



T&W Steel Co.

Presentation to
Lee's Summit City Council

May 5, 2026

Applicant

T&W Steel Co.

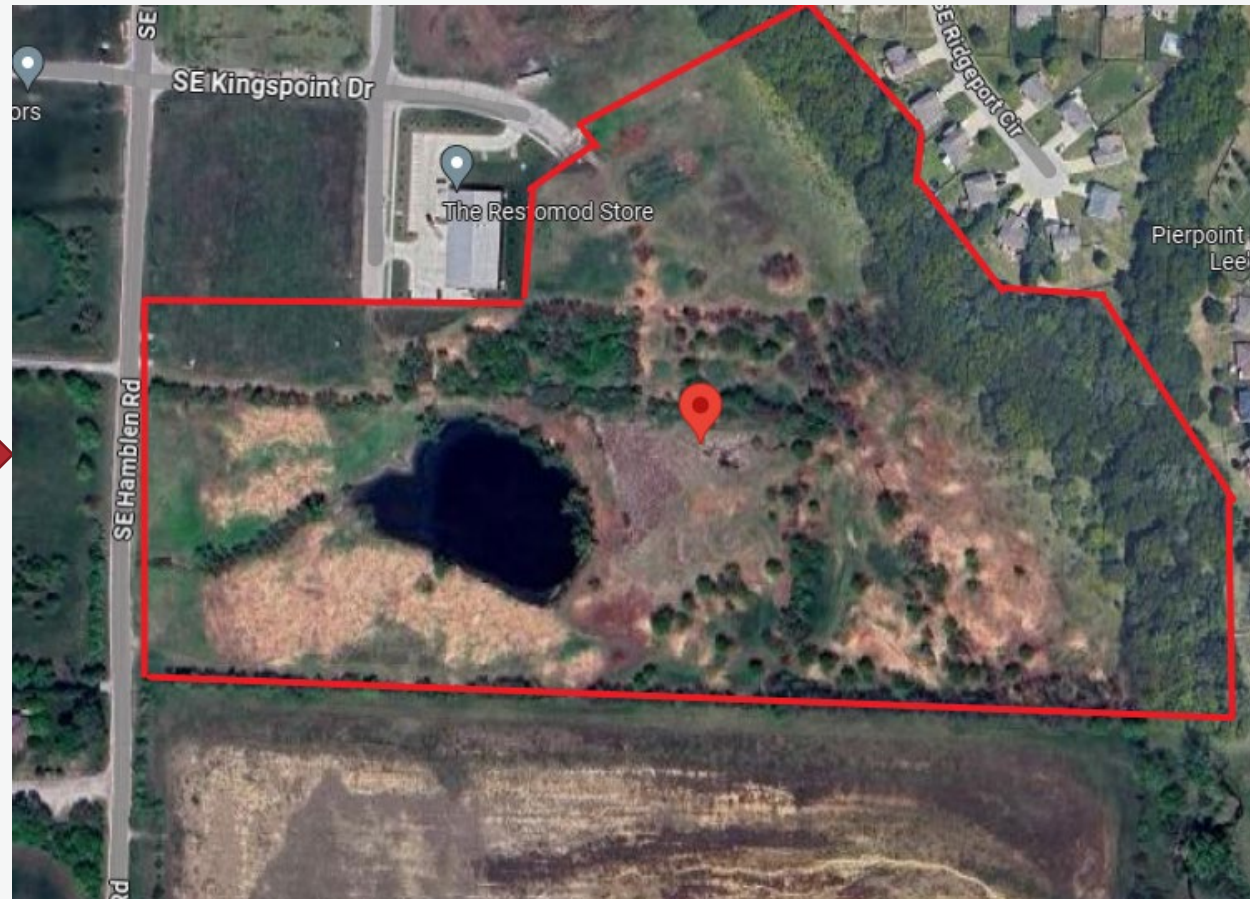
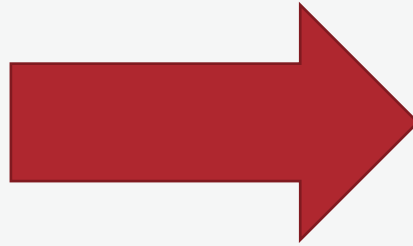
- Founded in Lee's Summit, MO in 1983.
- Looking to expand facilities to accommodate for growth.

Company History

- Provide service to customers in eastern Kansas and across all of Missouri.
- Steel/Metal fabrication and shearing (among other related services).

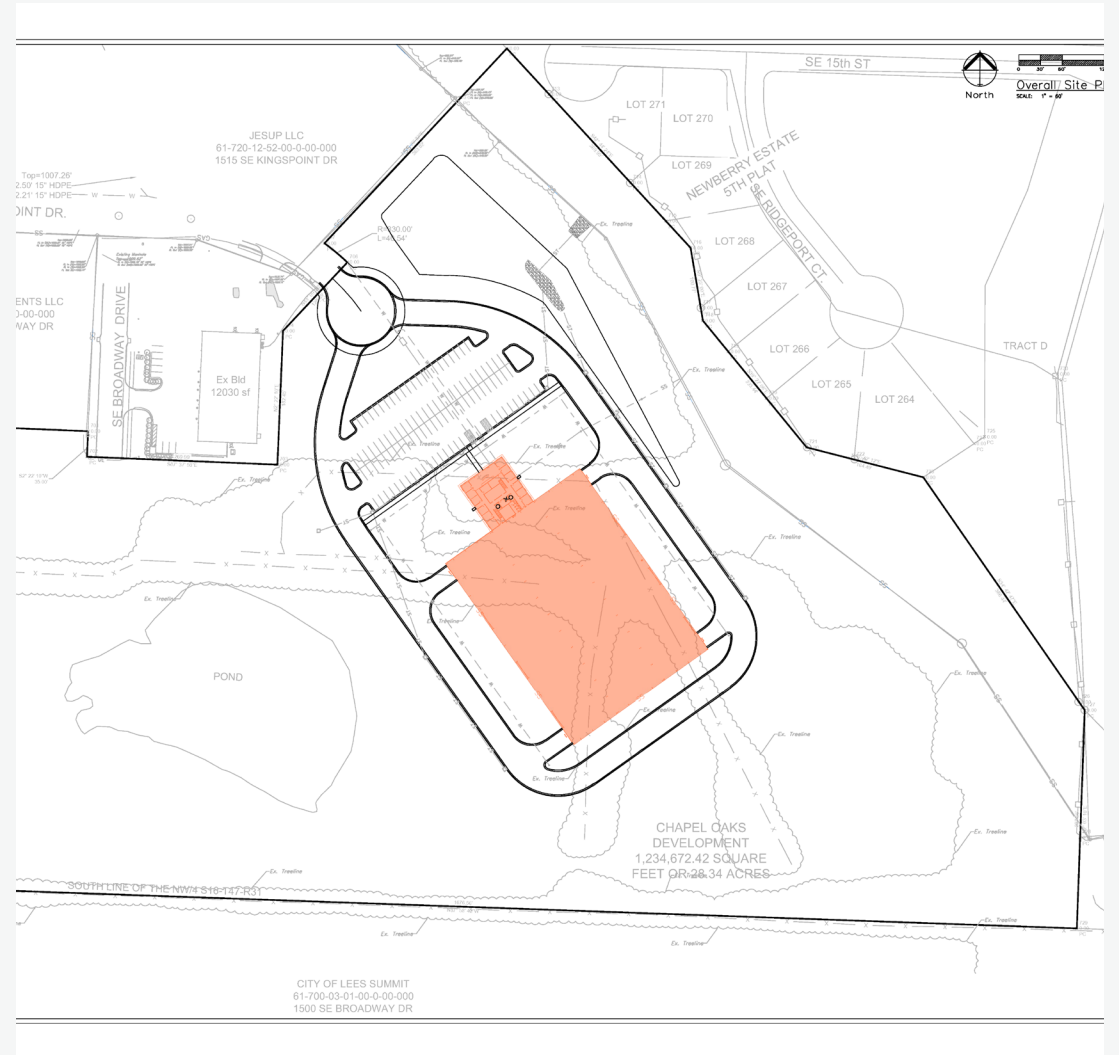
Proposed Project

- Located at 1601 SE Hamblen Rd Lee's Summit, MO 64081
- 28.50 +/- acres



Proposed Project

- Industrial Building:
 - 73,300 SF
 - An increase from the 53,600 SF facility initially proposed



Proposed Public Incentives – LCRA

1. Sales tax exemption on construction materials
2. Property tax abatement
 - Years 1 – 10
 - 75% Abatement – Fixed PILOT schedule (Exhibit below is included in Redevelopment Agreement)

Year	Base Taxes	PILOT Payment	Total Taxes Owed (Base Taxes + PILOT)
1	\$166	\$25,387	\$25,553
2	\$166	\$25,387	\$25,553
3	\$166	\$26,153	\$26,319
4	\$166	\$26,153	\$26,319
5	\$166	\$26,935	\$27,101
6	\$166	\$26,935	\$27,101
7	\$166	\$27,749	\$27,915
8	\$166	\$27,749	\$27,915
9	\$166	\$28,578	\$28,745
10	\$166	\$28,578	\$28,745

Sales Tax Exemption

Est. Construction Budget	\$	7,000,000
Est. Materials Percentage		40.00%
Est. Materials Cost	\$	2,800,000
Total Sales and Use Tax Rate		8.475%
Est. Sales and Use Tax Savings	\$	170,660

City Sales and Use Tax Rate	2.750%	(As of April 11, 2026)
County Sales Tax Rate	1.375%	
State Sales and Use Tax Rate	4.225%	
Zoo Sales Tax Rate	0.125%	
	8.475%	
Est. Allocation of Material Purchases:		
Lee's Summit	8.00%	
Missouri (outside Lee's Summit)^	50.00%	
Outside Missouri	42.00%	

Lee's Summit Sales Tax Savings	\$	6,160
Lee's Summit Use Tax Savings	\$	32,340
Total Lee's Summit Sales and Use Tax	\$	38,500
County Sales Tax Savings	\$	12,705
State Sales and Use Tax Savings	\$	118,300
Zoo Sales Tax Savings	\$	1,155
Lee's Summit % of Total Savings		22.56%

Public Value Proposition

- Property Tax / Fee Generation

- Today

- Annual real property taxes: Approximately \$164

- During Amended LCRA Plan

- Annual real property taxes paid under PILOT schedule: \$27,127
 - Total real property taxes paid during PILOT schedule: \$271,267

- **First 10 years after LCRA Plan period: estimated to total \$1,397,582

Public Value Proposition

Job Creation

Retention of 31 FTEs.

Multiplier Effect

Sales Tax