
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

August 25, 2025

Hon. Quinton Lucas
Mayor, Kansas City, Missouri
29th Floor, City Hall
414 East 12th Street
Kansas City, MO 64106

Re: Corrected Notice of Intent to Accept the Industrial Development Contract proposal submitted by 9th and Central, LLC, for redevelopment of the 9th and Central Project in the 9th and Central 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 9th and Central PIEA Area in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. 9th and Central, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its August 21, 2025 meeting.

Enclosed is a copy of PIEA Resolution No. 2370 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of 9th and Central, LLC.

The details of the Project are as follows:

Developer: 9th and Central, LLC, 122 Delaware Street, Kansas City, MO 64105
Attention: Jonathan Arnold

Location: The Project Area is in the Garment District and is generally bounded by 8th Street on the north, Broadway on the west, 10th Street on the south, and Wyandotte Street on the east.

Project: A mixed-use development consisting of a minimum of (i) 192 multi-family residential units, of which 94 shall be reserved as "affordable housing" for tenants who earn between 30-80% of the Kansas City, Missouri median household income with the average being less than 60%, and (ii) approximately 50,000 square feet of residential amenity space. The project will utilize the existing 1,250 space parking, including a structure and a surface lot.

Financing: The total project cost is approximately Eighty Eight Million Dollars (\$88,000,000) excluding acquisition costs.

Tax Abatement: Twenty-five years plus PILOT

The tax abatement will be 95% for 18 years plus 75% for 7 years with a PILOT in an amount ranging from about \$45,000 to \$58,000 plus the CID's and TDD annually. Approximate totals are \$166,000 in year one and increasing by 2% bi-annually to \$442,000 in year twenty-five.

Bond Issuance:

The PIEA agreed to issue bonds in an amount not to exceed \$70,000,000 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".

David Macoubrie
Executive Director

Enclosure

Cc: City Council – Kansas City, MO
City Clerk – Kansas City, MO
Jonathan Arnold
Charles Renner