

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

Office of the City Clerk

25th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

(816) 513-3360
Fax: (816) 513-3353

CERTIFICATE OF THE CITY CLERK

I, Millie M. Crossland, City Clerk of Kansas City, Missouri, certify the attached is a true and correct copy of:

Chapter(s):

Charter Section(s):

Ordinance(s):

Resolution(s):

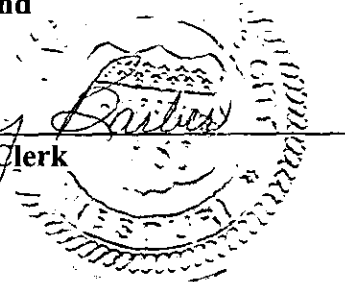
Other(s): Communication No. 050001

The above appears in records and is on file in the Office of the City Clerk, 25th Floor, City Hall, Kansas City, Missouri.

IN TESTAMONY WHEREOF, I have set my hand and affixed the seal of the City on this 2nd day of March, 2006.

Millie M. Crossland
City Clerk

By Shirley Barber
Deputy City Clerk



FILED²
MAR 14 2006

Missouri Public
Service Commission

Exhibit No. 8
Case No(s) EC-0006-0332
Date 3-06-06 Rptr XF

COMMUNICATION NO. 050001

Received from the Planned Industrial Expansion Authority of Kansas City, Missouri a notice of intent to accept the Redevelopment Project proposal from Boulevard Brewing Associates, LP d/b/a/ Boulevard Brewing Company for the Boulevard Brewery Expansion Project in the 25th & Southwest Boulevard PIEA area.

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

Suite 200
20 E. Fifth Street
Kansas City, MO 64106
(816) 474-2227
FAX (816) 421-5500

December 20, 2004

Hon. Kay Barnes
Mayor, City of Kansas City
24th Floor, City Hall
414 East 12th Street
Kansas City, MO 64106

RE: Notice of Intent to Accept Redevelopment Project Proposal
Boulevard Brewing Associates, LP d/b/a Boulevard Brewing Company
Boulevard Brewery Expansion Project in the 25th & Southwest Boulevard
PIEA Area.

Dear Mayor Barnes:

Please be advised that the Planned Industrial Expansion Authority of Kansas City, Missouri ("PIEA") solicited developers for the referenced project located in the 25th & Southwest Boulevard PIEA Redevelopment Area in accordance with the Planned Industrial Expansion Act, § 100.400 RSMo. The Board of Commissioners approved the proposal of Boulevard Brewing Associates, LP for construction of the expansion project.

This project contemplates the redevelopment of the existing industrial facilities of Boulevard Brewery located on 25th & Southwest Boulevard and expansion of those facilities with a new brew house and packaging facility, fermentation cellars and brewery support systems, wastewater pretreatment facilities, storage, loading and truck dock facilities, and parking facilities. These facilities will be constructed over an estimated 10 year period. The initial phase will be completed by 2006 and phases 2 and 3 will be constructed over the subsequent 10-year period. Market conditions could affect construction of later phases.

Phase 1 of the project is estimated to cost \$19 million and construction/equipment financing has been obtained from UMB Bank. Take-out financing will be provided through the issuance of PIEA Leasehold Revenue Bonds for a term commensurate with the amortization schedule for the facilities being financed.

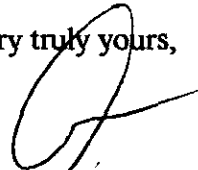
Mayor Kay Barnes
December 20, 2004
Page Two

Enclosed please find a copy of PIEA Board Resolution No. 936 along with a summary of Boulevard's expansion proposal. Copies of this correspondence and the project's summary have also been sent to the City Council.

By copy to the office of the City Clerk, I am herein requesting that she note the receipt of this correspondence and the accompanying documents for the official City records.

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

Very truly yours,



Alfred J. Figuly, Executive Director
Planned Industrial Expansion Authority
of Kansas City, Missouri

cc: City Council, Kansas City, Missouri
City Clerk, Kansas City, Missouri
Jeff Krum, Boulevard Brewery
Mike White, Esq.
Mr. Bob Long
Mr. Bob Langenkamp

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

RESOLUTION NO. 936

EXPRESSING THE INTENT OF THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI TO ACCEPT THE INDUSTRIAL DEVELOPMENT CONTRACT PROPOSAL SUBMITTED BY BOULEVARD BREWING ASSOCIATES LIMITED PARTNERSHIP FOR DEVELOPMENT OF CERTAIN PROPERTIES IN THE 25TH AND SOUTHWEST BOULEVARD PIEA AREA.

WHEREAS, the City Council of Kansas City, Missouri has heretofore passed Committee Substitute for Ordinance No. 041081 finding that a blighted, unsanitary and undeveloped industrial area exists in an area generally bound by Southwest Boulevard and 25th Street on the north, Belleview Avenue on the east, 26th Street on the south and a city alleyway just east of Southwest Boulevard and Southwest Boulevard on the west (the "25th and Southwest Boulevard PIEA Redevelopment Area") and approving the 25th and Southwest Boulevard (PIEA) General development Plan (the "General Development Plan"); and

WHEREAS, pursuant to said General Development Plan, the Authority requested proposals for development of a project in the 25th and Southwest Boulevard PIEA Redevelopment Area; and

WHEREAS, after public notice as required in Section 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 25th and Southwest Boulevard 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 Section 100.400 RSMo to accept the industrial development proposal of Boulevard Brewing Associates Limited Partnership, a Missouri limited partnership for redevelopment of certain properties in the 25th and Southwest Boulevard PIEA Redevelopment Area as described in Exhibit A attached hereto and, in accordance with Section 100.400 1(10), RSMo, declares 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 the Redeveloper will be in the public interest and in furtherance of the purposes of the Planned Industrial Expansion Law, Section 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 after thirty (30) days written notice to said City Council, and herein directs the Executive Director of the Authority to provide said City Council with such written notice as required by law.

ADOPTED: December 16, 2004.

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

By:


Ed Drake, Chairman

[SEAL]

ATTEST:



Alfred J. Figuly, Asst. Secretary

EXHIBIT A

All of Lots 1 through 47 inclusive, together with the alleys and part of vacated Southwest Boulevard adjacent thereto, and also including part of Belleview Avenue adjacent thereto, all lying in Block 4, Gates Addition, a subdivision in the Southeast Quarter of Section 7, Township 49 North, Range 33 West, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Northwest corner of Lot 33, Block 4, Gates Addition; thence South 54 degrees 09 minutes 17 seconds East along the North line of said Lot 33 a distance of 53.89 feet to the Northeast corner of said Lot 33; thence South 87 degrees 46 minutes 51 seconds East a distance of 27.50 feet to a point on the centerline of Belleview Avenue; thence South 2 degrees 13 minutes 09 seconds West along the centerline of Belleview Avenue a distance of 258.51 feet to a point on the Westerly prolongation of a line that lies 8.50 feet South of and parallel with the South line of Block 5 of said Gates Addition; thence South 87 degrees 46 minutes 51 seconds East along said prolongation a distance of 27.50 feet to a point on the East right of way line of Belleview Avenue; thence South 2 degrees 13 minutes 09 seconds West along the East right of way line of Belleview Avenue a distance of 374.29 feet to a point on the North right of way line of 26th Street; thence North 87 degrees 20 minutes 34 seconds West along the North right of way line of 26th Street and the South line of Lots 20 through 26 of said Block 4 a distance of 346.79 feet to a point; thence North 55 degrees 06 minutes 39 seconds West along the North right of way line of 26th Street and the South line of said Lot 26 a distance of 45.30 feet to a point on the East line of an existing alley; thence North 34 degrees 57 minutes 43 seconds East along the East line of said alley a distance of 299.99 feet to a point on the Easterly prolongation on the South line of Lot 47 of said Block 4; thence North 55 degrees 06 minutes 25 seconds West along the South line of said Lot 47 and its prolongation a distance of 136.49 feet to a point on the East right of way of Southwest Boulevard as established by the partial vacation as filed in Book 175 at Page 627; thence North 34 degrees 44 minutes 36 seconds East along the East right of way of said Southwest Boulevard a distance of 389.43 feet to a point on the Westerly prolongation of the North line of said Lot 33; thence South 54 degrees 09 minutes 17 seconds East along said prolongation a distance of 33.98 feet to the POINT OF BEGINNING and containing 171,588 Square Feet or 3.939 Acres, more or less.