
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

February 23, 2026

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 Metro North Tract 8, LLC for redevelopment of the Metro North Veteran's Clinic Project in the Metro North 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 Metro North PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Metro North Tract 8, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its February 19, 2026 meeting.

Enclosed is a copy of PIEA Resolution No. 2387 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of Metro North Tract 8, LLC

The details of the Project are as follows:

Developer: Metro North Tract 8, LLC, Attn: Dan Horn, 470 NW Legacy Drive, Kansas City, MO 64155

Location: 220 NW Metro North Drive consisting of approximately 11.85 acres which is located within the Metro North Mall PIEA Plan Area (Parcel No. 13-313-00-05-003.00).

Project: If the Veteran's Administration selects this site, the Developer will construct a 120,000 square foot state-of-the-art health clinic for United States Veterans.

Financing: The total project cost is approximately One Hundred Million Dollars (\$100,000,000) including acquisition costs.

Tax Abatement:

First 15 Years

The PIEA granted Tax Abatement of 100% for Fifteen (15) years. The Developer will pay a Payment in Lieu of Tax (PILOT) starting from about \$225,000 in year 1 to \$300,000 over the fifteen-year period. The current annual tax is about \$45,000.

Bond Issuance

The PIEA approved a bond issuance in an amount not to exceed \$55,000,000 for granting Sales Tax Exemption on construction materials.

By copy to the City Clerk, I am herein requesting she note receipt of this correspondence and the enclosed 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 – Kansas City, MO
City Clerk – Kansas City, MO
Tracey Lewis, EDC
Dan Horn

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

RESOLUTION NO. 2387

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY METRO NORTH
CROSSING, LLC FOR REDEVELOPMENT OF CERTAIN PROPERTY
LOCATED WITHIN THE METRO NORTH MALL PIEA PLANNING AREA**

WHEREAS, the City Council of Kansas City, Missouri (the "City Council") has heretofore passed Ordinance No. 100283 on May 20, 2010 (as amended by Ordinance No. 250682 - TMP-5850 on September 18, 2025 finding a blighted, unsanitary or undeveloped industrial area exists in an area generally bounded by Highway 169 on the West, NW Barry Road on the South, N Wyandotte Street and N Balitomore Ave on the East, and NW 88th Street on the North ("Plan Area") as prepared by the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority"); and approving the General Development Plan (the "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; and

WHEREAS, the Developer submitted to the Authority a proposal for development of a project ("Proposal") on the property described in **Exhibit A** attached hereto ("Project Area") within the Plan Area and the request for proposals issued by the Authority for the Project Area to provide for the development of the Project Area and ensure no occurrence of blight within the Project Area consistent with the Plan;

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 Developer for redevelopment of that certain portion of the Project 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: February 19, 2026



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY,
MISSOURI

By: 
Tom Porto, Chairman

ATTEST:

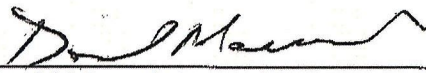

David Macoubrie, Assistant Secretary

EXHIBIT A

Tax Parcel 13-313-00-05-003.00 (Map ID – #8) (former AMC Theater):

That part of TRACT 1, METRO NORTH, in Kansas City, Clay County, Missouri, beginning 105 feet West and 145 feet South of the Northeast Corner of said tract; thence South 500 feet; thence West 490 feet; thence North 280 feet; thence West 150 feet; thence North 220 feet; thence East 640 feet to beginning.

The legal description of the Planning Area is thus as follows:

Tracts 1, 2, 3, 4, 5, 6 and 8, METRO NORTH, in Kansas City, Clay County, Missouri, as is shown on the recorded plat thereof recorded in Plat Book 16 at Pages 44 through 47 of Deed Records of Clay County, Missouri.