
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

February 28, 2024

Hon. Quinton Lucas
Mayor, Kansas City, Missouri
29th Floor, City Hall
414 East 12th Street
Kansas City, MO 64106

Re: Corrected Notice of Intent to Accept the Industrial Development Contract proposal submitted by Historic Northeast Lofts, LLC, for redevelopment of the Historic Northeast Lofts Project in the Historic Northeast Lofts 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 Historic Northeast Lofts PIEA Area, in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Historic Northeast Lofts, LLC (“Developer”) submitted a proposal which was approved by the PIEA Board of Commissioners at its February 15, 2024 meeting.

Enclosed is a copy of PIEA Resolution No. 2295 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of Historic Northeast Lofts, LLC.

The details of the Project are as follows:

Developer: Historic Northeast Lofts, LLC, 5401 Independence Ave., Kansas City, MO 64123
Attention: Jonathan Arnold Email: jarnold@arnolddevelopmentgroup.com

Location: Generally located within the boundaries of Independence Avenue on the North, Hardesty Avenue on the West and the railroad tracks to the Southeast in Kansas City, Missouri.

Project: The Project is a mixed-use development consisting of a minimum of (i) 389 multi-family residential units, of which 322 shall be reserved as “affordable housing” for tenants who earn less than 80% of the Kansas City, Missouri median household income, (ii) approximately 13,000 square feet of retail space, (iii) approximately 30,000 square foot daycare center and after school program space, and (iv) approximately 500 parking spaces. Subject to market conditions, Developer may seek to expand the Project to include a second phase of development consisting

of the following additional community supporting uses (i) vocational training and/or light manufacturing space not to exceed 55,000 square feet, (ii) community service space not to exceed 65,000 square feet, (iii) health clinic space not to exceed 8,000 square feet, (iv) additional retail space not to exceed 58,000 square feet, and (v) a maximum of 70 additional mixed-income housing units

Financing: The total project cost is approximately One Hundred and Seventy Nine Million Dollars (\$179,000,000) including acquisition costs. There are several other sources of funds including low income housing tax credits and historic preservation tax credits to name a few,

Tax Abatement:

First Twenty Five Years.

The tax abatement was approved for the entire project at 100% for 25 years. As a PILOT the Developer will be responsible for the existing taxes prior to redevelopment for the duration of the abatement term.

Bond Issuance:

The PIEA was granted authority to issue bonds in an amount not to exceed \$90,000,000 for the purpose of granting Sales Tax Exemption on construction materials and tax exempt financing 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.

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

Sincerely,



David Macoubrie
Executive Director

Enclosure

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