

The City of Lee's Summit
Action Letter - Draft
Land Clearance for Redevelopment Authority

Wednesday, March 25, 2026

4:00 PM

City Council Committee Room

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

Chair White called to order the March 25, 2026 Land Clearance Redevelopment Authority meeting at 4:00 p.m.

Present: 5 - Chairperson Mark White
Secretary Jason Betts
Board Member Bryan Montemurro
Board Member Molly Pesce
Board Member Drew Reynolds

2. Roll Call

3. Approval of Agenda

The March 25, 2026 Land Clearance Redevelopment Authority agenda was approved by general consensus.

4. Public Comments

Debbie Giddings stated she wants to learn more about the LCRA policies and inquired what is the role of the LCRA. She further added she doesn't think there is any land in Lee's Summit that is blighted. Ms. Giddings also wants to learn what the northern Land Reserve Property is going to do for the community and how tax dollars are used for developments.

Chair White responded the LCRA is a recommending body to the City Council that considers requests from developers for tax abatements to encourage economic development in the community. He added the term "blight" is a statutory term in the Missouri statutes.

5. Business

- A. [2026-7542](#) Approval of the February 25, 2026 Land Clearance Redevelopment Authority Action Letter

Bryan Montemurro made a motion, seconded by Drew Reynolds, to approve the February 25, 2026 Land Clearance and Redevelopment Authority Action Letter. The motion passed unanimously by voice vote.

- B. [2026-7547](#) Public Hearing: Amended 1601 SE Hamblen Road, LLC LCRA Redevelopment Plan, for relocation and expansion of industrial facilities; T&W Steel Co., Inc.,

applicant

The applicant's attorney and city staff provided background on the LCRA Amendment for T&W Steel, located at 1601 SE Hamblen Road. The original LCRA application that was approved on January 29, 2025 proposed a 53,600 sq. ft. industrial building and the applicant is requesting an amendment to the LCRA Plan based on increasing the building size to 73,300 sq. ft. The original approved LCRA Incentive Request consisted of 8% of project costs.

The applicant is requesting the same Sales Tax Exemption on construction materials and Property Tax Abatement for years 1 - 10 (75% Abatement - Fixed PILOT schedule) for the increased building size. The estimated sales and use tax benefit would be \$170,660 for the project (2% of project costs) and the estimated Real Property Tax Abatement financial benefit would be \$595,448 (7% of project costs), changing the LCRA Incentive Request to be 9% of project costs.

- C. [2026-7548](#) A Resolution of the Land Clearance for Redevelopment Authority Board of Commissioners Recommending Approval of the Amended 1601 SE Hamblen Road, LLC, LCRA Redevelopment Plan

Bryan Montemurro made a motion, seconded by Drew Reynolds, recommending that the City Council approve the Amended 1601 SE Hamblen Road, LLC, LCRA Redevelopment Plan and take actions to implement the plan.

The motion passed unanimously by voice vote.

- D. [2026-7555](#) Presentation: Financing Plan for the Northern Land Reserve Property

Ryan Elam, Assistant City Manager, and Curt Petersen, Polsinelli Law Firm, presented an overview of the Infrastructure Financing Plan on the 1,064 acres located north of Colbern Road and east of 291/470 Hwy. in Lee's Summit. Land Reserve, Inc.(LR) is the current owner of the property and will serve as the Master Developer and will sell the land to developers for individual projects. LR also owns 3,141 acres in the southern portion of Lee's Summit which is also planned to be developed.

Mr. Elam and Mr. Petersen reviewed the scope and goals of the coordination between the City and LR to establish an ongoing transparent process to be proactive, avoid piecemeal approaches, make best long-term decisions for land development and secure available State and Federal funding for the development of this area.

An MOU was executed in March 2024 and a Conceptual Development Plan has been designed which designates land uses that include residential (3 densities), mixed use, commercial/retail, office/medical and light industrial sites. It also outlines major infrastructure costs which include arterial transportation, sanitary sewer, water, other utilities and regional stormwater costs. Finally, the plan also allows for parks and trail connections, police and fire coverage and schools. Maps were displayed indicating the land use zones,

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site utilities and trail network plan. The land use zones will be developed in three phases.

They outlined the financing plan and what regional public improvements would be covered by the plan. The civic infrastructure would include arterial roads, sewer pump stations, major water mains, and stormwater. Other infrastructure and development items would be for parks, trails, police and fire coverage, schools and electric utilities.

The Public Infrastructure Costs would total \$103,024,000 and the secured city funding for major transportation and sanitary sewer would total \$45,521,000 leaving a remaining balance of \$57,503,000.

They presented the proposed Financing Plan below followed by an explanation of the Financing Plan Framework and the risks, benefits, method and timing.

Single Family Residential

Taxes/Pilots - Payments to Taxing Jurisdiction - 100%

Real Property Tax Redirection & Abatement

Industrial

Yrs 1-10: PILOTS: 5%, Tax Redirection for Regional Public Improvements - 20%, Abatement 75%

Yrs 11-20: PILOTS: 25%, Tax Redirection for Regional Public Improvements - 25%, Abatement 50%

Multifamily

Yrs 1-10: PILOTS: 25%, Tax Redirection for Regional Public Improvements - 25%, Abatement 50%

Yrs 11-20: PILOTS: 100%

Office

Yrs 1-10: PILOTS: 75%, Tax Redirection for Regional Public Improvements - 25%,

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Yrs 11-20: PILOTS: 75%, Tax Redirection for Regional Public Improvements -

25%, **

Retail

Yrs 1-10: PILOTS: 75%, Tax Redirection for Regional Public Improvements - 25%,

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Yrs 11-20: PILOTS: 75%, Tax Redirection for Regional Public Improvements -

25%, **

New 1% CID Sales Tax

Retail

Yrs 1-27: Tax Redirection for Regional Public Improvements - 50%

Tax Redirection for Local Public Improvements - 50%

***Office ad Retail real property tax abatement for business attraction to be evaluation on a case-by-case basis by the City Council*

The City Council has heard and approved the financing plan. The next steps are to refine the plan, develop funding for the southern LR property, PR and LSR7 contract for land sales, pre-application review with prospective developers for proposed developments, followed by future City Council actions.

E. [2026-7557](#) Discussion: Land Clearance for Redevelopment Authority Policy Review

Ryan Elam, Assistant City Manager, explained this is a presentation to review the current LCRA Policy as it exists in the City of Lee's Summit Economic Development Incentive Policy. The review included economic development tools in general, a brief history of the LCRA, specific LCRA tools available, and an overview of the current policy statements.

He further stated that when applying policy considerations to LCRA applications there is no one size fits all and that redevelopment plans are more specific and allows the use of more incentive tools. The last LCRA Guideline was updated in 2020.

During discussion, Chair White inquired about a LCRA Incentive spreadsheet that had been used in previous years to guide the board on its decisions based on meeting the criteria for incentives. Mr. Elam retrieved the report and stated they could reactive it for future projects.

Mr. Bushek reminded the board it is the applicants responsibility to review the policy and then persuade the board to approve their requests.

6. Roundtable

The board thanked staff for the helpful information they provided during the presentations. Ryan Elam thanked Jason Betts for his service on the board citing his future move out of the city and resignation on the board at the end of April 2026.

7. Adjournment

Hearing no further business, Chair White adjourned the March 25, 2026 Land Clearance Redevelopment Authority meeting at 5:57 p.m.