

Lee's Summit Incentive Reimbursement Rates

Updated May 2023

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 Govt Funding		Total %				
Chapel Ridge	2000	258.0	\$108.7	\$31.9	29.3%			•	•								22.9%			6.4%					29.3%
Summit Woods	2000	95.0	\$151.6	\$39.7	26.2%			•									16.3%			9.9%					26.2%
I-470 Business & Technology	2006	17.8	\$66.2	\$6.8	10.3%			•		•							6.2%			4.1%					10.3%
Summit Fair	2006	58.7	\$162.8	\$55.3	34.0%			•									19.7%		14.3%						34.0%
Hartley Block	2006	1.3	\$7.7	\$2.5	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%
Ritter Plaza	2007	7.3	\$14.5	\$4.7	32.4%			•									22.8%		9.7%						32.5%
New Longview	2015	107.0	\$85.4	\$20.6	24.1%	•		•	•		•						24.1%								24.1%
John Knox Village	2015	170.0	\$48.0	\$11.5	24.0%		•													24.0%					24.0%
Pine Tree Plaza	2017	12.4	\$9.3	\$2.4	25.9%			•											25.9%						25.9%
740 Blue Parkway Project	2017	3.5	\$12.5	\$1.3	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%
The Princeton	2019	37.0	\$35.5	\$0.8	2.1%		•											2.1%							2.1%
Cityscape Downtown Apartments	2019	3.7	\$51.8	\$9.3	18.0%	•					•						15.4%		2.6%						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%
Southside Plaza Shopping Center	2020	4.5	\$4.8	\$1.4	29.9%			•											29.9%						29.9%
Cedar Creek Shopping Center	2020	5.2	\$9.4	\$1.5	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%
Streets of West Pryor (Townhomes)	2021	9.3	\$30.5	\$2.9	9.5%	•												9.5%							9.5%
Chapel Ridge Shopping Center	2021	9.2	\$19.6	\$3.9	20.1%			•											20.1%						20.1%
LS Logistics - Scannell Industrial	2022	75.8	\$50.6	\$11.1	21.9%					•													21.9%		21.9%
LS Industrial - O'Dell	2022	49.8	\$46.5	\$9.5	20.4%					•									20.4%						20.4%
Paragon Star Parking Garage	2022	0.7	\$10.5	\$0.2	2.1%			•											2.1%						2.1%
Paragon Star Apartments	2022	1.8	\$59.0	\$1.3	1.7%	•													1.7%						1.7%
Valle Vista Shopping Center	2022	4.4	\$15.0	\$3.9	26.3%			•											26.3%						26.3%
Blackwell Mixed Residential	2022	56.0	\$103.1	\$4.0	3.9%	•																	3.9%		3.9%
Discovery Park	2022	265.0	\$956.5	\$212.2	22.2%	•		•	•								20.2%		2.0%						22.2%
Scenic Development - Senior Care	2022	12.6	\$48.4	\$2.7	5.6%		•																5.6%		5.6%
Summit Square III Apartments	2022	11.4	\$72.2	\$3.6	5.0%	•																	5.0%		5.0%
Cityscape at Douglas & Tudor	2022	13.2	\$65.7	\$3.3	5.0%	•																	5.0%		5.0%
Town Centre Industrial - Ward Development	2022	22.0	\$17.8	\$3.4	19.3%					•													19.3%		19.3%
Ellis Glen	2023	1.2	\$8.0	\$2.0	24.4%	•			•										24.4%						24.4%
Grand Totals		1,768.9	\$2,784.3	\$579.7		12	3	19	5	4	2	2	13	7	13	5	1	7	2					Average: 18.5%	

* In Millions. Some reimbursement occurs in the form of abatement value.

Number of Projects: 32

Summary of Data			
Date Range	2000-2023	Project Average %	18.5%
Number of Projects	32	TIF Average	18.1%
Highest Reimbursement %	34.0%	LCRA Average	9.0%
Lowest Reimbursement %	1.7%	CID Average	13.1%
% Range without outliers	2-30%	TDD Average	6.9%
		Ch 100 Average	9.2%