

AN ORDINANCE APPROVING A MASTER PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR THE LAKEWOOD BUSINESS PARK PROJECT.

WHEREAS, the City of Lee's Summit, Missouri (the "City") is a constitutional charter city and municipal corporation of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and,

WHEREAS, the City is authorized under the provisions of Article VI, Section 27 of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the "Act"), to purchase, construct, extend and improve certain projects (as defined in the Act) for the purposes set forth in the Act and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and,

WHEREAS, the City, in accordance with Section 100.050 of the Act, has prepared a Master Plan for an Industrial Development Project for the Lakewood Business Park Project (the "Plan") with respect to a development consisting of up to eight buildings and related public improvements (including streets, sanitary sewer lines and other public utilities) with a combined building square footage of approximately 400,000 square feet, each of which buildings will be used for warehousing, distribution, manufacturing and/or industrial flex space purposes (collectively, the "Project") to be situated on approximately 30.75 acres located southwest of the intersection of NE Jones Industrial Drive and NE Independence Avenue in Lee's Summit, Missouri; and,

WHEREAS, notice of the Project, together with a copy of the Plan was provided to the taxing jurisdictions on August 1, 2023, in accordance with Section 100.059.1 of the Act and the City now desires to approve the Plan; and,

WHEREAS, the City has and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City approve the Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, AS FOLLOWS:

SECTION 1. Promotion of Economic Development. The Council hereby finds and determines that the Project will promote the economic welfare and the development of the City and will be in furtherance of the public purposes set forth in the Act.

SECTION 2. Approval of Plan. The Council hereby approves the Plan attached hereto as Exhibit A in accordance with Section 100.050 of the Act.

SECTION 3. The developer of the Project has requested that the building shown on "Lot 1" in the Plan, together with the extension of NE Maguire Boulevard and sanitary sewer lines to be installed to a connection point to the northwest of the Project site (altogether, the "Building 1 Improvements"), be removed from consideration as part of the Plan. The Council's approval

**BILL NO. 23-164****ORDINANCE NO. 9741**

applies to all portions of the Plan except for the Building 1 Improvements. No abatement or sales tax exemption shall be implemented under the Plan for the Building 1 Improvements.

SECTION 4. Further Authority. The Mayor, City Manager, Director of Finance, City Clerk and other officials, agents and employees of the City as required are hereby authorized and directed to take such further action and execute such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 5. Effective Date. This Ordinance shall take effect and be in full force from and after its passage and adoption by the City Council and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 5<sup>th</sup> day of September, 2023.

ATTEST:

  
City Clerk Trisha Fowler Arcuri



  
Mayor William A. Baird

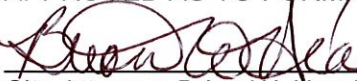
APPROVED by the Mayor of said City this 7<sup>th</sup> day of September, 2023.

  
Mayor William A. Baird

ATTEST:

  
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

  
City Attorney Brian W. Head



**BILL NO. 23-164**

**ORDINANCE NO. 9741**

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EXHIBIT A

PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT

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**CITY OF LEE'S SUMMIT, MISSOURI**

**MASTER PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT  
AND  
COST-BENEFIT ANALYSIS**

**FOR THE  
  
LAKEWOOD BUSINESS PARK PROJECT**

SENT: AUGUST 1, 2023

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## **I. PURPOSE OF THIS PLAN**

The City Council of the City of Lee's Summit, Missouri (the "City") will consider an ordinance approving this Plan (defined below) and authorizing the issuance by the City of its taxable industrial development revenue bonds in the aggregate principal amount of not to exceed \$78,325,000, in one or more series (the "Bonds"), to finance costs of an industrial development project (the "Project") for North Oak Safety Storage, L.L.C., and its assignees and designees, as described herein. The Bonds will be issued pursuant to the provisions of Sections 100.010 to 100.200 of the Revised Statutes of Missouri, as amended, and Article VI, Section 27(b) of the Missouri Constitution, as amended (collectively, the "Act").

This Master Plan for an Industrial Development Project and Cost-Benefit Analysis (the "Plan") has been prepared to satisfy requirements of the Act and to analyze the potential costs and benefits, including the related tax impact on all affected taxing jurisdictions, of using industrial development revenue bonds to finance the Project.

## **II. GENERAL DESCRIPTION OF CHAPTER 100 FINANCINGS**

**General.** The Act authorizes cities, counties, towns and villages to issue industrial development revenue bonds to finance the purchase, construction, extension and improvement of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, service facilities that provide interstate commerce, industrial plants and other commercial facilities.

**Issuance and Sale of Bonds.** Revenue bonds issued pursuant to the Act do not require voter approval and are payable solely from revenues received from the project. The municipality issues its bonds and in exchange, the benefited company promises to make payments that are sufficient to pay the principal of and interest on the bonds as they become due. Thus, the municipality merely acts as a conduit for the financing.

Concurrently with the closing of a series of the bonds, the landowner will convey to the municipality title to the property included in the project. At the same time, the municipality will lease the property, including the project, back to the benefited company pursuant to a lease agreement. The lease agreement will require the company, acting on behalf of the municipality, to use the bond proceeds to pay the costs or reimburse the costs of purchasing, constructing and installing the project, as applicable.

Under the lease agreement, the benefitted company typically: (1) will unconditionally agree to make payments sufficient to pay the principal of and interest on the bonds as they become due; (2) will agree, at its own expense, to maintain the project, to pay all taxes and assessments with respect to the project, and to maintain adequate insurance; (3) has the right, at its own expense, to make certain additions, modifications or improvements to the project; (4) may assign its interests under the lease agreement or sublease the project while remaining responsible for payments under the lease agreement; (5) will covenant to maintain its corporate existence during the term of the bond issue; and (6) will agree to indemnify the municipality for any liability the municipality might incur as a result of its participation in the transaction.

**Property Tax Abatement.** Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. In a typical transaction, the municipality holds fee title to the project and leases the project to the benefited company. Under this Plan, the Company will agree to make "payments in lieu of taxes" in an amount calculated to equal a portion of the taxes that would be due on the Project were it not for ownership by the City. The payments in lieu of taxes are payable in December of each year, and are distributed to the municipality and to each political subdivision within the boundaries of the project in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law.

### III. DESCRIPTION OF THE PARTIES

***The Companies.*** North Oak Safety Storage, L.L.C. (referred to, together with its affiliates, as "Ward Development" due to its association with Ward Property LLC and related companies) is a limited liability company organized and existing under the laws of the State of Missouri. Ward Development is a third-generation real estate development and holding company business based out of Grain Valley, Missouri that focusses on commercial, industrial and residential developments. Each major component of the Project may be split into a separate bond issuance and be leased to a special purpose entity designated by Ward Development (each being a "Company," and collectively being referred to in this Plan as the "Companies").

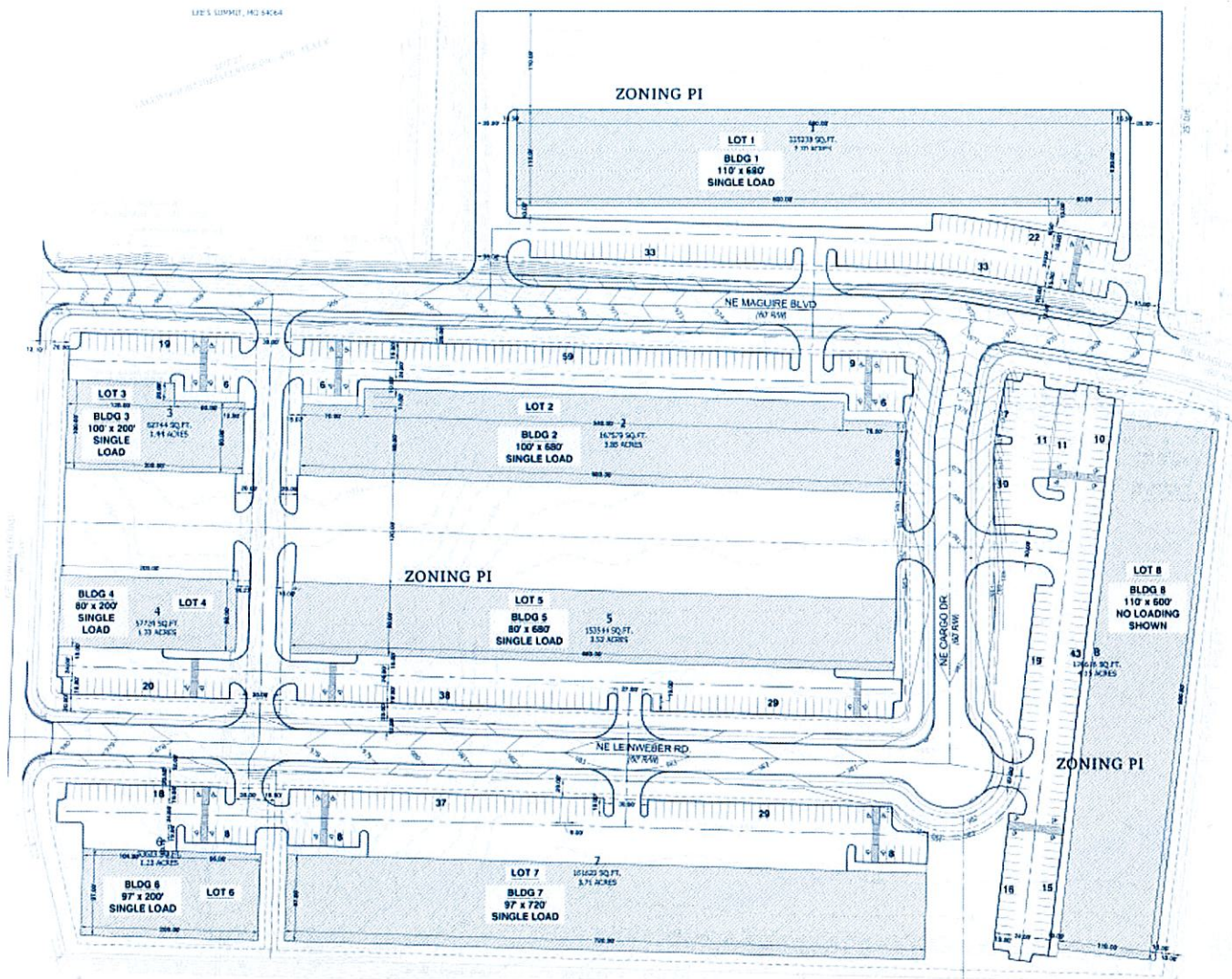
***City of Lee's Summit, Missouri.*** The City is a constitutional home rule charter city and municipal corporation organized and existing under the laws of the State of Missouri. The City is authorized and empowered pursuant to the provisions of the Act to purchase, construct, extend and improve certain projects (as defined in the Act) and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City deems advisable.

### IV. REQUIREMENTS OF THE ACT

***Description of the Project.*** The Project to be financed by the Bonds consists of up to eight buildings and related public improvements with a combined square footage of approximately 400,000 square feet, each of which will be used for warehousing, distribution, manufacturing and/or industrial flex space purposes. Additionally, the Project will include the construction and installation of streets, sanitary sewer lines and other public utilities (the "Public Improvements") serving the Project Site (defined below). The Project will be constructed on approximately 30.75 acres located southwest of the intersection of NE Jones Industrial Drive and NE Independence Avenue in Lee's Summit, Missouri, which is referred to as the "Project Site." The anticipated site plan is shown below:

*[remainder of page intentionally left blank]*





**Estimate of the Costs of the Project.** The Project is expected to cost approximately \$77,900,000, consisting of investments made in the years 2023 through 2031, although the actual years of investment may vary based on Project implementation. The final series of Bonds for the Project shall be issued no later than 2034.

**Source of Funds to be Expended for the Project.** The sources of funds to be expended for the Project will be the proceeds of the Bonds in a principal amount not to exceed \$78,325,000, to be issued by the City and purchased by the Companies (the "Bondholders") and, if needed, other available funds of the Companies. The Bonds will be payable solely from the revenues derived by the City from the lease or other disposition of the Project. The Bonds will not be an indebtedness or general obligation, debt or liability of the City or the State of Missouri.

**Statement of the Terms Upon Which the Project is to be Leased or Otherwise Disposed of by the City.** The City will hold title to the Project Site under the Chapter 100 transactions. The City will lease the Project to the Companies for lease payments equal to the principal and interest payments on the various series of Bonds. Under the terms of the lease agreements with the City, the Companies will have the option to purchase the applicable portions of the Project at any time and will have the obligation to purchase such portions of the Project at the termination of the respective lease. The lease agreements will restrict land use

to warehousing, distribution, manufacturing and/or industrial flex uses, together with related ancillary uses, for the duration of the tax abatement period.

***Affected Taxing Districts.*** The Lee's Summit R-VII School District is the school district, Jackson County, Missouri is the county, the City is the city, and the Junior College District of Metropolitan Kansas City, Missouri is the community college district affected by the Project. There is no fire or ambulance district affected by the Project. The Cost-Benefit Analysis attached hereto for the Project identifies all other taxing districts affected by the Project.

***Assessed Valuation.*** The most recent equalized assessed valuation of the Project Site is \$3,137. The estimated total equalized assessed valuation of the Project Site after development of the Project is \$6,742,923.

***Payments in Lieu of Taxes.*** If this Plan is approved by the City Council, the City intends to issue the Bonds in 2023 and subsequent years. The Companies will make payments in lieu of taxes ("PILOTS") for each component of the Project as follows: (1) during the project period, a PILOT calculated to represent 25% of the taxes that would otherwise be due on the partially completed Project improvements component (but no less than the taxes due on the applicable portion of the Project Site for the year prior to the closing of the applicable series of Bonds), (2) in years 1 through 10 after project completion, a PILOT calculated to represent 25% of the taxes that would otherwise be due on the completed Project improvements component, and (3) in years 11 through 20 after project completion, a PILOT calculated to represent 50% of the taxes that would otherwise be due on the completed Project improvements component. The PILOT amounts may be fixed by agreement at the time of bond issuance for a component of the Project, subject to adjustment at completion of a Project component. The total PILOT payments are estimated in the Cost-Benefit Analysis attached hereto. All Project components are aggregated in the attached Cost-Benefit Analysis, based on assumptions made as to the construction and abatement periods for the various components of the Project. The actual construction periods and the PILOT amounts will depend on and vary with Project implementation. PILOT payments will be distributed to the taxing jurisdictions by or at the direction of the City.

***Cost-Benefit Analysis.*** In compliance with Section 100.050.2(3) of the Revised Statutes of Missouri, this Plan has been prepared to show the costs and benefits to the City and to other taxing jurisdictions affected by the Project. This Plan does not attempt to quantify the overall economic impact of the Project. The tax rates used in this Plan reflect the rates in effect for the tax year 2022. The actual years and PILOT amounts may vary based on Project implementation.

## **V. SALES AND USE TAX EXEMPTION**

***Sales and Use Tax Exemption on Construction Materials.*** Qualified building materials purchased for the construction of the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062 of the Revised Statutes of Missouri and the underlying Bond documents upon delivery of a project exemption certificate by the City to the Company. For purposes of determining the impact of the sales and use tax exemptions for the qualified building materials on the affected taxing jurisdictions, it is assumed that the total amount of qualified building materials purchased will be \$20,710,444 and that the situs of sale for the purchases will be as follows: 8.0% within the City, 25% within Jackson County but outside the City, 25% within Missouri but outside Jackson County, and 42% outside Missouri. Please note that any variance in these assumptions will alter the fiscal impact of the sales and use tax exemptions on the affected taxing jurisdictions.

Based on the assumptions set forth above, the fiscal impact on the affected taxing jurisdictions of the sales and use tax exemptions for qualified building materials is as follows:



	<b>Sales Tax Rate</b>	<b>Estimated Sales Tax Revenues Subject to Exemption</b>	<b>Use Tax Rate</b>	<b>Estimated Use Tax Revenues Subject to Exemption</b>
State of Missouri	4.225%	\$507,509	4.225%	\$367,507
Jackson County				
General	0.500	34,172	n/a	-
Drug Task Force	0.250	17,086	n/a	-
Sports Complex	0.375	25,629	n/a	-
Zoological District	0.125	8,543	n/a	-
City of Lee's Summit				
General	1.000	16,568	1.000	86,984
Parks	0.250	4,142	0.250	21,746
Capital Projects	0.500	8,284	0.500	43,492
Transportation	0.500	8,284	0.500	43,492
Public Safety	0.500	8,284	0.500	43,492
Children's Services Fund	0.250	17,086	n/a	-
Total	8.475%	\$655,589	6.975%	\$606,712

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**Lee's Summit, Missouri  
(Lakewood Business Park Project)**

**COST BENEFIT ANALYSIS  
PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT**

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This information is provided based on the factual information and assumptions provided to Gilmore & Bell, P.C. by a party to or a representative of a party to the proposed transaction. This information is intended to provide factual information only and is provided in conjunction with our legal representation. It is not intended as financial advice or a financial recommendation to any party. Gilmore & Bell, P.C. is not a financial advisor or a "municipal advisor" as defined in the Securities Exchange Act of 1934, as amended.

### Project Assumptions

♦ Initial year taxes assessed		2023
♦ Assessed Value of Land Without Project (Agricultural)	\$	3,231
♦ Assessed Value of Land With Project (2024, Commerical)	\$	8,616
♦ Biennial growth rate of appraised value of real property		3.0%
♦ Assessed value as a percentage of appraised value (real)		32.0%
♦ Terms of abatement:		
Real Property		
Years 1 to 10		75%
Years 11 to 20		50%

# Summary of Cost Benefit Analysis

Taxing Jurisdiction	Tax Rate	Taxes on Existing Site		Projected Taxes on Project		Projected PILOTS	Projected Abatement
		Without	Project	Without	Abatement		
Board of Disabled Services	0.0836 \$	96	\$	125,495	\$	48,223	\$ 77,271
City - Lee's Summit	1.4199	1,672		2,131,466		819,049	1,312,410
Jackson County	0.5920	1,268		888,674		341,487	547,184
Lee's Summit R-7 School District	5.3089	6,365		7,969,393		3,062,364	4,907,003
Mental Health	0.1113	2,317		167,077		64,202	102,874
Metro Junior College	0.2028	280		304,431		116,982	187,448
Mid-Continent Library	0.3240	457		486,369		186,895	299,472
State Blind Pension	0.0300	168		45,034		17,305	27,729
Surtax	1.4370	-		2,157,089		828,913	1,328,215
	9.5095 \$	12,623	\$	14,275,028	\$	5,485,421	\$ 8,789,606

Lee's Summit, Missouri  
(Lakewood Business Park Project)  
Cost Benefit Analysis



Taxes on Existing Site Without Project

Estimated Assessed Value of Real Property		\$ 3,231 \$ 3,231 \$ 3,328 \$ 3,328 \$ 3,428 \$ 3,428 \$ 3,531 \$ 3,531 \$ 3,637 \$ 3,637											
		Tax Rate per											
Taxing Jurisdiction	\$100	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
Board of Disabled Services	0.0836	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3
City - Lee's Summit	1.4199	46	46	47	47	49	49	50	50	52	52	52	52
Jackson County	0.5920	19	19	20	20	20	20	21	21	22	22	22	22
Lee's Summit R-7 School District	5.3089	172	172	177	177	182	182	187	187	193	193	193	193
Mental Health	0.1113	4	4	4	4	4	4	4	4	4	4	4	4
Metro Junior College	0.2028	7	7	7	7	7	7	7	7	7	7	7	7
Mid-Continent Library	0.3240	10	10	11	11	11	11	11	11	12	12	12	12
State Blind Pension	0.0300	1	1	1	1	1	1	1	1	1	1	1	1
	8.0725	\$ 261	\$ 261	\$ 269	\$ 269	\$ 277	\$ 277	\$ 285	\$ 285	\$ 294	\$ 294	\$ 294	\$ 294
Estimated Assessed Value of Real Property		\$ 3,746 \$ 3,746 \$ 3,858 \$ 3,858 \$ 3,974 \$ 3,974 \$ 4,093 \$ 4,093 \$ 4,216 \$ 4,216											
		Tax Rate per											
Taxing Jurisdiction	\$100	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042		
Board of Disabled Services	0.0836	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3
City - Lee's Summit	1.4199	53	53	55	55	56	56	58	58	60	60	60	60
Jackson County	0.5920	22	22	23	23	24	24	24	24	25	25	25	25
Lee's Summit R-7 School District	5.3089	199	199	205	205	211	211	217	217	224	224	224	224
Mental Health	0.1113	4	4	4	4	4	4	5	5	5	5	5	5
Metro Junior College	0.2028	8	8	8	8	8	8	8	8	9	9	9	9
Mid-Continent Library	0.3240	12	12	13	13	13	13	13	13	14	14	14	14
State Blind Pension	0.0300	1	1	1	1	1	1	1	1	1	1	1	1
	8.0725	\$ 302	\$ 302	\$ 311	\$ 311	\$ 321	\$ 321	\$ 330	\$ 330	\$ 340	\$ 340	\$ 340	\$ 340
Estimated Assessed Value of Real Property		\$ 4,342 \$ 4,342 \$ 4,472 \$ 4,472 \$ 4,607 \$ 4,607 \$ 4,745 \$ 4,745 \$ 4,887 \$ 4,887											
		Tax Rate per											
Taxing Jurisdiction	\$100	2043	2044	2045	2046	2047	2048	2049	2050	2051	Total		
Board of Disabled Services	0.0836	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4	\$ 96	\$ 4	\$ 96
City - Lee's Summit	1.4199	62	62	64	64	65	65	67	67	69	1,672	69	1,672
Jackson County	0.5920	26	26	26	26	27	27	28	28	29	1,268	29	1,268
Lee's Summit R-7 School District	5.3089	231	231	237	237	245	245	252	252	259	6,365	259	6,365
Mental Health	0.1113	5	5	5	5	5	5	5	5	5	2,317	5	2,317
Metro Junior College	0.2028	9	9	9	9	9	9	10	10	10	280	10	280
Mid-Continent Library	0.3240	14	14	14	14	15	15	15	15	16	457	16	457
State Blind Pension	0.0300	1	1	1	1	1	1	1	1	1	168	1	168
	8.0725	\$ 351	\$ 351	\$ 361	\$ 361	\$ 372	\$ 372	\$ 383	\$ 383	\$ 395	\$ 12,623	\$ 395	\$ 12,623

Projected Taxes on Project Without Abatement

Estimated Assessed Value of Real Property		\$	3,231	\$	8,616	\$	1,189,650	\$	1,189,650	\$	2,307,458	\$	2,307,458	\$	3,819,081	\$	3,819,081	\$	5,189,721	\$	6,742,923
Taxing Jurisdiction		Tax Rate per \$100																			
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032										
Board of Disabled Services		\$ 0.0836	\$ 3	\$ 7	\$ 995	\$ 995	\$ 1,929	\$ 1,929	\$ 3,193	\$ 3,193	\$ 4,339	\$ 5,637									
City - Lee's Summit		1.4199	46	122	16,892	16,892	32,764	32,764	54,227	54,227	73,689	95,743									
Jackson County		0.5920	19	51	7,043	7,043	13,660	13,660	22,609	22,609	30,723	39,918									
Lee's Summit R-7 School District		5.3089	172	457	63,157	63,157	122,501	122,501	202,751	202,751	275,517	357,975									
Mental Health		0.1113	4	10	1,324	1,324	2,568	2,568	4,251	4,251	5,776	7,505									
Metro Junior College		0.2028	7	17	2,413	2,413	4,680	4,680	7,745	7,745	10,525	13,675									
Mid-Continent Library		0.3240	10	28	3,854	3,854	7,476	7,476	12,374	12,374	16,815	21,847									
Slate Blind Pension		0.0300	1	3	357	357	692	692	1,146	1,146	1,557	2,023									
Surtax			-	124	17,095	33,158	33,158	54,880	54,880	74,576	96,896										
		9.5095	\$ 261	\$ 819	\$ 113,130	\$ 113,130	\$ 219,428	\$ 219,428	\$ 363,175	\$ 363,175	\$ 493,517	\$ 641,218									

Estimated Assessed Value of Real Property		\$	6,945,211	\$	6,945,211	\$	7,153,567	\$	7,153,567	\$	7,368,174	\$	7,368,174	\$	7,589,220	\$	7,589,220	\$	7,816,896	\$	7,816,896
Taxing Jurisdiction	Tax Rate per \$100	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042										
Board of Disabled Services	0.0836	\$ 5,806	\$ 5,806	\$ 5,980	\$ 5,980	\$ 6,160	\$ 6,160	\$ 6,345	\$ 6,345	\$ 6,535	\$ 6,535										
City - Lee's Summit	1.4199	98,615	98,615	101,574	101,574	104,621	104,621	107,759	107,759	110,992	110,992										
Jackson County	0.5920	41,116	41,116	42,349	42,349	43,620	43,620	44,928	44,928	46,276	46,276										
Lee's Summit R-7 School District	5.3089	368,714	368,714	379,776	379,776	391,169	391,169	402,904	402,904	414,991	414,991										
Mental Health	0.1113	7,730	7,730	7,962	7,962	8,201	8,201	8,447	8,447	8,700	8,700										
Metro Junior College	0.2028	14,085	14,085	14,507	14,507	14,943	14,943	15,391	15,391	15,853	15,853										
Mid-Continent Library	0.3240	22,502	22,502	23,178	23,178	23,873	23,873	24,589	24,589	25,327	25,327										
State Blind Pension	0.0300	2,084	2,084	2,146	2,146	2,210	2,210	2,277	2,277	2,345	2,345										
Surtax	1.4370	99,803	99,803	102,797	102,797	105,881	105,881	109,057	109,057	112,329	112,329										
	9.5095	\$ 660,455	\$ 660,455	\$ 680,268	\$ 680,268	\$ 700,677	\$ 700,677	\$ 721,697	\$ 721,697	\$ 743,348	\$ 743,348										

Estimated Assessed Value of Real Property	\$	8,051,403	\$	8,051,403	\$	6,694,155	\$	6,694,155	\$	5,440,704	\$	5,440,704	\$	3,665,460	\$	3,665,460	\$	2,087,374
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Taxing Jurisdiction	Tax Rate per \$100	2043	2044	2045	2046	2047	2048	2049	2050	2051	Total
Board of Disabled Services	0.0836	\$ 6,731	\$ 6,731	\$ 5,596	\$ 5,596	\$ 4,548	\$ 4,548	\$ 3,064	\$ 3,064	\$ 1,745	\$ 125,495
City - Lee's Summit	1.4199	114,322	114,322	95,050	95,050	77,253	77,253	52,046	52,046	29,639	2,131,466
Jackson County	0.5920	47,664	47,664	39,629	39,629	32,209	32,209	21,700	21,700	12,357	888,674
Lee's Summit R-7 School District	5.3089	427,441	427,441	355,386	355,386	288,842	288,842	194,596	194,596	110,817	7,969,393
Mental Health	0.1113	8,961	8,961	7,451	7,451	6,056	6,056	4,080	4,080	2,323	167,077
Metro Junior College	0.2028	16,328	16,328	13,576	13,576	11,034	11,034	7,434	7,434	4,233	304,431
Mid-Continent Library	0.3240	26,087	26,087	21,689	21,689	17,628	17,628	11,876	11,876	6,763	486,369
Slate Blind Pension	0.0300	2,415	2,415	2,008	2,008	1,632	1,632	1,100	1,100	626	45,034
Surtax	1.4370	115,699	115,699	96,195	96,195	78,183	78,183	52,673	52,673	29,996	2,157,089
	9.5095	\$ 765,648	\$ 765,648	\$ 636,581	\$ 636,581	\$ 517,384	\$ 517,384	\$ 348,567	\$ 348,567	\$ 198,499	\$ 14,275,028

Projected PILOTS

PILOT Payment		\$	261	\$	819	\$	28,282	\$	28,282	\$	54,857	\$	54,857	\$	90,794	\$	90,794	\$	123,379	\$	160,305		
Taxing Jurisdiction		Tax Rate per \$100																					
		2023	2	\$	7	\$	249	\$	249	\$	482	\$	482	\$	798	\$	798	\$	1,085	\$	1,409		
Board of Disabled Services			0.0836	\$																			
City - Lee's Summit			1.4199		39		4,223		4,223		8,191		8,191		13,557		13,557		18,422		23,936		
Jackson County			0.5920		16		1,761		1,761		3,415		3,415		5,652		5,652		7,681		9,980		
Lee's Summit R-7 School District			5.3089		146		15,789		15,789		30,625		30,625		50,688		50,688		68,879		89,494		
Mental Health			0.1113		3		331		331		642		642		1,063		1,063		1,444		1,876		
Metro Junior College			0.2028		6		603		603		1,170		1,170		1,936		1,936		2,631		3,419		
Mid-Continent Library			0.3240		9		964		964		1,869		1,869		3,093		3,093		4,204		5,462		
State Blind Pension			0.0300		1		89		89		173		173		286		286		389		506		
Surtax			1.4370		39		4,274		4,274		8,290		8,290		13,720		13,720		18,644		24,224		
			9.5095	\$	261	\$	819	\$	28,282	\$	28,282	\$	54,857	\$	54,857	\$	90,794	\$	90,794	\$	123,379	\$	160,305

PILOT Payment		\$	165,114	\$	165,114	\$	202,854	\$	202,854	\$	238,763	\$	238,763	\$	285,679	\$	285,679	\$	328,867	\$	371,674
Taxing Jurisdiction		Tax Rate per \$100																			
		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042										
Board of Disabled Services		0.0836																			
City - Lee's Summit		1.4199	24,654	30,289	30,289	35,651	35,651	42,656	42,656	49,104	55,496										
Jackson County		0.5920	10,279	10,279	12,628	14,864	14,864	17,785	17,785	20,473	23,138										
Lee's Summit R-7 School District		5.3089	92,179	92,179	113,248	133,295	133,295	159,487	159,487	183,598	207,496										
Mental Health		0.1113	1,933	1,933	2,374	2,795	2,795	3,344	3,344	3,849	4,350										
Metro Junior College		0.2028	3,521	3,521	4,326	5,092	5,092	6,092	6,092	7,013	7,926										
Mid-Continent Library		0.3240	5,626	5,626	6,911	8,135	8,135	9,733	9,733	11,205	12,663										
State Blind Pension		0.0300	521	521	640	753	753	901	901	1,037	1,173										
Surtax		1.4370	24,951	24,951	30,654	36,080	36,080	43,170	43,170	49,696	56,164										
		9.5095	\$ 165,114	\$ 202,854	\$ 202,854	\$ 238,763	\$ 238,763	\$ 285,679	\$ 285,679	\$ 328,867	\$ 371,674										

PILOT Payment		\$	382,824	\$	382,824	\$	318,290	\$	318,290	\$	258,692	\$	258,692	\$	174,283	\$	174,283	\$	99,249
Taxing Jurisdiction		Tax Rate per \$100																	
		2043	2044	2045	2046	2047	2048	2049	2050	2051	Total								
Board of Disabled Services		0.0836	\$ 3,365	\$ 3,365	\$ 2,798	\$ 2,798	\$ 2,274	\$ 2,274	\$ 1,532	\$ 873	\$ 48,223								
City - Lee's Summit		1.4199	57,161	57,161	47,525	38,626	38,626	26,023	26,023	14,819	819,049								
Jackson County		0.5920	23,832	23,832	19,815	16,104	16,104	10,850	10,850	6,179	341,487								
Lee's Summit R-7 School District		5.3089	213,720	213,720	177,693	144,421	144,421	97,298	97,298	55,408	3,062,364								
Mental Health		0.1113	4,481	4,481	3,725	3,028	3,028	2,040	2,040	1,162	64,202								
Metro Junior College		0.2028	8,164	8,164	6,788	5,517	5,517	3,717	3,717	2,117	116,982								
Mid-Continent Library		0.3240	13,043	13,043	10,845	8,814	8,814	5,938	5,938	3,382	186,895								
State Blind Pension		0.0300	1,208	1,208	1,004	816	816	550	550	313	17,305								
Surtax		1.4370	57,849	57,849	48,098	39,091	39,091	26,336	26,336	14,998	828,913								
		9.5095	\$ 382,824	\$ 382,824	\$ 318,290	\$ 258,692	\$ 258,692	\$ 174,283	\$ 174,283	\$ 99,249	\$ 5,485,421								

**Projected Abatement**

Total Abatement		\$	-	\$	-	\$	84,847	\$	84,847	\$	164,571	\$	164,571	\$	272,382	\$	272,382	\$	370,137	\$	480,914
Taxing Jurisdiction		Tax Rate per \$100																			
Board of Disabled Services	0.0836	\$	-	\$	-	\$	746	\$	746	\$	1,447	\$	1,447	\$	2,395	\$	2,395	\$	3,254	\$	4,228
City - Lee's Summit	1.4199	-	-	-	-	12,669	12,669	24,573	24,573	40,670	40,670	55,267	55,267	71,807	71,807	88,347	88,347	104,887	104,887	121,427	121,427
Jackson County	0.5920	-	-	-	-	5,282	5,282	10,245	10,245	16,957	16,957	23,042	23,042	29,939	29,939	36,836	36,836	43,733	43,733	50,629	50,629
Lee's Summit R-7 School District	5.3089	-	-	-	-	47,368	47,368	91,875	91,875	152,063	152,063	206,638	206,638	268,481	268,481	327,048	327,048	385,605	385,605	444,162	444,162
Mental Health	0.1113	-	-	-	-	993	993	1,926	1,926	3,188	3,188	4,332	4,332	5,629	5,629	6,926	6,926	8,223	8,223	9,520	9,520
Metro Junior College	0.2028	-	-	-	-	1,809	1,809	3,510	3,510	5,809	5,809	7,894	7,894	10,256	10,256	12,618	12,618	14,979	14,979	17,341	17,341
Mid-Continent Library	0.3240	-	-	-	-	2,891	2,891	5,607	5,607	9,280	9,280	12,611	12,611	16,385	16,385	19,759	19,759	23,133	23,133	26,507	26,507
State Blind Pension	0.0300	-	-	-	-	268	268	519	519	859	859	1,168	1,168	1,517	1,517	1,866	1,866	2,215	2,215	2,564	2,564
Surtax	1.4370	-	-	-	-	12,821	12,821	24,869	24,869	41,160	41,160	55,932	55,932	72,672	72,672	89,412	89,412	106,152	106,152	122,892	122,892
<b>Total Abatement</b>	<b>9.5095</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>84,847</b>	<b>\$</b>	<b>84,847</b>	<b>\$</b>	<b>164,571</b>	<b>\$</b>	<b>164,571</b>	<b>\$</b>	<b>272,382</b>	<b>\$</b>	<b>272,382</b>	<b>\$</b>	<b>370,137</b>	<b>\$</b>	<b>480,914</b>

Total Abatement		\$	495,341	\$	477,414	\$	461,913	\$	461,913	\$	436,018	\$	436,018	\$	414,481	\$	414,481	\$	391,948	\$	371,674
Taxing Jurisdiction		Tax Rate per \$100																			
Board of Disabled Services	0.0836	\$	4,355	\$	4,197	\$	4,061	\$	4,061	\$	3,833	\$	3,833	\$	3,644	\$	3,644	\$	3,455	\$	3,267
City - Lee's Summit	1.4199	73,961	73,961	71,285	68,970	68,970	66,655	66,655	64,340	64,340	62,025	62,025	59,710	59,710	57,395	57,395	55,080	55,080	52,765	52,765	50,450
Jackson County	0.5920	30,837	30,837	29,721	28,756	28,756	27,791	27,791	26,826	26,826	25,861	25,861	24,896	24,896	23,931	23,931	22,966	22,966	21,999	21,999	21,034
Lee's Summit R-7 School District	5.3089	276,536	276,536	266,528	257,874	257,874	248,220	248,220	238,566	238,566	228,912	228,912	219,258	219,258	209,604	209,604	200,000	200,000	190,396	190,396	180,792
Mental Health	0.1113	5,798	5,798	5,588	5,406	5,406	5,224	5,224	5,042	5,042	4,860	4,860	4,678	4,678	4,496	4,496	4,314	4,314	4,132	4,132	3,950
Metro Junior College	0.2028	10,564	10,564	10,181	9,851	9,851	9,521	9,521	9,191	9,191	8,861	8,861	8,531	8,531	8,201	8,201	7,871	7,871	7,541	7,541	7,211
Mid-Continent Library	0.3240	16,877	16,877	16,266	15,738	15,738	15,210	15,210	14,682	14,682	14,154	14,154	13,626	13,626	13,098	13,098	12,570	12,570	12,042	12,042	11,514
State Blind Pension	0.0300	1,563	1,563	1,506	1,457	1,457	1,400	1,400	1,343	1,343	1,286	1,286	1,229	1,229	1,172	1,172	1,115	1,115	1,058	1,058	1,001
Surtax	1.4370	74,852	74,852	72,143	69,801	69,801	67,459	67,459	65,117	65,117	62,775	62,775	60,433	60,433	58,091	58,091	55,749	55,749	53,407	53,407	51,065
<b>Total Abatement</b>	<b>9.5095</b>	<b>\$</b>	<b>495,341</b>	<b>\$</b>	<b>477,414</b>	<b>\$</b>	<b>461,913</b>	<b>\$</b>	<b>461,913</b>	<b>\$</b>	<b>436,018</b>	<b>\$</b>	<b>436,018</b>	<b>\$</b>	<b>414,481</b>	<b>\$</b>	<b>414,481</b>	<b>\$</b>	<b>391,948</b>	<b>\$</b>	<b>371,674</b>

Total Abatement		\$	382,824	\$	318,290	\$	258,692	\$	258,692	\$	174,283	\$	174,283	\$	99,249	\$	99,249	\$	77,271	\$	77,271
Taxing Jurisdiction		Tax Rate per \$100																			
Board of Disabled Services	0.0836	\$	3,365	\$	2,798	\$	2,274	\$	2,274	\$	1,532	\$	1,532	\$	873	\$	873	\$	727	\$	727
City - Lee's Summit	1.4199	57,161	57,161	47,525	38,626	38,626	29,721	29,721	26,023	26,023	22,318	22,318	18,613	18,613	14,908	14,908	11,203	11,203	7,498	7,498	3,793
Jackson County	0.5920	23,832	23,832	19,815	16,104	16,104	12,393	12,393	10,850	10,850	9,307	9,307	7,764	7,764	6,221	6,221	4,678	4,678	3,135	3,135	1,592
Lee's Summit R-7 School District	5.3089	213,720	213,720	177,693	144,421	144,421	111,149	111,149	87,877	87,877	64,605	64,605	41,333	41,333	18,061	18,061	1,500	1,500	1,200	1,200	900
Mental Health	0.1113	4,481	4,481	3,725	3,028	3,028	2,274	2,274	1,532	1,532	873	873	600	600	327	327	54	54	54	54	54
Metro Junior College	0.2028	8,164	8,164	6,788	5,517	5,517	4,241	4,241	3,217	3,217	2,193	2,193	1,169	1,169	54	54	54	54	54	54	54
Mid-Continent Library	0.3240	13,043	13,043	10,845	8,814	8,814	6,788	6,788	4,762	4,762	2,736	2,736	700	700	49	49	49	49	49	49	49
State Blind Pension	0.0300	1,208	1,208	1,004	816	816	612	612	408	408	204	204	100	100	50	50	50	50	50	50	50
Surtax	1.4370	57,849	57,849	48,098	39,091	39,091	29,794	29,794	20,497	20,497	11,199	11,199	2,000	2,000	200	200	200	200	200	200	200
<b>Total Abatement</b>	<b>9.5095</b>	<b>\$</b>	<b>382,824</b>	<b>\$</b>	<b>318,290</b>	<b>\$</b>	<b>258,692</b>	<b>\$</b>	<b>258,692</b>	<b>\$</b>	<b>174,283</b>	<b>\$</b>	<b>174,283</b>	<b>\$</b>	<b>99,249</b>	<b>\$</b>	<b>99,249</b>	<b>\$</b>	<b>77,271</b>	<b>\$</b>	<b>77,271</b>

**Abatement Assumptions By Building**

Abatement shown for each building as it enters and exits 20-year abatement period.														
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034				
Building 1	\$84,847	\$84,847	\$87,393	\$87,393	\$90,015	\$90,015	\$92,715	\$92,715	\$95,496	\$95,496				
Building 2					79,493	79,493	81,878	81,878	84,334	84,334				
Building 3					23,380	23,380	24,082	24,082	24,804	24,804				
Building 4							24,082	24,082	24,804	24,804				
Building 5							65,503	65,503	67,468	67,468				
Building 6							24,082	24,082	24,804	24,804				
Building 7							86,695	86,695	89,295	89,295				
Building 8							81,878	81,878	84,334	84,334				
	\$84,847	\$84,847	\$164,571	\$164,571	\$272,382	\$272,382	\$370,137	\$480,914	\$495,341	\$495,341				
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044				
Building 1	\$65,574	\$65,574	\$67,541	\$67,541	\$69,568	\$69,568	\$71,655	\$71,655	\$73,804	\$73,804				
Building 2	86,865	86,865	89,470	89,470	61,436	61,436	63,279	63,279	65,178	65,178				
Building 3	25,548	25,548	26,315	26,315	18,070	18,070	18,612	18,612	19,170	19,170				
Building 4	25,548	25,548	26,315	26,315	27,104	27,104	18,612	18,612	19,170	19,170				
Building 5	69,492	69,492	71,576	71,576	73,724	73,724	50,624	50,624	52,142	52,142				
Building 6	25,548	25,548	26,315	26,315	27,104	27,104	27,917	18,612	19,170	19,170				
Building 7	91,974	91,974	94,733	94,733	97,575	97,575	100,503	67,002	69,012	69,012				
Building 8	86,865	86,865	59,647	59,647	61,436	61,436	63,279	63,279	65,178	65,178				
	\$477,414	\$477,414	\$461,913	\$461,913	\$436,018	\$436,018	\$414,481	\$371,674	\$382,824	\$382,824				
	2045	2046	2047	2048	2049	2050	2051							
Building 2	\$67,133	\$67,133	\$69,147	\$69,147										
Building 3	19,745	19,745	20,337	20,337										
Building 4	19,745	19,745	20,337	20,337	\$20,948	\$20,948								
Building 5	53,707	53,707	55,318	55,318	56,977	56,977								
Building 6	19,745	19,745	20,337	20,337	20,948	20,948	\$21,576							
Building 7	71,082	71,082	73,215	73,215	75,411	75,411	77,673							
Building 8	67,133	67,133												
	\$318,290	\$318,290	\$258,692	\$258,692	\$174,283	\$174,283	\$99,249							