
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

October 23, 2024

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 Alexander Mechanical, Inc, for development of the Alexander Mechanical Project in the KCI Intermodal 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 KCI Intermodal PIEA Area in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Alexander Mechanical, Inc ("Developer") submitted proposals which were approved by the PIEA Board of Commissioners at its October 17, 2024 meeting.

Enclosed is a copy of PIEA Resolution No. 2334 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of Alexander Mechanical.

The details of the Project are as follows:

Developer: Alexander Mechanical, Inc., Attn: Bill Alexander, 10801 North Pomona Avenue
Kansas City, MO 64153

Location: 10150, 10200 and 10200 N. Everton Rd., Kansas City, Platte County, Missouri

Project:

Approximately 54,000 SF new ground-up facility for Alexander Mechanical's Headquarters and fabrication facility. The building will consist of approximately 7000 SF of office and support space, along with approximately 47,000 SF of fabrication, warehouse and distribution. The Everton facing (east side) of the building will include office and employee parking and the rear (west side) of the facility will include docks and areas for Alexander Mechanical's work vehicles.

Financing: The total project cost is approximately Ten Million Five Hundred Thousand Dollars (\$10,500,000) including acquisition costs.

Tax Abatement:

First 10 Years

Tax Abatement was granted for 100% of incremental increase in improvement value and the Developer will pay the land tax which will be frozen at the amount the year prior to triggering abatement.

Subsequent Fifteen Years

For the next ensuing period of fifteen (15) years the project will have an abatement of 100%. As a Payment in Lieu of Tax (PILOT), in an amount specified in the Development Contract which amount represents estimated 50% of the ad valorem taxes would have been imposed upon such real property during said years 11 through 25 but for the grant of the abatement.

Bond Issuance

The PIEA approved a bond issuance in the amount not to exceed \$4,000,000 for the purpose of granting sales tax exemption on construction materials.

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
Roxsen Koch, Polsinelli

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

RESOLUTION NO. 2334

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT PROJECT PROPOSAL SUBMITTED BY ALEXANDER MECHANICAL, INC. FOR REDEVELOPMENT OF A PORTION OF CERTAIN PROPERTY LOCATED WITHIN THE KCI INTERMODAL PIEA PLANNING AREA

WHEREAS, the City Council of Kansas City, Missouri (the “**City Council**”) has heretofore passed Ordinance No. 230907 on October 26, 2023 finding a blighted, unsanitary or undeveloped industrial area exists in an area generally bounded by KCI International Airport on the north, 152 highway on the south, I-29 on the east, and I-435 on the west known as the KCI Intermodal PIEA Planning Area (“**Plan Area**”) as prepared by the Planned Industrial Expansion Authority of Kansas City, Missouri (the “**Authority**”); and approving the General Development Plan (the “**Plan**”) for the Plan Area;

WHEREAS, pursuant to the Plan for the Plan Area, the Authority requested proposals for development of a project on property legally described on Exhibit A attached hereto (the “**Project 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 Project Area.

NOW, THEREFORE, BE IT RESOLVED by the Planned Industrial Expansion Authority of Kansas City, Missouri, as follows:

Section 1. That the Authority does hereby declare its intent as required in §100.400 RSMo to accept the Industrial Development Proposal submitted by Isom Company on behalf of Alexander Mechanical, Inc. for redevelopment of the Project Area with the construction of a headquarters facility (the “**Project**”) for and by Alexander Mechanical, Inc or its designated affiliated entity (“**Developer**”) and, in accordance with Section 100.400.1(10), RSMo, declare that inconsistencies, if any, between said proposal and the Plan are minor in nature.

Section 2. The Authority finds that development in accordance with the proposal submitted by the 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 Mayor and City Council of Kansas City, Missouri of the Authority’s intent to accept said industrial development contract proposal after thirty (30) days written notice hereto to said Mayor and City Council and herein directs the Executive Director of the Authority to provide said Mayor and City Council with such written notice as required by law.

ADOPTED: October 17, 2024

[Signatures appear on next page]



[SEAL]

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

By: 
Tom Rorto Chairman

ATTEST:

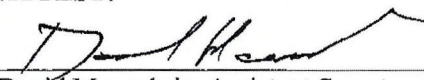

David Macoubrie, Assistant Secretary

EXHIBIT A

Legal Description

ALL OF LOTS 3, 4 AND 5, BLOCK 4, KCI INDUSTRIAL PARK, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Lot 3 – 17-7.0-35-000-000-013.000

Lot 4 – 17-7.0-35-000-000-012.000

Lot 5 – 17-7.0-35-000-000-011.000