

Public Hearing on all Active
Tax Increment Financing Districts
As of June 30, 2023



LEE'S SUMMIT
MISSOURI®

LEE'S SUMMIT CITY HALL
220 SE GREEN STREET

City of Lee's Summit TIF Projects

The purpose of the hearing shall be to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects.

Notice of such public hearing shall be given in a newspaper of general circulation in the area served by the commission once each week for four weeks immediately prior to the hearing

General TIF Project Locations



2nd and Douglas TIF

Approved May 7, 2019

Single Redevelopment Project Area Activated May 7, 2019

Private Sector Developer: DTLS Apartments LLC

Approximately 3.69 acres bounded by Douglas Street on the Northeast, 2nd Street on the Southeast, Main Street on the Southwest and First Street on the Northwest. The Project includes a redevelopment of the Project Area to create 274 Multi-family Housing Units along with a parking structure for access by the residents of the apartments. The project has been constructed.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 51,820,210
Total Anticipated TIF Reimbursable Project Costs:	\$ 8,039,380
Reimbursement to Developer for Eligible Costs:	\$ 0
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 0
Economic Activity Taxes	\$ 0

291 North and Highway 50 TIF

Approved September 14, 2020

4 Redevelopment Project Areas

Project Area 4 activated March 22, 2022

Private Sector Developer: N/A

The Project includes improvements to the 291 Highway corridor, and the North intersection of 291 Highway and U. S. Highway 50. Approximately 56 acres located with frontage along 291 Highway and north Highway 50. The City has entered into an agreement to relocate the Missouri Highway Patrol facility located within the TIF Redevelopment Area.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 44,091,750
Total Anticipated TIF Reimbursable Project Costs:	\$ 18,235,893
Reimbursement to Developer for Eligible Costs:	\$ 0
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 0
Economic Activity Taxes	\$ 0

Discovery Park TIF

Approved November 15, 2022
4 Redevelopment Project Areas

Private Sector Developer: Discovery Park Lee's Summit LLC

The Project is located between NE Colbern Road and NE Douglas Street on the North, 1-470 on the South, NE Douglas Street of the East and Main Street on the West. Discovery Park TIF plan is for a mixed use development containing approximately 650,000 square feet of retail, office, entertainment and hospitality space and/or related commercial uses, approximately 2,791 luxury multi-family units and approximately 1,520 structured parking spaces. Phase 1 is currently under construction.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 951,032,692
Total Anticipated TIF Reimbursable Project Costs:	\$ 167,702,857
Reimbursement to Developer for Eligible Costs:	\$ 0
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 0
Economic Activity Taxes	\$ 0



East Highway 50 Corridor Improvement TIF

Approved December 13, 2007

Amended April 4, 2013 & December 19, 2013

4 Redevelopment Project Areas

Project Area 1 Activated December 13, 2007

Project Area 4 Activated April 4, 2013, Terminated July 20, 2021

Private Sector Developer: Project Area 4 - Todd George Marketplace Inc.

Project Areas 2 and 3 were not activated. Project Area 4 projects have been completed. Project Area 1 Projects have been partially constructed, including the Blackwell Road improvements.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 250,000,000
Total Anticipated TIF Reimbursable Project Costs:	\$ 47,846,005
Reimbursement to Developer for Eligible Costs:	\$ 3,012,837
Reimbursement to City for Eligible Costs:	\$ 10,357,182
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 17,893,317
Economic Activity Taxes	\$ 2,079,134

I-470 and View High TIF

Approved March 10, 2016

Amended September 8, 2020

3 Redevelopment Project Areas

Project Area 1 Activated November 7, 2023

Private Sector Developer: Paragon Star LLC

Approximately 309 acres generally located north of Interstate 470, east of View High Drive, and West of Pryor Road, and a portion located along the southeast corner of the Intersection of 1-470 and View High Drive. Project Area 1 contains approximately 130 acres. The plan is to construct multi-sports fields, a clubhouse, multifamily residential, office space, retail space, and a hotel.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 245,105,139
Total Anticipated TIF Reimbursable Project Costs:	\$ 32,213,727
Reimbursement to Developer for Eligible Costs:	\$ 0
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 0
Economic Activity Taxes	\$ 0

Longview Farm TIF

Approved March 21, 2002

Amended October 16, 2003, January 19, 2012, December 17, 2015, January 22, 2019

Multiple Project Areas

Private Sector Developer: Box Real Estate Development LLC

The project is located in the southwest portion of the City of Lee's Summit and abuts Third Street and Longview Road. The amended Plan includes the stabilization and rehabilitation of 9 historic structures using TIF revenues generated in the Redevelopment Project Areas 1 B,2c,3 and 6. The remaining project areas shown in the original plan will not be redeveloped under the amended plan.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 200,665,294
Total Anticipated TIF Reimbursable Project Costs:	\$ 6,600,458
Reimbursement to Developer for Eligible Costs:	\$ 5,550,727
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 3,766,903
Economic Activity Taxes	\$ 1,907,662

New Longview TIF

Approved December 17, 2015
Amended April 9, 2019
Multiple Project Areas

Private Sector Developer: Box Real Estate Development LLC

The Project is located in the Southwest portion of the City of Lee's Summit and abuts Third Street and Longview Road and consists of approximately 107 acres. The TIF Plan is a Conservation TIF Plan with the purpose of rehabilitating Historic Structures in the TIF Project Area including the Mansion, Pergola, Calf and Shelter Barns, Milk House, Farm Office and Dairy Manager's Office located on the original Longview Farm.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 81,802,498
Total Anticipated TIF Reimbursable Project Costs:	\$ 16,939,463
Reimbursement to Developer for Eligible Costs:	\$ 1,560,740
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 1,374,328
Economic Activity Taxes	\$ 183,520



Ritter Plaza TIF

Approved November 15, 2007

Amended March 5, 2015 & March 16, 2017

Single Redevelopment Project Area Activated November 12, 2008

Private Sector Developer: Ritter Plaza LLC

Project area is west of Missouri Route 291 and North of Swann Road. The project consists of 41,000 square feet of retail development on 7.2 acres of land, infrastructure improvements consisting of drainage modifications, a traffic signal, and road improvements at the intersection of Missouri Route 291 and Swann Road. Improvements have been completed.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 12,319,998
Total Anticipated TIF Reimbursable Project Costs:	\$ 3,333,752
Reimbursement to Developer for Eligible Costs:	\$ 1,426,338
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 1,225,860
Economic Activity Taxes	\$ 596,122

Streets of West Pryor TIF

Approved January 8, 2019

Single Redevelopment Project Area Activated January 8, 2019

Private Sector Developer: Streets of West Pryor LLC

Approximately 73 acres located between Interstate 470 on the North, Northwest Chipman Road on the South, Northwest Pryor Road on the East, and Lowenstein Drive on the West. The project includes a mixed use development containing national, regional, and local retailers and restaurants, multifamily apartments and other residential and commercial uses.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 178,559,545
Total Anticipated TIF Reimbursable Project Costs:	\$ 24,271,514
Reimbursement to Developer for Eligible Costs:	\$ 1,915,956
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 693,106
Economic Activity Taxes	\$ 1,122,474

Summit Fair TIF (Lee's Summit East)

Approved August 24, 2006

Amended April 17, 2008 & May 15, 2014

Multiple Redevelopment Project Areas

Project Area 1 & 5 Activated April 26, 2007

Project Area 2A & 2B Activated July 21, 2016, Terminated November 9, 2021

Private Sector Developer: RED Lee's Summit East LLC

The Project is located in the Southeast Quadrant of the intersection of 1-470 and U.S. Highway 50. Project Area 1 consists of a shopping center with approximately 497,000 square feet of retail, with related infrastructure improvements. Project Area 5 consists of a limited retail and infrastructure improvements required for the total project. Project Areas 2a and 2b were activated, however, no development occurred, so both Project Area 2a and 2b were terminated.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 217,268,488
Total Anticipated TIF Reimbursable Project Costs:	\$ 41,620,488
Reimbursement to Developer for Eligible Costs:	\$ 31,672,859
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 18,241,073
Economic Activity Taxes	\$ 18,151,787



Village at View High TIF

Approved August 24, 2017
6 Redevelopment Project Areas

Private Sector Developer: Parrot Properties LLC

Approximately 34 acres located with frontage along View High Drive and Third Street. The Project includes improvements to Kessler Street, and the intersection of Third Street and View High Drive. Also, construction of a detention pond for storm water, and the extension of water and sanitary sewer lines.

As of June 30, 2023:

Anticipated Total Project Costs:	\$ 68,983,570
Total Anticipated TIF Reimbursable Project Costs:	\$ 7,795,797
Reimbursement to Developer for Eligible Costs:	\$ 0
Paid to TIF since inception:	
Payments in Lieu of Taxes	\$ 0
Economic Activity Taxes	\$ 0