

# View High Sports Community Improvement District

Developer Presentation to Lee's Summit City Council

June 10, 2025



**3D Builders**



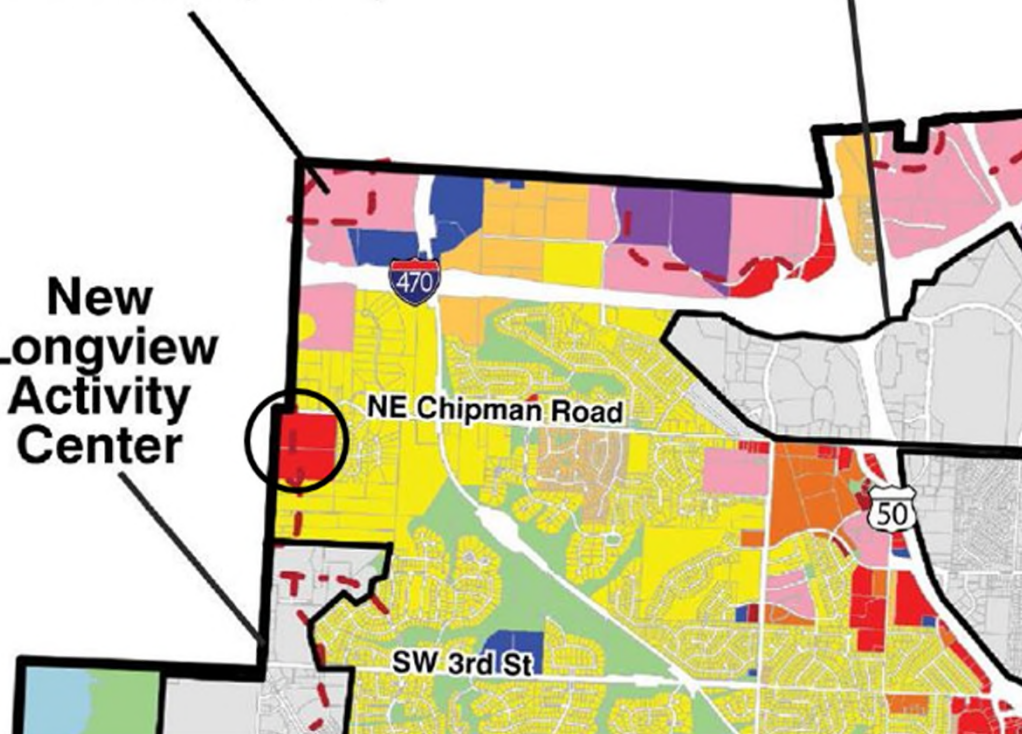
# Overview

- Applicant
- CID Boundaries
- Public Improvements/Infrastructure
- Supports Additional Development
- Incentive Request

**Paragon Star  
Activity Center**  
(Under development)

**Summit  
Activity Center**

**New  
Longview  
Activity Center**



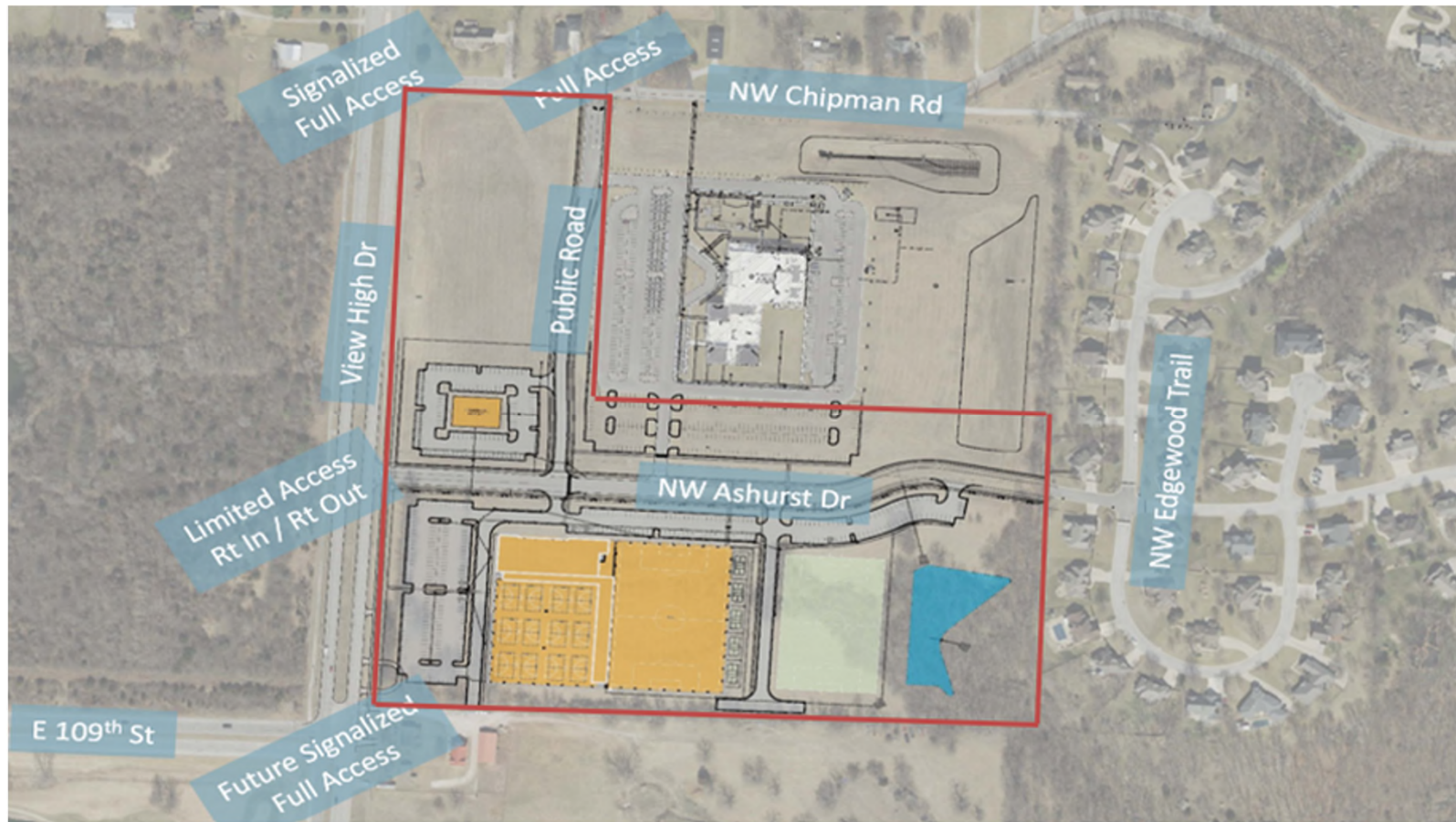
## The Applicant

**The Summit Church  
of Lee's Summit**

**~27 Acres**

**3350 NW Ashurst Dr.  
Lee's Summit, MO**

# CID Boundaries



## Public Improvements/Infrastructure

- ~\$9.76 Million Total Costs
  - ~\$6.55 Million in Traditional Public Improvements
    - View High Drive Left Turn Lane
    - N/S Connector Road – NW Ashurst Drive to Chipman Road
    - N/S Connector Road – NW Ashurst Drive to E. 109th Street
    - Regional Detention Pond/Stormwater, Serves 40+ Acres
    - Sidewalks, Shared Bike/Pedestrian Paths, Curbing, Guttering, Traffic Signage
    - Street Trees and Landscaping Along Public Rights of Way
  - ~\$3.21 Million in CID Public Eligible Costs
    - Parking Lots, Lighting, Landscaping, Other Utilities

# Supports Additional Development

- Public Improvements Support Full 40 Acres
- Offers to Purchase
  - Turns 4 Undeveloped Acres into Pad-Ready Sites with full access





# Incentive Request

## View High Sports and Entertainment Project Incentive Request

March 18, 2025 Conceptual Presentation

Developer Request					
Source	Incentive Tool/Purpose	Applicable Rate	Total Requested Incentive	PV of Total Requested Incentive @ 7%	PV % of Project Costs
CID	New Sales Tax/ Payment of CID Public Infrastructure Costs	1% for 27 years	\$9,761,073	\$4,458,855	9.05%
City Tax Redirection	City Sales Tax Rebate/ Payment of Traditional Public Infrastructure Costs*	1.50% for 25 Years			
Chapter 100	Sales Tax Exemption on Construction Materials	100%	\$1,669,519	\$1,669,519	3.39%
Chapter 100	Real Property Tax Abatement**	100% for 25 years	\$35,109,805	\$14,787,226	30.03%
<b>Total Project Costs</b>		<b>\$49,248,338</b>	<b>\$46,540,397</b>	<b>\$20,915,600</b>	<b>42.47%</b>

<b>Total PV of Incentives Attributable to Traditional Public Infrastructure Costs and CID Public Eligible Costs</b>	<b>\$4,458,855</b>	<b>9.05%</b>
<b>Net PV of Incentives for Indoor/Outdoor Multi-Sport Complex</b>	<b>\$16,456,745</b>	<b>33.42%</b>

\*Of this Amount, the Maximum City Sales Tax Redirection for Traditional Public Improvements is \$6,553,078.

\*\*Assumes a \$35.5 Million Appraised Value and applies a 3% value increase YOY and Jackson County 2024 tax levy.

Questions?

Thank you!

