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THE PLANNED  
INDUSTRIAL  
EXPANSION  
AUTHORITY  
OF KANSAS CITY,  
MISSOURI

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

May 23, 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 MCM Company, Inc. for redevelopment of the 911 Wyoming Project in the Central Industrial District 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 Central Industrial District PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. MCM Company, Inc. ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its May 18, 2023 meeting.

Enclosed is a copy of PIEA Resolution No. 2242 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of the Developer.

The details of the Project are as follows:

Developer: MCM Company, Inc., Melissa Ferchill, West Bottoms Midwest, LLC, 2425 West 11<sup>th</sup> Street, Suite 5, Cleveland, Ohio 44113

Location: 911 Wyoming, Kansas City, Missouri 64101

Project: Historic rehabilitation and adaptive reuse of the Midwest Building into a mixed-use development with five stories of residential units above 9,000 sq. ft. of ground floor retail. Developer would convert a 0.48-acre site of approximately 95,000 gross sq. ft. within the Midwest Building into 77 market-rate apartments, including 35 micro-units, 23 one-bed units and 20 two-bed units.

Financing: The total project cost is approximately Thirty Two (\$32) Million.

Tax Abatement:

First 10 Years

Tax abatement was granted in the amount of 100% for ten (10) years with the Developer paying a PILOT equal to 25% of the total real property taxes in an amount of \$62,500 less the tax on land, annually for the first ten years. The amount of the tax abatement was a negotiated amount among the Developer, taxing districts and PIEA

Bond Issuance

The PIEA was granted authority to issue bonds in an amount not to exceed \$20,000,000 for the purpose of granting Sales Tax Exemption on construction materials 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,



David Macoubrie  
Executive Director

Enclosure

Cc: City Council – Kansas City, MO  
City Clerk – Kansas City, MO  
Tracey Lewis, EDC  
Melissa Ferchill, MCM  
Jerry Riffel, Lathrop & Gage

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

**RESOLUTION NO. 2242**

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION  
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL  
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY WEST BOTTOMS  
MIDWEST, LLC FOR REDEVELOPMENT OF THE 911 WYOMING PROJECT IN THE  
CENTRAL INDUSTRIAL DISTRICT PIEA PLANNING AREA**

**WHEREAS**, the City Council of Kansas City, Missouri has heretofore adopted Ordinance No. 48892 finding a blighted, unsanitary and undeveloped industrial area exists in the CENTRAL INDUSTRIAL DISTRICT PIEA Planning Area ("Plan Area") as defined the General Development Plan for the Plan Area ("Plan"); and

**WHEREAS**, pursuant to said Plan, the Authority solicited industrial development contract proposals for development of a project in 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.

**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 (a) its intent as required in §100.400 RSMo to accept the Industrial Development Contract Proposal of West Bottoms Midwest, LLC ("Developer") for the 911 Wyoming Project located in Kansas City, Missouri in the Plan Area, which project area is described in **Exhibit A** attached hereto, and (b) in accordance with Section 100.400 1(10), RSMo, 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 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, and herein directs the Executive Director of the Authority to provide said City Council with such written notice as required by law.

**ADOPTED:** May 18, 2023.

PLANNED INDUSTRIAL EXPANSION  
AUTHORITY OF KANSAS CITY, MISSOURI

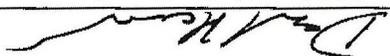
By:

Thomas Porto, Chairman



ATTEST:

David Macoubrie, Asst. Secretary



**EXHIBIT A**

**Legal Description**

911 WYOMING/ LOTS 11 THRU 14 & S 14.6 FT LOT 15 BLK 8 PACIFIC PLACE