

Community and Economic Development Committee

August 12, 2026

ECONOMIC DEVELOPMENT INCENTIVE POLICY OVERVIEW & UPDATE PROCESS DISCUSSION

Agenda

- Policy Overview
 - Adopted 2/19/2015
 - Amended 8/8/2023
- Update Process



Framework

- Vision: A vibrant community ensuring the finest quality of life for all generations
- Mission: To enrich lives in our community through collaboration, creativity, and commitment
- Strategic Economic Development: Build an adaptable framework for continued growth in a changing environment

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

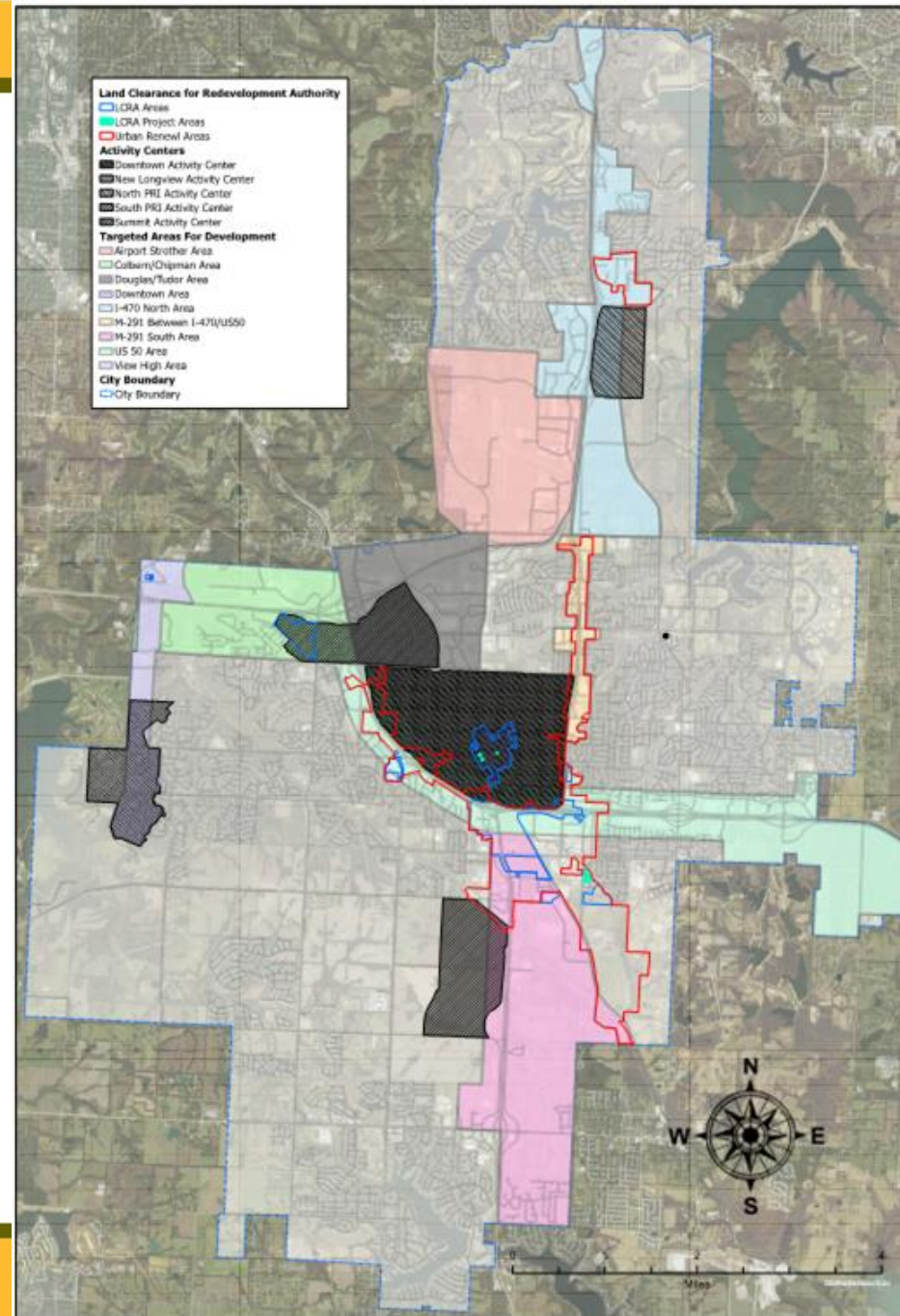
- Downtown
- Entrepreneurship
- Redevelopment
- Attraction & Retention
- Targeted jobs and businesses

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
- Rock Island Activity Center
- Woods Chapel Activity Center
- Longview Activity Center
- Summit Activity Center



Lee's Summit Economic Incentive Target Areas
Reflecting the Current Economic Incentive Policy Framework

Tools

Tax Abatement

- LCRA
- Ch. 100
- Ch. 353

Tax Redirection

- TIF
- STR
- DA

Special Taxing Districts

- TDD
- CID
- NID

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					✓		✓

Policy Considerations

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

Policy Considerations

- Reimbursement Ratio
- Public Benefit
- No GF guarantee
- Public vs Private Costs
- No Precedent
- Blight Clearance
- Total Investment
- Company Equity
- Public Improvements
- Statement of Need
- Tax Stabilization
- Level of Abatement
- Duration of Abatement
- Sustainability
- New Job Creation
- Job Retention

Review Process

- Key Objectives and Deliverables
 - Updated policy considerations
 - Revised eligibility and evaluation criteria
 - Clarity on caps, thresholds, and exceptions
 - Updated application and review process
 - Fiscal impact and public-benefit evaluation framework

Key Policy Review Teams

Team	Composition	Meeting Frequency	Role
Legislative Committee	CEDC	Monthly	Policy Direction
Working Group (External Stakeholders)	Experts Selected by CEDC	Bi-Weekly	Identify opportunities, evaluate options, and provide input
Staff Project Team	ED Coordination Team	Weekly	Prepare materials, incorporate feedback, draft policy language
AD-Hoc Stakeholders	As Determined	3-5 Sessions	Additional expert input

Draft Work Plan

Month	Working Group Focus	CEDC Focus	Key Deliverable
Month 0	Formation	Initial Discussion	Framework and process outline for policy review
Month 1	Kickoff, goals, current policy assessment	Confirm scope and desired outcomes	Project charter and policy issues list
Month 2	Benchmarking and stakeholder input	Review benchmark findings	Regional comparison and stakeholder themes
Month 3	Evaluation criteria and incentive tools	Direction on policy framework	Draft policy framework
Month 4	Fiscal safeguards, caps, public benefits	Direction on key tradeoffs	Draft policy concepts
Month 5	Draft policy review and refinement	Review draft policy	Draft updated policy
Month 6	Final revisions and recommendation	Recommend final draft to Council	Final policy package