

September 8, 2025

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

Re: Land Clearance for Redevelopment Authority 2024 Annual Report

Mrs. Fowler Arcuri,

The Land Clearance for Redevelopment Authority (LCRA) is respectfully submitting this Fiscal Year 2024 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 2023 through June 2024 and will continue to provide future reports based on the City's fiscal year (July – June). Over the course of FY 2024, the LCRA conducted two meetings and is happy to report the following progress and accomplishments during the 2024 reporting period:

LCRA membership:

Mark White, Shelley Kneuvean, and Drew Reynolds continued to serve as LCRA Commissioners during this period. Jason Betts was appointed in September 2023 to replace Andrew Elliot, who resigned in March 2023. Gary Fruits passed away in December 2023, and Rich Wood was appointed to the LCRA in December 2023. At the January 24, 2024 meeting Mark White was elected as Chairman, Shelley Kneuvean as Vice-Chairman, and Jason Betts as Secretary for the LCRA with terms of office running through 2024. All LCRA commissioners have actively participated during this annual reporting period.

LCRA redevelopment projects – overview of annual activity:

In January 2024, staff provided the LCRA with an annual report and project update for Fiscal Year 2023 (July 2022-June 30, 2023). The report reviewed project performance per information obtained from Jackson County). In January of 2024, staff also provided the LCRA Board with a 5-year review presentation. In February 2024 a 5-Year Public Hearing was held before the Lee's Summit City Council.

Issuance of Certificate of Qualification for Tax Abatements:

During this annual reporting period, there was one certificate of qualification for tax abatement that was issued for the K & R Wholesale Building Materials project.

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

- Oldham Village Project 1 LCRA Redevelopment Plan – the construction of a large mixed-use project contemplated to include restaurant/retail uses, multifamily

apartments, entertainment uses, and civic uses within the Oldham Village Project 1. The sales and use tax exemption considered and recommended for approval by the LCRA for this project would realize a total savings in project cost of approximately \$5,200,000.00 with an estimated \$691,808.00 savings from City of Lee's Summit sales and use taxes. Construction activities have not begun for this redevelopment project.

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

- Oldham Village Project 1, LCRA Redevelopment Plan – the LCRA considered the redevelopment plan seeking reimbursement from two revenue sources for the acquisition and assemblage of blighted property, the demolition of blighted buildings and other improvements, construction of sanitary sewer improvements, storm water improvements, drainage improvements, and other utilities, the relocation, construction, and reconstruction of streets and roadway improvements, including Oldham Parkway, grading and site development work, and the construction of a large mixed-use project contemplated to include restaurant/retail uses, multifamily apartments, entertainment uses, and civic uses. within the Oldham Village Project 1. The LCRA recommended approval of a sales tax exemption on construction materials as well as a real property tax abatement of 75% for 25 years. No work has taken place yet for this project.

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