
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

November 13, 2019

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 Madison Housing Partners, LLC for Redevelopment of the 2645 Madison Project in the 27th and Madison 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 27th and Madison PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Madison Housing Partners, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its October 17, 2019 meeting.

Enclosed is a copy of PIEA Resolution No. 2086 expressing the intent of the PIEA to accept the Developer's Industrial Development Contract Proposal.

The details of the Project are as follows:

Developer: Madison Housing Partners, LLC. Contact: Maximillian Howell, 4550 Main Street, Suite 220, Kansas City, MO 64111

Project Location: 2645 Madison, Kansas City, MO 64108.

Project: Conversion of a functionally obsolete building into residential apartments.

Financing: The total Project cost is approximately Two Million Dollars (\$2,000,000).

Tax Abatement: Tax abatement was granted in the amount of 100% for ten (10) years with the Developer paying a total of \$1,081, and ad valorem taxes due on the land.

The amount of the tax abatement was negotiated among the Developer and the taxing districts.

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 of Kansas City, MO
City Clerk of Kansas City, MO
Greg Flisram, EDC
Kerrie Tyndall
Maximillian Howell

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

RESOLUTION NO. 2086

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY MADISON HOUSING PARTNERS, LLC FOR REDEVELOPMENT OF THE 2645 MADISON PROJECT IN 27TH AND MADISON PIEA PLANNING AREA

WHEREAS, the City Council of Kansas City, Missouri has heretofore adopted Committee Substitute for Ordinance No. 180075 on March 8, 2018 finding a blighted, unsanitary and undeveloped industrial area exists in the 27th and Madison PIEA Planning Area (“Plan Area”) as defined the General Development Plan for the Plan Area (“Plan”); and

WHEREAS, pursuant to said Plan, the Authority solicited industrial development contract proposals for development of a project in 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 (a) its intent as required in §100.400 RSMo to accept the Industrial Development Contract Proposal of Madison Housing Partners, LLC (“Developer”) for the 2645 Madison Project located in Kansas City, Missouri in the 27th and Madison PIEA, which project area is described in **Exhibit A** attached hereto, and (b) in accordance with Section 100.400 1(10), RSMo, 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 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 City Council of Kansas City, Missouri of the Authority’s intent to accept said Industrial Development Contract, and herein directs the Executive Director of the Authority to provide said City Council with such written notice as required by law.

ADOPTED: October 17, 2019.



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI

By: 

Tom Porto, Chairman

ATTEST:



David Macoubrie, Asst. Secretary

EXHIBIT A

Legal Description

2645 Madison

29-440-32-15-00-0-00-000

2645 MADISON / LOTS 5 6 7 & 8 BLK 1 LINCOLN PARK