
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

November 20, 2025

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 Red Rock Properties USA, LLC for redevelopment of the 6830 N Corporate Drive Project in the Front Street Infill 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 Front Street Infill PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Red Rock Properties USA, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its November 20, 2025 meeting.

Enclosed is a copy of PIEA Resolution No. 2379 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of Red Rock Properties USA, LLC

The details of the Project are as follows:

Developer: Red Rock Properties USA, LLC, 6900 Executive Drive, Kansas City, MO 64120

Location: 6830 N Corporate Drive, Kansas City, Missouri. Parcels 13-140-02-08-01-2-00-000, 13-140-02-16-02-0-00-000 and 13-140-02-16-01-0-00-000. Generally, the boundaries are Interstate 435 to the east, Universal Plaza Drive to the south and Frontier School of Innovation Elementary School to the west, and a private pond/lake to the north

Project: Project would consist of an office warehouse facility to support the operations of Black & McDonald and would consist of 40-45K sq. ft. plus a fenced laydown yard of approximately 8-10 acres. The warehouse facility would accommodate storage of electrical components consistent with the work, space for mechanical support of the fleet, and office space for trade supervision. The laydown yard would provide space for larger electrical components such as transformers, poles, and cable reels, as well as construction equipment and fleet vehicles.

Financing: The total project cost is approximately Ten Million Five Hundred Thousand Dollars (\$10,500,000) including acquisition costs.

Tax Abatement:

First 10 Years

Tax Abatement was granted for 100% of incremental increase in improvement value for ten (10) years. The Developer will pay 100% of the land tax, which will be frozen at the assessed value 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 50% of the true value.

Bond Issuance

The PIEA was granted authority to issue bonds in an amount not to exceed \$3,000,000 for the purpose of 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 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
Rachel Orr

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

RESOLUTION NO. 2379

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY RED ROCK PROPERTIES USA, LLC FOR REDEVELOPMENT OF THE 6830 N. CORPORATE DRIVE PROJECT IN THE FRONT STREET INFILL PIEA PLANNING AREA

WHEREAS, the City Council of Kansas City, Missouri has heretofore adopted Ordinance No. 220746 finding a blighted and undeveloped industrial area exists in the Front Street Infill PIEA Planning Area (the "Plan Area") as defined 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 §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 Red Rock Properties USA, LLC, a Missouri limited liability company ("Developer") for the 6830 N. Corporate Drive 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: November 20, 2025.



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY,
MISSOURI

By: 
Tom Porto, Chairman

ATTEST:


David Macoubrie, Asst. Secretary

EXHIBIT A

Legal Description

6850 Corporate Drive

13-140-02-16-01-0-00-000

SEC 24-50-33 W1/2 SE1/4 EXECUTIVE PARK 5TH PLAT-PT TR A DAF: BEG AT NW COR SD TR A THE ELY 75' TH S 88 DEG 35 MIN 23 SEC E 15.55' TH S 01 DEG 24 MIN 37 SEC W 107' TH S 88 DEG 35' 23 SEC E 132.50' TH N 55 DEG 39 MIN 23 SEC E 30.8' TH N 88 DEG 35 MIN 23 SEC E 18' TH N 01 DEG 24 MIN 37 SEC E 68' TH N 88 DEG 35 MIN 23 SEC W 18' TH N 01 DEG 24 MIN 37 SEC E 18' TH N 88 DEG 35 MIN 23 SEC W 126' TH S 01 DEG 24 MIN 37 SEC W 18' TH N 88 DEG 35 MIN 23 SEC W 6.50' TH N 01 DEG 24 MIN 37 SEC E 21' TH WLY 25' TO POB

No Address

13-140-02-16-02-0-00-000

SEC 24-50-33 W1/4 SE1/4 EXECUTIVE PARK 5TH PLAT-PT TR A DAF: BEG NW COR TR A TH SLY ALG ELY LI SD TR A & CURV TO LF 142.24' TH N 88 DEG 35' MIN 23 SEC D W 441.91' TH NELG CURV TO RI 67.36' TH CONT ALG CURV TO LF 162.13' TO NW COR SD TR TH S 72 DEG E 75' TH S 88 DEG E ALG N LI 209..05' TO POB (EX PT DAF: BEG NE COR TR A THE ELY 75' TH S 88 DEG 35 MIN 23 SEC 15.55' TH S 01 DEG 24 MIN 37 SEC W 107' TH S 88 DEG 35 MIN 23 SEC E 132.50' TH N 55 DEG 39 MIN 23 SEC E 30.8' TH S 88 DEG 35 MIN 23 SEC E 18' TH N 01 DEG 24 MIN 37 SEC E 68' TH N 88 DEG 35 MIN 23 SEC W 18' TH N 01 DEG 24 MIN 37 SEC E 18' TH N 88 DEG 35 MIN 23 SEC W 126' TH S 01 DEG 24 MIN 37 SEC W 18' TH N 88 DEG 35 MIN 23 SEC W 6.50' TH N 01 DEG 24 MIN 37 SEC E 21' TH WLY 25' TO POB)

6830 Corporate Drive

13-140-02-08-01-2-00-000

SEC 24-50-33 NW1/4 SE1/4 EXECUTIVE PARK 5TH PLAT-TR A (EX N 139.86' AS MEAS AT RI ANGLES TO N LI SD TR A)