



HOLY SPIRIT
CATHOLIC
CHURCH

1

RAINTREE
VILLAGE

2

3

4

5

ARBORWALK

BROOKS FARM

RAINTREE
CENTER

150

PRAIRIE
VALLEY

PARKWOOD AT
STONEY CREEK

RAINTREE
LAKE VILLAGE

WINDSONG AT
RAINTREE LAKE

SUNSET RIDGE

SUNSET COVE



SW Manor Lake Dr

SW Arborwalk Blvd

Arbodge

Memory Care

Memory Care

Memory Care

Club House

Memory Care

Memory Care

Parking Garage Entry

Main Entry

ILU Wing

Village Center

ALU Wing

SNF Wing

Parking Garage Exit

SW Arborwalk Blvd

Arbodge

MO Highway-150

MO Highway-150

Milhaus - Ward & Highway 150 Apartments
Incentive Request
 July 8, 2025 Public Hearing

Timeline for Developer Request

Construction Period

Sales & Use Tax Exemption on Construction Materials

Years 1-10

Abatement	46.5%	\$2,991 / unit taxes using "90% Rule"
PILOTs	53.5%	\$1,600 / unit PILOT proposed 272 units

Tax Benefit to Taxing Districts

	2024 Taxes	%	First Year PILOTs*	PILOTs Over 10 years
BOARD OF DISABLED SERVICES	\$3.70	1.0%	\$4,477	\$49,605
CITY - LEES SUMMIT	\$66.04	17.8%	\$80,006	\$886,370
JACKSON COUNTY	\$26.41	7.1%	\$31,992	\$354,437
BLUE SPRINGS SCHOOL DISTRICT	\$243.18	65.7%	\$294,610	\$3,263,927
MENTAL HEALTH	\$4.92	1.3%	\$5,959	\$66,024
METRO JUNIOR COLLEGE	\$9.19	2.5%	\$11,131	\$123,319
MID-CONTINENT LIBRARY	\$15.03	4.1%	\$18,204	\$201,675
STATE BLIND PENSION	\$1.55	0.4%	\$1,876	\$20,784
	\$370.00	100.0%	\$448,256	\$4,966,140

Abated	\$365,329	\$4,046,802
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* 2028 projected completion date

Value of Incentive Request to Developer

Total Project Costs	\$64,200,000	
Value of Sales & Use Tax Exemption	\$1,574,400	2.5%
Net Present Value of Tax Abatement @6%	\$2,817,418	4.4%
Total Value of Incentive Request	\$4,391,818	6.8%

Impact to City from Abatement & Exemption

Sales & Use Tax Exemption	\$387,145
Real Property Tax Abatement	\$722,284
	<u>\$1,109,429</u>

Milhaus - Ward & Highway 150 Apartments

Incentive Request

July 8, 2025 Public Hearing

Developer Request

Source	Incentive Tool	Applicable Rate	Purpose	Estimated Financial Benefit	% Project Costs
Chapter 100	Sales Tax Exemption on Construction Materials	100%	Reduce Development Costs	\$1,574,400	2.5%
Chapter 100	Real Property Tax Abatement	45%	Reduce Development Costs	\$2,817,418	4.4%
				\$4,391,818	6.8%

Project Cost	\$64,200,000
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**Incentivized Apartment Projects
Taxes vs PILOTS Comparison**

Updated May 2025

Chapter 100 Projects		Market Value			2024 Taxes			
		2021	2024	% Increase	Assessed Value	Tax Bill*	Units	Tax / Unit
Residences @ New Longview	2014	\$41,453,200	\$55,000,000	32.7%	\$10,450,000	\$887,435	309	\$2,872
Summit Square Apartments	2016	\$41,872,000	\$56,527,300	35.0%	\$10,740,187	\$912,078	310	\$2,942
Residences @ Echelon	2017	\$28,281,000	\$38,179,400	35.0%	\$7,254,086	\$616,031	243	\$2,535
Meridian @ View High	2017	\$37,750,000	\$50,962,500	35.0%	\$9,682,875	\$822,289	312	\$2,636
The Donovan	2018	\$37,490,000	\$50,611,500	35.0%	\$9,616,185	\$816,626	326	\$2,505
Streets of West Pryor Phase 1	2019	\$43,744,000	\$43,744,000	0.0%	\$8,311,360	\$705,817	237	\$2,978
Blackwell Mixed-Use Residential*	2022	-	-					
Streets of West Pryor Phase 2*	2022	-	\$1,266,200		\$405,184			
Northpoint Phase III*	2023	-	\$337,200		\$107,904			
Average							290	\$2,745

* Under construction; County valuations are partial construction.

All Incentivized Apartments			
- with PILOTS or Tax Data			
	PILOT per unit	Taxes per unit	Notes
Residences @ New Longview	\$935	\$2,872	
Summit Square Apartments	\$935	\$2,942	
Residences @ Echelon	\$993	\$2,535	
Meridian @ View High	\$1,051	\$2,636	
The Donovan	\$1,350	\$2,505	
Streets of West Pryor Phase I	\$1,350	\$2,978	
Streets of West Pryor Phase II	\$1,350		
Elevate 114 Downtown	-	\$3,239	TIF Plan
Blackwell Mixed-Use Residential	\$1,400		Construction
Northpoint Phase III	\$1,800		Construction
Cityscape at Tudor Road	\$1,800		Plan approved
Greens at Woods Chapel	\$1,600		Plan approved
Douglas Station	\$1,600		Plan approved
Pryor Mixed Use	\$1,600		Plan Approved
Clover Senior Apartments	\$1,800		Abandoned
Montage / LS Crossing	\$2,776		Plan approved
Oldham Village Apartments*	\$426	-	Plan approved
Average	\$1,423	\$2,815	
Milhaus Apartments (proposed)	\$1,600		Conceptual

* 75% abatement / 25% PILOTS

Lee's Summit Incentives for Residential Development

Updated May 6, 2025

	Acres	Units	Cost (Millions)	Legal Authority				Incentive			Characteristics					
				Chapter 100	LCRA	Chapter 353	TIF	Sales & Use Tax Exemption	Real Prop. Tax Abatement	Real Prop. Tax Redirection	Blighted Area	Greenfield	Redevelopment	Unique Factors		
Apartments																
Residents at New Longview (2014)	15.48	309	\$35.0	•				•					•			
Summit Square #1 (2016)	15.00	310	\$36.0	•				•				•				
Paragon Star (2016)	3.64	390	\$52.7				•	•		•	•	•		•		
Echelon (2017)	11.15	243	\$27.0	•				•				•				
Meridian (2017)	21.43	312	\$39.5	•				•				•				
Summit Square #2 (2018)	12.78	326	\$48.5	•				•				•				
Cityscape Downtown (2019)	3.69	273	\$51.8		•		•	•		•	•		•	•		
Streets of West Pryor Phase 1 (2019)	6.17	237	\$48.0	•				•			•		•			
Streets of West Pryor Phase 2 (2021)	9.25	184	\$36.5	•				••			•	•				
Stag's Field (2021)	27.00	356	\$85.0	•				••				•				
Discovery Park (2022)	200.40	2,791	\$951.0				•			•	•	•	•			
Summit Square III (2022)	11.40	324	\$72.2	•				••	•			•				
Cityscape at Douglas & Tudor (2022)	13.20	358	\$65.7	•				••	•			•				
Ellis Glen (2023)	1.20	26	\$8.0		•			••	•				•			
Greens at Woods Chapel (2023)	18.00	396	\$70.5	•				••	•			•				
Douglas Station (2023)	6.30	150	\$24.9	•				••	•			•				
Pryor Mixed Use (2023)	8.00	253	\$64.5	•				••	•			•				
Colbern Ridge Apartments (2023)	41.10	136	\$44.5		•			••	•			•				
TriStar Residential (2024)	54.40	226	\$63.4	•				••	•		•	•				
Oldham Village Apartments (2024)	9.70	307	\$42.6		•			••	•		•		•			
Milhaus Apartments (2025)	11.50	272	\$64.0	•				••	•			•				
Subtotal	500.79	8,179	\$1,931.3													
Townhomes																
Streets of West Pryor Villas (2021)	9.34	78	\$30.5		•			••	•		•	•		•		
Mixed Residential (Rental)																
Griffin Riley - Blackwell (2022)	56.22	442	\$103.1	•				••	•			•				
Senior Care																
John Knox Village (2015)	170.00	369	\$90.3			•			•		•		•	•		
The Princeton (2019)	37.00	153	\$35.5		•			•			•	•		•		
Scenic Development (2022)	11.86	186	\$48.4	•				••	•			•		•		
Subtotal	218.86	708.00	174.20													
Grand Totals	785.2	9407	\$2,239.1	17	6	1	3	24	14	3	10	20	7	6		

Lee's Summit Incentive Reimbursement Rates

Updated June 2025

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 Gov't Funding		Total %							
Chapel Ridge	2000	258.0	\$108.7	\$31.9	29.3%			•	•								22.9%			6.4%					29.3%	29.3%		
Summit Woods	2000	95.0	\$151.6	\$39.7	26.2%			•									16.3%			9.9%						26.2%	26.2%	
I-470 Business & Technology	2006	17.8	\$66.2	\$6.8	10.3%			•		•							6.2%			4.1%						10.3%	10.3%	
Summit Fair	2006	58.7	\$162.8	\$55.3	34.0%			•									19.7%		14.3%							34.0%	34.0%	
Hartley Block	2006	1.3	\$7.7	\$2.5	32.5%	•		•									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%	25.0%
Ritter Plaza	2007	7.3	\$14.5	\$4.7	32.4%			•									22.8%		9.7%								32.5%	32.5%
New Longview	2015	107.0	\$85.4	\$20.6	24.1%	•		•	•		•						24.1%										24.1%	24.1%
John Knox Village	2015	170.0	\$48.0	\$11.5	24.0%		•														24.0%						24.0%	24.0%
Pine Tree Plaza	2017	12.4	\$9.3	\$2.4	25.9%			•											25.9%								25.9%	25.9%
740 Blue Parkway Project	2017	3.5	\$12.5	\$1.3	10.6%			•											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%	14.9%
The Princeton	2019	37.0	\$35.5	\$0.8	2.1%		•											2.1%									2.1%	2.1%
Cityscape Downtown Apartments	2019	3.7	\$51.8	\$9.3	18.0%	•											15.4%	2.6%									18.0%	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%	20.2%
Southside Plaza Shopping Center	2020	4.5	\$4.8	\$1.4	29.9%			•											29.9%								29.9%	29.9%
Cedar Creek Shopping Center	2020	5.2	\$9.4	\$1.5	15.9%			•											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%	30.2%
Streets of West Pryor (Townhomes)	2021	9.3	\$30.5	\$2.9	9.5%	•												9.5%									9.5%	9.5%
Chapel Ridge Shopping Center	2021	9.2	\$19.6	\$3.9	20.1%			•											20.1%								20.1%	20.1%
LS Logistics - Scannell Industrial	2022	75.8	\$50.6	\$11.1	21.9%						•											21.9%					21.9%	21.9%
LS Industrial - O'Dell	2022	49.8	\$46.5	\$9.5	20.4%						•							20.4%									20.4%	20.4%
Paragon Star Parking Garage	2022	0.7	\$10.5	\$0.2	2.1%			•										2.1%									2.1%	2.1%
Paragon Star Apartments	2022	1.8	\$59.0	\$1.3	1.7%	•												1.7%									1.7%	1.7%
Valle Vista Shopping Center	2022	4.4	\$15.0	\$3.9	26.3%			•											26.3%								26.3%	26.3%
Blackwell Mixed Residential	2022	56.0	\$103.1	\$4.0	3.9%	•																	3.9%				3.9%	3.9%
Discovery Park	2022	265.0	\$956.5	\$212.2	22.2%	•		•	•								20.2%		2.0%								22.2%	22.2%
Scenic Development - Senior Care	2022	12.6	\$48.4	\$2.7	5.6%		•															5.6%					5.6%	5.6%
Summit Square III Apartments	2022	11.4	\$72.2	\$3.6	5.0%	•																5.0%					5.0%	5.0%
Cityscape at Douglas & Tudor	2022	13.2	\$65.7	\$3.3	5.0%	•																5.0%					5.0%	5.0%
Town Centre Industrial - Ward Development	2022	22.0	\$17.8	\$3.4	19.3%						•											19.3%					19.3%	19.3%
Colbern Ridge	2023	41.4	\$83.7	\$6.4	7.6%																	7.6%					7.6%	7.6%
Greens at Woods Chapel	2023	18.0	\$70.5	\$4.4	6.2%	•																6.2%					6.2%	6.2%
Douglas Station	2023	6.3	\$26.1	\$1.6	6.1%																	6.1%					6.1%	6.1%
Griffin Riley Mixed-Use	2023	20.9	\$65.0	\$4.5	6.9%	•		•											2.3%			4.7%					7.0%	7.0%
Ellis Glen	2023	1.2	\$8.0	\$2.0	24.4%	•			•									24.4%									24.4%	24.4%
Bayberry Crossing	2023	5.2	\$10.7	\$1.5	14.0%														14.0%								14.0%	14.0%
Tristar (Montage)	2024	9+	\$60.0	\$4.6	7.7%	•		•														7.7%					7.7%	7.7%
K & R Wholesale Building Materials	2024	1.9	\$1.5	\$33.0	12.8%						•							12.8%									12.8%	12.8%
Oldham Village	2024	50.0	\$206.0	\$56.7	24.1%	•	•										8.3%	4.1%	10.2%	1.5%							24.1%	24.1%
T&W Steel	2025	28.5	\$5.5	\$0.56	8.0%						•							8.0%									8.0%	8.0%
Victory Hyundai	2025	7.5	\$13.2	\$1.0	7.2%			•														7.3%					7.3%	7.3%
View High Sports Complex	2025	7.5	\$49.4	\$19.5	39.5%			•											9.0%			30.5%					39.5%	39.5%
Grand Totals		1,956.1	\$3,375.9	\$713.4		16	4	23	5	6	2	2	14	10	17	6	1	14	2							17.1%		

* In Millions. Some reimbursement occurs in the form of abatement value.
 ** LCRA does not include Certificates of Qualification

Average: **17.1%**
 Number of Projects: 43

Summary of Data			
Date Range	2000-2025	Project Average %	17.1%
Number of Projects	43	TIF Average	17.4%
Highest Reimbursement %	39.5%	LCRA Average	8.8%
Lowest Reimbursement %	1.7%	CID Average	12.1%
% Range without outliers	2-34%	TDD Average	6.0%
		Ch 100 Average	9.6%