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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

September 22, 2021

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 EPD3 Ridgeview, LP for Redevelopment of the Ridgeview Heights Project in the Ridgeview Heights PIEA Area

Dear Mayor Lucas:

Please be advised that the Planned Industrial Expansion Authority of Kansas City, Missouri ("PIEA") solicited developers for the referenced project located in the Ridgeview Heights PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. EPD3 Ridgeview, LP ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its September 7, 2021 meeting.

Enclosed is a copy of PIEA Resolution No. 2173 expressing the intent of the PIEA to accept the Developer's Industrial Development Contract Proposal.

The details of the Project are as follows:

Developer: EPD3 Ridgeview, LP. Contact: Neil Martelle, 125 John Roberts Road, Suite 12, South Portland, ME 04106

Project Location: 3223 Hardesty, Kansas City, Missouri

Project: The project will receive a 9 million+ substantial rehab of its existing 192 units. The rehab will address all deferred maintenance, upgrade unit interiors and improve unit exteriors/landscaping/parking lots/community areas.

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

Tax Abatement:

First Twenty Five Years.

The tax abatement will be 100% for 25 years with the developer agreeing to pay taxes on the land plus an escalating PILOT starting at \$18,700 and ending at \$35,850 annually over the first twenty five (25) years.

Sales Tax Exemption

The PIEA was granted authority to issue bonds in an amount not to exceed \$12,000,000 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.

\*This project is subject to a blight finding approval by City Council.\*

If you have any questions regarding this project, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Macoubrie".

David Macoubrie  
Executive Director

Enclosure

cc: City Council of Kansas City, MO  
City Clerk of Kansas City, MO  
T'Risa McCord, EDC  
Kerrie Tyndall  
Roxsen Koch  
Neil Martelle

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

**RESOLUTION NO. 2173**

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT PROJECT PROPOSAL SUBMITTED BY EPD3 RIDGEVIEW, LP FOR REDEVELOPMENT OF A PORTION OF THE RIDGEVIEW HEIGHTS REDEVELOPMENT PROJECT AREA GENERALLY LOCATED WITHIN THE RIDGEVIEW HEIGHTS APARTMENTS PIEA PROJECT AREA AT 32<sup>ND</sup> AND HARDESTY.**

**WHEREAS**, the City Council of Kansas City, Missouri approved Ordinance No. 021356 on December 5, 2002 finding a blighted, unsanitary and undeveloped industrial area exists in the Ridgeview Heights Apartments PIEA Project Area (the “**Project Area**”) legally described in **Exhibit A** attached hereto; and

**WHEREAS**, pursuant to the General Development Plan for the Ridgeview Heights PIEA Planning Area, the Planned Industrial Expansion Authority of Kansas City, Missouri (the “**Authority**”) requested proposals for development of a project in 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 of EPD3 RIDGEVIEW, LP for redevelopment of a portion of the Project Area (the “**Project**”) of the Ridgeview Heights Apartments 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 in nature.

**Section 2.** The Authority finds that development in accordance with the proposal submitted by EPD3 RIDGEVIEW, LP 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:** September 7, 2021.

[Signatures appear on next page]



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

By:   
Tom Porto, Chairman

**ATTEST:**

  
David Macoubrie, Assistant Secretary

**EXHIBIT A**

**Legal Description**

**3218 Denver Avenue:**

[JA28840050100000000](#)(VAN BRUNT HEIGHTS BLK 15 & N 1/2 VAC 33RD ST S & ADJ)

**3200 Denver Avenue:**

[JA28840040100000000](#)(VAN BRUNT HEIGHTS BLK 3 & N 1/2 VAC 33RD ST S & ADJ ALSO ALL TH WLY 1/2 OF VAC DENVER DR FROM THE N LI OF VAC 33RD ST TO TH WLY PROL R/W LI OF VAC HARDESTY DR & TH N 1/2 OF VAC HARDESTY DR S & ADJ SD LT)

**3215 Denver Avenue:**

[JA28840060100000000](#)(VAN BRUNT HEIGHTS BLK 4)

**3131 Quincy Drive:**

[JA28840021301000000](#)(SEC 14-49-33 NW1/4 SE1/4 VAN BRUNT HEIGHTS ALL OF BLK 2 & N 1/2 VAC 32ND ST LY S & ADJ & E LY 1/2 OF VAC QUINCY DR LYING WLY & ADJ)

**3200 Quincy Drive:**

[JA28840030402000000](#)(SEC 14-49-33 NW1/4 SE1/4 VAN BRUNT HEIGHTS ALL OF BLK 1 & TH WLY 1/2 1/2 VAC QUINCY DR LY E OF & ADJ & S 1/2 VAC 32ND ST LY N OF & ADJ)

**5100 E 32nd St:**

[JA28840021302000000](#)(SEC 14-49-33 NW1/4 SE1/4 COLLINS 13TH LOTS 34, 35, 36 & NLY 1/2 OF VAC 32ND ST LY SLY & ADJ)

**No Address (Vacant parcel south of 3200 Quincy Drive):**

[JA28840030401000000](#)(SEC 14-49-33 NW1/4 SE1/4 PARISH WM C SUB TH S 230' OF LOT 6 BLK C & W 1/2 VAC QUINCY LY E OF & ADJ)