

Dillons Grocery Community Improvement District

July 7, 2026 City Council Conceptual Presentation

Developer Request

Source	Incentive Tool	Applicable Rate	Purpose	Estimated Financial Benefit	% Project Costs
CID	CID Sales & Use Tax	1%	Reimbursement for Public Improvement Costs	\$6,788,907	13.9%

Total Project Costs: \$48,867,210

Lee's Summit Incentive Reimbursement Rates

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		Total %							
Chapel Ridge	2000	258.0	\$108.7	\$31.9	29.3%			•	•									22.9%			6.4%					29.3%	29.3%	
Summit Woods	2000	95.0	\$151.6	\$39.7	26.2%			•										16.3%			9.9%					26.2%	26.2%	
I-470 Business & Technology	2006	17.8	\$66.2	\$6.8	10.3%			•		•								6.2%			4.1%					10.3%	10.3%	
Summit Fair	2006	58.7	\$162.8	\$55.3	34.0%			•										19.7%		14.3%						34.0%	34.0%	
Hartley Block	2006	1.3	\$7.7	\$2.5	32.5%	•		•										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%	25.0%	
Ritter Plaza	2007	7.3	\$14.5	\$4.7	32.4%			•										22.8%		9.7%						32.5%	32.5%	
New Longview	2015	107.0	\$85.4	\$20.6	24.1%	•		•	•		•							24.1%								24.1%	24.1%	
John Knox Village	2015	170.0	\$48.0	\$11.5	24.0%		•																24.0%			24.0%	24.0%	
Pine Tree Plaza	2017	12.4	\$9.3	\$2.4	25.9%			•												25.9%						25.9%	25.9%	
740 Blue Parkway Project	2017	3.5	\$12.5	\$1.3	10.6%			•												10.6%						10.6%	10.6%	
Village at View High	2017	34.0	\$69.0	\$10.3	14.9%			•										11.6%		3.3%						14.9%	14.9%	
The Princeton	2019	37.0	\$35.5	\$0.8	2.1%		•												2.1%							2.1%	2.1%	
Cityscape Downtown Apartments	2019	3.7	\$51.8	\$9.3	18.0%	•												15.4%		2.6%						18.0%	18.0%	
Streets of West Pryor (Commercial & Apts)	2019	73.0	\$178.6	\$36.0	20.2%	•		•										11.0%		4.5%	1.0%		3.4%	0.3%		20.2%	20.2%	
Southside Plaza Shopping Center	2020	4.5	\$4.8	\$1.4	29.9%			•												29.9%						29.9%	29.9%	
Cedar Creek Shopping Center	2020	5.2	\$9.4	\$1.5	15.9%			•												15.9%						15.9%	15.9%	
Paragon Star	2020	332.9	\$245.1	\$74.6	30.4%	•		•	•									13.1%		2.0%	13.1%			2.0%		30.2%	30.2%	
Streets of West Pryor (Townhomes)	2021	9.3	\$30.5	\$2.9	9.5%	•														9.5%						9.5%	9.5%	
Chapel Ridge Shopping Center	2021	9.2	\$19.6	\$3.9	20.1%			•												20.1%						20.1%	20.1%	
LS Logistics - Scannell Industrial	2022	75.8	\$50.6	\$11.1	21.9%						•													21.9%		21.9%	21.9%	
Paragon Star Parking Garage	2022	0.7	\$10.5	\$0.2	2.1%			•												2.1%						2.1%	2.1%	
Valle Vista Shopping Center	2022	4.4	\$15.0	\$3.9	26.3%			•												26.3%						26.3%	26.3%	
Blackwell Mixed Residential	2022	56.0	\$103.1	\$4.0	3.9%	•																		3.9%		3.9%	3.9%	
Discovery Park	2022	265.0	\$956.5	\$212.2	22.2%	•		•	•									20.2%		2.0%		13.1%		2.0%		22.2%	22.2%	
Scenic Development - Senior Care	2022	12.6	\$48.4	\$2.7	5.6%		•																	5.6%		5.6%	5.6%	
Summit Square III Apartments	2022	11.4	\$72.2	\$3.6	5.0%	•																		5.0%		5.0%	5.0%	
Cityscape at Douglas & Tudor	2022	13.2	\$65.7	\$3.3	5.0%	•																		5.0%		5.0%	5.0%	
Town Centre Industrial - Ward Development	2022	22.0	\$17.8	\$3.4	19.3%						•														19.3%		19.3%	19.3%
Colbern Ridge	2023	41.4	\$83.7	\$6.4	7.6%																			7.6%		7.6%	7.6%	
Greens at Woods Chapel	2023	18.0	\$70.5	\$4.4	6.2%	•																		6.2%		6.2%	6.2%	
Douglas Station	2023	6.3	\$26.1	\$1.6	6.1%																			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%	7.0%	
Ellis Glen	2023	1.2	\$8.0	\$2.0	24.4%	•			•											24.4%						24.4%	24.4%	
Bayberry Crossing	2023	5.2	\$10.7	\$1.5	14.0%																14.0%					14.0%	14.0%	
Tristar (Montage)	2024	9.0	\$60.0	\$4.6	7.7%	•		•																7.7%		7.7%	7.7%	
K & R Wholesale Building Materials	2024	1.9	\$1.5	\$0.05	3.2%						•													3.2%		3.2%	3.2%	
Oldham Village	2024	50.0	\$182.2	\$44.9	24.6%	•	•											6.5%		4.6%	11.8%	1.7%				24.6%	24.6%	
T&W Steel	2025	28.5	\$7.1	\$0.57	8.0%						•									8.0%						8.0%	8.0%	
View High Sports Complex	2025	17.2	\$49	\$20.9	42.5%			•													9.1%			33.4%		42.5%	42.5%	
Victory Hyundai	2025	7.4	\$13.4	\$1.0	7.5%			•																7.5%		7.5%	7.5%	
East Village	2026	185.0	\$492.7	\$110.9	22.5%	•		•										17.7%		4.8%						22.5%	22.5%	
Mid-States Warehouse Expansion	2026	40.0	\$79.7	\$4.8	6.0%																			6.0%		6.0%	6.0%	
Project Kings - Personal Property	2026	0.0	\$33.7	\$1.7	5.2%																			5.2%		5.2%	5.2%	
Dillon's CID	2026	21.6	\$48.9	\$6.8	13.9%			•													13.9%					13.9%	13.9%	
																											0.0%	0.0%

Grand Totals		2,169.7	\$3,903.1	\$783.6	20%	16	4	25	5	7	2	3	15	9	18	6	1	16	2	Average: 16.7%	Number of Projects: 45
---------------------	--	----------------	------------------	----------------	------------	-----------	----------	-----------	----------	----------	----------	----------	-----------	----------	-----------	----------	----------	-----------	----------	-----------------------	-------------------------------

*Estimated reimbursement. In Millions. Some reimbursement occurs in the form of abatement value.
 ** LCRA does not include Certificates of Qualification
 Projects in this color have not submitted for permits

Summary of Data			
Date Range	2000-2026	Project Average %	16.7%
Number of Projects	45	TIF Average	17.3%
Highest Reimbursement %	42.5%	LCRA Average	6.8%
Lowest Reimbursement %	2.1%	CID Average	12.3%
		TDD Average	6.0%
		Ch 100 Average	9.3%