



paragon star

LEE'S SUMMIT MISSOURI

Land Clearance for Redevelopment Authority

June 22, 2022





May 6, 2022

May 6, 2022



May 6, 2022



Parking
Garage



aerial view | exterior



Sales Tax Exemption Impact Analysis

Total Estimated Project Costs	\$10,500,000.00
Est. Materials Percentage	48%
Est. Materials Cost	\$ 5,040,000.00
Total Sales and Use Tax Rate	10.35%
Est. Sales and Use Tax Savings	\$ 218,660.40
City Sales and Use Tax Rate	2.750%
County Sales Tax Rate	1.250%
State Sales Tax Rate	4.225%
Stadium Sales Tax Rate	0.125%
CID Sales and Use Tax Rate	1.000%
TDD Sales Tax Rate	1.000%
Est. Allocation of Material Purchases:	
Lee's Summit	5.000%
Missouri (outside of Lee's Summit)	61.00%
Outside Missouri	34.00%
Lee's Summit Sales Tax Savings	\$ 6,930.00
Lee's Summit Use Tax Savings	\$ 47,124.00
Total Lee's Summit Sales and Use Tax	\$ 54,054.00
County Sales Tax Savings	\$ 6,300.00
State Sales Tax Rate Savings	\$ 140,540.40
Stadium Sales Tax Rate Savings	\$ 630.00
CID Sales and Use Tax Rate Savings	\$ 17,136.00
TDD Sales Tax Rate Savings	\$-
Lee's Summit % of Total Savings	24.72%

Real Property Tax Exemption Impact

- ❖ No impact to Real Property Tax Taxing Districts in light of TIF Plan.
- ❖ Benefit to City and Developer for Internal Revenue Code (IRC) Requirements for tax- exempt bond financing.
- ❖ Short term benefit to Developer for real property tax exemption, however, Developer bears the risk that the TIF revenue collection of over the life of the TIF may be short for reimbursement in the amount of the projected real property tax exemption.

**THANK YOU FOR YOUR
FAVORABLE
CONSIDERATION OF THIS
APPLICATION**

PARAGON STAR LLC