
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

May 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
Levy Investors, LLC, for redevelopment of The Levy at Martini Corner Project
in the Gillham Row 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 Gillham Row PIEA Area in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Levy Investors, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its May 15, 2025 meeting.

Enclosed is a copy of PIEA Resolution No. 2352 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of Levy Investors, LLC.

The details of the Project are as follows:

Developer: Levy Investors, LLC - Garrison "Gary" Hassenflu Garrison Companies 2001
Shawnee Mission Parkway, Ste. 250 Mission Woods, KS 66205

Location: 500-506 E. 31st Street, Kansas City, MO, the former Velvet Freeze Ice Cream site on the northeast corner of Gillham and 31st St.

Project: The project will offer 158 multifamily units in a 6-story building, consisting of studios, 1BR and 2BR units. The new construction building will include a 4900 square foot retail space on the first floor, of which 1500 sf will be for a personal services type of retail user and the balance for a restaurant/bar space fronting Gillham at the southwest corner of the building.

Financing: The total project cost is approximately Forty Two Million Dollars (\$42,000,000) excluding acquisition costs.

Tax Abatement: Twenty Years

The tax abatement will be 100% for 10 years with a PILOT in an amount of about \$64,000 annually, plus an additional 10 years at 50% abatement of the total taxes.

Bond Issuance:

The PIEA agreed to issue bonds in an amount not to exceed \$18,000,000 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,

A handwritten signature in blue ink, appearing to read "David Macoubrie", with a stylized flourish at the end.

David Macoubrie
Executive Director

Enclosure

Cc: City Council – Kansas City, MO
City Clerk – Kansas City, MO
Roxsen Koch
Gary Hassenflu

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

RESOLUTION NO. 2352

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT PROJECT PROPOSAL SUBMITTED BY THE LEVY INVESTORS, LLC FOR REDEVELOPMENT OF A PORTION OF CERTAIN PROPERTY LOCATED WITHIN THE GILLHAM ROW PIEA GENERAL DEVELOPMENT PLAN AREA

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) has heretofore passed Ordinance No. 031193 on November 29, 2003 finding a blighted, unsanitary or undeveloped area exists, comprised of approximately nineteen (19) acres generally located on the north side of Armour Boulevard between Warwick Street on the west and just east of Gillham Road on the east, known as the Gillham Row 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 (the “**Plan**”) for the Plan Area;

WHEREAS, pursuant to the Plan for the Plan Area, the Authority requested proposals for development of a project on property legally described on Exhibit A attached hereto (the “**Project 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 Project Area.

NOW, THEREFORE, BE IT RESOLVED by the Planned Industrial Expansion Authority of Kansas City, Missouri, as follows:

Section 1. That the Authority does hereby declare its intent as required in §100.400 RSMo to accept the Development Proposal submitted by The Levy Investors, LLC for redevelopment of the Project Area with the construction of a six-story building with approximately 158 multi-family living units, a pool and recreation space, fitness room, club room, and co-working spaces (the “**Project**”) by The Levy Investors, LLC or its designated affiliated entity (“**Developer**”) and, in accordance with §100.400.1(10), RSMo, declare that inconsistencies, if any, between said proposal and the Plan are minor in nature.

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 Mayor and City Council of Kansas City, Missouri of the Authority’s intent to accept said development contract proposal after thirty (30) days written notice hereto to said Mayor and City Council and herein directs the Executive Director of the Authority to provide said Mayor and City Council with such written notice as required by law.

ADOPTED: May 15, 2025



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

By: 
Tom Porto, Chairman

ATTEST:

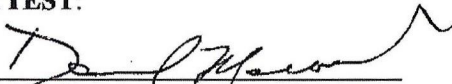

David Macoubrie, Assistant Secretary

EXHIBIT A

Legal Description

ALL THAT PART OF LOT 11 LYING SOUTH OF A LINE BEGINNING IN THE EAST LINE OF SAID LOT 11 AT A POINT WHICH IS 340.37 FEET NORTH OF THE NORTH LINE OF 31ST STREET, AS NOW ESTABLISHED, SAID POINT BEING 0.59 FEET EAST OF THE SOUTHEAST CORNER OF A ONE STORY CONCRETE BLOCK BUILDING, PRESENTLY LOCATED ON THE NORTH ONE-HALF (1/2) OF SAID LOT 11; THENCE WEST ALONG THE FACE OF THE SOUTH WALL OF SAID BUILDING, 80.77 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID BUILDING, WHICH CORNER IS LOCATED 40.15 FEET EAST OF THE EAST LINE OF GILLHAM ROAD AND 339.70 FEET NORTH OF THE NORTH LINE OF SAID 31ST STREET, AS NOW ESTABLISHED; THENCE WEST ALONG A LINE 339.70 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF 31ST STREET, 40.15 FEET, TO A POINT IN THE EAST LINE OF GILLHAM ROAD AS NOW ESTABLISHED; AND ALL OF LOT 12, EXCEPT THE PART OF SAID LOTS NOW IN GILLHAM ROAD, IN BENTLEY'S SPRINGFIELD ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL OF LOTS 13, 14, 15, 16, EXCEPT THE PART THEREOF IN GILLHAM ROAD, IN BENTLEY'S SPRINGFIELD ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL OF LOTS 17 AND 18, EXCEPT PART THEREOF IN GILLHAM ROAD, AND LOTS 19, 20, 21, 22 AND 23, EXCEPT THAT PART OF LOT 23 IN GILLHAM ROAD, IN BENTLEY'S SPRINGFIELD ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

Parcel Nos.: 29-810-39-04-00-0-00-000; 29-810-39-05-00-0-00-000; 29-810-39-06-00-0-00-000

Address: 3021 Gillham Rd., Kansas City, MO 64108; 3025 Gillham Rd., Kansas City, MO 64108; 500 - 506 E. 31st St., Kansas City, MO 64108