
THE PLANNED
INDUSTRIAL
EXPANSION
AUTHORITY
OF KANSAS CITY,
MISSOURI

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

September 14, 2021

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 Vulpes Bastille, LLC for redevelopment of the 1737 Locust Project in the Crossroads Art 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 Crossroads Arts PIEA Area in accordance with the Planned Industrial Expansion Act, Section 100.300 RSMo. Vulpes Bastille, LLC (“Developer”) submitted a proposal which was approved by the PIEA Board of Commissioners at its August 19, 2021 meeting.

Enclosed is a copy of PIEA Resolution No. 2168 expressing the intent of the PIEA to accept the Industrial Development Contract Proposal of the Developer.

The details of the Project are as follows:

Developer: Vulpes Bastille, LLC, Caranne Camarena, 900 West 40th Terr., Kansas City, Missouri 64111

Location: 1737 Locust, Jackson County, Kansas City, Missouri 64108

Project: The project is in the Crossroads Arts PIEA Area, which was set up to help maintain the affordability for “artists” doing business in specific NAIC classifications to live and work in the area. The requirement for tax abatement is over 50% of the building’s area is leased and/or occupied by eligible art-related uses.

This one-story 6,000 Sq. Ft. building is divided into a 2,000 Sq. Ft. gallery exhibition space up front and artist workspace in back. It hosts monthly art exhibitions from primarily Kansas City Area based artists.

Tax Abatement: Tax abatement was granted in the amount of 100% for 10 years. The Developer will continue to pay taxes on the land plus PILOTS on the existing improvements of \$744.

By copy to the City Clerk, I am herein requesting that 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 dark ink, appearing to read "David Macoubrie". The signature is fluid and cursive, with a horizontal line extending from the end.

David Macoubrie
Executive Director

Enclosure

Cc: City Council – Kansas City, MO
City Clerk – Kansas City, MO
Caranne Camarena
Kerrie Tyndall – Kansas City, MO

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

RESOLUTION NO. 2168

**EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL
DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY VULPES
BASTILLE LLC FOR THE 1737 LOCUST PROJECT IN THE CROSSROADS
ARTS PIEA AREA**

WHEREAS, the City Council of Kansas City, Missouri has heretofore passed Ordinance No. 070192 on March 29, 2007 finding that a blighted, unsanitary and undeveloped industrial area exists in an area generally located south of I-670/70, west of Troost Avenue, north of the Kansas City Terminal Railway, and east of Broadway Boulevard, (hereafter "Crossroads Arts PIEA Area") and approved the General Development Plan for the Crossroads Arts PIEA Redevelopment Area as prepared by the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority"); and

WHEREAS, pursuant to said General Development Plan, the Authority requested proposals for development of a project in the Crossroads Arts PIEA Redevelopment 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 Crossroads Arts PIEA Redevelopment 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 Vulpes Bastille LLC for redevelopment of the 1737 Locust Project in the Crossroads Arts PIEA Redevelopment Area, legally 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 Vulpes Bastille 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 upon adoption by the City Council of a Resolution of Concurrence.

ADOPTED: August 19, 2021



PLANNED INDUSTRIAL EXPANSION
AUTHORITY OF KANSAS CITY, MISSOURI

By: 
Tom Porto, Chairman

ATTEST:


David Macoubrie, Assistant Secretary

EXHIBIT A

Legal Description

1737 Locust

Parcel #: 29-510-06-05-00-0-00-000

1737-39 LOCUST / EVANS ADD LOT 8 & 9 BLK 1

Kansas City, Jackson County, Missouri