

**View High Sports Complex Project
Incentive Request**
March 18, 2025 Conceptual Presentation

Developer Request - Timeline Summary

Construction Period - Chapter 100

Sales & Use Tax Exemption on
Construction Materials 100%

Years 1-25:

Ch 100 Real Property Tax Abatement 100%
City Sales & Use Tax Rebate 1.25% 1.25% of combined 2.75% rate

Years 1-27: CID Sales Tax 1.0%

Property Tax Benefit to Taxing Districts

Real Property Taxes	2024 Taxes	%	First Year Taxes & PILOTs	Taxes & PILOTs Over 10 Years
BOARD OF DISABLED SERVICES	\$0	0.8%	\$0	\$0
CITY - LEES SUMMIT	\$0	17.2%	\$0	\$0
JACKSON COUNTY	\$0	7.1%	\$0	\$0
LEES SUMMIT SCHOOL R-VII	\$0	66.6%	\$0	\$0
MENTAL HEALTH	\$0	1.3%	\$0	\$0
METRO JUNIOR COLLEGE	\$0	2.5%	\$0	\$0
MID-CONTINENT LIBRARY	\$0	4.2%	\$0	\$0
STATE BLIND PENSION	\$0	0.4%	\$0	\$0
	\$0	100.0%	\$0	\$0

Value of Incentive Request to Developer

Total Project Costs	\$49,248,338	
Value of Sales Tax Exemption	\$1,669,519	3.4%
NPV of Property Tax Abatement @7%	\$14,787,226	30.0%
CID Sales Tax + City Tax Redirection	\$4,458,885	9.1%
Total Value of Incentive Request	\$20,915,630	42.5%

Impact to City

Impact of Abated Taxes

Sales & Use Tax Exemption	\$383,989	
Real Property Tax Abatement	\$2,513,828	
City Sales Tax Redirection	\$2,120,668	
	<u>\$5,018,486</u>	24.0% City portion of incentive request

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Developer Request

Source	Incentive Tool	Applicable Rate	Purpose	Estimated Financial Benefit	% Project Costs
CID	New Sales Tax	1% for 27 years	Reimbursement of Project Costs	\$4,458,855	9.05%
City Sales Tax Redirection	City Sales & Use Tax Rebate	1.25% of combined 2.75%	Reimbursement of Project Costs		
Chapter 100	Sales Tax Exemption on Construction Materials	100%	Reduce Project Costs	\$1,669,519	3.39%
Chapter 100	Real Property Tax Abatement	100% for 25 years	Reduce Project Costs	\$14,787,226	30.03%
Total Project Costs		\$49,248,338		\$20,915,600	42.47%

Lee's Summit Incentive Reimbursement Rates

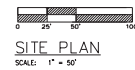
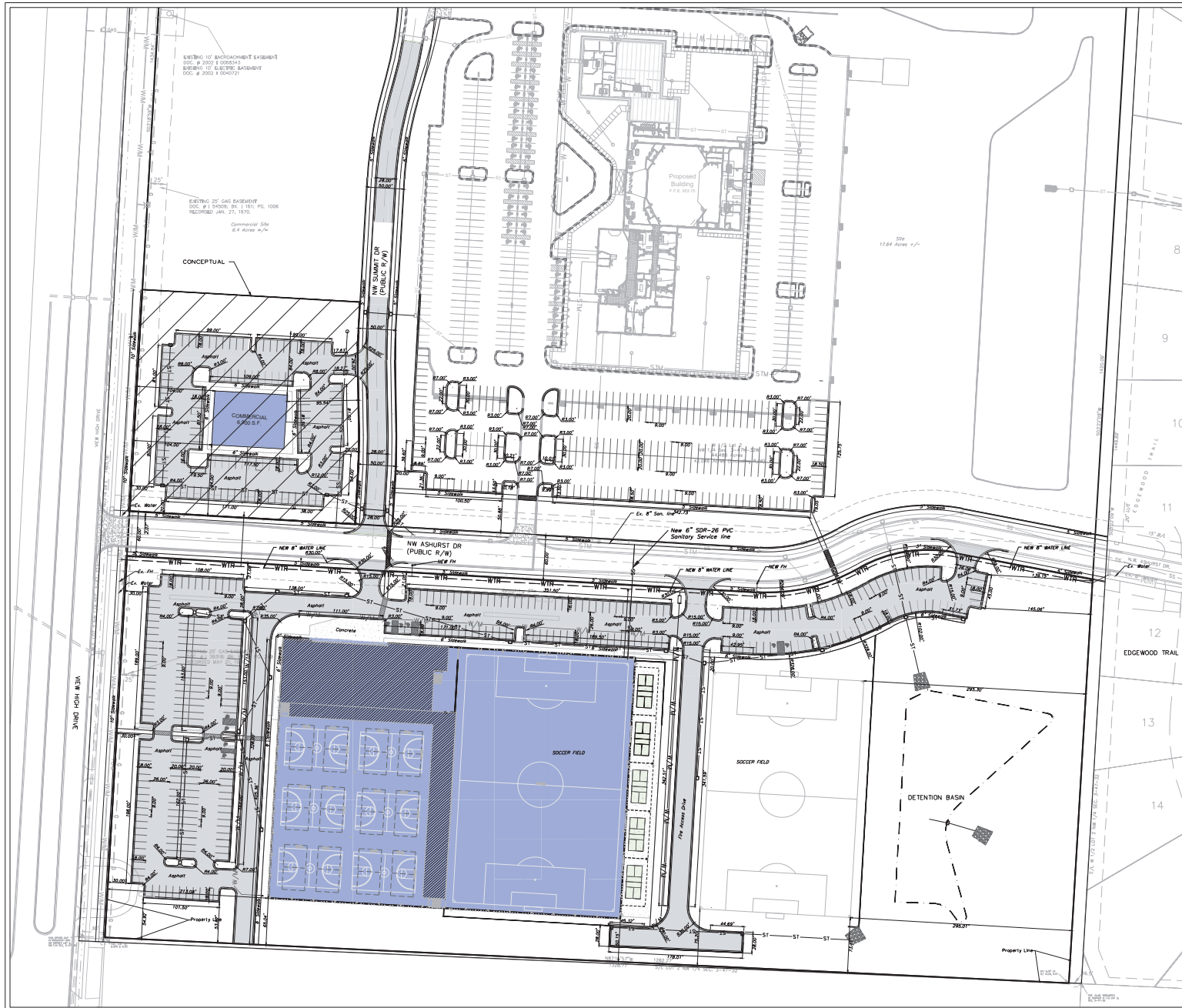
Updated March 2025

Project	Year	Acres	Total Project Costs*	Total Reimbursement*	Total %	Land Uses							Reimbursement Type and %							
						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%
Summit Woods	2000	95.0	\$151.6	\$39.7	26.2%			*					16.3%			9.9%				26.2%
I-470 Business & Technology	2006	17.8	\$66.2	\$6.8	10.3%			*		*			6.2%			4.1%				10.3%
Summit Fair	2006	58.7	\$162.8	\$55.3	34.0%			*					19.7%		14.3%					34.0%
Hartley Block	2006	1.3	\$7.7	\$2.5	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%
Ritter Plaza	2007	7.3	\$14.5	\$4.7	32.4%			*					22.8%		9.7%					32.5%
New Longview	2015	107.0	\$85.4	\$20.6	24.1%	*		*	*		*		24.1%							24.1%
John Knox Village	2015	170.0	\$48.0	\$11.5	24.0%		*									24.0%				24.0%
Pine Tree Plaza	2017	12.4	\$9.3	\$2.4	25.9%			*							25.9%					25.9%
740 Blue Parkway Project	2017	3.5	\$12.5	\$1.3	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%
The Princeton	2019	37.0	\$35.5	\$0.8	2.1%		*							2.1%						2.1%
Cityscape Downtown Apartments	2019	3.7	\$51.8	\$9.3	18.0%	*					*		15.4%	2.6%						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%
Southside Plaza Shopping Center	2020	4.5	\$4.8	\$1.4	29.9%			*							29.9%					29.9%
Cedar Creek Shopping Center	2020	5.2	\$9.4	\$1.5	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%
Streets of West Pryor (Townhomes)	2021	9.3	\$30.5	\$2.9	9.5%	*								9.5%						9.5%
Chapel Ridge Shopping Center	2021	9.2	\$19.6	\$3.9	20.1%			*							20.1%					20.1%
LS Logistics - Scannell Industrial	2022	75.8	\$50.6	\$11.1	21.9%					*							21.9%			21.9%
LS Industrial - O'Dell	2022	49.8	\$46.5	\$9.5	20.4%					*					20.4%					20.4%
Paragon Star Parking Garage	2022	0.7	\$10.5	\$0.2	2.1%			*				*		2.1%						2.1%
Paragon Star Apartments	2022	1.8	\$59.0	\$1.3	1.7%	*								1.7%						1.7%
Valle Vista Shopping Center	2022	4.4	\$15.0	\$3.9	26.3%			*							26.3%					26.3%
Blackwell Mixed Residential	2022	56.0	\$103.1	\$4.0	3.9%	*											3.9%			3.9%
Discovery Park	2022	265.0	\$956.5	\$212.2	22.2%	*		*	*				20.2%		2.0%					22.2%
Scenic Development - Senior Care	2022	12.6	\$48.4	\$2.7	5.6%		*										5.6%			5.6%
Summit Square III Apartments	2022	11.4	\$72.2	\$3.6	5.0%	*											5.0%			5.0%
Cityscape at Douglas & Tudor	2022	13.2	\$65.7	\$3.3	5.0%	*											5.0%			5.0%
Town Centre Industrial - Ward Development	2022	22.0	\$17.8	\$3.4	19.3%					*							19.3%			19.3%
Colbern Ridge	2023	41.4	\$83.7	\$6.4	7.6%												7.6%			7.6%
Greens at Woods Chapel	2023	18.0	\$70.5	\$4.4	6.2%	*											6.2%			6.2%
Douglas Station	2023	6.3	\$26.1	\$1.6	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%
Ellis Glen	2023	1.2	\$8.0	\$2.0	24.4%	*			*					24.4%						24.4%
Bayberry Crossing	2023	5.2	\$10.7	\$1.5	14.0%										14.0%					14.0%
Tristar (Montage)	2024	9+	\$60.0	\$4.6	7.7%	*		*									7.7%			7.7%
K & R Wholesale Building Materials	2024	1.9	\$1.5	\$33.0	12.8%					*				12.8%						12.8%
Lee's Summit Crossing	2024	185.0	\$408.0	\$52.3	12.8%	*	*	*		*			8.4%		1.1%	1.1%		2.2%		12.8%
Oldham Village	2024	50.0	\$206.0	\$56.7	13.9%	*	*						8.3%	4.1%	10.2%	1.5%				24.1%
T&W Steel	2025	28.5	\$5.5	\$565.7	8.0%					*				8.0%						8.0%
View High Sports Complex	2025	17.2	\$49	\$20.9	42.5%			*							9.1%			33.4%		42.5%
Grand Totals		2,143.3	\$3,770.5	\$1,331.3		17	5	23	5	6	2	2	15	10	18	7	1	14	2	Average: 17.3%

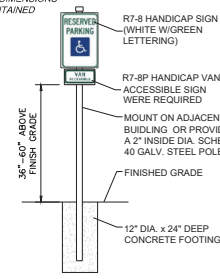
* In Millions. Some reimbursement occurs in the form of abatement value.
** LCRA does not include Certificates of Qualification

Number of Projects: 43

Summary of Data			
Date Range	2000-2025	Project Avera	17.3%
Number of Projects	43	TIF Average	16.8%
Highest Reimbursement %	42.5%	LCRA Average	8.8%
Lowest Reimbursement %	1.7%	CID Average	11.5%
% Range without outliers	2-34%	TDD Average	5.3%
		Ch 100 Average	9.4%



SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



HANDICAP SIGN DETAIL
NOT TO SCALE



Professional Registration
Missouri
Engineering 200507180-0
Surveying 200507180-0
Kansas
Engineering 2-1986
Surveying 1-2-19
California
Engineering 014
Registration
Engineering 04827

View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project:
VIEW HIGH
COMPLEX, LMS
November 7, 2014

Site Plan
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2005019708
EXPIRES 12/31/2021
OR PE 25224

REVISIONS