



**SMT Energy - Battery Energy Storage System (BESS)**  
**Incentive Request**

January 6, 2026 Conceptual Presentation

**Developer Request - Timeline Summary**

**Years 1-10:**

Ch 100 Personal Prop Tax Abatement      75%      PILOTs Schedule

**Personal Property Tax Benefit to Taxing Districts**

**Personal Property Taxes**

	2025 Taxes	%	First Year	PILOTs
			PILOTs	Over 10 Years
BOARD OF DISABLED SERVICES	\$0	0.8%	\$142	\$1,504
CITY - LEES SUMMIT	\$0	14.9%	\$2,491	\$26,454
JACKSON COUNTY	\$0	5.8%	\$978	\$10,387
LEES SUMMIT SCHOOL R-VII	\$0	54.6%	\$9,153	\$97,188
MENTAL HEALTH	\$0	1.1%	\$188	\$2,001
METRO JUNIOR COLLEGE	\$0	2.1%	\$349	\$3,710
MID-CONTINENT LIBRARY	\$0	3.6%	\$610	\$6,475
M&M INVENTORY REPLACEMENT TAX	\$0	16.6%	\$2,780	\$29,521
STATE BLIND PENSION	\$0	0.3%	\$58	\$616
	\$0	100.0%	\$16,750	\$177,856

**Value of Incentive Request to Developer**

Total Project Costs      \$9,980,000

NPV of Personal Prop Tax Abatement	\$504,302	5.1%
<b>Total Value of Incentive Request</b>	<b>\$504,302</b>	<b>5.1%</b>

**Impact to City**

Impact of Abated Taxes

Personal Property Tax Abatement	\$89,936	
	\$89,936	17.8% City portion of incentive request

## Lee's Summit Projects => 75% Real Property Tax Abatement

Updated November 2025

YEAR	LAND USE	COMPANY	PROJECT	SQFT or UNITS	ABATEMENT TERM	ABATEMENT LEVEL
2008/10	Industrial	JCI Industries	Industrial Facility	18,900	8 years	100% Years 1-7 79% Year 8
2012	Commercial	Licata Flowers	Licata Flowers	2,745	10 years	100% Years 1-10
2014	Commercial	KingsCrown Investments, LLC	The Stanley	11,845	5 years	100% Years 1-5
2015	Residential	John Knox Village	Campus Redevelopment	410,974	10 years*	~95% Years 1--10
2015	Commercial	Grider Properties, LLC	Grider Orthodontics	3,010	10 years	100% Years 1-9 27% Year 10
2016	Commercial	1251 Rice Properties, LLC	Minsky's Pizza (291N)	6,840	5 years	100% Years 1-5
2016	Commercial	3rd Street Restaurant Associates, LLC	3rd Street Social	6,651	5 years	100% Years 1-5
2016	Industrial	HT Solutions	Industrial Facility	52,000	10 years	75% Years 1-10
2020	Commercial	Aristocrat Motors	Aristocrat Motors	15,546	5 years	100% Years 1-5
2022	Commercial	Brain Development, LLC	Southside Shopping Center	54,378	5 years	100% Years 1-5
2022	Industrial	Scannell	LS Logistics	783,000	20 years	95% Years 1-10 75% Years 11-20
2022	Industrial	Zerega Pasta	Facility Expansion	160,000	10 years	75% Years 1-10; same for equipment
2022	Industrial	LS Industrial, LLC	Industrial Facility	595,000	20 years	95% Years 1-10 50% Years 11-20
2022	Industrial	Ward Development	Town Centre Industrial	250,000	20 years	78% Years 1-10 50% Years 11-20
2022	Industrial	MAR Building Solutions	Industrial Facility	7,150	5 years	100% for 5 years
2023	Industrial	Ward Development	Lakewood Business Park	400,000	20 years	75% Years 1-10 50% Years 11-20
2023	Residential / Commercial	Ellis Glen, LLC	Ellis Glen	33,000	25 years	75% Years 1-25
2023	Industrial	Performance Food Group	Reinhart Foodservice	170,000	10 years	84% Years 1-10
2023	Industrial	Higdon Construction	Industrial Facility	7,800	5 years	100% for 5 years
2024	Industrial	K&R Wholesale Building Materials	K&R Wholesale	21,250	10 years	75% Years 1-10
2025	Residential	Oldham Investors, LLC	Oldham Village Apartments	307 units	10 years	75% Years 1-25

## Lee's Summit Incentive Reimbursement Rates

Updated December 2025

Project	Year	Acres	Total Project Costs*	Total Reimbursement*	Total %	Land Uses						Reimbursement Type and %						Reimbursement as % of Total Project Costs	
						Residential	Senior Residential	Commercial	Office	Industrial	Historic Structures	Public / Civic	TIF	LCRA**	CID	TDD	Chapter 353	Chapter 100	Other Gov't Funding
Chapel Ridge	2000	258.0	\$108.7	\$31.9	29.3%			•	•				22.9%		6.4%				29.3%
Summit Woods	2000	95.0	\$151.6	\$39.7	26.2%			•					16.3%		9.9%				26.2%
I-470 Business & Technology	2006	17.8	\$66.2	\$6.8	10.3%			•		•			6.2%		4.1%				10.3%
Summit Fair	2006	58.7	\$162.8	\$55.3	34.0%			•					19.7%	14.3%					34.0%
Hartley Block	2006	1.3	\$7.7	\$2.5	32.5%			•					32.5%						32.5%
East 50 Highway Corridor (Project 4)	2007	15.2	\$20.0	\$5.0	25.0%			•					19.0%	6.0%					25.0%
Ritter Plaza	2007	7.3	\$14.5	\$4.7	32.4%			•					22.8%	9.7%					32.5%
New Longview	2015	107.0	\$85.4	\$20.6	24.1%			•	•	•		•	24.1%						24.1%
John Knox Village	2015	170.0	\$48.0	\$11.5	24.0%			•						25.9%	24.0%				24.0%
Pine Tree Plaza	2017	12.4	\$9.3	\$2.4	25.9%			•						10.6%					10.6%
740 Blue Parkway Project	2017	3.5	\$12.5	\$1.3	10.6%			•					11.6%	3.3%					14.9%
Village at View High	2017	34.0	\$69.0	\$10.3	14.9%			•					2.1%						2.1%
The Princeton	2019	37.0	\$35.5	\$0.8	2.1%			•					15.4%	2.6%					18.0%
Cityscape Downtown Apartments	2019	3.7	\$51.8	\$9.3	18.0%			•					11.0%	4.5%	1.0%	3.4%	0.3%	20.2%	20.2%
Streets of West Pryor (Commercial & Apts)	2019	73.0	\$178.6	\$36.0	20.2%			•					29.9%						29.9%
Southside Plaza Shopping Center	2020	4.5	\$4.8	\$1.4	29.9%			•						15.9%					15.9%
Cedar Creek Shopping Center	2020	5.2	\$9.4	\$1.5	15.9%			•					13.1%	2.0%	13.1%		2.0%	30.2%	30.2%
Paragon Star	2020	332.9	\$245.1	\$74.6	30.4%			•	•	•		•	9.5%						9.5%
Streets of West Pryor (Townhomes)	2021	9.3	\$30.5	\$2.9	9.5%			•					20.2%	20.1%					20.1%
Chapel Ridge Shopping Center	2021	9.2	\$19.6	\$3.9	20.1%			•						20.4%					21.9%
LS Logistics - Scannell Industrial	2022	75.8	\$50.6	\$11.1	21.9%					•				2.1%					20.4%
LS Industrial - O'Dell	2022	49.8	\$46.5	\$9.5	20.4%					•				1.7%					1.7%
Paragon Star Parking Garage	2022	0.7	\$10.5	\$0.2	2.1%			•						26.3%					26.3%
Paragon Star Apartments	2022	1.8	\$59.0	\$1.3	1.7%			•						20.4%					1.7%
Valle Vista Shopping Center	2022	4.4	\$15.0	\$3.9	26.3%			•						2.1%					2.1%
Blackwell Mixed Residential	2022	56.0	\$103.1	\$4.0	3.9%			•						1.7%					1.7%
Discovery Park	2022	265.0	\$956.5	\$212.2	22.2%			•	•	•				20.2%	2.0%				22.2%
Scenic Development - Senior Care	2022	12.6	\$48.4	\$2.7	5.6%			•							5.6%				5.6%
Summit Square III Apartments	2022	11.4	\$72.2	\$3.6	5.0%			•							5.0%				5.0%
Cityscape at Douglas & Tudor	2022	13.2	\$65.7	\$3.3	5.0%			•							5.0%				5.0%
Town Centre Industrial - Ward Development	2022	22.0	\$17.8	\$3.4	19.3%					•					19.3%				19.3%
Colbern Ridge	2023	41.4	\$83.7	\$6.4	7.6%			•							7.6%				7.6%
Greens at Woods Chapel	2023	18.0	\$70.5	\$4.4	6.2%			•							6.2%				6.2%
Douglas Station	2023	6.3	\$26.1	\$1.6	6.1%			•							6.1%				6.1%
Griffin Riley Mixed-Use	2023	20.9	\$65.0	\$4.5	6.9%			•						2.3%		4.7%			7.0%
Ellis Glen	2023	1.2	\$8.0	\$2.0	24.4%			•						24.4%					24.4%
Bayberry Crossing	2023	5.2	\$10.7	\$1.5	14.0%			•						14.0%					14.0%
Tristar (Montage)	2024	9+	\$60.0	\$4.6	7.7%			•							7.7%				7.7%
K & R Wholesale Building Materials	2024	1.9	\$1.5	\$33.0	12.8%					•				12.8%					12.8%
Oldham Village	2024	50.0	\$206.0	\$56.7	#REF!			•	•				8.3%	4.1%	10.2%	1.5%			24.1%
T&W Steel	2025	28.5	\$5.5	\$0.50	8.0%					•				8.0%					8.0%
View High Sports Complex	2025	17.2	\$49	\$20.9	42.5%					•					9.1%		33.4%		42.5%
Victory Hyundai	2025	7.4	\$13.4	\$1.0	7.3%					•						7.3%			7.3%
East Village	2024	185.0	\$408.0	\$52.3	12.8%			•	•				17.6%	4.8%					22.4%
<b>Grand Totals</b>			<b>2,150.7</b>	<b>\$3,783.9</b>	<b>\$767.1</b>														<b>Average: 17.1%</b>

\* In Millions. Some reimbursement occurs in the form of abatement value.

\*\* LCRA does not include Certificates of Qualification

Summary of Data					
Date Range	2000-2025	Project Average %	17.1%		
Number of Projects	43	TIF Average	17.4%		
Highest Reimbursement %	42.5%	LCRA Average	8.4%		
Lowest Reimbursement %	1.7%	CID Average	12.1%		
% Range without outliers	2-34%	TDD Average	6.0%		
		Ch 100 Average	10.0%		

Number of Projects: 43