



T&W Steel Co.

Presentation to
Lee's Summit
Land Clearance for Redevelopment Authority

March 25, 2026

Overview

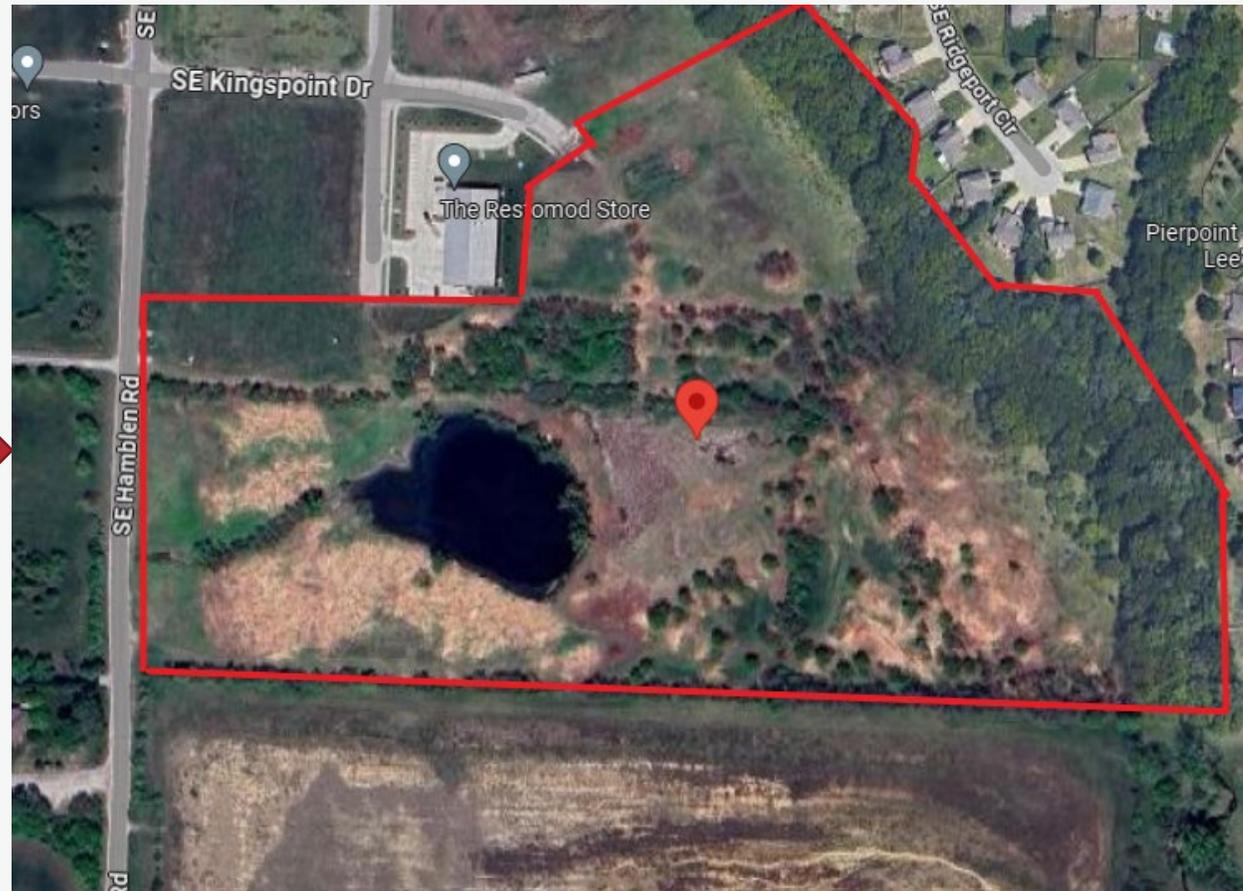
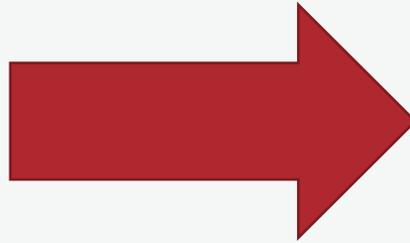
- Applicant
- Amended Project since LCRA Meeting on January 29, 2025

Applicant

- T&W Steel Co.
 - Founded in Lee's Summit, MO in 1983.
 - Looking to expand facilities to accommodate for growth.
- Company History
 - Provide service to customers in eastern Kansas and across all of Missouri.
 - Steel/Metal fabrication and shearing (among other related services).

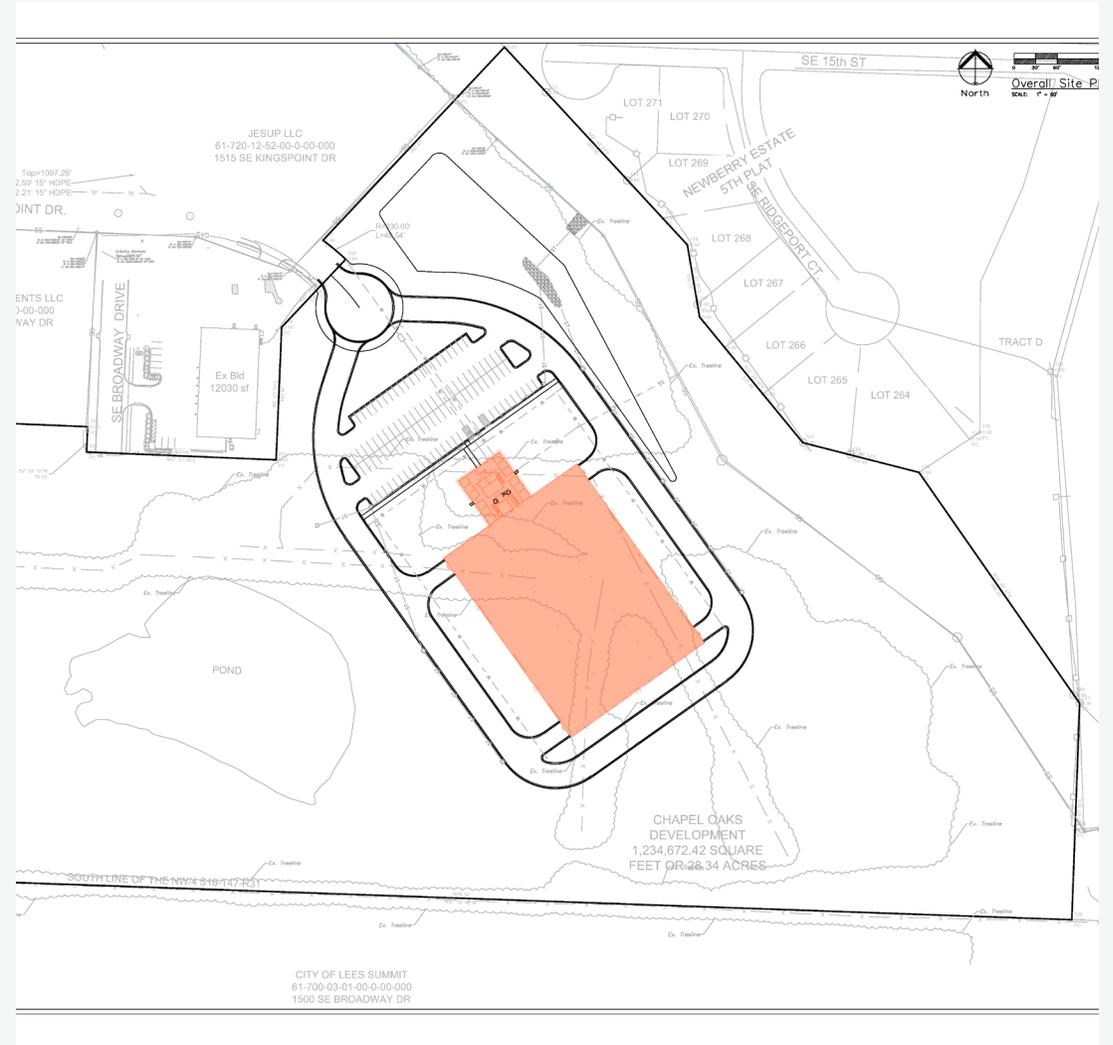
Proposed Project

- Located at 1601 SE Hamblen Rd Lee's Summit, MO 64081
- 28.50 +/- acres



Proposed Project

- Industrial Building:
 - 73,300 SF
 - An increase from the 53,600 SF facility initially proposed



Proposed Public Incentives – LCRA

1. Sales tax exemption on construction materials
2. Property tax abatement
 - Years 1 – 10
 - 75% Abatement – Fixed PILOT schedule

PROJECT YEAR	ABATEMENT YEAR	TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	ABATED REAL ESTATE TAX	PILOTS
0		\$1,910	\$1,910	\$164	\$0	\$0
1	1	\$1,910	\$1,319,400	\$113,537	\$85,153	\$28,384
2	2	\$1,910	\$1,319,400	\$113,537	\$85,153	\$28,384
3	3	\$1,910	\$1,358,982	\$116,943	\$87,707	\$29,236
4	4	\$1,910	\$1,358,982	\$116,943	\$87,707	\$29,236
5	5	\$1,910	\$1,399,751	\$120,451	\$90,339	\$30,113
6	6	\$1,910	\$1,399,751	\$120,451	\$90,339	\$30,113
7	7	\$1,910	\$1,441,744	\$124,065	\$93,049	\$31,016
8	8	\$1,910	\$1,441,744	\$124,065	\$93,049	\$31,016
9	9	\$1,910	\$1,484,996	\$127,787	\$95,840	\$31,947
10	10	\$1,910	\$1,484,996	\$127,787	\$95,840	\$31,947
TOTALS				\$1,205,731	\$904,175	\$301,392
NET PRESENT VALUE @ 6%				\$831,513	\$623,519	\$207,840

Sales Tax Exemption

Est. Construction Budget	\$	7,000,000
Est. Materials Percentage		40.00%
Est. Materials Cost	\$	2,800,000
Total Sales and Use Tax Rate		8.475%
Est. Sales and Use Tax Savings	\$	170,660

City Sales and Use Tax Rate	2.750%	(As of April 11, 2026)
County Sales Tax Rate	1.375%	
State Sales and Use Tax Rate	4.225%	
Zoo Sales Tax Rate	0.125%	
	8.475%	
Est. Allocation of Material Purchases:		
Lee's Summit	8.00%	
Missouri (outside Lee's Summit)^	50.00%	
Outside Missouri	42.00%	

Lee's Summit Sales Tax Savings	\$	6,160
Lee's Summit Use Tax Savings	\$	32,340
Total Lee's Summit Sales and Use Tax	\$	38,500
County Sales Tax Savings	\$	12,705
State Sales and Use Tax Savings	\$	118,300
Zoo Sales Tax Savings	\$	1,155
Lee's Summit % of Total Savings		22.56%

Public Value Proposition

- Property Tax / Fee Generation

- Today

- Annual real property taxes: \$164

- During LCRA Plan

- Annual real property taxes paid under PILOT schedule: \$30,139
 - Total real property taxes paid during PILOT schedule: \$301,392

- **First 10 years after LCRA Plan period: \$1,397,582

Public Value Proposition

- Job Creation
- Retention of 31 FTEs.
- Multiplier Effect
- Sales Tax