

**Mid-States Warehouse Expansion
Incentive Request**
July 14, 2026 Personal Property Sales Tax Exemption

Developer Request

Source	Incentive Tool	Applicable Rate	Purpose	Estimated Financial Benefit	% Project Costs
Chapter 100	Sales Tax Exemption on Equipment	100%	Reduce Project Costs	\$1,743,750	2.2%
Chapter 100	Sales Tax Exemption on Construction Materials	100%	Reduce Project Costs	\$554,600	0.7%
Chapter 100	Real Property Tax Abatement	75% on Incremental Increase in Value	Reduce Project Costs	\$3,549,674	4.5%
Chapter 100	Personal Property Tax Abatement	50% abatement for 5 years; 3 installments	Reduce Project Costs	\$683,138	0.9%
Total Project Costs		\$79,650,000		\$6,531,162	8.2%

Mid-States Warehouse Expansion

Incentive Request

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Developer Request - Timeline Summary

Construction Period

Sales & Use Tax Exemption on
Construction Materials 100%

Years 1-5:

Ch 100 Personal Prop Tax Abatement 50% 3 installments of new equipment,
on New Equipment Only 5 year abatement for each

Sales & Use Tax Exemption on New Equipment Only	100%	3 installments of new equipment,
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Years 1-10:

Ch 100 Real Property Tax Abatement 75% **Increment:** Amount of abatement on
incremental increase in value
44% **Base + Increment:** Amount of abatement on
entire project

Property Tax Benefit to Taxing Districts

Real Property Taxes	2025 Taxes		First Year	Taxes & PILOTS
		%	Taxes & PILOTS	Over 10 Years
BOARD OF DISABLED SERVICES	\$5,677	0.8%	\$7,338	\$97,262
CITY - LEES SUMMIT	\$100,409	14.8%	\$129,785	\$1,720,251
JACKSON COUNTY	\$43,327	6.4%	\$56,002	\$742,289
LEES SUMMIT SCHOOL R-VII	\$369,563	54.4%	\$477,681	\$6,331,501
MENTAL HEALTH	\$7,556	1.1%	\$9,767	\$129,460
METRO JUNIOR COLLEGE	\$13,779	2.0%	\$17,811	\$236,074
MID-CONTINENT LIBRARY	\$24,322	3.6%	\$31,438	\$416,703
M&M INVENTORY REPLACEMENT TAX	\$112,060	16.5%	\$144,843	\$1,919,851
STATE BLIND PENSION	\$2,339	0.3%	\$3,024	\$40,080
	\$679,033	100.0%	\$877,689	\$11,633,470

Value of Incentive Request to Developer

Total Project Costs \$79,650,000

Value of Sales Tax Exemption - PP	\$1,743,750	2.2%
Value of Sales Tax Exemption - CM	\$554,600	0.7%
NPV of Real Prop Tax Abatement @7%	\$3,549,674	4.5%
NPV of Personal Prop Tax Abatement	\$683,138	0.9%
Total Value of Incentive Request	\$6,531,162	8.2%

Impact to City

Impact of Abated Taxes

Sales & Use Tax Exemption - PP	\$687,500	
Sales & Use Tax Exemption - CM	\$116,820	
Real Property Tax Abatement	\$603,445	
Personal Property Tax Abatement	\$116,133	
	\$1,523,898	23.3% City portion of incentive request