



**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?



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