City Council") has heretofore passed Ordinance No. 51879, finding a blighted, unsanitary or undeveloped industrial area exists in an area generally described as the 18th and Vine PIEA General Development Plan Area ("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, 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 The Historic Lincoln Building, LLC ("Developer") for the Lincoln Building 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 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.

(SIGNATURES ON THE FOLLOWING PAGE)

ADOPTED: August 15, 2024.



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

By: 
Tom Porto, Chairman

ATTEST:



David Macoubrie, Asst. Secretary

EXHIBIT A

Legal Description

1601 E 18th St.

29-620-12-04-00-0-00-000

WILLIAM TOMS' ADD LOTS 39 & 40 BLK 4 & N 1/2 OF VAC ALLEY S OF & ADJ, KCMO
JACKSON COUNTY, MO