
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

May 21, 2026

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
25 Campbell Partners, LLC for redevelopment of the Ascent-25 Campbell Project in the
25 Campbell 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 25 Campbell PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. 25 Campbell Partners, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its May 21, 2026, meeting.

Enclosed is a copy of PIEA Resolution No. 2397 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of 25 Campbell Partners, LLC

The details of the Project are as follows:

Developer: 25 Campbell Partners, LLC, Attention: Kelley Hrabe, 416 W 62nd Street
Kansas City, MO 64113

Location: 2500 and 2526 Campbell, Kansas City, Missouri 64108

Project: The project is a new construction 144 unit workforce housing project with 20% of the units available to those earning less than 60% AMI. Overall, the average rent for all units shouldn't exceed 85% of AMI.

Financing: The total project cost is approximately Thirty-Five Million Dollars (\$35,000,000).

Tax Abatement:

First 25 Years

The PIEA granted Tax Abatement of 100% for Twenty-Five (25) years.

PILOT

The PILOT in years 1-15 is approximately \$50,000 and in years 16-25 there will be a \$100,000 PILOT.

Bond Issuance

The PIEA approved a bond issuance in an amount not to exceed \$34,000,000 for 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 enclosed documents for the official City record.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "David Macoubrie", with a stylized flourish at the end.

David Macoubrie
Executive Director

Enclosure

Cc: City Council – Kansas City, MO
City Clerk – Kansas City, MO
Tracey Lewis, EDC
Kelley Hrabe

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

RESOLUTION NO. 2397

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY 25 CAMPBELL
PARTNERS, LLC FOR REDEVELOPMENT OF CERTAIN PROPERTY
LOCATED WITHIN THE 25 CAMPBELL PIEA PLANNING AREA**

WHEREAS, the City Council of Kansas City, Missouri (the "City Council") has heretofore passed Ordinance No. 260218 on February 26, 2026 finding an undeveloped industrial area exists on approximately 2.32 acres, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "Plan Area"), as prepared by the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority"); and approving the General Development Plan for 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 its intent as required in §100.400 RSMo to accept the Industrial Development Contract Proposal of 25 Campbell Partners, LLC for redevelopment of the Plan Area 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 25 Campbell Partners, LLC will be in the public interest and in furtherance of the purposes of the Planned Industrial Expansion Law, §100.300-100.620 RSMo.

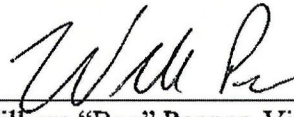
Section 3. With the adoption of this Resolution, the Authority does hereby notify the City Council of Kansas City, Missouri of the Authority's intent to accept said industrial development contract proposal and herein directs the Executive Director of the Authority to provide said City Council with such written notice as required by law.

[SIGNATURES ON NEXT PAGE]

ADOPTED: May 21, 2026



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY,
MISSOURI

By: 
William "Ben" Pepper, Vice Chairman

ATTEST:


David Macoubrie, Assistant Secretary

EXHIBIT A

2500 Campbell

29-540-22-16-01-0-00-000

TRACT 1:

The North 35 Feet of Lot 27 and all of Lots 28 and 29, Block 2, Resurvey of Blocks 2 and 3, Continuation of J. L. Porter's Second Subdivision, subdivision in Kansas City, Jackson County, Missouri.

2526 Campbell

29-540-22-16-02-0-00-000

TRACT 2:

Lots 23-26, and the South 25 feet of Lot 27, Block 2, Resurvey of Blocks 2 and 3, Continuation of J. L. Porter's Second Subdivision, a subdivision in Kansas City, Jackson County, Missouri.