
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

August 6, 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 Vine Parking, LLC for Redevelopment of the One Nine Vine Phase II Project in the 18th and Vine 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 18th and Vine PIEA Area in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Vine Parking, LLC ("Developer") submitted a proposal which was approved by the PIEA Board of Commissioners at its August 6, 2026 meeting.

Enclosed is a copy of PIEA Resolution No. 2407 expressing the intent of the PIEA to accept the Developer's Industrial Development Contract Proposal.

The details of the Project are as follows:

Developer: Vine Parking, LLC. Contact: Rey Vivas, 924 NW 1st St, Suite 100 Fort Lauderdale FL 33311

Project Location: 1900 Vine Street, 1903 and 1931 Paseo, Kansas City, Missouri

Project: The project a LIHTC development transforming a 2.36-acre vacant site in Kansas City's historic Jazz District. The project delivers 88 modern residential units focused on deep affordability: 13 units (15%) are reserved for households at 30% AMI, and 75 units (85%) target those at 60% AMI.

Financing: The total Project cost is approximately Thirty-Four Million Dollars (\$34,000,000).

Tax Abatement:

Twenty-Five Years

Tax abatement was granted in the amount of 100% abatement of real property taxes on all improvements for 25 years with the Developer continuing to pay taxes on the underlying land totaling about \$7,000 annually.

Sales Tax Exemption on Construction Materials

The PIEA was granted authority to issue bonds in an amount not to exceed \$20,000,000 for the purpose of granting Sales Tax Exemption on construction materials 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,

A handwritten signature in blue ink, appearing to read "David Macoubrie".

David Macoubrie
Executive Director

Enclosure

cc: City Council of Kansas City, MO
City Clerk of Kansas City, MO
Rey Vivas
Mark Coulter

**THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF
KANSAS CITY, MISSOURI
RESOLUTION NO. 2407**

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY VINE PARKING, LLC FOR THE DEVELOPMENT OF THE ONE NINE VINE-PHASE II PROJECT IN THE 18TH AND VINE PIEA GENERAL DEVELOPMENT PLAN AREA

WHEREAS, the City Council of Kansas City, Missouri (the "City Council") has heretofore passed Ordinance No. 51879, finding a blighted, unsanitary or undeveloped industrial area exists in an area generally described as the 18th and Vine PIEA General Development Plan Area ("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 Vine Parking, LLC for redevelopment of the Plan Area as described in **Exhibit A** attached hereto 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 Vine Parking, 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: August 6, 2026



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY,
MISSOURI

By: 
Tom Porto, Chairman

ATTEST:



David Macoubrie, Assistant Secretary

EXHIBIT A
LEGAL DESCRIPTION
Legal Description Redevelopment Area

1900 Vine St

29-620-16-08-00-0-00-000

1900-08 VINE MURDOCKS ADD W 124.5 FT LOTS 1 THRU 17 & E 107.5 FT LOTS 26 THRU 34 BLOCK 2 ALSO E 1/2 VAC ALLEY W & ADJ LOTS 1 THRU 17 & W 1/2 VAC ALLEY LY E & ADJ LOTS 26 THRU 34

1903 Paseo

29-620-16-02-00-0-00-000

MURDOCKS ADD E 107.5 FT LOTS 20 THRU 25 BLOCK 2 ALSO W 1/2 VAC ALLEY LY E & ADJ

1931 Paseo

29-620-16-09-00-0-00-000

MURDOCK'S ADD---LOTS 35 & 36 BLOCK 2 & W 1/2 VAC ALLEY LY E & ADJ