



**KANSAS CITY  
MISSOURI**

# Ordinance No. 250850

Brownfields Loan for Historic Northeast Lofts, LLC

October 28, 2025

Neighborhood Planning and Development Committee



## Historic Northeast Lofts (HNEL) Project

- \$7,575,000 Brownfields Loan
- Buildings 1 & 2, Former Hardesty Federal Complex, 4501 Independence Ave.
- 14-story building + 6-story annex, 636,950 total sf
- Asbestos and lead-based paint contamination.

## Ordinance 241051 (prior action)

- Conditionally Approved \$7.575M RLF loan for HNEL Project
- Ordinance Conditions Can No Longer Be Met:
  - Site is owned by PIEA instead of HNEL
  - Evidence of permanent debt required for more than needed

# Ordinance 250850

- Substitutes Attainable Conditions To Achieve Same Result:
  - Evidence of HNEL site control through PIEA lease
  - Evidence of permanent debt for appropriate amount
- Adds flexibility to avoid future Ordinance amendments.

# Questions?



## Andrew Bracker

Brownfields Manager

### **City Planning and Development Department**

Long-Range Planning and Preservation Division  
**City of Kansas City, Mo.**

**Phone: (816) 513-3002**

**Email: [andrew.bracker@kcmo.org](mailto:andrew.bracker@kcmo.org)**

City Hall, 16<sup>th</sup> Floor, Suite 1603  
414 E. 12<sup>th</sup> Street, Kansas City, Missouri 64106

**[KCMO.gov](http://KCMO.gov) | [www.kcmo.gov/brownfields](http://www.kcmo.gov/brownfields)**