

The City of Lee's Summit
Action Letter - Draft
Land Clearance for Redevelopment Authority

Wednesday, January 29, 2025

4:00 PM

Development Services Conference Room

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

Vice Chair Reynolds called the January 29, 2025 Land Clearance
Redevelopment Authority meeting to order at 4:00 p.m

2. Roll Call

Present: 3 - Secretary Jason Betts
Vice Chair Drew Reynolds
Board Member Rich Wood

Absent: 2 - Chairperson Mark White
Board Member Molly Pesce

3. Approval of Agenda

A motion was made by Board member Wood, seconded by Secretary Betts, to approve the
January 29, 2025 Land Clearance Redevelopment Authority Agenda.

The motion passed unanimously by voice vote.

4. Public Comments

There were no public comments.

5. Business

- A. [2025-6719](#) Approval of the October 2, 2024 Land Clearance Redevelopment Authority
Action Letter

A motion was made by Board member Wood, seconded by Secretary Betts, to
approve the October 2, 2024 Land Clearance Redevelopment Authority action letter.

The motion passed unanimously by voice vote.

- B. [2024-6685](#) Public Hearing: 1601 SE Hamblen Road, LLC, LCRA Redevelopment Plan, for
relocation and expansion of industrial facilities; T&W Steel Co., Inc., applicant.

Mr. Curt Peterson presented an overview of the LCRA plan on behalf of the
applicant, T&W Steel Co., Inc. T&W Steel was founded in Lee's Summit in 1983
and is currently located at 1612 SW Jefferson St. They are a steel/metal
fabrication and shearing company that employs 31 employees serving Kansas
and Missouri. They want to expand their company and move to a new 28.5 acre
location in the Newberry Business Park at 1601 SE Hamblen Road.

The proposed project consists of a 53,600 sq.ft. industrial building and will employ six additional employees. The applicant is seeking LCRA incentives in the form of (1) sales and use tax exemption on construction materials for facility expansion and (2) real property tax abatement in the amount of 75% for 10 years using fixed PILOTs schedule.

Mr. Peterson explained the current property tax for the proposed location is \$164 per year and if this project is approved, would increase to \$22,039 per year and \$220,390 in ten years. He stated this project also provides public value propositions in the form of job creations, the multiplier effect and additional sales tax.

Mr. David Bushek, Chief Counsel of Economic Development and Planning, presented staff's report on the project. He explained the Property Tax Benefit to Taxing Districts and stated that over 10 years the total of taxes and Pilots for the City would be \$37,980.

The Developer is requesting LCRA Incentives of 8% of the total project costs (Tax Exemption on Construction at 1.6% Sales Tax Exemption on construction costs and 6.5% for the real property tax abatement) totaling \$565.653.

The impact of abated taxes to the City is broken down as follows:

Sales and Use Tax Exemption	\$ 24,750
<u>Real Property Tax Abatement</u>	<u>77,510</u>
Total	\$102,260

Mr. Bushek reviewed previous LCRA projects and stated this request is on the lighter side of other requests approved and meets all LCRA criteria.

Following the Public Hearing, discussion ensued.

- C. [2025-6726](#) A Resolution of the Land Clearance for Redevelopment Authority of Lee's Summit, Missouri, recommending that the City Council approve the 1601 SE Hamblen Road, LLC, LCRA Redevelopment Plan and take other actions to implement the Plan.

A motion was made by Board member Wood seconded by Secretary Betts, to recommend for City Council approval Resolution 2025-1 the 1601 SE Hamblen Road, LLC, LCRA Redevelopment Plan and take other actions to implement the Plan.

The motion passed unanimously by voice vote.

6. Roundtable

Ryan Elam, Assistant City Manager, stated staff would provide progress updates on past LCRA projects at a future LCRA meeting in March or April. There may also be a new LCRA application to review at that time as well.

7. Adjournment

Hearing no further business, Vice Chair Reynolds adjourned the meeting at 4:22 p.m.

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