# Property Reserve Land Reserve Status Update

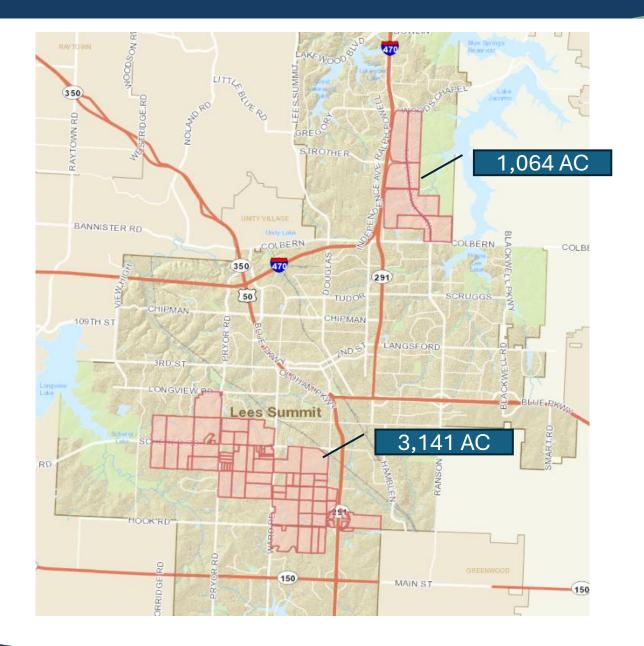
Joint City Council & LSR7 School Board October 14, 2025

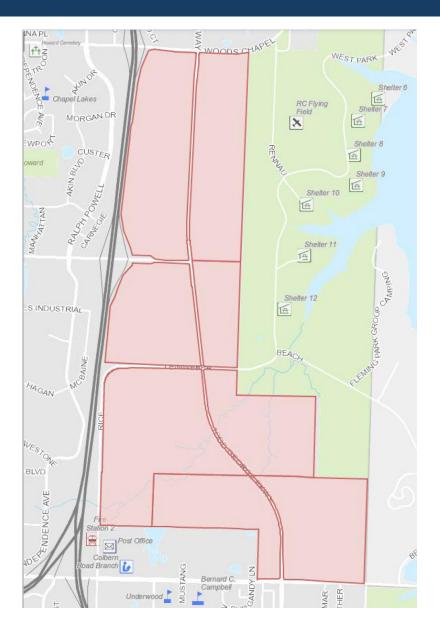






#### 4,203 Acres





This presentation focuses on the North Area first to model the Financing Plan.

# Goals of City Coordination with LR

- Proactive rather than reactive to development opportunities
- Long-term infrastructure financing plan
- Create certainty for development
- Avoid piecemeal approach
- Secure available State & Federal funding
- Take maximum advantage of current opportunity to work with one property owner
- Best long-term decisions for land development
- Establish ongoing transparent process

# 2 Conceptual Development Plan

### Work After MOU Approval

# What have the City and PRI teams focused on since the MOU was signed?

#### Land Uses

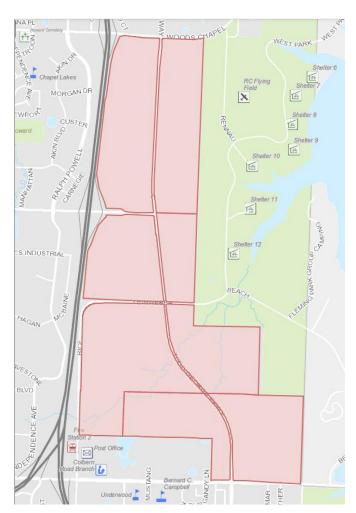
- > Residential 3 Densities
- ➤ Mixed Use
- > Commercial / Retail
- ➤ Office / Medical Office
- ➤ Light Industrial

#### Major Infrastructure Costs

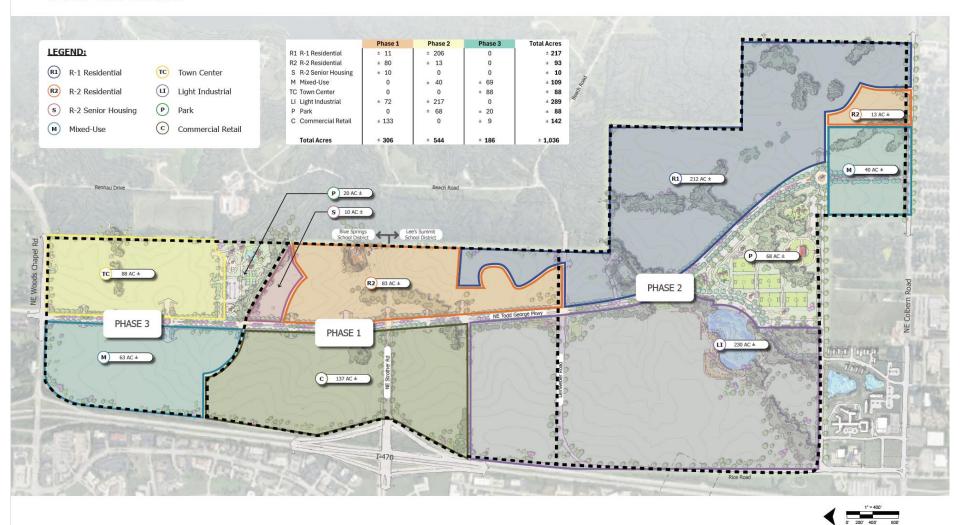
- > Arterial Transportation
- ➤ Sanitary Sewer
- ➤ Water
- ➤ Other Utilities (Electric & Gas)
- > Regional Stormwater

#### Other Civic & Development Considerations

- > Parks & Trail Connections
- ➤ Police & Fire Coverage
- ➤ Schools



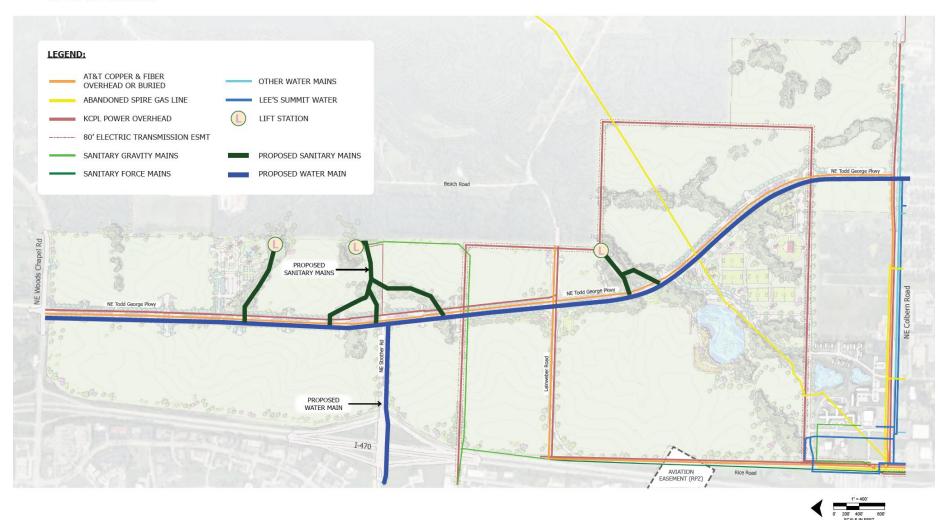
#### LAND USE ZONES





4 | LAND RESERVE - NORTH LEE'S SUMMIT | CONCEPT PACKAGE

#### SITE UTILITIES





-11 | LAND RESERVE - NORTH LEE'S SUMMIT | CONCEPT PACKAGE

#### TRAIL NETWORK PLAN







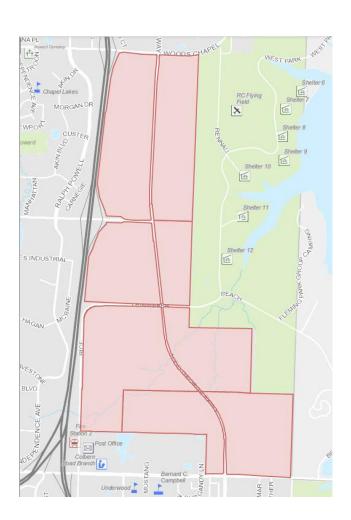
-40 | LAND RESERVE - NORTH LEE'S SUMMIT | CONCEPT PACKAGE

# 3 Financing Plan

## **Financing Plan**

# What regional public improvements would be funded by this financing plan?

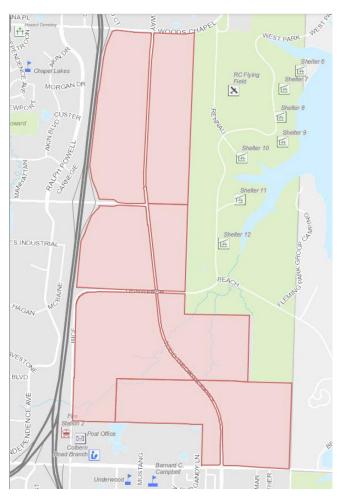
- Civic Infrastructure
  - Arterial roads
  - Sewer pump stations
  - Stormwater
  - Major Water Mains
- Other Infrastructure & Development Items
  - Parks, trails
  - Police & Fire coverage
  - > Schools
  - Utilities Electric
- Allowance for local public improvements



# Financing Plan – Public Improvements

Public Infrastructure Costs				
Major Transportation	\$39,928,000			
Sanitary Sewer	\$34,026,000			
Stormwater	\$1,776,000			
Major Water Mains	\$6,264,000			
Electric	\$3,859,000			
Contingency (20%)	\$17,171,000			
Total	\$103,024,000			

Secured City Funding					
Major Transportation	\$35,021,000				
Sanitary Sewer	\$10,500,000				
Total	\$45,521,000				



# Financing Plan – Public Improvements

Public Improvement	Cost	City Funding	Remainder
Major Transportation	\$39,928,000	\$35,021,000	\$4,907,000
Sanitary Sewer	\$34,026,000	\$10,500,000	\$23,526,000
Stormwater	\$1,776,000		\$1,776,000
Major Water Mains	\$6,264,000		\$6,264,000
Electric	\$3,859,000		\$3,859,000
Contingency (20%)	\$17,171,000		\$17,171,000
Total	\$103,024,000	\$45,521,000	\$57,503,000

## **Financing Plan**

Single Family Residential	N/A Real Prope	Taxes / PILOTs Payments to Taxing Districts  100%  erty Tax Red	Tax Redirection Regional Public Improvements	Tax Redirection Local Public Improvements	Abatement Business Attraction		
Industrial	Yrs 1-10	5%	20%		75%		
	Yrs 11-20	25%	25%		50%		
Multifamily	Yrs 1-10	25%	25%		50%		
	Yrs 11-20	100%					
Office	Yrs 1-10	75%	25%		**		
	Yrs 11-20	75%	25%		**		
Retail	Yrs 1-10	75%	25%		**		
	Yrs 11-20	75%	25%		**		
New 1% CID Sales Tax							
Retail	Yrs 1-27	N/A	50%	50%	N/A		

<sup>\*\*</sup>Office and Retail real property tax abatement for business attraction to be evaluated on a case-by-case basis by the City Council.