
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

December 21, 2023

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 US Federal Properties Co. LLC, for redevelopment of the KCI –FBI Building Project in the KCI Intermodal 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 KCI Intermodal PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. US Federal Properties Co. LLC (“Developer”) submitted proposals which were approved by the PIEA Board of Commissioners at its December 21, 2023 meeting.

Enclosed is a copy of PIEA Resolution No. 2289 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of US Federal Properties Co. LLC.

The details of the Project are as follows:

Developer: US Federal Properties Co. LLC, 706 Broadway, Suite 240, Kansas City, MO 64112
Attention: Kevin Kelly, Manager

Location:

The KCI Intermodal is located immediately to the east of KCI between the Police Station and new Fire Station within the boundaries of the KCI Intermodal PIEA Area.

Project:

The Project is the three-story 137,000 sq. ft. FBI Building and associated parking. The building will be the local headquarters for the Federal Bureau of Investigation.

Financing: The total project cost is approximately Sixty Million Dollars (\$60,000,000) including acquisition costs.

Tax Abatement: The property, land and building, is City owned and tax exempt. This action will provide certainty for the Developer and the City and uphold the spirit of the tax exempt status and support the property's lease between the City and Developer. The proposed incentive is 100% ad valorem tax abatement of the leasehold interest for twenty five (25) years.

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
Roxsen Koch, Polsinelli

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

RESOLUTION NO. 2289

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY USFP AIRPORT
DEVELOPMENT LLC FOR REDEVELOPMENT OF CERTAIN PROPERTY
LOCATED WITHIN THE KCI INTERMODAL PIEA PLANNING AREA**

WHEREAS, the City Council of Kansas City, Missouri (the "City Council") has heretofore passed Ordinance No. 230907 on October 26, 2023 finding a blighted, unsanitary or undeveloped industrial area exists in an area generally bounded by KCI International Airport on the north, 152 Highway on the south, I-29 on the east, and I-435 on the west ("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 USFP Airport Development LLC ("Developer") is the ground lessee pursuant to Lease Agreement between Kansas City Missouri, as Lessor, and US Federal Properties Co. LLC, as Lessee, dated as of August 18, 2021, assigned by US Federal Properties Co. LLC to Developer pursuant to the Assignment and Assumption of Lease dated on October 25, 2021 (the "Ground Lease") for the development of a project on property legally described in **Exhibit A** attached hereto ("Project Area") within the Plan Area; and

WHEREAS, the Developer submitted to the Authority a proposal for a project ("Proposal") consistent with the Ground Lease 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:

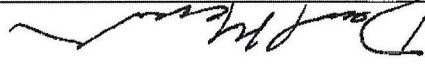
Section 1. That the Planned Industrial Expansion Authority of Kansas City, Missouri does hereby declare its intent as required in §100.400 RSMo to accept the Industrial Development Contract Proposal of Developer for redevelopment of that certain portion of the Project Area as described in Exhibit A attached 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.

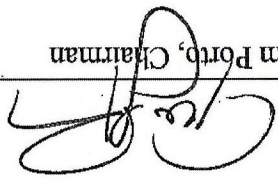
Section 3. With the adoption of this Resolution, the Authority does hereby notify the City Council of Kansas City, Missouri of the Authority's intent to accept said industrial development contract proposal and herein directs the Executive Director of the Authority to provide said City Council with such written notice as required by law.

[SIGNATURES ON NEXT PAGE]

David Macoubrie, Assistant Secretary



ATTEST:

By:  Tom Ford, Chairman

PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY,
MISSOURI

ADOPTED December 21, 2024



EXHIBIT A

A TRACT OF LAND BEING PART OF LOTS 285, 286, 315 AND 316 OF THE KANSAS CITY INTERNATIONAL AIRPORT A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 316; THENCE SOUTH $62^{\circ}55'56''$ EAST 419.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 316; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 316 ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH $26^{\circ}50'31''$ EAST, A RADIUS OF 2332.00 FEET AND AN ARC LENGTH OF 108.05 FEET; THENCE SOUTH $29^{\circ}29'46''$ EAST ALONG THE EAST LINE OF SAID LOT 316, 514.71 FEET; THENCE SOUTH $60^{\circ}30'14''$ WEST 422.68 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET AND AN ARC LENGTH OF 923.33 FEET; THENCE NORTH $44^{\circ}30'14''$ EAST 333.35 FEET; THENCE NORTH $13^{\circ}03'57''$ EAST 305.37 FEET TO A POINT ON THE EAST LINE OF SAID LOT 286; THENCE SOUTH $62^{\circ}55'56''$ EAST 12.38 FEET TO THE POINT OF BEGINNING. CONTAINING 13.94 ACRES OF LAND MORE OR LESS.