
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

February 26, 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 Historic Northeast Lofts, LLC, for redevelopment of the Historic Northeast Lofts Project in the Historic Northeast Lofts 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 Historic Northeast Lofts PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Historic Northeast Lofts, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its February 15, 2024 meeting.

Enclosed is a copy of PIEA Resolution No. 2295 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of Historic Northeast Lofts, LLC.

The details of the Project are as follows:

Developer: Historic Northeast Lofts, LLC, 5401 Independence Ave., Kansas City, MO 64123
Attention: Jonathan Arnold Email: jarnold@arnolddevelopmentgroup.com

Location: Generally located within the boundaries of Independence Avenue on the North, Hardesty Avenue on the West and the railroad tracks to the Southeast in Kansas City, Missouri.

Project: The Project is a mixed-use development consisting of a minimum of (i) 389 multi-family residential units, of which 322 shall be reserved as "affordable housing" for tenants who earn less than 80% of the Kansas City, Missouri median household income, (ii) approximately 13,000 square feet of retail space, (iii) approximately 30,000 square foot daycare center and after school program space, and (iv) approximately 500 parking spaces. Subject to market conditions, Developer may seek to expand the Project to include a second phase of development consisting

of the following additional community supporting uses (i) vocational training and/or light manufacturing space not to exceed 55,000 square feet, (ii) community service space not to exceed 65,000 square feet, (iii) health clinic space not to exceed 8,000 square feet, (iv) additional retail space not to exceed 58,000 square feet, and (v) a maximum of 70 additional mixed-income housing units

Financing: The total project cost is approximately One Hundred and Seventy Nine Million Dollars (\$179,000,000) including acquisition costs. There are several other sources of funds including low income housing tax credits and historic preservation tax credits to name a few,

Tax Abatement:

First Twenty Five Years.

The tax abatement will be only for the multifamily workforce housing portion of the project at 100% for 25 years. As a PILOT the Developer will be responsible for the existing taxes prior to redevelopment for the duration of the abatement term.

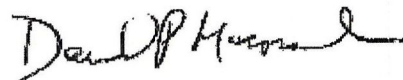
Bond Issuance:

The PIEA was granted authority to issue bonds in an amount not to exceed \$90,000,000 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

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

RESOLUTION NO. 2295

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY HISTORIC NORTHEAST LOFTS, LLC FOR REDEVELOPMENT OF THE HISTORIC NORTHEAST LOFTS PROJECT IN THE HISTORIC NORTHEAST LOFTS PIEA PLANNING AREA

WHEREAS, the City Council of Kansas City, Missouri has heretofore adopted Ordinance No. 220747 finding a blighted, unsanitary and undeveloped industrial area exists in the HISTORIC NORTHEAST LOFTS PIEA Planning Area (“Plan Area”) as defined the General Development Plan for the Plan Area (“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 §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 Historic Northeast Lofts, LLC (“Developer”) for the Northeast Historic Lofts 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.

ADOPTED: February 15, 2024.



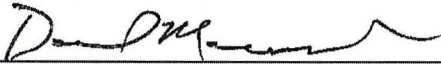
PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI

By:



Thomas Porto, Chairman

ATTEST:



David Macoubrie, Asst. Secretary

EXHIBIT A

Legal Description

1. 601 Hardesty Ave. Kansas City, MO 64124
APN Number 28-210-01-01-02-0-00-000

All that part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

Beginning at the intersection of the South line of Independence Avenue and the East line of the Hardesty Avenue, as said avenues are now established; thence East along said South line, 455.05 feet; thence South, deflecting 90°04'20" right from the last described course, 18 feet; thence East, parallel with the South line of Independence Avenue, 15 feet; thence South, deflecting 90°04'20" right from the last described course, 165.77 feet thence West, perpendicular to the last described course, 266.43 feet; thence West, perpendicular to the East line of Hardesty Avenue, 252.72 feet to a point on said East line, thence North along said East line, 451.50 feet to the point of beginning. Containing 153,687 square feet, more or less.

2. 607 Hardesty Ave. Kansas City, MO 64124
APN Number 28-210-01-03-00-0-00-000

Lot 1, Hardesty Renaissance Second Plat, A Subdivision in Kansas City, Jackson County, Missouri.

3. 5601 Independence Ave. Kansas City, MO 64124
APN Number 28-210-01-01-03-1-00-000

All the land lying between Independence Avenue on the North, Hardesty avenue on the West, the Kansas City terminal right-of-way on the Southeast, and the central line of topping Avenue (as originally located) on the East, being approximately 21.593 acres as show on the plat hereto attached, commonly known as the National Bellas Hess property and more particularly described in the legal description of said property herein, to-wit:

All that part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 49, Range 33, in Kansas City, Jackson County, Missouri, lying North and West of a strip of ground 75 ft. wide, extending in a Northeasterly and Southwesterly direction across said Quarter (1/4) Quarter (1/4) Section, being the right of way of property conveyed to Kansas City belt railway company by deed dated October 20, 1882, and recorded in book B 80 at page 266, in the office of the recorder of deeds of Jackson County, Missouri, at Kansas City; and also lying North of a strip of ground 100 ft. wide, cutting and partly upon the Southwest corner of said Quarter (1/4) Quarter (1/4) section (and North and West of right of way of said Kansas City Bolt Railway Company above described), being the right of way of Kansas City and Independence rapid transit railway company, afterward Kansas City Cable Railway Company, and being property conveyed to Kansas City Cable Railway Company by deed dated October 6, 1894, and recorded in Book B 571, Page 513, in the office of the recorder of deeds, of Jackson County, Missouri, except the following

portions thereof, to-wit: (a) a strip of ground thirty (30) feet wide off of the west side thereof, being the east half of Hardesty Avenue, a street in Kansas City, Missouri; (b) a strip of ground forty (40) feet wide off of the north side thereof, being the south half of independence avenue, a street in Kansas City, Missouri; (c) a strip of ground thirty (30) feet wide off the east side thereof, being the west half of topping avenue, a street in Kansas City, Missouri as originally established; being the same land heretofore conveyed to national improvement company by trackage realty company by deed dated June 24, 1919 filed for record, and duly recorded in the office of the recorder of deeds of Jackson county, Missouri, at Kansas City, in Book Series B 1966, page 554 on June 25, 1919, and by said National Improvement Company to party of the first part by deed dated December 14, 1935 filed for record and duly recorded in the office of the recorder of deeds of Jackson County, Missouri at Kansas City, in Book Series B 3228, page 601 on December 31, 1935;

Less and Except all that part, if any, taken or used for public road purposes;

And Except that part described as follows: Beginning at the intersection of the South line of Independence Avenue and the East line of Hardesty Avenue, as said avenues are now established; thence east along said south line, 455.05 feet; thence south, deflecting $90^{\circ}04'20''$ right from the last described course, 18 feet; thence East, parallel with the South line of Independence Avenue, 15 feet; thence South, deflecting $90^{\circ}04'20''$ right from the last described course, 165.77 feet; thence West, perpendicular to the last described course, 213.97 feet; thence South, perpendicular to the last described course, 266.43 feet; thence West, perpendicular to the east line of Hardesty Avenue, 252.72 feet to a point on the said East line; thence North along said East line, 451.50 feet to the point of beginning.