

ARBORSIDE COST BENEFIT ANALYSIS

Prepared May 15, 2026

LR - LEE'S SUMMIT, MO
BENEFIT TO TAXING JURISDICTIONS - SUMMARY

Taxing Jurisdiction	PILOTs	Taxes Generated by Single Family	Sales Taxes
State of Missouri	\$ 1,255,097	\$ 398,446	\$ 303,197,337
Mid-Continent Library	\$ 13,186,884	\$ 4,186,338	\$ -
Metro Junior College	\$ 7,555,683	\$ 2,398,644	\$ -
Mental Health	\$ 4,074,881	\$ 1,293,621	\$ -
Jackson County	\$ 12,433,826	\$ 3,947,270	\$ 98,673,690
City of Lee's Summit	\$ 63,118,819	\$ 20,037,841	\$ 197,347,379
Board of Disabled Services	\$ 3,062,436	\$ 972,208	\$ -
Blue Springs R-IV School District	\$ 143,207,361	\$ -	\$ -
Lee's Summit School District	\$ 73,024,903	\$ 62,833,581	\$ -
Zoo District	\$ -	\$ -	\$ 8,970,335
TOTAL	\$ 320,919,889	\$ 96,067,949	\$ 608,188,742

LR - LEE'S SUMMIT, MO
BENEFIT TO STATE OF MISSOURI

PROJECT YEAR	PILOTS TO TJ PHASE 1	PILOTS TO TJ PHASE 2	PILOTS TO TJ PHASE 3	PILOTS TO TJ TOTAL	SINGLE FAMILY TAXES TO TJ PHASE 1	SINGLE FAMILY TAXES TO TJ PHASE 2	SINGLE FAMILY TAXES TO TJ TOTAL	SALES TAX REVENUE
1	\$ 2,398	\$ 1,329	\$ 4,798	\$ 8,525	\$ -	\$ 10,146	\$ 10,146	\$ 2,439,938
2	\$ 3,583	\$ 2,376	\$ 4,798	\$ 10,757	\$ -	\$ 10,146	\$ 10,146	\$ 2,916,518
3	\$ 6,265	\$ 3,430	\$ 18,349	\$ 28,044	\$ 616	\$ 10,450	\$ 11,066	\$ 3,555,785
4	\$ 7,250	\$ 4,403	\$ 19,185	\$ 30,838	\$ 616	\$ 10,450	\$ 11,066	\$ 3,938,495
5	\$ 9,502	\$ 5,323	\$ 22,974	\$ 37,799	\$ 634	\$ 10,764	\$ 11,398	\$ 6,457,202
6	\$ 10,472	\$ 5,874	\$ 22,999	\$ 39,344	\$ 634	\$ 10,764	\$ 11,398	\$ 6,781,752
7	\$ 11,602	\$ 7,070	\$ 25,805	\$ 44,478	\$ 653	\$ 11,087	\$ 11,740	\$ 7,123,356
8	\$ 12,830	\$ 8,203	\$ 25,831	\$ 46,865	\$ 653	\$ 11,087	\$ 11,740	\$ 8,168,917
9	\$ 13,105	\$ 9,134	\$ 29,012	\$ 51,252	\$ 673	\$ 11,419	\$ 12,092	\$ 8,490,733
10	\$ 13,254	\$ 9,353	\$ 29,039	\$ 51,646	\$ 673	\$ 11,419	\$ 12,092	\$ 8,660,548
11	\$ 14,009	\$ 10,088	\$ 32,171	\$ 56,269	\$ 693	\$ 11,762	\$ 12,455	\$ 10,069,571
12	\$ 14,163	\$ 10,969	\$ 32,199	\$ 57,331	\$ 693	\$ 11,762	\$ 12,455	\$ 10,270,963
13	\$ 14,072	\$ 12,750	\$ 33,136	\$ 59,958	\$ 714	\$ 12,115	\$ 12,829	\$ 10,476,382
14	\$ 14,232	\$ 13,536	\$ 33,165	\$ 60,933	\$ 714	\$ 12,115	\$ 12,829	\$ 10,685,909
15	\$ 16,126	\$ 14,167	\$ 34,130	\$ 64,424	\$ 735	\$ 12,478	\$ 13,213	\$ 10,899,628
16	\$ 16,292	\$ 14,845	\$ 34,160	\$ 65,297	\$ 735	\$ 12,478	\$ 13,213	\$ 11,117,620
17	\$ 16,444	\$ 16,698	\$ 35,154	\$ 68,297	\$ 757	\$ 12,853	\$ 13,610	\$ 11,339,973
18	\$ 16,446	\$ 17,397	\$ 35,184	\$ 69,027	\$ 757	\$ 12,853	\$ 13,610	\$ 11,566,772
19	\$ 16,817	\$ 18,102	\$ 36,209	\$ 71,128	\$ 780	\$ 13,238	\$ 14,018	\$ 11,798,107
20	\$ 16,990	\$ 18,822	\$ 36,240	\$ 72,052	\$ 780	\$ 13,238	\$ 14,018	\$ 12,034,070
21	\$ 13,712	\$ 16,635	\$ 30,848	\$ 61,195	\$ 803	\$ 13,635	\$ 14,439	\$ 12,274,751
22	\$ 13,055	\$ 14,646	\$ 30,879	\$ 58,580	\$ 803	\$ 13,635	\$ 14,439	\$ 12,520,246
23	\$ 10,321	\$ 11,642	\$ 13,755	\$ 35,717	\$ 827	\$ 14,044	\$ 14,872	\$ 12,770,651
24	\$ 9,169	\$ 9,862	\$ 12,664	\$ 31,695	\$ 827	\$ 14,044	\$ 14,872	\$ 13,026,064
25	\$ 4,736	\$ 8,387	\$ 8,692	\$ 21,814	\$ 852	\$ 14,466	\$ 15,318	\$ 13,286,585
26	\$ 3,612	\$ 7,312	\$ 8,692	\$ 19,616	\$ 852	\$ 14,466	\$ 15,318	\$ 13,552,317
27	\$ 2,734	\$ 4,048	\$ 6,073	\$ 12,855	\$ 878	\$ 14,900	\$ 15,777	\$ 13,823,363
28	\$ 1,467	\$ 2,195	\$ 6,073	\$ 9,735	\$ 878	\$ 14,900	\$ 15,777	\$ 14,099,831
29	\$ 1,511	\$ 635	\$ 2,986	\$ 5,131	\$ 904	\$ 15,347	\$ 16,251	\$ 14,381,827
30	\$ 1,511	\$ -	\$ 2,986	\$ 4,496	\$ 904	\$ 15,347	\$ 16,251	\$ 14,669,464
TOTAL	\$ 307,681	\$ 279,231	\$ 668,185	\$ 1,255,097	\$ 21,037	\$ 377,409	\$ 398,446	\$ 303,197,337
NPV	\$ 133,147	\$ 109,064	\$ 293,968	\$ 536,179	\$ 7,964	\$ 153,672	\$ 161,637	\$ 108,115,688

Blind Pension Mill Levy	0.0300
Blind Pension % of Total Mills	0.39%

Total Benefit (Gross) \$ 1,653,543
Total Benefit (NPV) \$ 697,816

**LR - LEE'S SUMMIT, MO
BENEFIT TO LIBRARY**

PROJECT YEAR	PILOTS TO TJ PHASE 1	PILOTS TO TJ PHASE 2	PILOTS TO TJ PHASE 3	PILOTS TO TJ TOTAL	SINGLE FAMILY TAXES TO TJ PHASE 1	SINGLE FAMILY TAXES TO TJ PHASE 2	SINGLE FAMILY TAXES TO TJ TOTAL
1	\$ 25,198	\$ 13,962	\$ 50,407	\$ 89,566	\$ -	\$ 106,601	\$ 106,601
2	\$ 37,649	\$ 24,961	\$ 50,407	\$ 113,017	\$ -	\$ 106,601	\$ 106,601
3	\$ 65,823	\$ 36,042	\$ 192,785	\$ 294,650	\$ 6,468	\$ 109,799	\$ 116,267
4	\$ 76,175	\$ 46,259	\$ 201,572	\$ 324,006	\$ 6,468	\$ 109,799	\$ 116,267
5	\$ 99,838	\$ 55,929	\$ 241,377	\$ 397,144	\$ 6,662	\$ 113,093	\$ 119,755
6	\$ 110,022	\$ 61,715	\$ 241,641	\$ 413,378	\$ 6,662	\$ 113,093	\$ 119,755
7	\$ 121,897	\$ 74,286	\$ 271,128	\$ 467,311	\$ 6,862	\$ 116,485	\$ 123,347
8	\$ 134,805	\$ 86,189	\$ 271,399	\$ 492,393	\$ 6,862	\$ 116,485	\$ 123,347
9	\$ 137,695	\$ 95,964	\$ 304,824	\$ 538,483	\$ 7,068	\$ 119,980	\$ 127,048
10	\$ 139,252	\$ 98,270	\$ 305,104	\$ 542,626	\$ 7,068	\$ 119,980	\$ 127,048
11	\$ 147,192	\$ 105,992	\$ 338,012	\$ 591,196	\$ 7,280	\$ 123,579	\$ 130,859
12	\$ 148,808	\$ 115,248	\$ 338,300	\$ 602,357	\$ 7,280	\$ 123,579	\$ 130,859
13	\$ 147,852	\$ 133,959	\$ 348,152	\$ 629,964	\$ 7,498	\$ 127,287	\$ 134,785
14	\$ 149,530	\$ 142,221	\$ 348,449	\$ 640,201	\$ 7,498	\$ 127,287	\$ 134,785
15	\$ 169,436	\$ 148,846	\$ 358,597	\$ 676,879	\$ 7,723	\$ 131,105	\$ 138,828
16	\$ 171,178	\$ 155,973	\$ 358,903	\$ 686,054	\$ 7,723	\$ 131,105	\$ 138,828
17	\$ 172,773	\$ 175,444	\$ 369,355	\$ 717,572	\$ 7,955	\$ 135,039	\$ 142,993
18	\$ 172,789	\$ 182,785	\$ 369,670	\$ 725,243	\$ 7,955	\$ 135,039	\$ 142,993
19	\$ 176,688	\$ 190,193	\$ 380,436	\$ 747,316	\$ 8,193	\$ 139,090	\$ 147,283
20	\$ 178,513	\$ 197,754	\$ 380,760	\$ 757,027	\$ 8,193	\$ 139,090	\$ 147,283
21	\$ 144,069	\$ 174,776	\$ 324,106	\$ 642,951	\$ 8,439	\$ 143,262	\$ 151,701
22	\$ 137,164	\$ 153,876	\$ 324,440	\$ 615,480	\$ 8,439	\$ 143,262	\$ 151,701
23	\$ 108,434	\$ 122,319	\$ 144,517	\$ 375,270	\$ 8,692	\$ 147,560	\$ 156,253
24	\$ 96,338	\$ 103,614	\$ 133,053	\$ 333,005	\$ 8,692	\$ 147,560	\$ 156,253
25	\$ 49,756	\$ 88,117	\$ 91,321	\$ 229,194	\$ 8,953	\$ 151,987	\$ 160,940
26	\$ 37,955	\$ 76,820	\$ 91,321	\$ 206,096	\$ 8,953	\$ 151,987	\$ 160,940
27	\$ 28,720	\$ 42,531	\$ 63,810	\$ 135,062	\$ 9,222	\$ 156,547	\$ 165,768
28	\$ 15,409	\$ 23,066	\$ 63,810	\$ 102,285	\$ 9,222	\$ 156,547	\$ 165,768
29	\$ 15,871	\$ 6,672	\$ 31,371	\$ 53,914	\$ 9,498	\$ 161,243	\$ 170,741
30	\$ 15,871	\$ -	\$ 31,371	\$ 47,242	\$ 9,498	\$ 161,243	\$ 170,741
TOTAL	\$ 3,232,702	\$ 2,933,785	\$ 7,020,397	\$ 13,186,884	\$ 221,025	\$ 3,965,312	\$ 4,186,338
NPV	\$ 1,398,935	\$ 1,145,898	\$ 3,088,620	\$ 5,633,452	\$ 83,678	\$ 1,614,585	\$ 1,698,263

Library Mill Levy	0.3152
Library % of Total Mills	4.11%

Total Benefit (Gross) \$ 17,373,222
Total Benefit (NPV) \$ 7,331,715

LR - LEE'S SUMMIT, MO
BENEFIT TO JUNIOR COLLEGE

PROJECT YEAR	PILOTS TO TJ PHASE 1	PILOTS TO TJ PHASE 2	PILOTS TO TJ PHASE 3	PILOTS TO TJ TOTAL	SINGLE FAMILY TAXES TO TJ PHASE 1	SINGLE FAMILY TAXES TO TJ PHASE 2	SINGLE FAMILY TAXES TO TJ TOTAL
1	\$ 14,438	\$ 8,000	\$ 28,881	\$ 51,319	\$ -	\$ 61,079	\$ 61,079
2	\$ 21,572	\$ 14,302	\$ 28,881	\$ 64,755	\$ -	\$ 61,079	\$ 61,079
3	\$ 37,714	\$ 20,651	\$ 110,460	\$ 168,826	\$ 3,706	\$ 62,911	\$ 66,617
4	\$ 43,646	\$ 26,505	\$ 115,494	\$ 185,646	\$ 3,706	\$ 62,911	\$ 66,617
5	\$ 57,204	\$ 32,045	\$ 138,302	\$ 227,552	\$ 3,817	\$ 64,799	\$ 68,616
6	\$ 63,039	\$ 35,361	\$ 138,453	\$ 236,853	\$ 3,817	\$ 64,799	\$ 68,616
7	\$ 69,844	\$ 42,564	\$ 155,348	\$ 267,755	\$ 3,932	\$ 66,743	\$ 70,674
8	\$ 77,239	\$ 49,383	\$ 155,504	\$ 282,126	\$ 3,932	\$ 66,743	\$ 70,674
9	\$ 78,895	\$ 54,985	\$ 174,655	\$ 308,534	\$ 4,050	\$ 68,745	\$ 72,794
10	\$ 79,787	\$ 56,306	\$ 174,815	\$ 310,908	\$ 4,050	\$ 68,745	\$ 72,794
11	\$ 84,337	\$ 60,730	\$ 193,671	\$ 338,737	\$ 4,171	\$ 70,807	\$ 74,978
12	\$ 85,263	\$ 66,034	\$ 193,836	\$ 345,132	\$ 4,171	\$ 70,807	\$ 74,978
13	\$ 84,715	\$ 76,755	\$ 199,481	\$ 360,950	\$ 4,296	\$ 72,931	\$ 77,228
14	\$ 85,676	\$ 81,489	\$ 199,651	\$ 366,816	\$ 4,296	\$ 72,931	\$ 77,228
15	\$ 97,081	\$ 85,284	\$ 205,465	\$ 387,831	\$ 4,425	\$ 75,119	\$ 79,544
16	\$ 98,080	\$ 89,368	\$ 205,640	\$ 393,088	\$ 4,425	\$ 75,119	\$ 79,544
17	\$ 98,994	\$ 100,524	\$ 211,629	\$ 411,147	\$ 4,558	\$ 77,373	\$ 81,931
18	\$ 99,003	\$ 104,730	\$ 211,809	\$ 415,542	\$ 4,558	\$ 77,373	\$ 81,931
19	\$ 101,237	\$ 108,975	\$ 217,978	\$ 428,189	\$ 4,695	\$ 79,694	\$ 84,389
20	\$ 102,283	\$ 113,307	\$ 218,164	\$ 433,753	\$ 4,695	\$ 79,694	\$ 84,389
21	\$ 82,547	\$ 100,141	\$ 185,703	\$ 368,391	\$ 4,835	\$ 82,085	\$ 86,920
22	\$ 78,591	\$ 88,166	\$ 185,894	\$ 352,652	\$ 4,835	\$ 82,085	\$ 86,920
23	\$ 62,130	\$ 70,085	\$ 82,804	\$ 215,019	\$ 4,980	\$ 84,548	\$ 89,528
24	\$ 55,199	\$ 59,368	\$ 76,235	\$ 190,802	\$ 4,980	\$ 84,548	\$ 89,528
25	\$ 28,509	\$ 50,488	\$ 52,324	\$ 131,321	\$ 5,130	\$ 87,084	\$ 92,214
26	\$ 21,747	\$ 44,016	\$ 52,324	\$ 118,087	\$ 5,130	\$ 87,084	\$ 92,214
27	\$ 16,456	\$ 24,369	\$ 36,561	\$ 77,386	\$ 5,284	\$ 89,696	\$ 94,980
28	\$ 8,829	\$ 13,216	\$ 36,561	\$ 58,606	\$ 5,284	\$ 89,696	\$ 94,980
29	\$ 9,094	\$ 3,823	\$ 17,975	\$ 30,891	\$ 5,442	\$ 92,387	\$ 97,830
30	\$ 9,094	\$ -	\$ 17,975	\$ 27,068	\$ 5,442	\$ 92,387	\$ 97,830
TOTAL	\$ 1,852,240	\$ 1,680,969	\$ 4,022,474	\$ 7,555,683	\$ 126,641	\$ 2,272,003	\$ 2,398,644
NPV	\$ 801,547	\$ 656,564	\$ 1,769,685	\$ 3,227,796	\$ 47,945	\$ 925,108	\$ 973,053

Jr. College Mill Levy	0.1806
Jr. College % of Total Mills	2.35%

Total Benefit (Gross) \$ 9,954,327
Total Benefit (NPV) \$ 4,200,849

**LR - LEE'S SUMMIT, MO
BENEFIT TO MENTAL HEALTH**

PROJECT YEAR	PILOTS TO TJ PHASE 1	PILOTS TO TJ PHASE 2	PILOTS TO TJ PHASE 3	PILOTS TO TJ TOTAL	SINGLE FAMILY TAXES TO TJ PHASE 1	SINGLE FAMILY TAXES TO TJ PHASE 2	SINGLE FAMILY TAXES TO TJ TOTAL
1	\$ 7,786	\$ 4,314	\$ 15,576	\$ 27,677	\$ -	\$ 32,941	\$ 32,941
2	\$ 11,634	\$ 7,713	\$ 15,576	\$ 34,923	\$ -	\$ 32,941	\$ 32,941
3	\$ 20,340	\$ 11,137	\$ 59,573	\$ 91,050	\$ 1,999	\$ 33,929	\$ 35,928
4	\$ 23,539	\$ 14,295	\$ 62,288	\$ 100,121	\$ 1,999	\$ 33,929	\$ 35,928
5	\$ 30,851	\$ 17,282	\$ 74,588	\$ 122,722	\$ 2,059	\$ 34,947	\$ 37,005
6	\$ 33,998	\$ 19,071	\$ 74,669	\$ 127,738	\$ 2,059	\$ 34,947	\$ 37,005
7	\$ 37,668	\$ 22,955	\$ 83,781	\$ 144,404	\$ 2,120	\$ 35,995	\$ 38,116
8	\$ 41,656	\$ 26,633	\$ 83,865	\$ 152,155	\$ 2,120	\$ 35,995	\$ 38,116
9	\$ 42,549	\$ 29,654	\$ 94,194	\$ 166,397	\$ 2,184	\$ 37,075	\$ 39,259
10	\$ 43,030	\$ 30,366	\$ 94,280	\$ 167,677	\$ 2,184	\$ 37,075	\$ 39,259
11	\$ 45,484	\$ 32,753	\$ 104,449	\$ 182,686	\$ 2,249	\$ 38,187	\$ 40,437
12	\$ 45,983	\$ 35,613	\$ 104,538	\$ 186,134	\$ 2,249	\$ 38,187	\$ 40,437
13	\$ 45,688	\$ 41,395	\$ 107,583	\$ 194,665	\$ 2,317	\$ 39,333	\$ 41,650
14	\$ 46,206	\$ 43,948	\$ 107,674	\$ 197,829	\$ 2,317	\$ 39,333	\$ 41,650
15	\$ 52,357	\$ 45,995	\$ 110,810	\$ 209,162	\$ 2,386	\$ 40,513	\$ 42,899
16	\$ 52,896	\$ 48,197	\$ 110,905	\$ 211,998	\$ 2,386	\$ 40,513	\$ 42,899
17	\$ 53,389	\$ 54,214	\$ 114,134	\$ 221,737	\$ 2,458	\$ 41,728	\$ 44,186
18	\$ 53,393	\$ 56,482	\$ 114,232	\$ 224,108	\$ 2,458	\$ 41,728	\$ 44,186
19	\$ 54,598	\$ 58,772	\$ 117,558	\$ 230,928	\$ 2,532	\$ 42,980	\$ 45,512
20	\$ 55,162	\$ 61,108	\$ 117,659	\$ 233,929	\$ 2,532	\$ 42,980	\$ 45,512
21	\$ 44,519	\$ 54,008	\$ 100,152	\$ 198,678	\$ 2,608	\$ 44,270	\$ 46,877
22	\$ 42,385	\$ 47,549	\$ 100,255	\$ 190,190	\$ 2,608	\$ 44,270	\$ 46,877
23	\$ 33,507	\$ 37,798	\$ 44,657	\$ 115,962	\$ 2,686	\$ 45,598	\$ 48,284
24	\$ 29,769	\$ 32,018	\$ 41,115	\$ 102,902	\$ 2,686	\$ 45,598	\$ 48,284
25	\$ 15,375	\$ 27,229	\$ 28,219	\$ 70,823	\$ 2,767	\$ 46,966	\$ 49,732
26	\$ 11,728	\$ 23,738	\$ 28,219	\$ 63,686	\$ 2,767	\$ 46,966	\$ 49,732
27	\$ 8,875	\$ 13,143	\$ 19,718	\$ 41,735	\$ 2,850	\$ 48,374	\$ 51,224
28	\$ 4,761	\$ 7,127	\$ 19,718	\$ 31,607	\$ 2,850	\$ 48,374	\$ 51,224
29	\$ 4,904	\$ 2,062	\$ 9,694	\$ 16,660	\$ 2,935	\$ 49,826	\$ 52,761
30	\$ 4,904	\$ -	\$ 9,694	\$ 14,598	\$ 2,935	\$ 49,826	\$ 52,761
TOTAL	\$ 998,938	\$ 906,569	\$ 2,169,374	\$ 4,074,881	\$ 68,299	\$ 1,225,322	\$ 1,293,621
NPV	\$ 432,285	\$ 354,094	\$ 954,415	\$ 1,740,794	\$ 25,857	\$ 498,923	\$ 524,781

Mental Health Mill Levy	0.0974
Mental Health % of Total Mills	1.27%

Total Benefit (Gross) \$ 5,368,502
Total Benefit (NPV) \$ 2,265,574

LR - LEE'S SUMMIT, MO
BENEFIT TO JACKSON COUNTY

PROJECT YEAR	PILOTS TO TJ PHASE 1	PILOTS TO TJ PHASE 2	PILOTS TO TJ PHASE 3	PILOTS TO TJ TOTAL	SINGLE FAMILY TAXES TO TJ PHASE 1	SINGLE FAMILY TAXES TO TJ PHASE 2	SINGLE FAMILY TAXES TO TJ TOTAL	SALES TAX REVENUE
1	\$ 23,759	\$ 13,164	\$ 47,528	\$ 84,452	\$ -	\$ 100,513	\$ 100,513	\$ 794,063
2	\$ 35,499	\$ 23,536	\$ 47,528	\$ 106,563	\$ -	\$ 100,513	\$ 100,513	\$ 949,163
3	\$ 62,064	\$ 33,984	\$ 181,776	\$ 277,824	\$ 6,099	\$ 103,528	\$ 109,627	\$ 1,157,208
4	\$ 71,825	\$ 43,618	\$ 190,060	\$ 305,503	\$ 6,099	\$ 103,528	\$ 109,627	\$ 1,281,759
5	\$ 94,137	\$ 52,735	\$ 227,593	\$ 374,465	\$ 6,282	\$ 106,634	\$ 112,916	\$ 2,101,456
6	\$ 103,739	\$ 58,191	\$ 227,842	\$ 389,771	\$ 6,282	\$ 106,634	\$ 112,916	\$ 2,207,079
7	\$ 114,936	\$ 70,044	\$ 255,645	\$ 440,625	\$ 6,470	\$ 109,833	\$ 116,303	\$ 2,318,252
8	\$ 127,107	\$ 81,267	\$ 255,901	\$ 464,274	\$ 6,470	\$ 109,833	\$ 116,303	\$ 2,658,523
9	\$ 129,831	\$ 90,484	\$ 287,417	\$ 507,732	\$ 6,664	\$ 113,128	\$ 119,792	\$ 2,763,256
10	\$ 131,300	\$ 92,658	\$ 287,680	\$ 511,638	\$ 6,664	\$ 113,128	\$ 119,792	\$ 2,818,521
11	\$ 138,786	\$ 99,939	\$ 318,709	\$ 557,435	\$ 6,864	\$ 116,522	\$ 123,386	\$ 3,277,079
12	\$ 140,310	\$ 108,667	\$ 318,981	\$ 567,958	\$ 6,864	\$ 116,522	\$ 123,386	\$ 3,342,621
13	\$ 139,409	\$ 126,309	\$ 328,271	\$ 593,989	\$ 7,070	\$ 120,018	\$ 127,088	\$ 3,409,473
14	\$ 140,991	\$ 134,100	\$ 328,550	\$ 603,641	\$ 7,070	\$ 120,018	\$ 127,088	\$ 3,477,663
15	\$ 159,760	\$ 140,346	\$ 338,119	\$ 638,225	\$ 7,282	\$ 123,618	\$ 130,900	\$ 3,547,216
16	\$ 161,403	\$ 147,066	\$ 338,407	\$ 646,876	\$ 7,282	\$ 123,618	\$ 130,900	\$ 3,618,160
17	\$ 162,907	\$ 165,425	\$ 348,262	\$ 676,594	\$ 7,500	\$ 127,327	\$ 134,827	\$ 3,690,524
18	\$ 162,921	\$ 172,347	\$ 348,559	\$ 683,827	\$ 7,500	\$ 127,327	\$ 134,827	\$ 3,764,334
19	\$ 166,598	\$ 179,332	\$ 358,710	\$ 704,639	\$ 7,725	\$ 131,147	\$ 138,872	\$ 3,839,621
20	\$ 168,319	\$ 186,461	\$ 359,016	\$ 713,795	\$ 7,725	\$ 131,147	\$ 138,872	\$ 3,916,413
21	\$ 135,841	\$ 164,795	\$ 305,598	\$ 606,234	\$ 7,957	\$ 135,081	\$ 143,038	\$ 3,994,741
22	\$ 129,331	\$ 145,088	\$ 305,913	\$ 580,332	\$ 7,957	\$ 135,081	\$ 143,038	\$ 4,074,636
23	\$ 102,242	\$ 115,334	\$ 136,264	\$ 353,840	\$ 8,196	\$ 139,134	\$ 147,329	\$ 4,156,129
24	\$ 90,836	\$ 97,697	\$ 125,454	\$ 313,988	\$ 8,196	\$ 139,134	\$ 147,329	\$ 4,239,252
25	\$ 46,914	\$ 83,085	\$ 86,106	\$ 216,105	\$ 8,442	\$ 143,308	\$ 151,749	\$ 4,324,037
26	\$ 35,787	\$ 72,433	\$ 86,106	\$ 194,327	\$ 8,442	\$ 143,308	\$ 151,749	\$ 4,410,517
27	\$ 27,080	\$ 40,102	\$ 60,166	\$ 127,349	\$ 8,695	\$ 147,607	\$ 156,302	\$ 4,498,728
28	\$ 14,529	\$ 21,748	\$ 60,166	\$ 96,444	\$ 8,695	\$ 147,607	\$ 156,302	\$ 4,588,702
29	\$ 14,965	\$ 6,291	\$ 29,579	\$ 50,836	\$ 8,956	\$ 152,035	\$ 160,991	\$ 4,680,476
30	\$ 14,965	\$ -	\$ 29,579	\$ 44,544	\$ 8,956	\$ 152,035	\$ 160,991	\$ 4,774,086
TOTAL	\$ 3,048,093	\$ 2,766,246	\$ 6,619,486	\$ 12,433,826	\$ 208,403	\$ 3,738,867	\$ 3,947,270	\$ 98,673,690
NPV	\$ 1,319,046	\$ 1,080,459	\$ 2,912,239	\$ 5,311,745	\$ 78,899	\$ 1,522,382	\$ 1,601,281	\$ 35,185,579

Jackson County Mill Levy	0.2972
Jackson County % of Total Mills	3.87%

Total Benefit (Gross) \$ 16,381,096
Total Benefit (NPV) \$ 6,913,026

LR - LEE'S SUMMIT, MO
BENEFIT TO CITY

PROJECT YEAR	PILOTS TO TJ PHASE 1	PILOTS TO TJ PHASE 2	PILOTS TO TJ PHASE 3	PILOTS TO TJ TOTAL	SINGLE FAMILY TAXES TO TJ PHASE 1	SINGLE FAMILY TAXES TO TJ PHASE 2	SINGLE FAMILY TAXES TO TJ TOTAL	SALES TAX REVENUES
1	\$ 120,610	\$ 66,828	\$ 241,270	\$ 428,708	\$ -	\$ 510,242	\$ 510,242	\$ 1,588,125
2	\$ 180,207	\$ 119,476	\$ 241,270	\$ 540,954	\$ -	\$ 510,242	\$ 510,242	\$ 1,898,325
3	\$ 315,060	\$ 172,516	\$ 922,763	\$ 1,410,339	\$ 30,959	\$ 525,550	\$ 556,508	\$ 2,314,417
4	\$ 364,611	\$ 221,420	\$ 964,819	\$ 1,550,850	\$ 30,959	\$ 525,550	\$ 556,508	\$ 2,563,517
5	\$ 477,875	\$ 267,701	\$ 1,155,349	\$ 1,900,925	\$ 31,887	\$ 541,316	\$ 573,203	\$ 4,202,913
6	\$ 526,618	\$ 295,399	\$ 1,156,610	\$ 1,978,627	\$ 31,887	\$ 541,316	\$ 573,203	\$ 4,414,158
7	\$ 583,460	\$ 355,568	\$ 1,297,749	\$ 2,236,778	\$ 32,844	\$ 557,556	\$ 590,399	\$ 4,636,504
8	\$ 645,244	\$ 412,540	\$ 1,299,049	\$ 2,356,833	\$ 32,844	\$ 557,556	\$ 590,399	\$ 5,317,047
9	\$ 659,074	\$ 459,331	\$ 1,459,036	\$ 2,577,441	\$ 33,829	\$ 574,282	\$ 608,111	\$ 5,526,513
10	\$ 666,527	\$ 470,368	\$ 1,460,374	\$ 2,597,270	\$ 33,829	\$ 574,282	\$ 608,111	\$ 5,637,043
11	\$ 704,532	\$ 507,328	\$ 1,617,889	\$ 2,829,750	\$ 34,844	\$ 591,511	\$ 626,355	\$ 6,554,159
12	\$ 712,269	\$ 551,635	\$ 1,619,268	\$ 2,883,172	\$ 34,844	\$ 591,511	\$ 626,355	\$ 6,685,242
13	\$ 707,693	\$ 641,193	\$ 1,666,426	\$ 3,015,313	\$ 35,889	\$ 609,256	\$ 645,145	\$ 6,818,947
14	\$ 715,725	\$ 680,741	\$ 1,667,846	\$ 3,064,312	\$ 35,889	\$ 609,256	\$ 645,145	\$ 6,955,326
15	\$ 811,001	\$ 712,451	\$ 1,716,419	\$ 3,239,871	\$ 36,966	\$ 627,534	\$ 664,500	\$ 7,094,432
16	\$ 819,341	\$ 746,564	\$ 1,717,882	\$ 3,283,786	\$ 36,966	\$ 627,534	\$ 664,500	\$ 7,236,321
17	\$ 826,977	\$ 839,761	\$ 1,767,911	\$ 3,434,650	\$ 38,075	\$ 646,360	\$ 684,435	\$ 7,381,047
18	\$ 827,051	\$ 874,897	\$ 1,769,418	\$ 3,471,366	\$ 38,075	\$ 646,360	\$ 684,435	\$ 7,528,668
19	\$ 845,712	\$ 910,355	\$ 1,820,949	\$ 3,577,016	\$ 39,217	\$ 665,751	\$ 704,968	\$ 7,679,242
20	\$ 854,451	\$ 946,545	\$ 1,822,501	\$ 3,623,497	\$ 39,217	\$ 665,751	\$ 704,968	\$ 7,832,826
21	\$ 689,583	\$ 836,563	\$ 1,551,330	\$ 3,077,476	\$ 40,394	\$ 685,723	\$ 726,117	\$ 7,989,483
22	\$ 656,536	\$ 736,523	\$ 1,552,929	\$ 2,945,988	\$ 40,394	\$ 685,723	\$ 726,117	\$ 8,149,273
23	\$ 519,020	\$ 585,478	\$ 691,728	\$ 1,796,226	\$ 41,606	\$ 706,295	\$ 747,900	\$ 8,312,258
24	\$ 461,120	\$ 495,948	\$ 636,855	\$ 1,593,923	\$ 41,606	\$ 706,295	\$ 747,900	\$ 8,478,503
25	\$ 238,155	\$ 421,769	\$ 437,108	\$ 1,097,033	\$ 42,854	\$ 727,484	\$ 770,337	\$ 8,648,073
26	\$ 181,670	\$ 367,700	\$ 437,108	\$ 986,477	\$ 42,854	\$ 727,484	\$ 770,337	\$ 8,821,035
27	\$ 137,468	\$ 203,575	\$ 305,428	\$ 646,471	\$ 44,139	\$ 749,308	\$ 793,448	\$ 8,997,455
28	\$ 73,754	\$ 110,403	\$ 305,428	\$ 489,585	\$ 44,139	\$ 749,308	\$ 793,448	\$ 9,177,405
29	\$ 75,967	\$ 31,937	\$ 150,157	\$ 258,061	\$ 45,464	\$ 771,787	\$ 817,251	\$ 9,360,953
30	\$ 75,967	\$ -	\$ 150,157	\$ 226,123	\$ 45,464	\$ 771,787	\$ 817,251	\$ 9,548,172
TOTAL	\$ 15,473,277	\$ 14,042,517	\$ 33,603,025	\$ 63,118,819	\$ 1,057,935	\$ 18,979,907	\$ 20,037,841	\$ 197,347,379
NPV	\$ 6,695,980	\$ 5,484,821	\$ 14,783,631	\$ 26,964,432	\$ 400,522	\$ 7,728,189	\$ 8,128,711	\$ 70,371,158

City Mill Levy	1.5087
City % of Total Mills	19.67%

Total Benefit (Gross) \$ 83,156,660
Total Benefit (NPV) \$ 35,093,143

LR - LEE'S SUMMIT, MO
BENEFIT TO DISABLED SERVICES

PROJECT YEAR	PILOTS TO TJ PHASE 1	PILOTS TO TJ PHASE 2	PILOTS TO TJ PHASE 3	PILOTS TO TJ TOTAL	SINGLE FAMILY TAXES TO TJ PHASE 1	SINGLE FAMILY TAXES TO TJ PHASE 2	SINGLE FAMILY TAXES TO TJ TOTAL
1	\$ 5,852	\$ 3,242	\$ 11,706	\$ 20,800	\$ -	\$ 24,756	\$ 24,756
2	\$ 8,743	\$ 5,797	\$ 11,706	\$ 26,246	\$ -	\$ 24,756	\$ 24,756
3	\$ 15,286	\$ 8,370	\$ 44,771	\$ 68,428	\$ 1,502	\$ 25,499	\$ 27,001
4	\$ 17,690	\$ 10,743	\$ 46,812	\$ 75,245	\$ 1,502	\$ 25,499	\$ 27,001
5	\$ 23,186	\$ 12,988	\$ 56,056	\$ 92,230	\$ 1,547	\$ 26,264	\$ 27,811
6	\$ 25,551	\$ 14,332	\$ 56,117	\$ 96,000	\$ 1,547	\$ 26,264	\$ 27,811
7	\$ 28,309	\$ 17,252	\$ 62,965	\$ 108,525	\$ 1,594	\$ 27,052	\$ 28,645
8	\$ 31,306	\$ 20,016	\$ 63,028	\$ 114,350	\$ 1,594	\$ 27,052	\$ 28,645
9	\$ 31,977	\$ 22,286	\$ 70,790	\$ 125,054	\$ 1,641	\$ 27,863	\$ 29,505
10	\$ 32,339	\$ 22,822	\$ 70,855	\$ 126,016	\$ 1,641	\$ 27,863	\$ 29,505
11	\$ 34,183	\$ 24,615	\$ 78,498	\$ 137,295	\$ 1,691	\$ 28,699	\$ 30,390
12	\$ 34,558	\$ 26,765	\$ 78,565	\$ 139,887	\$ 1,691	\$ 28,699	\$ 30,390
13	\$ 34,336	\$ 31,110	\$ 80,853	\$ 146,299	\$ 1,741	\$ 29,560	\$ 31,302
14	\$ 34,726	\$ 33,029	\$ 80,922	\$ 148,676	\$ 1,741	\$ 29,560	\$ 31,302
15	\$ 39,349	\$ 34,567	\$ 83,278	\$ 157,194	\$ 1,794	\$ 30,447	\$ 32,241
16	\$ 39,753	\$ 36,222	\$ 83,349	\$ 159,325	\$ 1,794	\$ 30,447	\$ 32,241
17	\$ 40,124	\$ 40,744	\$ 85,777	\$ 166,644	\$ 1,847	\$ 31,360	\$ 33,208
18	\$ 40,127	\$ 42,449	\$ 85,850	\$ 168,426	\$ 1,847	\$ 31,360	\$ 33,208
19	\$ 41,033	\$ 44,169	\$ 88,350	\$ 173,552	\$ 1,903	\$ 32,301	\$ 34,204
20	\$ 41,457	\$ 45,925	\$ 88,425	\$ 175,807	\$ 1,903	\$ 32,301	\$ 34,204
21	\$ 33,458	\$ 40,589	\$ 75,268	\$ 149,315	\$ 1,960	\$ 33,270	\$ 35,230
22	\$ 31,854	\$ 35,735	\$ 75,346	\$ 142,935	\$ 1,960	\$ 33,270	\$ 35,230
23	\$ 25,182	\$ 28,407	\$ 33,562	\$ 87,150	\$ 2,019	\$ 34,268	\$ 36,287
24	\$ 22,373	\$ 24,063	\$ 30,899	\$ 77,335	\$ 2,019	\$ 34,268	\$ 36,287
25	\$ 11,555	\$ 20,464	\$ 21,208	\$ 53,226	\$ 2,079	\$ 35,296	\$ 37,376
26	\$ 8,814	\$ 17,840	\$ 21,208	\$ 47,862	\$ 2,079	\$ 35,296	\$ 37,376
27	\$ 6,670	\$ 9,877	\$ 14,819	\$ 31,366	\$ 2,142	\$ 36,355	\$ 38,497
28	\$ 3,578	\$ 5,357	\$ 14,819	\$ 23,754	\$ 2,142	\$ 36,355	\$ 38,497
29	\$ 3,686	\$ 1,550	\$ 7,285	\$ 12,521	\$ 2,206	\$ 37,446	\$ 39,652
30	\$ 3,686	\$ -	\$ 7,285	\$ 10,971	\$ 2,206	\$ 37,446	\$ 39,652
TOTAL	\$ 750,742	\$ 681,323	\$ 1,630,371	\$ 3,062,436	\$ 51,330	\$ 920,878	\$ 972,208
NPV	\$ 324,880	\$ 266,116	\$ 717,281	\$ 1,308,276	\$ 19,433	\$ 374,961	\$ 394,394

Disabled Services Mill Levy	0.0732
Disabled Services % of Total Mills	0.95%

Total Benefit (Gross) \$ 4,034,644
Total Benefit (NPV) \$ 1,702,670

**LR - LEE'S SUMMIT, MO
BENEFIT TO BLUE SPRINGS SCHOOL DISTRICT**

PROJECT YEAR	PILOTS TO TJ PHASE 1	PILOTS TO TJ PHASE 2	PILOTS TO TJ PHASE 3	PILOTS TO TJ TOTAL	SINGLE FAMILY TAXES TO TJ PHASE 1	SINGLE FAMILY TAXES TO TJ PHASE 2	SINGLE FAMILY TAXES TO LSD TOTAL
1	\$ 383,016	\$ 6,706	\$ 826,543	\$ 1,216,265	\$ -	\$ -	\$ -
2	\$ 486,443	\$ 11,989	\$ 826,543	\$ 1,324,975	\$ -	\$ -	\$ -
3	\$ 825,923	\$ 17,311	\$ 3,161,199	\$ 4,004,433	\$ -	\$ -	\$ -
4	\$ 839,183	\$ 22,218	\$ 3,305,275	\$ 4,166,676	\$ -	\$ -	\$ -
5	\$ 935,545	\$ 26,862	\$ 3,957,990	\$ 4,920,397	\$ -	\$ -	\$ -
6	\$ 949,139	\$ 29,641	\$ 3,962,312	\$ 4,941,092	\$ -	\$ -	\$ -
7	\$ 1,096,761	\$ 35,678	\$ 4,445,825	\$ 5,578,264	\$ -	\$ -	\$ -
8	\$ 1,136,735	\$ 41,395	\$ 4,450,277	\$ 5,628,407	\$ -	\$ -	\$ -
9	\$ 1,166,349	\$ 46,090	\$ 4,998,360	\$ 6,210,799	\$ -	\$ -	\$ -
10	\$ 1,177,436	\$ 47,198	\$ 5,002,946	\$ 6,227,579	\$ -	\$ -	\$ -
11	\$ 1,283,824	\$ 50,906	\$ 5,542,561	\$ 6,877,291	\$ -	\$ -	\$ -
12	\$ 1,295,448	\$ 55,352	\$ 5,547,284	\$ 6,898,084	\$ -	\$ -	\$ -
13	\$ 1,240,946	\$ 64,339	\$ 5,708,838	\$ 7,014,123	\$ -	\$ -	\$ -
14	\$ 1,253,135	\$ 68,307	\$ 5,713,702	\$ 7,035,145	\$ -	\$ -	\$ -
15	\$ 1,288,197	\$ 71,489	\$ 5,880,103	\$ 7,239,789	\$ -	\$ -	\$ -
16	\$ 1,300,981	\$ 74,912	\$ 5,885,114	\$ 7,261,007	\$ -	\$ -	\$ -
17	\$ 1,333,883	\$ 84,263	\$ 6,056,506	\$ 7,474,653	\$ -	\$ -	\$ -
18	\$ 1,317,874	\$ 87,789	\$ 6,061,667	\$ 7,467,330	\$ -	\$ -	\$ -
19	\$ 1,353,090	\$ 91,347	\$ 6,238,201	\$ 7,682,638	\$ -	\$ -	\$ -
20	\$ 1,366,279	\$ 94,978	\$ 6,243,517	\$ 7,704,774	\$ -	\$ -	\$ -
21	\$ 954,216	\$ 83,943	\$ 5,314,543	\$ 6,352,701	\$ -	\$ -	\$ -
22	\$ 823,754	\$ 73,904	\$ 5,320,018	\$ 6,217,676	\$ -	\$ -	\$ -
23	\$ 509,978	\$ 58,748	\$ 2,369,721	\$ 2,938,447	\$ -	\$ -	\$ -
24	\$ 504,168	\$ 49,764	\$ 2,181,735	\$ 2,735,667	\$ -	\$ -	\$ -
25	\$ 416,153	\$ 42,321	\$ 1,497,443	\$ 1,955,918	\$ -	\$ -	\$ -
26	\$ 410,485	\$ 36,896	\$ 1,497,443	\$ 1,944,824	\$ -	\$ -	\$ -
27	\$ 259,060	\$ 20,427	\$ 1,046,333	\$ 1,325,821	\$ -	\$ -	\$ -
28	\$ 252,667	\$ 11,078	\$ 1,046,333	\$ 1,310,078	\$ -	\$ -	\$ -
29	\$ 260,247	\$ 3,205	\$ 514,406	\$ 777,858	\$ -	\$ -	\$ -
30	\$ 260,247	\$ -	\$ 514,406	\$ 774,653	\$ -	\$ -	\$ -
TOTAL	\$ 26,681,162	\$ 1,409,056	\$ 115,117,143	\$ 143,207,361	\$ -	\$ -	\$ -
NPV	\$ 12,139,736	\$ 550,359	\$ 50,645,718	\$ 63,335,813	\$ -	\$ -	\$ -

Blue Springs School District Mill Levy	5.1685
Blue Springs School District % of Total Mills	67.38%

Total Benefit (Gross) \$ 143,207,361
Total Benefit (NPV) \$ 63,335,813

LR - LEE'S SUMMIT, MO
BENEFIT TO LEE'S SUMMIT SCHOOL DISTRICT

PROJECT YEAR	PILOTS TO LSD PHASE 1	PILOTS TO LSD PHASE 2	PILOTS TO LSD TOTAL	SINGLE FAMILY TAXES TO LSD PHASE 1	SINGLE FAMILY TAXES TO LSD PHASE 2	SINGLE FAMILY TAXES TO LSD TOTAL
1	\$ 30,170	\$ 222,233	\$ 252,403	\$ -	\$ 1,599,990	\$ 1,599,990
2	\$ 130,910	\$ 397,313	\$ 528,223	\$ -	\$ 1,599,990	\$ 1,599,990
3	\$ 253,409	\$ 573,695	\$ 827,103	\$ 97,078	\$ 1,647,990	\$ 1,745,068
4	\$ 409,899	\$ 736,322	\$ 1,146,222	\$ 97,078	\$ 1,647,990	\$ 1,745,068
5	\$ 701,558	\$ 890,228	\$ 1,591,786	\$ 99,990	\$ 1,697,430	\$ 1,797,420
6	\$ 854,946	\$ 982,336	\$ 1,837,282	\$ 99,990	\$ 1,697,430	\$ 1,797,420
7	\$ 902,056	\$ 1,182,426	\$ 2,084,483	\$ 102,990	\$ 1,748,353	\$ 1,851,343
8	\$ 1,073,740	\$ 1,371,884	\$ 2,445,624	\$ 102,990	\$ 1,748,353	\$ 1,851,343
9	\$ 1,091,505	\$ 1,527,485	\$ 2,618,990	\$ 106,080	\$ 1,800,803	\$ 1,906,883
10	\$ 1,105,952	\$ 1,564,187	\$ 2,670,139	\$ 106,080	\$ 1,800,803	\$ 1,906,883
11	\$ 1,129,760	\$ 1,687,097	\$ 2,816,857	\$ 109,262	\$ 1,854,827	\$ 1,964,090
12	\$ 1,144,641	\$ 1,834,437	\$ 2,979,077	\$ 109,262	\$ 1,854,827	\$ 1,964,090
13	\$ 1,183,466	\$ 2,132,260	\$ 3,315,726	\$ 112,540	\$ 1,910,472	\$ 2,023,012
14	\$ 1,198,793	\$ 2,263,773	\$ 3,462,566	\$ 112,540	\$ 1,910,472	\$ 2,023,012
15	\$ 1,490,127	\$ 2,369,225	\$ 3,859,352	\$ 115,916	\$ 1,967,786	\$ 2,083,703
16	\$ 1,505,913	\$ 2,482,666	\$ 3,988,579	\$ 115,916	\$ 1,967,786	\$ 2,083,703
17	\$ 1,499,173	\$ 2,792,587	\$ 4,291,761	\$ 119,394	\$ 2,026,820	\$ 2,146,214
18	\$ 1,515,434	\$ 2,909,431	\$ 4,424,865	\$ 119,394	\$ 2,026,820	\$ 2,146,214
19	\$ 1,544,149	\$ 3,027,344	\$ 4,571,493	\$ 122,976	\$ 2,087,625	\$ 2,210,600
20	\$ 1,560,897	\$ 3,147,694	\$ 4,708,590	\$ 122,976	\$ 2,087,625	\$ 2,210,600
21	\$ 1,408,154	\$ 2,781,954	\$ 4,190,108	\$ 126,665	\$ 2,150,253	\$ 2,276,918
22	\$ 1,425,404	\$ 2,449,275	\$ 3,874,679	\$ 126,665	\$ 2,150,253	\$ 2,276,918
23	\$ 1,268,079	\$ 1,946,982	\$ 3,215,061	\$ 130,465	\$ 2,214,761	\$ 2,345,226
24	\$ 1,075,536	\$ 1,649,252	\$ 2,724,788	\$ 130,465	\$ 2,214,761	\$ 2,345,226
25	\$ 399,718	\$ 1,402,575	\$ 1,802,294	\$ 134,379	\$ 2,281,204	\$ 2,415,582
26	\$ 211,878	\$ 1,222,768	\$ 1,434,647	\$ 134,379	\$ 2,281,204	\$ 2,415,582
27	\$ 211,878	\$ 676,980	\$ 888,858	\$ 138,410	\$ 2,349,640	\$ 2,488,050
28	\$ -	\$ 367,140	\$ 367,140	\$ 138,410	\$ 2,349,640	\$ 2,488,050
29	\$ -	\$ 106,205	\$ 106,205	\$ 142,562	\$ 2,420,129	\$ 2,562,691
30	\$ -	\$ -	\$ -	\$ 142,562	\$ 2,420,129	\$ 2,562,691
TOTAL	\$ 26,327,145	\$ 46,697,757	\$ 73,024,903	\$ 3,317,415	\$ 59,516,167	\$ 62,833,581
NPV	\$ 10,799,334	\$ 18,239,526	\$ 29,038,860	\$ 1,255,935	\$ 24,233,637	\$ 25,489,572

Lee's Summit School District Mills (2024)	4.7309
Lee's Summit School District % of Total Mills	65.41%

Total Benefit (Gross)	\$ 135,858,484
Total Benefit (NPV)	\$ 54,528,432

**LR - LEE'S SUMMIT, MO
BENEFIT TO ZOO DISTRICT**

PROJECT YEAR	SALES TAX REVENUES
1	\$ 72,188
2	\$ 86,288
3	\$ 105,201
4	\$ 116,524
5	\$ 191,041
6	\$ 200,644
7	\$ 210,750
8	\$ 241,684
9	\$ 251,205
10	\$ 256,229
11	\$ 297,916
12	\$ 303,875
13	\$ 309,952
14	\$ 316,151
15	\$ 322,474
16	\$ 328,924
17	\$ 335,502
18	\$ 342,212
19	\$ 349,056
20	\$ 356,038
21	\$ 363,158
22	\$ 370,421
23	\$ 377,830
24	\$ 385,387
25	\$ 393,094
26	\$ 400,956
27	\$ 408,975
28	\$ 417,155
29	\$ 425,498
30	\$ 434,008
TOTAL	\$ 8,970,335
NPV	\$ 3,198,689

**Suburban Land Reserve - Lee's Summit, MO
PROJECT COMPONENTS**

	Building #	Use	Square Feet	Units	Sales	Project Year
PHASE 1	1	Light Industrial	260,000	-	\$ -	1
	2	Light Industrial	260,000	-	\$ -	3
	3	Light Industrial	572,000	-	\$ -	5
	4	Medical Office	38,000	-	\$ -	1
	5	Medical Office	26,000	-	\$ -	3
	6	Medical Office	24,000	-	\$ -	5
	7	Medical Office	48,000	-	\$ -	7
	8	Retail	61,000	-	\$ 7,625,000	1
	9	Retail	4,000	-	\$ 500,000	1
	10	Retail	3,000	-	\$ 375,000	1
	11	Retail	2,000	-	\$ 250,000	1
	12	Retail	3,000	-	\$ 375,000	1
	13	Retail	51,000	-	\$ 6,375,000	2
	14	Retail	17,000	-	\$ 2,125,000	2
	15	Retail	20,000	-	\$ 2,500,000	3
	16	Retail	8,000	-	\$ 1,000,000	3
	17	Retail	3,000	-	\$ 375,000	3
	18	Retail	8,000	-	\$ 1,000,000	3
	19	Retail	2,000	-	\$ 250,000	3
	20	Retail	5,000	-	\$ 625,000	4
	21	Retail	14,000	-	\$ 1,750,000	4
	22	Retail	16,000	-	\$ 2,000,000	4
	23	Retail	8,000	-	\$ 1,000,000	5
	24	Retail	8,000	-	\$ 1,000,000	5
	25	Retail	15,000	-	\$ 1,875,000	5
	26	Retail	12,000	-	\$ 1,500,000	6
	27	Retail	6,000	-	\$ 750,000	6
	28	Retail	3,000	-	\$ 375,000	6
	29	Retail	156,000	-	\$ 19,500,000	8
	30	Retail	186,000	-	\$ 23,250,000	11
	31	Multi-Family (8 Structures)	-	256	\$ -	1
	32	Multi-Family (8 Structures)	-	24	\$ -	5
	33	Townhomes (44 Structures)	-	344	\$ -	3
	34	Townhomes (2 Structures)	-	8	\$ -	1
	35	Townhomes - Detached (81 Structures)	-	81	\$ -	7
	36	Single Family Residential	-	27	\$ -	3
	37	Senior Housing	-	147	\$ -	3
	38	Senior Housing	-	102	\$ -	8
PHASE 1 TOTAL			1,839,000	989	\$ 76,375,000	

**Suburban Land Reserve - Lee's Summit, MO
PROJECT COMPONENTS**

	Building #	Use	Square Feet	Units	Sales	Project Year
PHASE 2	1	Light Industrial	201,500	-	\$ -	1
	2	Light Industrial	260,000	-	\$ -	2
	3	Light Industrial	572,000	-	\$ -	3
	4	Light Industrial	201,500	-	\$ -	4
	5	Light Industrial	156,000	-	\$ -	5
	6	Light Industrial	156,000	-	\$ -	6
	7	Light Industrial	572,000	-	\$ -	7
	8	Light Industrial	156,000	-	\$ -	8
	9	Light Industrial	156,000	-	\$ -	9
	10	Light Industrial	156,000	-	\$ -	10
	11	Medical / Office	12,000	-	\$ -	1
	12	Medical / Office	8,000	-	\$ -	4
	13	Mixed Use	35,000	78	\$ 4,375,000	1
	14	Mixed Use	13,000	28	\$ 1,625,000	2
	15	Mixed Use	27,000	60	\$ 3,375,000	3
	16	Mixed Use	24,000	52	\$ 3,000,000	4
	17	Mixed Use	15,000	16	\$ 1,875,000	5
	18	Mixed Use	16,000	18	\$ 2,000,000	6
	19	Mixed Use	15,000	16	\$ 1,875,000	7
	20	Mixed Use	15,000	16	\$ 1,875,000	8
	21	Mixed Use	14,000	16	\$ 1,750,000	9
	22	Multi - Family	-	32	\$ -	2
	23	Multi - Family	-	30	\$ -	4
	24	Multi - Family	-	32	\$ -	6
	25	Multi - Family	-	48	\$ -	8
	26	Single Family Lots	-	445	\$ -	1
	27	Townhome Rows	-	45	\$ -	1
PHASE 2 TOTAL			2,781,000	932	\$ 21,750,000	

**Suburban Land Reserve - Lee's Summit, MO
PROJECT COMPONENTS**

	Building #	Use	Square Feet	Units	Sales	Project Year
PHASE 3	1	Medical / Office	24,000	-	\$ -	1
	2	Medical / Office	18,000	-	\$ -	3
	3	Medical / Office	22,000	-	\$ -	5
	4	Medical / Office	20,000	-	\$ -	7
	5	Medical / Office	62,000	-	\$ -	9
	6	Retail	154,000	-	\$ 19,250,000	1
	7	Retail	194,000	-	\$ 24,250,000	5
	8	Retail	2,000	-	\$ 250,000	1
	9	Retail	3,000	-	\$ 375,000	1
	10	Retail	6,000	-	\$ 750,000	1
	11	Retail	6,000	-	\$ 750,000	1
	12	Retail	6,000	-	\$ 750,000	1
	13	Retail	3,000	-	\$ 375,000	3
	14	Retail	7,000	-	\$ 875,000	3
	15	Retail	11,000	-	\$ 1,375,000	3
	16	Retail	7,000	-	\$ 875,000	5
	17	Retail	7,000	-	\$ 875,000	5
	18	Retail	5,000	-	\$ 625,000	7
	19	Retail	7,000	-	\$ 875,000	7
	20	Retail	4,000	-	\$ 500,000	9
	21	Retail	4,000	-	\$ 500,000	9
	22	Retail	9,000	-	\$ 1,125,000	11
	23	Retail	7,000	-	\$ 875,000	11
	24	Retail	8,000	-	\$ 1,000,000	11
	25	Mixed Use	96,000	318	\$ 12,000,000	1
	26	Mixed Use	29,000	96	\$ 3,625,000	1
	27	Mixed Use	57,000	186	\$ 7,125,000	3
	28	Mixed Use	33,000	108	\$ 4,125,000	3
	29	Mixed Use	21,000	48	\$ 2,625,000	5
	30	Mixed Use	14,000	48	\$ 1,750,000	5
	31	Mixed Use	25,000	84	\$ 3,125,000	7
	32	Mixed Use	16,000	54	\$ 2,000,000	7
	33	Mixed Use	18,000	60	\$ 2,250,000	9
	34	Mixed Use	25,000	54	\$ 3,125,000	9
	35	Mixed Use	19,000	42	\$ 2,375,000	11
	36	Mixed Use	14,000	30	\$ 1,750,000	11
	37	Multi-Family	-	48	\$ -	1
	38	Multi-Family	-	54	\$ -	1
	39	Multi-Family	-	54	\$ -	1
	40	Multi-Family	-	54	\$ -	1
	41	Multi-Family	-	42	\$ -	1
	42	Multi-Family	-	54	\$ -	1
	43	Multi-Family	-	42	\$ -	4
	44	Multi-Family	-	48	\$ -	4
	45	Multi-Family	-	42	\$ -	4
	46	Multi-Family	-	66	\$ -	4
	47	Multi-Family	-	48	\$ -	4
	48	Multi-Family	-	36	\$ -	4
	49	Multi-Family	-	63	\$ -	4
PHASE 3 TOTAL			963,000	1,779	\$ 102,125,000	

PROJECT TOTAL	5,583,000	3,700	\$ 200,250,000
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