



January 15, 2026

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

Re: Notice of Intent to Lease Property Pursuant to Sale/Leaseback and Redevelopment Contract  
in Central Business District Urban Renewal Area

Dear Mayor Lucas,

Please be advised that the Land Clearance for Redevelopment Authority of Kansas City, Missouri ("LCRA") issued a Request for Redevelopment Contract Proposals ("RFP") for the purpose of selecting a qualified redeveloper for a redevelopment project within the East Kansas City Urban Renewal Area. LCRA received one response from Flint Muehlebach LLC ("Redeveloper") for the conversion of the historic, 12-story former Muehlebach Hotel building into an approximately 158-unit apartment building with at least ten percent (10%) of the units set aside for tenants earning less than eighty percent (80%) of the area median income and other related improvements ("Project").

The details of the Project are as follows:

Redeveloper: Flint Muehlebach LLC, a Delaware limited liability company, with offices at 3515 W. 75<sup>th</sup> Street, Suite 103, Prairie Village, KS 66208. The Redeveloper is affiliated with Flint Development.

Location: The Project is located at 1212 Baltimore Street.

Project: Conversion of the historic, 12-story former Muehlebach Hotel building into an approximately 158-unit apartment building with at least ten percent (10%) of the units set aside for tenants earning less than eighty percent (80%) of the area median income, and other related improvements

Timeline: Construction is anticipated to begin in 2026 and be completed in 2028.

Employment: An estimated 150 construction jobs are anticipated for construction of the Project and an estimated 5-6 employees are anticipated to be hired upon completion.

Financing: Total project costs are estimated to be approximately \$51.5 million. Sources of funds include Redeveloper equity and debt and historic tax credits. LCRA intends to issue bonds to facilitate a sales tax exemption on the purchase of construction materials and supplies.

Tax Incentive: The Redeveloper is requesting LCRA sale/leaseback exemption on sales tax for construction materials and supplies in connection with the Project. The Redeveloper will transfer title to the property to LCRA and LCRA will lease the property back to the Redeveloper pursuant to a lease agreement during the construction period and for an abatement period of twenty-five (25) years. Upon lease termination, LCRA will transfer title to the property back to the Redeveloper. LCRA approved tax abatement at 75% for Years 1-10 and at 37.5% during Years 11-25 during the abatement period pursuant to the sale/leaseback structure and subject to PILOT payments. Specific details of the LCRA incentives and services will be set out in agreements to be entered into with the Redeveloper.

By copy to Marilyn Sanders, City Clerk, I am requesting that she note receipt of this correspondence for the official City record and that it be placed on the City Council docket as a communication.

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

Very truly yours,



Dan Moyer  
Executive Director



cc: Marilyn Sanders, City Clerk  
Mario Vasquez, City Manager  
City Council