

January 20, 2026

Mrs. Trisha Fowler Arcuri
City Clerk
City of Lee's Summit, Missouri

Re: Land Clearance for Redevelopment Authority 2025 Annual Report

Mrs. Fowler Arcuri,

The Land Clearance for Redevelopment Authority (LCRA) is respectfully submitting this Fiscal Year 2025 Annual Report to the City Clerk's office as required by §99.620.1 RSMo. The LCRA is providing this annual report covering activities from July 2024 through June 2025 and will continue to provide future reports based on the City's fiscal year (July – June). Over the course of Fiscal Year 2025, the LCRA conducted two meetings and is happy to report the following progress and accomplishments during the 2025 reporting period:

LCRA membership:

Mark White, Jason Betts, and Drew Reynolds continued to serve as LCRA Commissioners during this annual reporting period. Shelley Kneuvean resigned in July 2024 and was replaced by Molly Pesce in September of 2024. Rich Wood resigned in April 2025. The vacancy of Mr. Wood remained unfilled during the reporting period; however Bryan Montemurro was appointed to the LCRA Board in September 2025. At the October 2024 meeting Commissioner Reynolds was elected Vice-Chair to replace Commissioner Kneuvean. Commissioner White continued to serve as Chair and Commissioner Betts continued to serve as Secretary. All LCRA commissioners have actively participated during this annual reporting period.

Issuance of Certificate of Qualification for Tax Abatements:

During this annual reporting period, the following certificate of qualifications for tax abatement were approved.

- K & R Wholesale – A 21,250 SF industrial building located at 1460 SE Broadway. This project was approved by the LCRA in October 2024, and was approved by the City Council in November 2024. Permits for this project were issued in March 2025 and the project is currently under construction. A development agreement and the final certificate of qualifications is anticipated to be approved in FY 2026.

Projects considered and approved for sales and use tax exemption on construction materials:

- T&W Steel Co., LCRA Redevelopment Plan – the design, development, and construction of one (1) approximately 53,600 square feet industrial building, along with all associated onsite and offsite sitework and infrastructure, including, without limitation, utilities, stormwater management, street/drive and parking improvements, and landscaping, all of which will be located at 1601 SE Hamblen Rd in Lee's Summit, Missouri. The sales and use tax exemption considered and recommended for approval by the LCRA for this project is estimated to realize a total savings in project cost of approximately \$109,710.00. No permits have been issued for this project and no additional work has taken place

LCRA redevelopment plans considered and approved for sales tax exemption on construction materials and real property tax abatement:

- T&W Steel Co., Redevelopment Plan – the LCRA considered the redevelopment plan seeking reimbursement from two revenue sources for the design, development, and construction of one (1) approximately 53,600 square feet industrial building, along with all associated onsite and offsite sitework and infrastructure, including, without limitation, utilities, stormwater management, street/drive and parking improvements, and landscaping, all of which will be located at 1601 SE Hamblen Rd in Lee's Summit, Missouri. The LCRA recommended approval of a sales tax exemption on construction materials as well as a real property tax abatement of 75% for 10 years. No work has taken place for this project yet.

On behalf of the LCRA, thank you for allowing us to serve in this capacity to *“Encourage the development and/or redevelopment of blighted, insanitary or deteriorated properties to the benefit of the community”*.

Respectfully submitted,

Mark White

Lee's Summit Land Clearance for Redevelopment Authority, Chairman

cc: Bill Baird, Mayor of Lee's Summit
Mark Dunning, City Manager