

Lee's Summit Land Clearance for Redevelopment Authority (LCRA)



City Council 5-Year Public Hearing

October 19, 2017





Public Hearing – Presentation

- Membership
- Brief History
- Purpose/Mission/Values
- Activities
- Projects



Current LCRA Membership

- Donna Gordon – Chairman
- Mark White – Vice Chairman
- Troy Pfeifer – Secretary
- John Lovell – Commissioner
- Shelley Kneuvean - Commissioner



Brief History

- 1961 – Lee's Summit Special Election – voters accepting the provisions of § 99.300 – 99.660 RSMo – LCRA Law
- 2009 – Mayor appointed members to reactivate LCRA within Lee's Summit, MO



Public Hearing - Purpose

- § 99.620 RSMo - Within sixty days after August 13, 1982, and every five years thereafter, the governing body shall hold a public hearing regarding those land clearances and urban renewal projects under the jurisdiction of the authority.



LCRA 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.*



Administrative Oversight

- By-Laws
- Conflict of Interest Policy
- Strategic Plan (Mission & Values)
- Marketing & Public Awareness
- Schedule of Fees
- LCRA Abatement Spreadsheet / Tool
- Coordination with City's Economic Development Policy



How does LCRA Work?

- Establish Urban Renewal Area (Blight finding/Public Hearing)
- Redevelopment Project Application (Development & Incentive)
- Up to 100% abatement on the incremental increase in real property tax as a result of the redevelopment
- 10 year maximum duration
- LCRA makes recommendations to City Council
- Project is constructed & completed
- Certificate of Qualification of Tax Abatement filed with County
- Real property tax base “frozen” for duration of tax abatement



Proactive Urban Renewal Areas

- September 10, 2012 – Downtown Urban Renewal Area

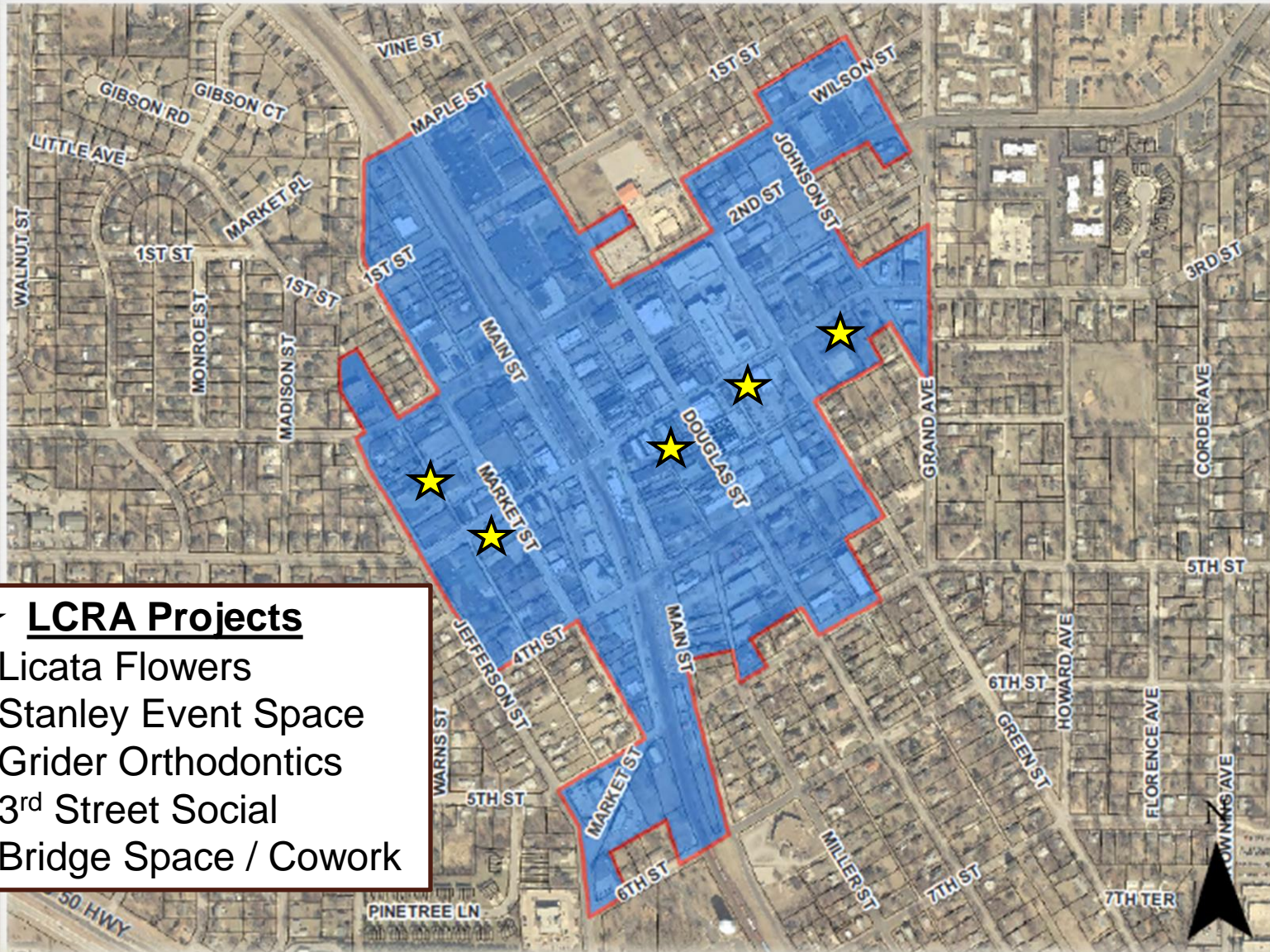
- February 20, 2014 – Lakewood Business Park Urban Renewal Area

- June 5, 2014 – US 50 / M-291 Hwy Urban Renewal Area
 - Amended – December 17, 2015



LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY

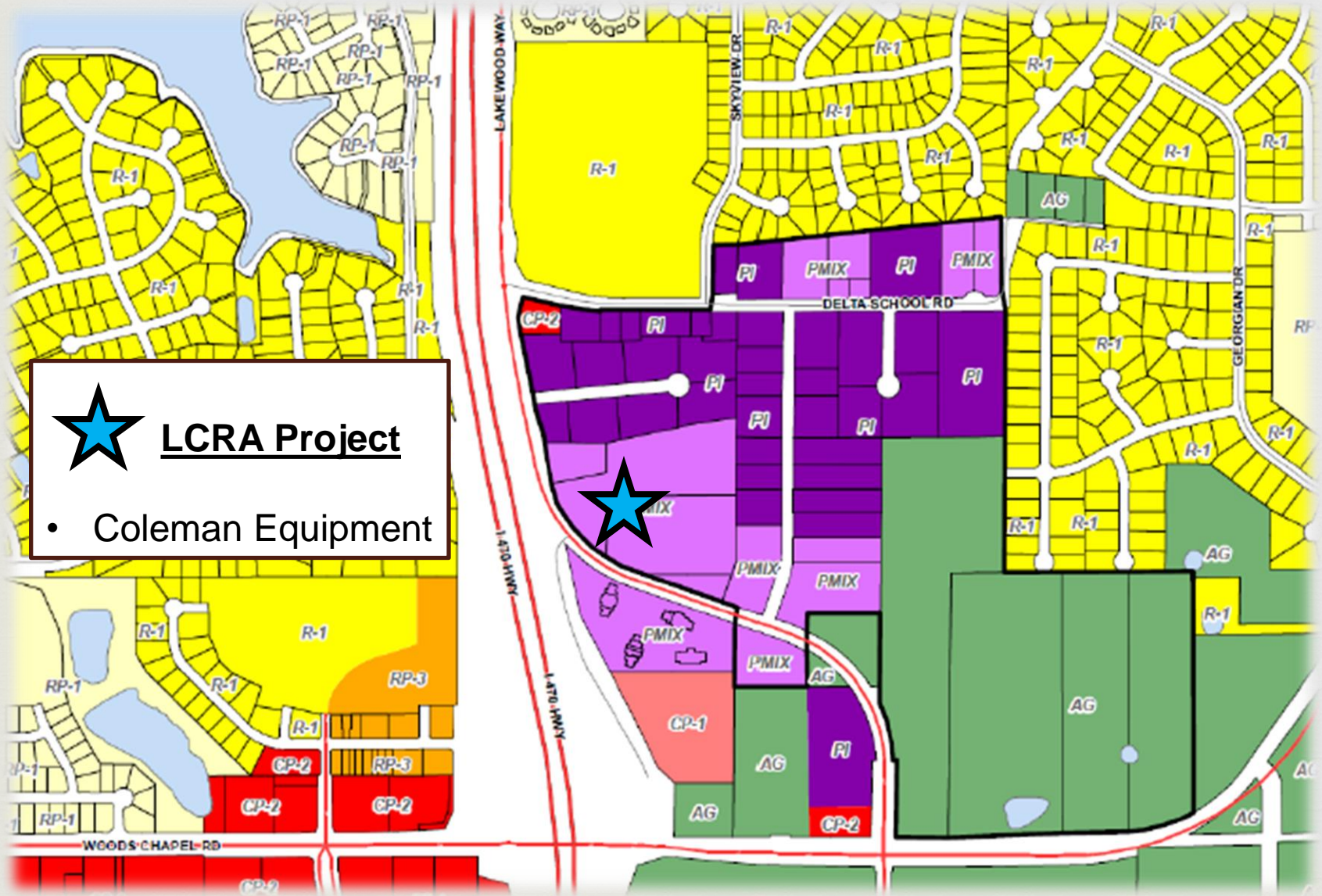
LEE'S SUMMIT




- ★ **LCRA Projects**
- Licata Flowers
 - Stanley Event Space
 - Grider Orthodontics
 - 3rd Street Social
 - Bridge Space / Cowork



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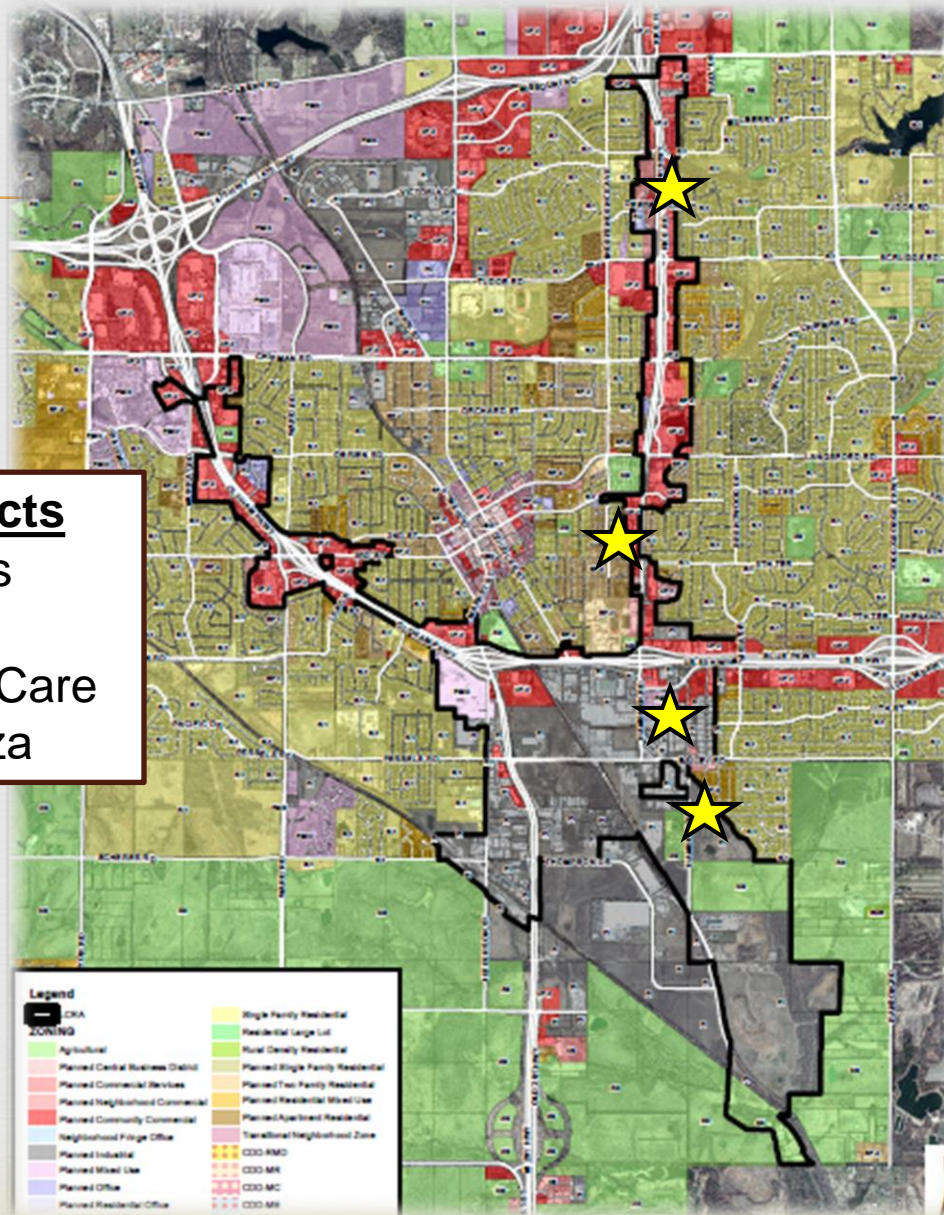
 **LCRA Project**

- Coleman Equipment



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★ LCRA Projects

- JCI Industries
- HT Solutions
- Primary Eye Care
- Minsky's Pizza



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Redevelopment Projects



Before



After

Licata Flowers

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Redevelopment Projects



Before



After

Grider Orthodontics



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Redevelopment Projects



Before



After

Stanley Event Space



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Redevelopment Projects



Before



After

3rd Street Social



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Redevelopment Projects



Before



After

3rd Street Social



LCRA Abatement History - October 19, 2017

Project & Address:	Abatement	Proposed/Est. Investment	Estimated Abatement	Tax Abatement Certificate issued
Licata Flowers - 207 SE 3rd St.	100% abatement on commercial for 10 years	\$728,800.00	\$235,000.00	12/20/2012
Stanley - 308 SE Douglas St.	100% abatement for 5 years	\$1,850,000.00	\$178,460.00	2/26/2014
Grider Orthodontics - 101 SW 3rd St.	100% abatement for 9 years and 27% abatement 10th year	\$1,000,000.00	\$141,000.00	4/22/2015
JCI Industries - 1161 SE Hamblen Rd.	100% abatement for 7 years and 79% abatement 8th year	\$1,600,000.00	\$307,144.00	1/5/2016
HT Solutions - 1440 SE Broadway Dr.	100% abatement for 10 years with 25% Pilot Payment for an overall 75% abatement	\$2,000,000.00	\$360,296.00	12/21/2016
Primary Eye Care - 508 SE M-291 Hwy.	100% abatement for 5 years	\$566,000.00	\$42,629.00	n/a*
3rd Street Social - 123 SE 3rd St.	100% abatement for 5 years	\$947,500.00	\$63,360.00	7/21/2016
Minsky's Pizza - 1251 NE Rice Rd.	100% abatement for 5 years	\$815,000.00	\$57,283.00	11/16/2016
Co-Work Lee's Summit - 210 SW Market St.	100% abatement on increment and 50% abatement of base for 8 years	\$950,000.00	\$204,096.00	n/a*
Coleman Equipment - 4101 NE Lakewood Way	100% abatement for 5 years	\$3,323,919.00	\$531,985.00	n/a*
TOTALS		\$13,781,219.00	\$2,121,253.00	

Total estimated new FT/PT jobs new to Lee's Summit after abatement periods: 170

*no building permits issued



Annual / Ongoing Efforts

- Conflict of Interest Policy
- Strategic Plan (Mission & Values)
- Marketing & Public Awareness
- Project Reviews – abatement tracking
- LCRA Abatement Spreadsheet / Tool refinement
- Coordination with City's Economic Development Policy
- Application reviews and recommendations



Questions ?