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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

August 24, 2022

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 Mad Bear Holdings Group, LLC for redevelopment of the 501 & 507 E 16<sup>th</sup> Street Project in the Crossroads Art 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 Crossroads Arts PIEA Area in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Mad Bear Holdings Group, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its August 18, 2022 meeting.

Enclosed is a copy of PIEA Resolution No. 2210 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: Mad Bear Holdings Group, LLC, John Pryor, 1444 Grand Blvd. Apt 2407, Kansas City, Missouri 64108

Location: 501 & 507 E 16<sup>th</sup> Street, Jackson County, Kansas City, Missouri 64108

Project: The project is in the Crossroads Arts PIEA Area, which was set up to help maintain the affordability for "artists" doing business in specific NAIC classifications to live and work in the area. The requirement for tax abatement is over 50% of the building's area is leased and/or occupied by eligible art-related uses.

This one-story 6,500 Sq. Ft. building is used to house Madison Fitch and Madison Stich, a furniture artist, and an art collective.

Tax Abatement: Tax abatement was granted in the amount of 100% for 10 years. The Developer will continue to pay taxes on the land plus a PILOT of \$10,476.

By copy to the City Clerk, I am herein requesting that 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,

A handwritten signature in blue ink that reads "David Macoubrie".

David Macoubrie  
Executive Director

Enclosure

Cc: City Council – Kansas City, MO  
City Clerk – Kansas City, MO  
John Pryor

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

**RESOLUTION NO. 2210**

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION  
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL  
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY MAD BEAR  
HOLDINGS, LLC FOR THE 501 & 507 E 16<sup>TH</sup> STREET PROJECT IN THE  
CROSSROADS ARTS PIEA AREA**

**WHEREAS**, the City Council of Kansas City, Missouri has heretofore passed Ordinance No. 070192 on March 29, 2007 finding that a blighted, unsanitary and undeveloped industrial area exists in an area generally located south of I-670/70, west of Troost Avenue, north of the Kansas City Terminal Railway, and east of Broadway Boulevard, (hereafter "Crossroads Arts PIEA Area") and approved the General Development Plan for the Crossroads Arts PIEA Redevelopment Area as prepared by the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority"); and

**WHEREAS**, pursuant to said General Development Plan, the Authority requested proposals for development of a project in the Crossroads Arts PIEA Redevelopment 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 Crossroads Arts PIEA Redevelopment 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 its intent as required in §100.400 RSMo to accept the Industrial Development Contract Proposal of Mad Bear Holdings, LLC for redevelopment of the 501 & 507 E 16<sup>th</sup> Street Project in the Crossroads Arts PIEA Redevelopment Area, legally described in **Exhibit A** attached hereto, and in accordance with Section 100.400 1(10), RSMo, declare 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 Mad Bear Holdings, LLC 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 proposal upon adoption by the City Council of a Resolution of Concurrence.

**ADOPTED:** August 18, 2022



PLANNED INDUSTRIAL EXPANSION  
AUTHORITY OF KANSAS CITY, MISSOURI

By: \_\_\_\_\_

  
Tom Porto, Chairman

ATTEST:

  
David Macoubrie, Assistant Secretary

**EXHIBIT A**

**Legal Description**

**501 & 507 E 16th Street**

**Parcel # 29-240-32-03-00-0-00-000**

**505-13 E 16TH ST / LOT 813 BLK 58 MC GEES ADDN**

**Kansas City, Jackson County, Missouri**