
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 Riverstone Platform Partners, LLC for redevelopment of the Alexandria Apartments Project in the Second Amended and Restated Armour Gillham 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 Second Amended and Restated Armour Gillham PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Riverstone Platform 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. 2393 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of Riverstone Platform Partners, LLC

The details of the Project are as follows:

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

Location: 1326 E. Armour Blvd.

Project: The Project is the renovation of a 100+ year old building with 55 units of low income housing project available to those earning 30% of the Area Median Income or less.

Financing: The total project cost is approximately Seventeen Million Dollars (\$17,000,000) including acquisition costs.

Tax Abatement:

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

PILOT

There will be an annual PILOT of approximately \$50,000, including land tax.

Bond Issuance

The PIEA approved a bond issuance in an amount not to exceed \$4,000,000 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 black 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. 2393

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED FOR THE ALEXANDRIA APARTMENTS PROJECT BY RIVERSTONE PLATFORM PARTNERS LLC FOR REDEVELOPMENT OF CERTAIN PROPERTY LOCATED WITHIN THE SECOND AMENDED AND RESTATED ARMOUR GILLHAM PIEA AREA

WHEREAS, the City Council of Kansas City, Missouri (the "City Council") has heretofore passed Ordinance No. 140089 on February 6, 2014 approving the Second Amended and Restated General Development Plan for the Armour Gilham PIEA Area (the "Plan Area"), as prepared by the Planned Industrial Expansion Authority of Kansas City, Missouri ("the "Authority"); and

WHEREAS, Riverstone Platform Partners LLC has submitted a proposed industrial development contract for the redevelopment of certain property within the Plan Area, such property being more particularly described in **Exhibit A** attached hereto and incorporated by reference; 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 Riverstone Platform 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 Riverstone Platform 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

LEGAL DESCRIPTION

The North 35 feet of Lot 26 and all of Lots 27, 28, 29 and 30, DIXIE, a subdivision in Kansas City, Jackson County, Missouri.