

East Village Incentives: LCRA Plan and TIF Plan

Staff Presentation to City Council

December 9, 2025



LEE'S SUMMIT
MISSOURI



Yours Truly

Order of Presentation

- Overview of Requested Incentives
- LCRA Plan review
 - LCRA Board voted 5-0 to recommend approval
- TIF Plan Review
 - TIF Commission voted 9-1 to recommend approval

Requested Incentives

East Village
Drake Development Incentive Request
December 9, 2025 City Council

Developer Request						
Source	Incentive Tool	Applicable Rate	Duration	Purpose	*Estimated Financial Benefit	% Project Costs
LCRA	Sales Tax Exemption on Construction Materials	100%	Construction Period	Reduce Development Costs	\$10,719,000	2.2%
LCRA	Real Property Tax Abatement on Apartments**	75%	25 years	Reduce Development Cost	\$13,034,000	2.6%
TIF	Payments In Lieu of Taxes (PILOTs)	50%	23 years	Real Property Tax Redirection for Reimbursement	\$4,678,000	0.9%
TIF	Economic Activity Taxes (EATs) - All except CID	50%	23 years	Sales Tax Redirection for Reimbursement	\$64,491,000	13.1%
TIF	Economic Activity Taxes (EATs) - CID	50%	23 years	Sales Tax Redirection for Reimbursement	\$17,976,000	3.6%
Totals:					\$110,898,000	22.5%

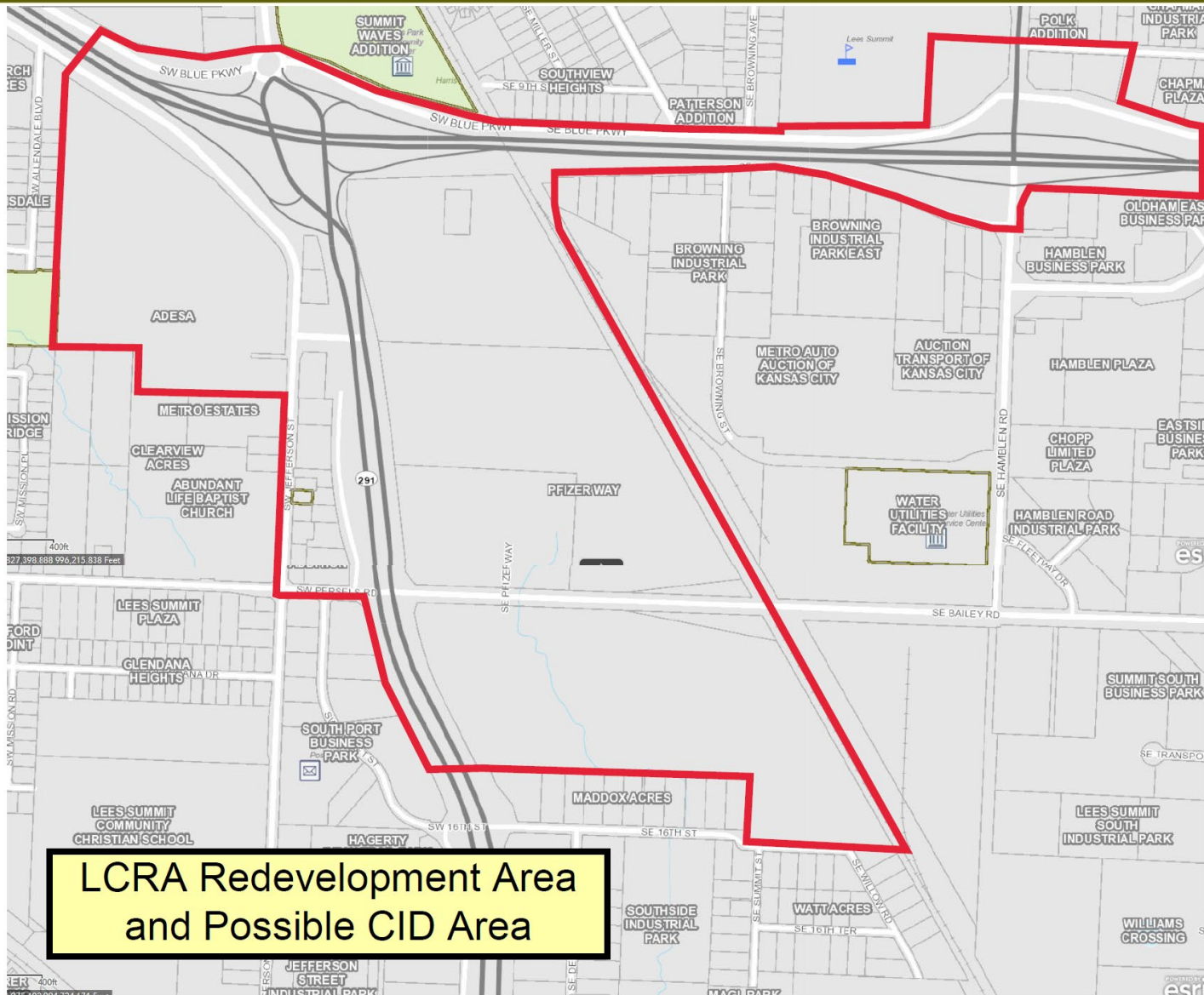
Total Project Costs: \$492,731,540

Notes:

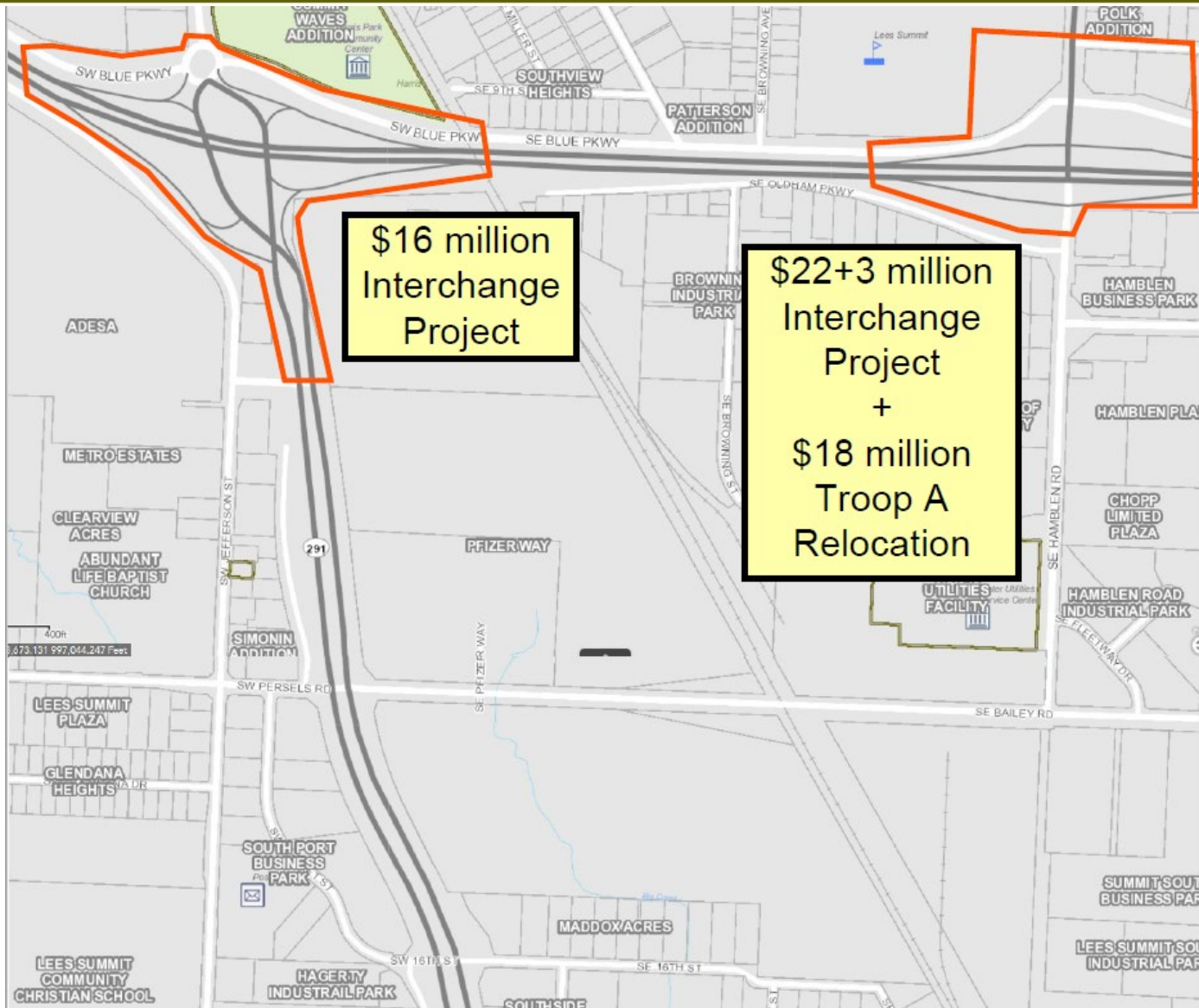
* Rounded to nearest \$1,000; all net present value calculations except LCRA sales tax exemption during construction period.

** Abatement benefit covers the initial 25-year period of the project. Each multifamily components will have a separate 25-year schedule.

East Village LCRA Plan



LCRA Redevelopment Area
and Possible CID Area



East Village Project
Multi-Family Residential Review
November 20, 2025 LCRA Board Public Hearing

Developer Request for Apartments

250 Units in Apartment Building #1

Construction Period

LCRA Sales & Use Tax Exemption on Construction Materials

Years 1-25

Abatement 75%
PILOTs to Taxing Districts 25% \$617 Effective Initial PILOT per Unit

Tax Benefit to Taxing Districts

	2025	%	First Year PILOTs	PILOTs Over 25 years
BOARD OF DISABLED SERVICES	\$142	0.8%	\$1,304	\$28,840
CITY - LEES SUMMIT	\$2,498	14.9%	\$22,937	\$507,334
JACKSON COUNTY	\$981	5.8%	\$9,006	\$199,199
LEES SUMMIT SCHOOL R-VII	\$9,179	54.6%	\$84,269	\$1,863,902
MENTAL HEALTH	\$189	1.1%	\$1,735	\$38,374
METRO JUNIOR COLLEGE	\$350	2.1%	\$3,217	\$71,154
MID-CONTINENT LIBRARY	\$612	3.6%	\$5,615	\$124,184
STATE BLIND PENSION	\$58	0.3%	\$534	\$11,820
M&M REPLACEMENT TAX	\$2,788	16.6%	\$25,597	\$566,156
	\$16,798	100.0%	\$154,214	\$3,410,961

Value of Apartments Abatement Request to Developer

Total Project Costs	\$37,500,000	
Value of 75% Abatement (NPV)	\$5,914,034	15.8%
Value of Sales Tax Exemption	\$1,316,186	3.5%
Total Value of Incentive Request	\$7,230,221	19.3%

Impact to City

Impact of Abated Taxes

Sales & Use Tax Exemption	\$315,885
Real Property Tax Abatement	\$1,005,386
	<u>\$1,321,271</u>

East Village Project
Multi-Family Residential Review
November 20, 2025 LCRA Board Public Hearing

Developer Request for Apartments

320 Units in Apartment Building #2

Construction Period

LCRA Sales & Use Tax Exemption on Construction Materials

Years 1-25

Abatement 75%
PILOTs to Taxing Districts 25% \$617 Effective Initial PILOT per Unit

Tax Benefit to Taxing Districts

	2025	%	First Year PILOTs	PILOTs Over 25 years
BOARD OF DISABLED SERVICES	\$142	0.8%	\$1,669	\$36,915
CITY - LEES SUMMIT	\$2,498	14.9%	\$29,360	\$649,388
JACKSON COUNTY	\$981	5.8%	\$11,528	\$254,974
LEES SUMMIT SCHOOL R-VII	\$9,179	54.6%	\$107,865	\$2,385,795
MENTAL HEALTH	\$189	1.1%	\$2,221	\$49,119
METRO JUNIOR COLLEGE	\$350	2.1%	\$4,118	\$91,077
MID-CONTINENT LIBRARY	\$612	3.6%	\$7,187	\$158,955
STATE BLIND PENSION	\$58	0.3%	\$684	\$15,129
M&M REPLACEMENT TAX	\$2,788	16.6%	\$32,764	\$724,680
	\$16,798	100.0%	\$197,393	\$4,366,031

Value of Apartments Abatement Request to Developer

Total Project Costs	\$48,000,000	
Value of 75% Abatement (NPV)	\$7,569,964	15.8%
Value of Sales Tax Exemption	\$1,684,719	3.5%
Total Value of Incentive Request	\$9,254,682	19.3%

Impact to City

Impact of Abated Taxes

Sales & Use Tax Exemption	\$404,332
Real Property Tax Abatement	\$1,286,894
	<u>\$1,691,226</u>

East Village Project
Multi-Family Residential Review
November 20, 2025 LCRA Board Public Hearing

Developer Request for Apartments

220 Units in Apartment Building #3

Construction Period

LCRA Sales & Use Tax Exemption on Construction Materials

Years 1-25

Abatement 75%
PILOTs to Taxing Districts 25% \$617 Effective Initial PILOT per Unit

Tax Benefit to Taxing Districts

	2025	%	First Year PILOTs	PILOTs Over 25 years
BOARD OF DISABLED SERVICES	\$142	0.8%	\$1,147	\$25,379
CITY - LEES SUMMIT	\$2,498	14.9%	\$20,185	\$446,454
JACKSON COUNTY	\$981	5.8%	\$7,925	\$175,295
LEES SUMMIT SCHOOL R-VII	\$9,179	54.6%	\$74,157	\$1,640,234
MENTAL HEALTH	\$189	1.1%	\$1,527	\$33,769
METRO JUNIOR COLLEGE	\$350	2.1%	\$2,831	\$62,615
MID-CONTINENT LIBRARY	\$612	3.6%	\$4,941	\$109,282
STATE BLIND PENSION	\$58	0.3%	\$470	\$10,401
M&M REPLACEMENT TAX	\$2,788	16.6%	\$22,525	\$498,217
	\$16,798	100.0%	\$135,708	\$3,001,646

Value of Apartments Abatement Request to Developer

Total Project Costs	\$33,000,000	
Value of 75% Abatement (NPV)	\$5,914,034	17.9%
Value of Sales Tax Exemption	\$1,158,244	3.5%
Total Value of Incentive Request	\$7,072,278	21.4%

Impact to City

Impact of Abated Taxes

Sales & Use Tax Exemption	\$277,979
Real Property Tax Abatement	\$1,005,386
	<u>\$1,283,364</u>

East Village Project
Multi-Family Residential Review
November 20, 2025 LCRA Board Public Hearing

Developer Request for Apartments

100 Units in Townhomes

Construction Period

LCRA Sales & Use Tax Exemption on Construction Materials

Years 1-25

Abatement 75%
PILOTs to Taxing Districts 25% \$822 Effective Initial PILOT per Unit

Tax Benefit to Taxing Districts

	2025	%	First Year PILOTs	PILOTs Over 25 years
BOARD OF DISABLED SERVICES	\$142	0.8%	\$695	\$15,381
CITY - LEES SUMMIT	\$2,498	14.9%	\$12,233	\$270,578
JACKSON COUNTY	\$981	5.8%	\$4,803	\$106,239
LEES SUMMIT SCHOOL R-VII	\$9,179	54.6%	\$44,944	\$994,081
MENTAL HEALTH	\$189	1.1%	\$925	\$20,466
METRO JUNIOR COLLEGE	\$350	2.1%	\$1,716	\$37,949
MID-CONTINENT LIBRARY	\$612	3.6%	\$2,994	\$66,231
STATE BLIND PENSION	\$58	0.3%	\$285	\$6,304
M&M REPLACEMENT TAX	\$2,788	16.6%	\$13,652	\$301,950
	\$16,798	100.0%	\$82,247	\$1,819,179

Value of Apartments Abatement Request to Developer

Total Project Costs	\$20,000,000	
Value of 75% Abatement (NPV)	\$3,154,152	15.8%
Value of Sales Tax Exemption	\$701,966	3.5%
Total Value of Incentive Request	\$3,856,118	19.3%

Impact to City

Impact of Abated Taxes

Sales & Use Tax Exemption	\$168,472
Real Property Tax Abatement	\$536,206
	<u>\$704,678</u>

East Village Project
Multi-Family Residential Review
November 20, 2025 LCRA Board Public Hearing

Developer Request for Apartments

	890	All Multifamily Units
Construction Period		3 Apartment Buildings + Townhomes
LCRA Sales & Use Tax Exemption on Construction Materials		

Years 1-25

Abatement	75%	
PILOTs to Taxing Districts	25%	\$2,673 Effective Initial PILOT per Unit

Tax Benefit to Taxing Districts

	2025	%	First Year PILOTs*	PILOTs Over 25 years*
BOARD OF DISABLED SERVICES	\$473	0.8%	\$4,816	\$106,515
CITY - LEES SUMMIT	\$8,328	14.9%	\$84,715	\$1,873,754
JACKSON COUNTY	\$3,270	5.8%	\$33,262	\$735,707
LEES SUMMIT SCHOOL R-VII	\$30,596	54.6%	\$311,234	\$6,884,011
MENTAL HEALTH	\$630	1.1%	\$6,408	\$141,728
METRO JUNIOR COLLEGE	\$1,168	2.1%	\$11,881	\$262,794
MID-CONTINENT LIBRARY	\$2,039	3.6%	\$20,736	\$458,653
STATE BLIND PENSION	\$194	0.3%	\$1,974	\$43,653
M&M REPLACEMENT TAX	\$9,294	16.6%	\$94,537	\$2,091,003
	\$55,992	100.0%	\$569,562	\$12,597,818

* Each multifamily components will have a separate 25-year schedule. Summary data is aggregated.

Value of Apartments Abatement Request to Developer

Total Project Costs	\$138,500,000	
Value of 75% Abatement (NPV)	\$21,842,499	15.8%
Value of Sales Tax Exemption	\$4,861,115	3.5%
Total Value of Incentive Request	\$26,703,614	19.3%

Impact to City

Impact of Abated Taxes

Sales & Use Tax Exemption	\$1,166,668
Real Property Tax Abatement	\$3,713,225
	<u>\$4,879,893</u>

Incentivized Apartment Projects

Taxes vs PILOTS Comparison

Updated November 2025

Chapter 100 Projects		Market Value		2025 Taxes			
		2021	2025	Assessed Value	Tax Bill*	Units	Tax / Unit
Residences @ New Longview	2014	\$41,453,200	\$53,902,700	\$10,241,513	\$869,730	309	\$2,815
Summit Square Apartments	2016	\$41,872,000	\$46,400,700	\$8,816,133	\$748,684	310	\$2,415
Residences @ Echelon	2017	\$28,281,000	\$37,401,620	\$7,106,308	\$603,482	243	\$2,483
Meridian @ View High	2017	\$37,750,000	\$48,949,900	\$9,300,481	\$789,815	312	\$2,531
The Donovan	2018	\$37,490,000	\$49,580,520	\$9,420,299	\$799,991	326	\$2,454
Streets of West Pryor Phase 1	2019	\$43,744,000	\$50,305,600	\$9,558,064	\$811,690	237	\$3,425
Blackwell Mixed-Use Residential*	2022	-	-				
Streets of West Pryor Phase 2*	2022	\$0	\$34,406,600	\$6,537,254	\$565,969	184	\$3,076
Northpoint Phase III*	2023	-	\$3,027,385	\$968,763			
						Average	274
							\$2,743

* Under construction; County valuations are partial construction.

All Incentivized Apartments		PILOT per unit	Taxes per unit	Notes
- with PILOTS or Tax Data				
Residences @ New Longview		\$935	\$2,815	
Summit Square Apartments		\$935	\$2,415	
Residences @ Echelon		\$993	\$2,483	
Meridian @ View High		\$1,051	\$2,531	
The Donovan		\$1,350	\$2,454	
Streets of West Pryor Phase I		\$1,350	\$3,425	
Streets of West Pryor Phase II		\$1,350		
Elevate 114 Downtown		-	\$3,239	TIF Plan
Blackwell Mixed-Use Residential		\$1,400		Construction
Northpoint Phase III		\$1,800		Construction
Cityscape at Tudor Road		\$1,800		Construction
Greens at Woods Chapel		\$1,600		Plan approved
Douglas Station		\$1,600		Plan approved
Pryor Mixed Use		\$1,600		Plan Approved
Clover Senior Apartments		\$1,800		Abandoned
Montage / LS Crossing		\$2,776		Plan approved
Oldham Village West Apts*		\$426	-	Plan approved
Average		\$1,423	\$2,766	
East Village Apartments		\$617		Conceptual
East Village Townhomes		\$822		Conceptual

* 75% abatement / 25% PILOTS

Lee's Summit Incentive Reimbursement Rates

Updated June 2025

Project	Year	Acres	Total Project Costs*	Total Reimbursement*	Total %	Land Uses							Reimbursement Type and %								Reimbursement as % of Total Project Costs
						Residential	Senior Residential	Commercial	Office	Industrial	Historic Structures	Public / Civic	TIF	LCRA**	CID	TDD	Chapter 353	Chapter 100	Other Gov't Funding	Total %	
Chapel Ridge	2000	258.0	\$108.7	\$31.9	29.3%			•	•				22.9%			6.4%				29.3%	<div><div></div></div> 29.3%
Summit Woods	2000	95.0	\$151.6	\$39.7	26.2%			•					16.3%			9.9%				26.2%	<div><div></div></div> 26.2%
I-470 Business & Technology	2006	17.8	\$66.2	\$6.8	10.3%			•		•			6.2%			4.1%				10.3%	<div><div></div></div> 10.3%
Summit Fair	2006	58.7	\$162.8	\$55.3	34.0%			•					19.7%		14.3%					34.0%	<div><div></div></div> 34.0%
Hartley Block	2006	1.3	\$7.7	\$2.5	32.5%	•		•					32.5%							32.5%	<div><div></div></div> 32.5%
East 50 Highway Corridor (Project 4)	2007	15.2	\$20.0	\$5.0	25.0%			•					19.0%		6.0%					25.0%	<div><div></div></div> 25.0%
Ritter Plaza	2007	7.3	\$14.5	\$4.7	32.4%			•					22.8%		9.7%					32.5%	<div><div></div></div> 32.5%
New Longview	2015	107.0	\$85.4	\$20.6	24.1%	•		•	•		•		24.1%							24.1%	<div><div></div></div> 24.1%
John Knox Village	2015	170.0	\$48.0	\$11.5	24.0%		•										24.0%			24.0%	<div><div></div></div> 24.0%
Pine Tree Plaza	2017	12.4	\$9.3	\$2.4	25.9%			•							25.9%					25.9%	<div><div></div></div> 25.9%
740 Blue Parkway Project	2017	3.5	\$12.5	\$1.3	10.6%			•							10.6%					10.6%	<div><div></div></div> 10.6%
Village at View High	2017	34.0	\$69.0	\$10.3	14.9%			•					11.6%		3.3%					14.9%	<div><div></div></div> 14.9%
The Princeton	2019	37.0	\$35.5	\$0.8	2.1%		•							2.1%						2.1%	<div><div></div></div> 2.1%
Cityscape Downtown Apartments	2019	3.7	\$51.8	\$9.3	18.0%	•					•		15.4%	2.6%						18.0%	<div><div></div></div> 18.0%
Streets of West Pryor (Commercial & Apts)	2019	73.0	\$178.6	\$36.0	20.2%	•		•					11.0%		4.5%	1.0%		3.4%	0.3%	20.2%	<div><div></div></div> 20.2%
Southside Plaza Shopping Center	2020	4.5	\$4.8	\$1.4	29.9%			•							29.9%					29.9%	<div><div></div></div> 29.9%
Cedar Creek Shopping Center	2020	5.2	\$9.4	\$1.5	15.9%			•							15.9%					15.9%	<div><div></div></div> 15.9%
Paragon Star	2020	332.9	\$245.1	\$74.6	30.4%	•		•	•			•	13.1%		2.0%	13.1%			2.0%	30.2%	<div><div></div></div> 30.2%
Streets of West Pryor (Townhomes)	2021	9.3	\$30.5	\$2.9	9.5%	•								9.5%						9.5%	<div><div></div></div> 9.5%
Chapel Ridge Shopping Center	2021	9.2	\$19.6	\$3.9	20.1%			•							20.1%					20.1%	<div><div></div></div> 20.1%
LS Logistics - Scannell Industrial	2022	75.8	\$50.6	\$11.1	21.9%					•								21.9%		21.9%	<div><div></div></div> 21.9%
LS Industrial - O'Dell	2022	49.8	\$46.5	\$9.5	20.4%					•				20.4%						20.4%	<div><div></div></div> 20.4%
Paragon Star Parking Garage	2022	0.7	\$10.5	\$0.2	2.1%			•				•		2.1%						2.1%	<div><div></div></div> 2.1%
Paragon Star Apartments	2022	1.8	\$59.0	\$1.3	1.7%	•								1.7%						1.7%	<div><div></div></div> 1.7%
Valle Vista Shopping Center	2022	4.4	\$15.0	\$3.9	26.3%			•							26.3%					26.3%	<div><div></div></div> 26.3%
Blackwell Mixed Residential	2022	56.0	\$103.1	\$4.0	3.9%	•												3.9%		3.9%	<div><div></div></div> 3.9%
Discovery Park	2022	265.0	\$956.5	\$212.2	22.2%	•		•	•				20.2%		2.0%					22.2%	<div><div></div></div> 22.2%
Scenic Development - Senior Care	2022	12.6	\$48.4	\$2.7	5.6%		•											5.6%		5.6%	<div><div></div></div> 5.6%
Summit Square III Apartments	2022	11.4	\$72.2	\$3.6	5.0%	•												5.0%		5.0%	<div><div></div></div> 5.0%
Cityscape at Douglas & Tudor	2022	13.2	\$65.7	\$3.3	5.0%	•												5.0%		5.0%	<div><div></div></div> 5.0%
Town Centre Industrial - Ward Development	2022	22.0	\$17.8	\$3.4	19.3%					•								19.3%		19.3%	<div><div></div></div> 19.3%
Colbern Ridge	2023	41.4	\$83.7	\$6.4	7.6%													7.6%		7.6%	<div><div></div></div> 7.6%
Greens at Woods Chapel	2023	18.0	\$70.5	\$4.4	6.2%	•												6.2%		6.2%	<div><div></div></div> 6.2%
Douglas Station	2023	6.3	\$26.1	\$1.6	6.1%													6.1%		6.1%	<div><div></div></div> 6.1%
Griffin Riley Mixed-Use	2023	20.9	\$65.0	\$4.5	6.9%	•		•							2.3%			4.7%		7.0%	<div><div></div></div> 7.0%
Ellis Glen	2023	1.2	\$8.0	\$2.0	24.4%	•			•					24.4%						24.4%	<div><div></div></div> 24.4%
Bayberry Crossing	2023	5.2	\$10.7	\$1.5	14.0%										14.0%					14.0%	<div><div></div></div> 14.0%
Tristar (Montage)	2024	9+	\$60.0	\$4.6	7.7%	•		•										7.7%		7.7%	<div><div></div></div> 7.7%
K & R Wholesale Building Materials	2024	1.9	\$1.5	\$33.0	12.8%					•				12.8%						12.8%	<div><div></div></div> 12.8%
Oldham Village	2024	50.0	\$206.0	\$56.7	24.1%	•	•			•			8.3%	4.1%	10.2%	1.5%				24.1%	<div><div></div></div> 24.1%
T&W Steel	2025	28.5	\$5.5	\$0.56	8.0%					•				8.0%						8.0%	<div><div></div></div> 8.0%
Victory Hyundai	2025	7.5	\$13.2	\$1.0	7.2%			•										7.3%		7.3%	<div><div></div></div> 7.3%
Grand Totals		1,948.6	\$3,326.5	\$693.9		16	4	22	5	6	2	2	14	10	16	6	1	13	2	Average: 16.5%	

* In Millions. Some reimbursement occurs in the form of abatement value.
** LCRA does not inclue Certificates of Qualification

Summary of Data			
Date Range	2000-2025	Project Average %	16.5%
Number of Projects	42	TIF Average	17.4%
Highest Reimbursement %	7.3%	LCRA Average	8.8%
Lowest Reimbursement %	1.7%	CID Average	12.3%
% Range without outliers	2-34%	TDD Average	6.0%
		Ch 100 Average	8.0%

Lee's Summit Projects => 75% Real Property Tax Abatement

Updated November 2025

YEAR	LAND USE	COMPANY	PROJECT	SQFT or UNITS	ABATEMENT TERM	ABATEMENT LEVEL
2008/10	Industrial	JCI Industries	Industrial Facility	18,900	8 years	100% Years 1-7 79% Year 8
2012	Commercial	Licata Flowers	Licata Flowers	2,745	10 years	100% Years 1-10
2014	Commercial	KingsCrown Investments, LLC	The Stanley	11,845	5 years	100% Years 1-5
2015	Residential	John Knox Village	Campus Redevelopment	410,974	10 years*	~95% Years 1--10
2015	Commercial	Grider Properties, LLC	Grider Orthodontics	3,010	10 years	100% Years 1-9 27% Year 10
2016	Commercial	1251 Rice Properties, LLC	Minsky's Pizza (291N)	6,840	5 years	100% Years 1-5
2016	Commercial	3rd Street Restaurant Associates, LLC	3rd Street Social	6,651	5 years	100% Years 1-5
2016	Industrial	HT Solutions	Industrial Facility	52,000	10 years	75% Years 1-10
2020	Commercial	Aristocrat Motors	Aristocrat Motors	15,546	5 years	100% Years 1-5
2022	Commercial	Brain Development, LLC	Southside Shopping Center	54,378	5 years	100% Years 1-5
2022	Industrial	Scannell	LS Logistics	783,000	20 years	95% Years 1-10 75% Years 11-20
2022	Industrial	Zerega Pasta	Facility Expansion	160,000	10 years	75% Years 1-10; same for equipment
2022	Industrial	LS Industrial, LLC	Industrial Facility	595,000	20 years	95% Years 1-10 50% Years 11-20
2022	Industrial	Ward Development	Town Centre Industrial	250,000	20 years	78% Years 1-10 50% Years 11-20
2022	Industrial	MAR Building Solutions	Industrial Facility	7,150	5 years	100% for 5 years
2023	Industrial	Ward Development	Lakewood Business Park	400,000	20 years	75% Years 1-10 50% Years 11-20
2023	Residential / Commercial	Ellis Glen, LLC	Ellis Glen	33,000	25 years	75% Years 1-25
2023	Industrial	Performance Food Group	Reinhart Foodservice	170,000	10 years	84% Years 1-10
2023	Industrial	Higdon Construction	Industrial Facility	7,800	5 years	100% for 5 years
2024	Industrial	K&R Wholesale Building Materials	K&R Wholesale	21,250	10 years	75% Years 1-10
2025	Residential	Oldham Investors, LLC	Oldham Village Apartments	307 units	10 years	75% Years 1-25

East Village TIF Plan

TIF Required Findings

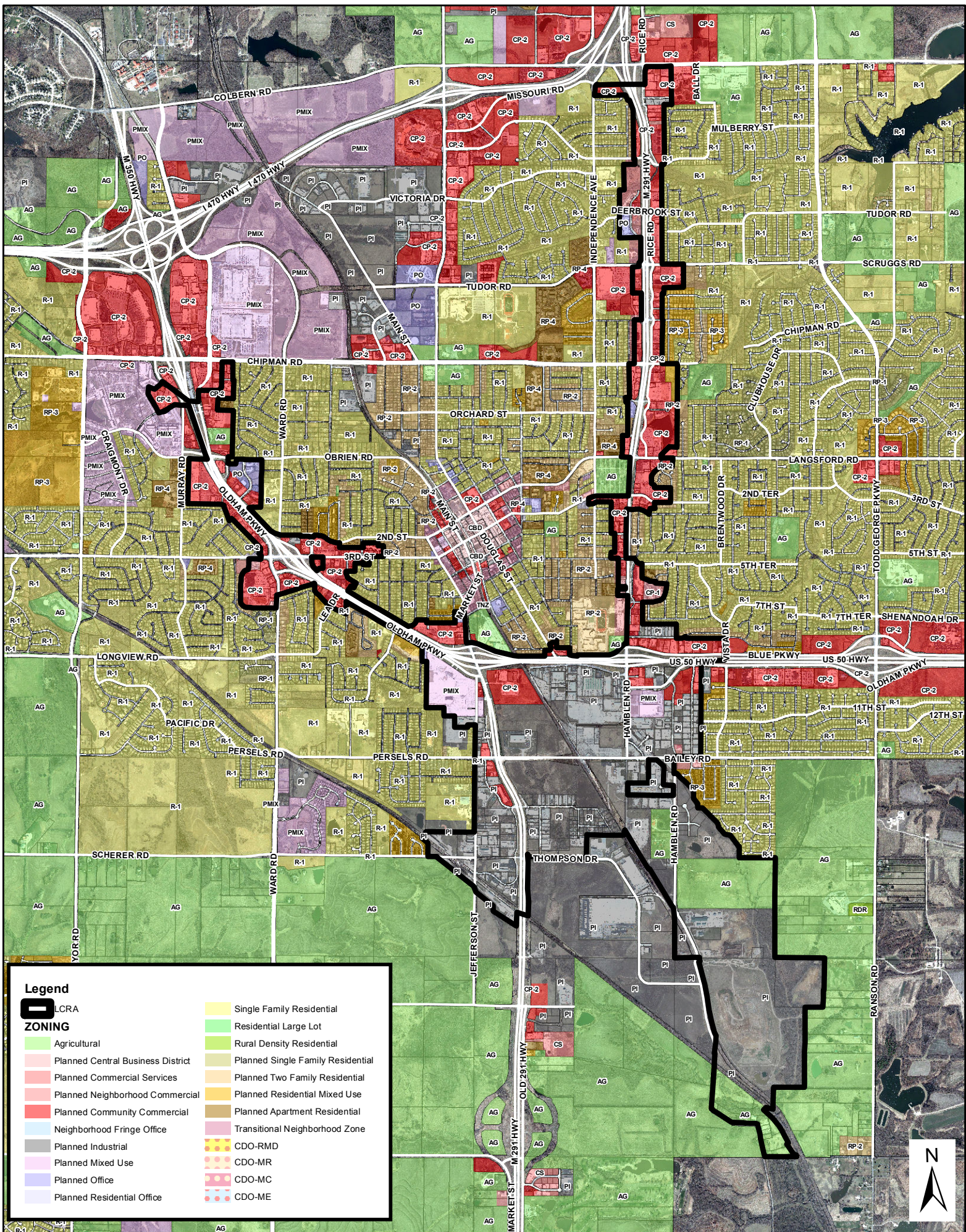
- 1. Blighted Area**
- 2. But For Test and Financial Feasibility**
- 3. Conforms to Comprehensive Plan**
- 4. Estimated date to terminate TIF has been stated (maximum 23-year limit)**
- 5. Relocation Plan has been prepared**
- 6. Cost Benefit Analysis has been prepared**
- 7. No gambling establishment**

1. Blight Finding

- **Area has already been declared blighted by City Council**
 - LCRA Blight Finding in 2014-15
- **Developer Blight Study, Exhibit 6**
 - Component 1 (p.17): Insanitary or Unsafe Conditions
 - Component 2 (p.28): Deterioration of Site Improvements
 - Component 3 (p.32): Conditions which Endanger Life or Property
- **Economic Underutilization**

East Village
Redevelopment Area
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	5	100%	124.20	100%
<u>Blighting Factors</u>				
Insanitary or unsafe conditions	5	100.0%	124.20	100.0%
Deterioration of site improvements	3	60.0%	108.20	87.1%
Existence of conditions which endanger life or property by fire and other causes	2	20.0%	48.70	39.2%
Parcels with Predominance of Blighting Factors	4	80.0%	109.80	87.8%



2. But For Test & Financial Feasibility

“But For Test” in Section 99.810(1), RSMo:

- (1) The redevelopment area has not been subject to growth and development through investment by private enterprise and
- (2) would not reasonably be anticipated to be developed without the adoption of tax increment financing.

Financial Feasibility Analysis in Section 99.810(5), RSMo:

Sufficient information from the developer for the Commission to evaluate whether the project as proposed is financially feasible.

2. But For Test & Financial Feasibility

Analysis from Baker Tilly Municipal Advisors as City's Financial Advisor:

- Satisfaction of “But For Test”
- Rate of Return without incentives
- Rate of Return with incentives, reasonableness
- Acceptable range of return to undertake project
- Reasonableness of construction costs
- Reasonableness of revenue assumptions

3. Conforms to Comprehensive Plan

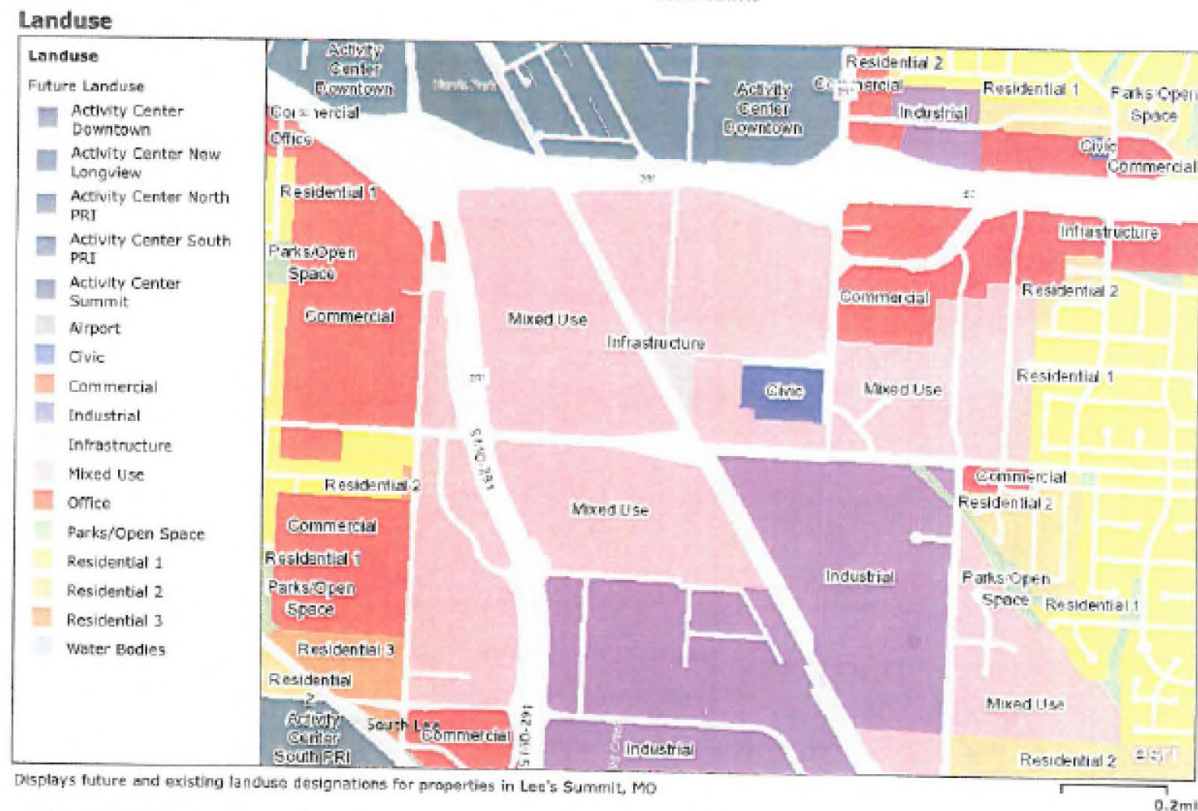
Planning Commission Action in 2025

- November 13, 2025 – Recommended approval of rezoning and preliminary development plan for Phase 1
- Discussion covered entire Redevelopment Area
- Ignite! Comprehensive Plan calls for mixed use development in the Redevelopment Area

3. Conforms to Comprehensive Plan

9/20/23, 3:03 PM

ArcGIS - Landuse



Esri Community Maps Contributors, City of Lees Summit, Missouri Dept. of Conservation, Missouri DNR, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | City of Lee's Summit, MO | Esri Community Maps Contributors, City of Lees Summit, Missouri Dept. of Conservation, Missouri DNR, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

TIF Required Findings

- 4. Estimated date to terminate TIF has been stated (maximum 23 year limit)**
- 5. Relocation Plan has been prepared**
- 6. Cost Benefit Analysis has been prepared**
- 7. No gambling establishment**

Other Required Plan Components

- Mandatory Plan Contents
- Evidence of Commitment to Finance Project Costs
- Developer affidavit – Blight and “But For Test”

City Economic Development Incentive Policy for TIF

- Preference: less than 25% TIF reimbursement
- Developer request is 17.7% TIF reimbursement
- Total incentive request is 22.5% of total project costs
- TIF Contract control mechanisms
 - Rate of Return limitation
 - Development Cost Savings provision

Historical TIF Data

Lee's Summit TIF Plans

Updated November 2025

Project	Year	Acres	Total Project Cost*	TIF Reimbursement*	TIF %	Total Reimbursement*	Total %	Incentives					Characteristics				
								TIF	LCRA	CID	TDD	Chapter 100	Blighted Area	Conservation Area	Economic Dev. Area	Public Improvements	Private Improvements
Chapel Ridge	2000	258.0	\$108.7	\$24.9	22.9%	\$31.9	29.3%	•			•				•	•	
Summit Woods	2000	95.0	\$151.6	\$24.7	16.3%	\$39.7	26.2%	•			•		•			•	
I-470 Business & Technology	2006	17.8	\$66.2	\$4.1	6.2%	\$6.8	10.3%	•		•			•			•	
Lee's Summit East (Summit Fair)	2006	58.7	\$162.8	\$32.0	19.7%	\$55.3	34.0%	•		•			•			•	•
Hartley Block	2006	1.3	\$7.7	\$2.5	32.5%	\$2.5	32.5%	•					•			•	•
East 50 Highway Corridor (Project 4)	2007	15.2	\$20.0	\$3.8	19.0%	\$5.0	25.0%	•		•			•			•	
Ritter Plaza	2007	7.3	\$14.5	\$3.3	22.8%	\$4.7	32.4%	•		•			•			•	•
New Longview	2015	107.0	\$85.4	\$20.6	24.1%	\$20.6	24.1%	•		•	•			•			•
Village at View High	2017	34.0	\$69.0	\$8.0	11.6%	\$10.3	14.9%	•		•			•			•	•
Cityscape Downtown (2019)	2019	3.7	\$51.8	\$8.0	15.4%	\$8.0	15.4%	•	•				•				•
Streets of West Pryor (2019)	2019	73.0	\$178.6	\$20.2	11.3%	\$29.9	16.7%	•	•	•	•	•	•			•	•
I-470 & View High (Amended) (Paragon Star)	2020	332.9	\$245.1	\$32.2	13.1%	\$74.6	30.4%	•	•	•	•		•			•	
Discovery Park	2022	265.0	\$956.5	\$193.2	20.2%	\$212.2	22.2%	•		•			•			•	•
Oldham Village	2025	60.0	\$182.2	\$11.8	6.5%	\$44.9	24.6%	•	•	•	•		•			•	•
East Village	2025	125.0	\$492.7	\$87.1	17.7%	\$110.9	22.5%	•	•	•			•			•	•
Grand Totals		1,453.9	\$2,792.8	\$476.4		\$657.3		15	5	11	6	1	13	1	1	13	10

Requested Incentives

East Village
Drake Development Incentive Request
December 9, 2025 City Council

Developer Request						
Source	Incentive Tool	Applicable Rate	Duration	Purpose	*Estimated Financial Benefit	% Project Costs
LCRA	Sales Tax Exemption on Construction Materials	100%	Construction Period	Reduce Development Costs	\$10,719,000	2.2%
LCRA	Real Property Tax Abatement on Apartments**	75%	25 years	Reduce Development Cost	\$13,034,000	2.6%
TIF	Payments In Lieu of Taxes (PILOTs)	50%	23 years	Real Property Tax Redirection for Reimbursement	\$4,678,000	0.9%
TIF	Economic Activity Taxes (EATs) - All except CID	50%	23 years	Sales Tax Redirection for Reimbursement	\$64,491,000	13.1%
TIF	Economic Activity Taxes (EATs) - CID	50%	23 years	Sales Tax Redirection for Reimbursement	\$17,976,000	3.6%
Totals:					\$110,898,000	22.5%

Total Project Costs: \$492,731,540

Notes:

* Rounded to nearest \$1,000; all net present value calculations except LCRA sales tax exemption during construction period.

** Abatement benefit covers the initial 25-year period of the project. Each multifamily components will have a separate 25-year schedule.