

## Notice of Class 1 Permit Modifications with Prior Director Approval

### Missouri Hazardous Waste Management Facility Permit No. MO 9890010524

On December 18, 2020, the Missouri Department of Natural Resources (MoDNR) approved a Class 1 Permit Modification with Prior Director Approval as requested by Bannister Transformation & Development LLC (BTD). The substance of the modification was the change of ownership and operational control of approximately 28.094 acres (called the Phase 2 Area) lying within the northwest quadrant of the permitted land west of the Union Pacific Railroad tracks. The new co-owners of the Phase 2 Area are NP Bannister Industrial, LLC and The Port Authority of Kansas City, Missouri.

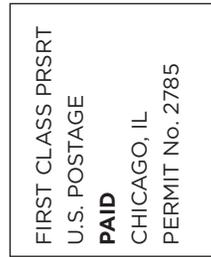
On December 29, 2020, MoDNR approved a Class 1 Permit Modification with Prior Director Approval as requested by BTD. The substance of this modification was the change of ownership and operational control of approximately 129.193 acres (called the Phase 3 Area) lying in the center and eastern portions of the permitted land west of the Union Pacific Railroad tracks. The new owner of the Phase 3 Area is NP Bannister Land Holdings, LLC.

Additional information about the permitted property may be found at the following MoDNR's website: <https://dnr.mo.gov/env/hwp/permits/mo9890010524/information.htm>

Or on the website of BTD: <http://www.btd-llc.com>

This notice is sent to all persons on the facility mailing in accordance with 10 CSR 25-7.270(1), which incorporates by reference 40 CFR 270.42(a)(1)(ii).

Bannister Transformation & Development LLC  
2000 East Bannister Road  
Kansas City, Missouri 64131



### New Industrial Building Nears Completion at Former Federal Facility

The transformation of the former Bannister Federal Complex at 95th and Troost is continuing in exciting fashion! NorthPoint Development is nearing completion of the first new industrial building in the **Blue River Commerce Center** (<https://www.bluerivercommercecenter.com/>) located on the 225-acre site that was formerly the home to the Federal Government's Kansas City Plant since World War II.



The new 243,353 square foot warehouse and distribution building will be completed at the end of May, and leasing activity is well underway.

When completed, the Blue River Commerce Center is projected to include 2.6 million square feet of modern industrial, warehouse and distribution buildings, representing the most significant industrial development in South Kansas City in many decades.

## 2nd Building to Begin Soon at Blue River Commerce Center

As the City building permit process nears completion, NorthPoint Development is targeting late April to break ground on the second warehouse and distribution building in the Blue River Commerce Center (<https://www.bluerivercommercecenter.com/>).



At 436,121 square feet, NorthPoint's Building II at Blue River Commerce Center will be almost twice the size of the initial Building I nearing completion. Combined, these two new buildings will bring almost 680,000 square feet of modern Class A industrial space to South Kansas City. And with this growth of new industrial space comes new permanent jobs for South Kansas City!



## About NorthPoint Development

NorthPoint Development LLC is continuing the remarkable transformation of the former Federal site at 95th & Troost in South Kansas City. They are transforming it into the Blue River Commerce Center, an estimated 2.6 million square foot industrial park development that began in October, 2020.

NorthPoint's plan for the Blue River Commerce Center will bring over \$135 million of private capital investment for new buildings and infrastructure to South Kansas City. Additional capital investments by tenants and users of the new industrial park could double the value of the development over time. New jobs created by the Blue River Commerce Center could be as many 1,500.

Established in 2012, NorthPoint Development is a privately-owned firm headquartered in Riverside, Missouri that specializes in the construction of Class A real estate projects.

*Real Capital Analytics* has ranked NorthPoint the #1 developer of industrial projects in the U.S., having constructed over 46 million square feet of industrial building over a five-year span beginning in 2015.

## Earth Work Nearing Completion

A key component of the overall site restoration work has been raising the surface of the site above the so-called "100-year flood" elevation. This change to the property allows for better drainage of rain water during and after precipitation events, and it enabled BTD to permanently replace old storm sewers that were an environmental concern.



From beginning to end and across the entire 225-acre campus, some 1.8 million cubic yards of clean dirt and rock were imported to the site from nearby locations identified by BTD and cleared for use by the Department of Natural Resources. The earth work by BTD at the site is scheduled for completion early this Summer.

