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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 R2D3, LLC. for redevelopment of the 1400 W 13<sup>th</sup> Street 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. R2D3, LLC (“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. 2250 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of R2D3, LLC.

The details of the Project are as follows:

Developer: R2D3, LLC., Dominique Davidson, 1210 W 61<sup>st</sup> Street, Kansas City, MO 64113

Location: 1400 W 13<sup>th</sup> Street, Kansas City, Missouri 64101

Project: The proposed commercial development is the former Henney Buggy building and includes the renovation of a 3 story 22,500 gross sq. ft 140 year old building. This will be the corporate headquarters for Draws Architecture which will include 16,000 SF of net rentable office space, 3,190 SF of rentable retail space, 27 parking spaces to be leased from an adjacent business and basement to be used for storage.

Financing: The total project cost is approximately Three Million Dollars (\$3,000,000) including acquisition costs.

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 30% of the total real property taxes in an amount of \$11,779 annually for the first ten years. The amount of the tax abatement was a negotiated amount among the Developer, taxing districts and PIEA

Subsequent Five Years

For the next ensuing period of five (5) years, property will have an abatement of thirty percent (30%).

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  
Dominique Davidson

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

**RESOLUTION NO. 2250**

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY R2D3, LLC FOR REDEVELOPMENT OF THE 1400 W 13<sup>th</sup> STREET 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 R2D3, LLC ("Developer") for the DRAW Architecture + Urban Design 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.

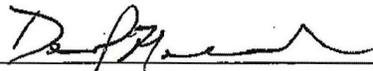
**ADOPTED:** May 18, 2023.



PLANNED INDUSTRIAL EXPANSION  
AUTHORITY OF KANSAS CITY, MISSOURI

By:   
Thomas Porto, Chairman

ATTEST:

  
David Macoubrie, Asst. Secretary

**EXHIBIT A**

**Legal Description**

Tract I:

Lots 16, 17 and 18, Block 4, WEST KANSAS ADDITION NO. 2, a subdivision in Kansas City, Jackson County, Missouri.

Tract II:

All of Lot 15, Block 4, WEST KANSAS ADDITION NO. 2, a subdivision of land in Kansas City, Jackson County, Missouri, lying East of the following described line:

Beginning at a point on the South line of said Lot, 1.06 feet west of the Southeast corner thereof; thence North along a straight line to a point on the North line of said Lot, 1.05 feet West of the Northeast corner thereof.