



JKV Chapter 353
Redevelopment Area
August 2015

John Knox Village
Campus Wide Chapter 353 Tax Abatement Incentive

July 15, 2025 City Council

Original 2015 Plan - As Approved						
Source	Incentive Tool	Applicable Rate	Duration	Purpose	*Estimated Financial Benefit	% Project Costs
353	Real Property Tax Abatement	100% Years 1-10 50% Years 11-15	15 years	Reduce development costs, achieve greenfield state	\$16,505,000	15.7%
Annual PILOT		\$536,091		Totals: \$16,505,000 15.7%		
				Total Project Costs:		\$90,330,000

Original Plan - As Implemented						
Source	Incentive Tool	Applicable Rate	Duration	Purpose	*Estimated Financial Benefit	% Project Costs
353	Real Property Tax Abatement	100% Years 1-10 50% Years 11-15	15 years	Reduce development costs, achieve greenfield state	\$3,870,000	3.7%
Annual PILOT		\$536,091		Totals: \$3,870,000 3.7%		
					Total Project Costs:	\$105,000,000

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				Total Project Costs: \$90,330,000		

Original Plan - As Implemented						
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Annual PILOT		\$536,091		Totals: \$3,870,000 3.7%		
				Total Project Costs: \$105,000,000		

2025 Request						
Source	Incentive Tool	Applicable Rate	Duration	Purpose	*Estimated Financial Benefit	% Project Costs**
353	Real Property Tax Abatement	100% Years 1-10 50% Years 11-25	25 years	Reduce development costs, achieve greenfield state	\$12,653,000	7.4%
Annual PILOT		\$748,629		Totals: \$12,653,000 7.4%		
				Total Project Costs: \$171,075,000		

Notes:

* Rounded to nearest \$1,000.

** Estimated actual reimbursement is \$14.03M which would be 5% of total project costs.

Lee's Summit Incentives for Residential Development

Updated May 6, 2025

	Acres	Units	Cost (Millions)	Legal Authority				Incentive			Characteristics			
				Chapter 100	LCRA	Chapter 353	TIF	Sales & Use Tax Exemption	Real Prop. Tax Abatement	Real Prop. Tax Redirection	Blighted Area	Greenfield	Redevelopment	Unique Factors
Apartments														
Residents at New Longview (2014)	15.48	309	\$35.0	•				•					•	
Summit Square #1 (2016)	15.00	310	\$36.0	•				•				•		
Paragon Star (2016)	3.64	390	\$52.7				•	•		•	•			•
Echelon (2017)	11.15	243	\$27.0	•				•				•		
Meridian (2017)	21.43	312	\$39.5	•				•				•		
Summit Square #2 (2018)	12.78	326	\$48.5	•				•				•		
Cityscape Downtown (2019)	3.69	273	\$51.8		•		•	•		•	•			•
Streets of West Pryor Phase 1 (2019)	6.17	237	\$48.0	•				•				•		
Streets of West Pryor Phase 2 (2021)	9.25	184	\$36.5	•				••				•	•	
Stag's Field (2021)	27.00	356	\$85.0	•				••				•		
Discovery Park (2022)	200.40	2,791	\$951.0				•			•	•	•		
Summit Square III (2022)	11.40	324	\$72.2	•				••	•			•		
Cityscape at Douglas & Tudor (2022)	13.20	358	\$65.7	•				••	•			•		
Ellis Glen (2023)	1.20	26	\$8.0		•			••	•				•	
Greens at Woods Chapel (2023)	18.00	396	\$70.5	•				••	•			•		
Douglas Station (2023)	6.30	150	\$24.9	•				••	•			•		
Pryor Mixed Use (2023)	8.00	253	\$64.5	•				••	•			•		
Colbern Ridge Apartments (2023)	41.10	136	\$44.5		•			••	•			•		
TriStar Residential (2024)	54.40	226	\$63.4	•				••	•		•	•		
Oldham Village Apartments (2024)	9.70	307	\$42.6		•			••	•		•		•	
Milhaus Apartments (2025)	11.50	272	\$64.0	•				••	•			•		
Subtotal	500.79	8,179	\$1,931.3											
Townhomes														
Streets of West Pryor Villas (2021)	9.34	78	\$30.5		•			••	•		•	•		•
Mixed Residential (Rental)														
Griffin Riley - Blackwell (2022)	56.22	442	\$103.1	•				••	•			•		
Senior Care														
John Knox Village (2015)	170.00	369	\$90.3			•			•		•		•	
The Princeton (2019)	37.00	153	\$35.5		•			•			•	•		•
Scenic Development (2022)	11.86	186	\$48.4	•				••	•			•		•
Subtotal	218.86	708.00	174.20											
Grand Totals	785.2	9407	\$2,239.1	17	6	1	3	24	14	3	10	20	7	6

Lee's Summit Incentive Reimbursement Rates

Updated June 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		Total %	
Chapel Ridge	2000	258.0	\$108.7	\$31.9	29.3%			•	•				22.9%			6.4%				29.3%	<div><div></div></div>	
Summit Woods	2000	95.0	\$151.6	\$39.7	26.2%			•					16.3%			9.9%				26.2%	<div><div></div></div>	
I-470 Business & Technology	2006	17.8	\$66.2	\$6.8	10.3%			•		•			6.2%			4.1%				10.3%	<div><div></div></div>	
Summit Fair	2006	58.7	\$162.8	\$55.3	34.0%			•					19.7%		14.3%					34.0%	<div><div></div></div>	
Hartley Block	2006	1.3	\$7.7	\$2.5	32.5%	•		•					32.5%							32.5%	<div><div></div></div>	
East 50 Highway Corridor (Project 4)	2007	15.2	\$20.0	\$5.0	25.0%			•					19.0%		6.0%					25.0%	<div><div></div></div>	
Ritter Plaza	2007	7.3	\$14.5	\$4.7	32.4%			•					22.8%		9.7%					32.5%	<div><div></div></div>	
New Longview	2015	107.0	\$85.4	\$20.6	24.1%	•		•	•		•		24.1%							24.1%	<div><div></div></div>	
John Knox Village	2015	170.0	\$48.0	\$11.5	24.0%		•										24.0%			24.0%	<div><div></div></div>	
Pine Tree Plaza	2017	12.4	\$9.3	\$2.4	25.9%			•							25.9%					25.9%	<div><div></div></div>	
740 Blue Parkway Project	2017	3.5	\$12.5	\$1.3	10.6%			•							10.6%					10.6%	<div><div></div></div>	
Village at View High	2017	34.0	\$69.0	\$10.3	14.9%			•					11.6%		3.3%					14.9%	<div><div></div></div>	
The Princeton	2019	37.0	\$35.5	\$0.8	2.1%		•							2.1%						2.1%	<div><div></div></div>	
Cityscape Downtown Apartments	2019	3.7	\$51.8	\$9.3	18.0%	•					•		15.4%	2.6%						18.0%	<div><div></div></div>	
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%	<div><div></div></div>	
Southside Plaza Shopping Center	2020	4.5	\$4.8	\$1.4	29.9%			•							29.9%					29.9%	<div><div></div></div>	
Cedar Creek Shopping Center	2020	5.2	\$9.4	\$1.5	15.9%			•							15.9%					15.9%	<div><div></div></div>	
Paragon Star	2020	332.9	\$245.1	\$74.6	30.4%	•		•	•			•	13.1%		2.0%	13.1%			2.0%	30.2%	<div><div></div></div>	
Streets of West Pryor (Townhomes)	2021	9.3	\$30.5	\$2.9	9.5%	•								9.5%						9.5%	<div><div></div></div>	
Chapel Ridge Shopping Center	2021	9.2	\$19.6	\$3.9	20.1%			•							20.1%					20.1%	<div><div></div></div>	
LS Logistics - Scannell Industrial	2022	75.8	\$50.6	\$11.1	21.9%					•								21.9%		21.9%	<div><div></div></div>	
LS Industrial - O'Dell	2022	49.8	\$46.5	\$9.5	20.4%					•					20.4%					20.4%	<div><div></div></div>	
Paragon Star Parking Garage	2022	0.7	\$10.5	\$0.2	2.1%			•				•		2.1%						2.1%	<div><div></div></div>	
Paragon Star Apartments	2022	1.8	\$59.0	\$1.3	1.7%	•								1.7%						1.7%	<div><div></div></div>	
Valle Vista Shopping Center	2022	4.4	\$15.0	\$3.9	26.3%			•							26.3%					26.3%	<div><div></div></div>	
Blackwell Mixed Residential	2022	56.0	\$103.1	\$4.0	3.9%	•												3.9%		3.9%	<div><div></div></div>	
Discovery Park	2022	265.0	\$956.5	\$212.2	22.2%	•		•	•				20.2%		2.0%					22.2%	<div><div></div></div>	
Scenic Development - Senior Care	2022	12.6	\$48.4	\$2.7	5.6%		•											5.6%		5.6%	<div><div></div></div>	
Summit Square III Apartments	2022	11.4	\$72.2	\$3.6	5.0%	•												5.0%		5.0%	<div><div></div></div>	
Cityscape at Douglas & Tudor	2022	13.2	\$65.7	\$3.3	5.0%	•												5.0%		5.0%	<div><div></div></div>	
Town Centre Industrial - Ward Development	2022	22.0	\$17.8	\$3.4	19.3%					•								19.3%		19.3%	<div><div></div></div>	
Colbern Ridge	2023	41.4	\$83.7	\$6.4	7.6%													7.6%		7.6%	<div><div></div></div>	
Greens at Woods Chapel	2023	18.0	\$70.5	\$4.4	6.2%	•												6.2%		6.2%	<div><div></div></div>	
Douglas Station	2023	6.3	\$26.1	\$1.6	6.1%													6.1%		6.1%	<div><div></div></div>	
Griffin Riley Mixed-Use	2023	20.9	\$65.0	\$4.5	6.9%	•		•							2.3%			4.7%		7.0%	<div><div></div></div>	
Ellis Glen	2023	1.2	\$8.0	\$2.0	24.4%	•			•					24.4%						24.4%	<div><div></div></div>	
Bayberry Crossing	2023	5.2	\$10.7	\$1.5	14.0%										14.0%					14.0%	<div><div></div></div>	
Tristar (Montage)	2024	9+	\$60.0	\$4.6	7.7%	•		•										7.7%		7.7%	<div><div></div></div>	
K & R Wholesale Building Materials	2024	1.9	\$1.5	\$33.0	12.8%					•										12.8%	<div><div></div></div>	
Oldham Village	2024	50.0	\$206.0	\$56.7	24.1%	•	•						8.3%	4.1%	10.2%	1.5%				24.1%	<div><div></div></div>	
T&W Steel	2025	28.5	\$5.5	\$0.56	8.0%					•				8.0%						8.0%	<div><div></div></div>	
Victory Hyundai	2025	7.5	\$13.2	\$1.0	7.2%			•										7.3%		7.3%	<div><div></div></div>	
View High Sports Complex	2025	7.5	\$49.4	\$19.5	39.5%			•							9.0%			30.5%		39.5%	<div><div></div></div>	
Grand Totals			1,956.1	\$3,375.9	\$713.4		16	4	23	5	6	2	2		14	10	17	6	1	14	2	Average: 17.1%

* In Millions. Some reimbursement occurs in the form of abatement value.
** LCRA does not inclue Certificates of Qualification

Summary of Data			
Date Range	2000-2025	Project Average %	17.1%
Number of Projects	43	TIF Average	17.4%
Highest Reimbursement %	39.5%	LCRA Average	8.8%
Lowest Reimbursement %	1.7%	CID Average	12.1%
% Range without outliers	2-34%	TDD Average	6.0%
		Ch 100 Average	9.6%