

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

Policy Discussion

March 25, 2026

Agenda

- ED Tools 101
- LCRA Purpose/Mission/Values
- Brief LCRA History
- LCRA Tools
- Policy

ED Vision Statement

“Lee’s Summit will build upon and promote its unique downtown, educational excellence and cultural heritage to create and nurture a business environment which fosters entrepreneurship, commercial and neighborhood redevelopment, and the attraction and retention of high quality jobs in targeted businesses. In doing so, the tax will grow ensuring the City’s continued ability to deliver an outstanding quality of life and services to both businesses and residents.”

5 Areas of Focus

- Downtown
- Entrepreneurship
- Redevelopment
- Attraction & Retention
- Targeted jobs and businesses

Targeted Outcomes

- Development and maintenance of infrastructure
- Attracts or retains targeted businesses
 - Professional Services
 - Science and Technology Industries
 - Healthcare
 - Manufacturing
 - The Arts
 - Entrepreneurship
- Preserve or enhance residential developments
- Business retention or expansion
- Generate a positive community image

Targeted Areas

- Douglas/Tudor RD
- I-470 North
- Airport
- I-470 Chipman/Colbern
- View High Corridor
- Downtown Core
- US 50 Hwy Corridor
- South M-291
- Activity Centers
 - Rock Island
 - Woods Chapel
 - Longview
 - Downtown
 - Summit

Most Common Incentive Tools

	Real Property Tax Abatement	Personal Property Tax Abatement	Sales Tax Exemption	New Sales Tax	New Property Tax	Special Assessment	Reimbursement to Developer
TIF							✓
Chapter 100 Plan	✓	✓	✓				
353 Redev. Corp.	✓						
LCRA	✓	✓	✓				
CID				✓	✓	✓	✓
TDD				✓	✓	✓	✓
NID						✓	✓
SBD					✓		✓

Mission and Values

LCRA MISSION:

Encourage the development and/or re-development of blighted, insanitary or deteriorated properties to the benefit of the community.

LCRA VALUES:

- *Transparency in communication with the public, elected officials and applicants.*
- *Integrity in supporting projects that benefit the community.*
- *Accountability to the neighborhoods impacted by LCRA actions.*

Brief History

- 1951 – Enabling state statute adopted
- 1961 – Lee's Summit Special Election – voters accepting the provisions of § 99.300 – 99.660 RSMo – LCRA Law
- 1966 – Urban Renewal Area Project No. Mo. R-47 created (Downtown Urban Renewal Area)

Brief History

- 1970-1976 – Redevelopment Downtown
- 1985 – LCRA Reactivated
- 1986 – Redevelopment Plan Approved, however no record of action taken
- 2009 – LCRA Reactivated

Brief History

- 2010 – 1st new Redevelopment Project
- 2011 – Expansion of Downtown URA
- 2014 – Lakewood Business Park URA
- 2014 – US 50/M-291 Highway URA
- 2018 – Expanded use of Redevelopment Plans
- Present – Multiple projects

Tools

- Certificates of Qualification for Tax Abatement
- Sales and Use Tax Exemption on construction materials
- Redevelopment Plan for Extended Tax Abatement
- Tailored Incentive Packages
- Targeted Incentive Areas

Policy Considerations

- 12 General Policy Statements
- 4 Criteria for Residential Projects
- 12 Criteria for Industrial Projects
- 13 LCRA Specific Guidelines
- 5 LCRA Implementation Conditions

LCRA Guidelines

- Level of Abatement
- Duration of Abatement
- Blight Clearance
- Tax Stabilization
- Sustainable/Green Development
- Statement of Need
- Total Investment
- Company Equity
- New Job Creation
- Job Retention
- Public Improvements
- Targeted Businesses & Industries
- Historic Preservation

LCRA Implementation Conditions

- Coordination with zoning approvals
- Change in use or ownership
- Data reporting
- No reconsideration
- Duration of Certificate of Qualification

Questions ?