

View High Sports and Entertainment: Industrial Development Project

Supplemental Presentation to Lee's Summit City Council

June 10, 2025



3D Builders



Overview

- Development Team
- Industrial Development Project
- Public Infrastructure
- Incentive Request
- Conceptual Presentation Follow-Up – Columbia Capital Financial Analysis
- Conceptual Presentation Follow-Up – Incentive Packages – Indoor Multi-Sport Complex Industry
- Industrial Development Project Impact

Development Team

3D Builders KC, LLC

- Based in Lee's Summit
- Real Estate Investment and Property Management Experience – 23 Years Combined
- Construction and Remodeling Experience – 20 Years
- Managed by Justin Beebe and Scott Wheatley

Finkle + Williams Architecture

Meyer Brothers Building Company

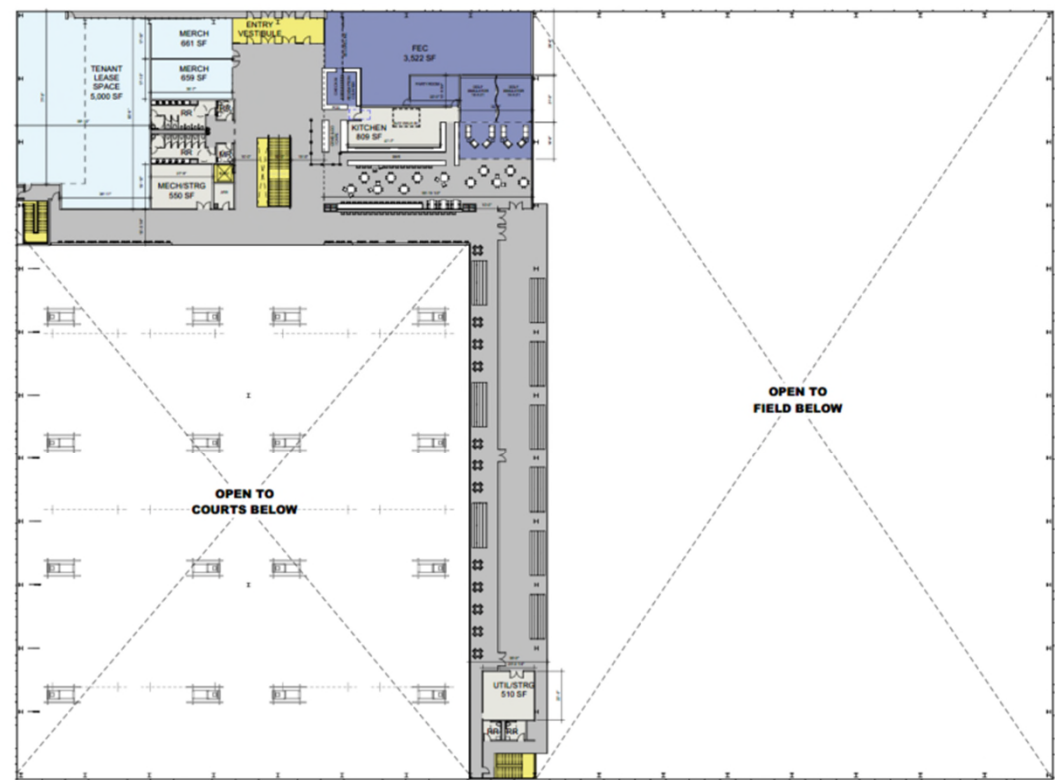
Engineering Solutions

Sports Facilities Advisory

Industrial Development Project

- 180,000 sf Indoor Multi-Sport Complex
 - 1 FIFA Regulation-Size Soccer Field
 - 8 Basketball Courts
 - 12 Volleyball Courts
 - 5,000 sf Physical Rehab Office
 - 7,500 sf Strength, Speed & Agility Training
 - 5,500 sf Sports Club/Facility Office Space
 - 1,350 sf Soccer Club Merchandise Store
 - 2,300 sf Café
 - 10,000 sf Family Entertainment Center
- 90,000 sf Outdoor Athletic Complex
 - 1 FIFA Regulation-Size Soccer Field
 - 5 Pickleball Courts
- 2 Acre Retail Pad Site for Future Development
 - Possible Retail or Restaurant
- Total Development Costs: \$49.25 Million

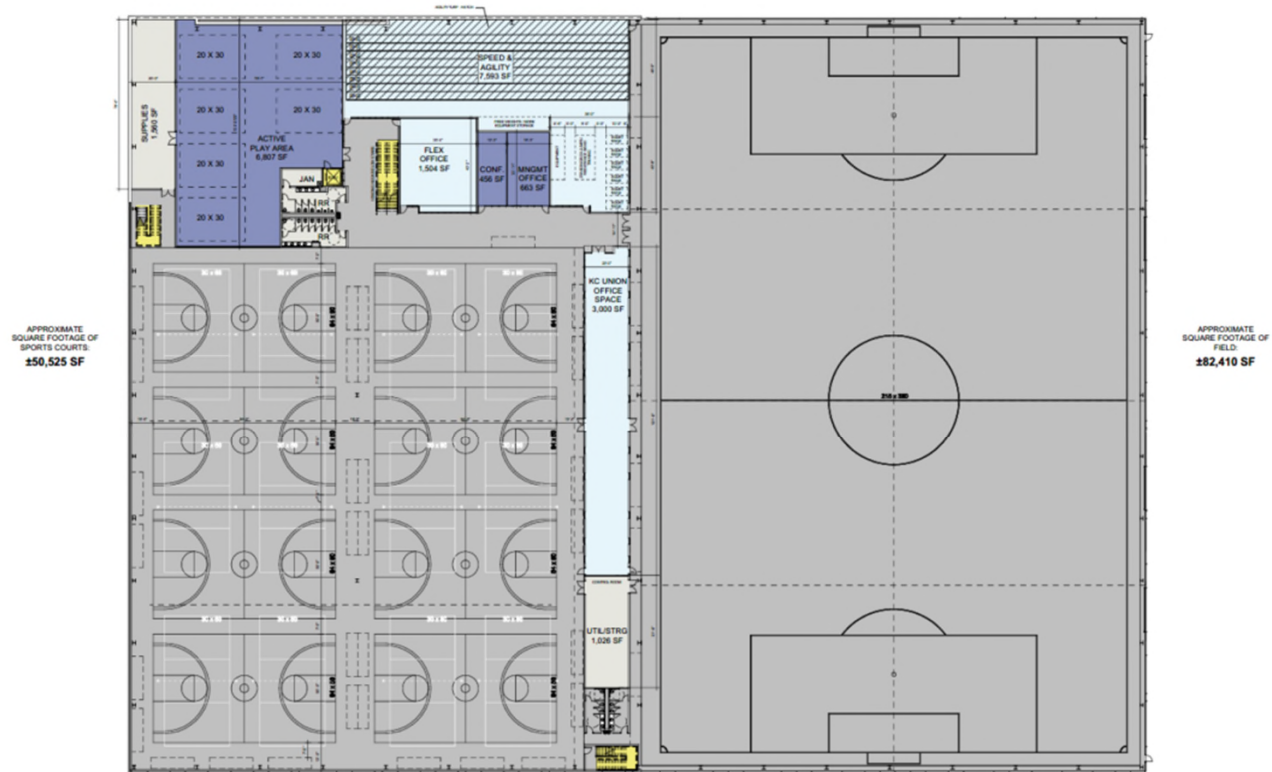
Industrial Development Project – Entry-Level Floor Plan



1 | ENTRY LEVEL DIAGRAM
1" = 40'-0"

VIEW HIGH SPORTS

Industrial Development Project – Lower-Level Floor Plan



1 | LOWER LEVEL DIAGRAM
1" = 40'-0"

VIEW HIGH SPORTS

Industrial Development Project – Exterior Concept



FINKLE + WILLIAMS
ARCHITECTURE

Industrial Development Project – Lobby Entrance



Industrial Development Project – The Lobby



EINKLE +

Industrial Development Project – The Mezzanine



FINKLE + WILLIAMS
ARCHITECTURE

**Lathrop
GPM**

3D Builders

Bushyhead
ATTORNEYS & COUNSELLORS

Industrial Development Project – The Courts



Industrial Development Project – The Courts



Industrial Development Project – Indoor Soccer Field



Industrial Development Project – Soccer Field/Pickleball Courts



Incentive Request

View High Sports and Entertainment Project Incentive Request

March 18, 2025 Conceptual Presentation

Developer Request					
Source	Incentive Tool/Purpose	Applicable Rate	Total Requested Incentive	PV of Total Requested Incentive @ 7%	PV % of Project Costs
CID	New Sales Tax/ Payment of CID Public Infrastructure Costs	1% for 27 years	\$9,761,073	\$4,458,855	9.05%
City Tax Redirection	City Sales Tax Rebate/ Payment of Traditional Public Infrastructure Costs*	1.50% for 25 Years			
Chapter 100	Sales Tax Exemption on Construction Materials	100%	\$1,669,519	\$1,669,519	3.39%
Chapter 100	Real Property Tax Abatement**	100% for 25 years	\$35,109,805	\$14,787,226	30.03%
Total Project Costs		\$49,248,338	\$46,540,397	\$20,915,600	42.47%

Total PV of Incentives Attributable to Traditional Public Infrastructure Costs and CID Public Eligible Costs	\$4,458,855	9.05%
Net PV of Incentives for Indoor/Outdoor Multi-Sport Complex	\$16,456,745	33.42%

*Of this Amount, the Maximum City Sales Tax Redirection for Traditional Public Improvements is \$6,553,078.

**Assumes a \$35.5 Million Appraised Value and applies a 3% value increase YOY and Jackson County 2024 tax levy.

Conceptual Presentation Follow-Up – Columbia Capital Financial Analysis

- Municipal Advisor Engaged by the City
- Project requires incentives in order to produce a market rate of return
- “...the Project is unlikely to be over-incentivized under most combinations of the Project’s ultimate cost and its financial performance over time”

Conceptual Presentation Follow-Up – Incentive Packages – Indoor Multi-Sport Complex Industry

Sample Incentive Packages for Indoor Multi-Sport Complexes

Year Approved	Government Entity	Project	Star Bonds or Revenue Bonds	City Tax Redirection	Other Public Incentives	CID	TDD	IRB/Ch100 Sales Tax Exemption	IRB/Ch 100 Tax Abatement	Approximate Value of Total Incentives	Total Project Costs	Incentives % of Project Costs
2022	Overland Park, KS	BluHawk Indoor Multi-Sport Complex	\$45,131,744	N/A	N/A	Yes	Yes	\$3,292,000	\$3,551,530	\$51,975,274	\$88,597,657	58.66%
2023	UG of Wyandotte/KCK	Homefield Indoor Multi-Sport Complex	\$45,863,901	N/A	N/A	\$2,538,178	N/A	\$2,191,200	\$2,649,867	\$53,243,146	\$60,000,000	88.74%
2019	West Des Moines, IA	RecPlex Sports Complex	\$32,900,000	N/A	N/A	N/A	N/A	N/A	N/A	\$32,900,000	\$59,800,000	55.02%
NEW COMPARABLE PROJECTS												
2018	Sandusky, OH	Cedar Point Sports Center	\$25,250,000	N/A	N/A	N/A	N/A	N/A	N/A	\$25,250,000	\$42,000,000	60.12%
2023	Mattoon, IL	Emerald Acres Sports Connection	\$45,000,000	N/A	\$2,000,000	N/A	N/A	N/A	N/A	\$47,000,000	\$77,000,000	61.04%
2021	Bedford Park, IL	Wintrust Sports Complex	\$23,600,000	N/A	N/A	N/A	N/A	N/A	N/A	\$23,600,000	\$30,000,000	78.67%
2023	Springfield, IL	Scheels Sports Park	Yes	Yes	\$35,000,000	Yes	N/A	N/A	\$4,000,000	\$39,000,000	\$70,000,000	55.71%
2025	Lee's Summit, MO	View High Sports and Entertainment	N/A	\$2,100,000	N/A	\$2,358,855	N/A	\$1,669,519	\$14,787,226	\$20,915,600	\$49,248,338	42.47%

Industrial Development Project Impact

- School District Meeting
 - Ch 100 Mechanics
 - Pre-2016: Zoned Agricultural
 - Post-2016: Nonprofit Exempt
 - Additional Taxable Development Will Follow
- Destination Youth Sports Indoor Complex
 - \$20 Billion U.S. Industry
- City-Wide Economic Impact, Including Additional Development
- Indoor Sports Complexes – Not Sales-Tax-Intensive Projects
- Economically Competitive Incentives for the Region
- Not Establishing Precedent By Approving Incentives – Unique Project
- View High Drive – Sports and Entertainment Corridor

Questions?

Thank you!

