

**O'Reilly Senior Care Residential  
Incentive Request  
May 12, 2026 City Council**

**Developer Request for Apartments**

**187 Total Units**

**Construction Period**

Chapter 100 Sales & Use Tax Exemption on Construction Materials

**Years 1-10**

Abatement 50%  
PILOTs to Taxing Districts 50% \$1,426 Initial PILOT per Unit

**Tax Benefit to Taxing Districts**

	2025	%	First Year PILOTs	PILOTs Over 10 years
BOARD OF DISABLED SERVICES	\$1	0.9%	\$2,518	\$26,733
CITY - LEES SUMMIT	\$13	15.4%	\$41,118	\$436,598
JACKSON COUNTY	\$5	6.2%	\$16,591	\$176,171
BLUE SPRINGS SCHOOL	\$60	69.2%	\$184,572	\$1,959,836
MENTAL HEALTH	\$1	1.3%	\$3,350	\$35,568
METRO JUNIOR COLLEGE	\$2	2.4%	\$6,449	\$68,481
MID-CONTINENT LIBRARY	\$4	4.1%	\$11,031	\$117,131
STATE BLIND PENSION	\$0	0.4%	\$1,071	\$11,376
M&M REPLACEMENT TAX	\$0	0.0%	\$0	\$0
	\$87	100.0%	\$266,700	\$2,831,894

**Value of Apartments Abatement Request to Developer**

Total Project Costs	\$43,200,000	
Value of 50% Abatement (NPV @6%)	\$2,070,045	4.8%
Value of Sales Tax Exemption	\$1,027,080	2.4%
<b>Total Value of Incentive Request</b>	<b>\$3,097,125</b>	<b>7.2%</b>

**Impact to City**

<u>Impact of Abated Taxes</u>	
Sales & Use Tax Exemption	\$246,499
Real Property Tax Abatement	\$351,908
	<u>\$598,407</u>

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May 12, 2025 City Council**

**Developer Request**

Source	Incentive Tool	Applicable Rate	Duration	Purpose	Estimated Financial Benefit	% Project Costs
Chapter 100	Sales Tax Exemption on Construction Materials	100%	Construction Period	Reduce Development Costs	\$1,027,080	2.4%
Chapter 100	Real Property Tax Abatement	50%	10 years	Reduce Development Cost	\$2,070,045	4.8%
<b>Totals:</b>					<b>\$3,097,125</b>	<b>7.2%</b>

**Total Project Costs: \$43,200,000**

### Incentivized Apartment Projects

#### Taxes vs PILOTS Comparison

Updated May 2026

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	-	\$66,400,200	\$12,616,038	\$898,848	323	\$2,783	
						<b>Average</b>	<b>281</b>	<b>\$2,748</b>

\* Under construction; County valuations are partial construction.

All Incentivized Apartments			
- with PILOTS or Tax Data			
	PILOT per unit	Taxes per unit	Notes
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		
Cityscape at Tudor Road	\$1,800		Construction
Greens at Woods Chapel	\$1,600		Site grading
Douglas Station	\$1,600		Construction
Pryor Mixed Use	\$1,600		Plan approved
<del>Clover Senior Apartments</del>	<del>\$1,800</del>		<del>Abandoned</del>
Montage / LS Crossing	\$2,776		Plan approved
Oldham Village West Apts*	\$426	-	Plan approved
East Village Apartments	\$617		Plan approved
East Village Townhomes	\$822		Plan approved
<b>Average</b>	<b>\$1,345</b>	<b>\$2,766</b>	

\* 75% abatement / 25% PILOTS

# Lee's Summit Incentive Reimbursement Rates

Updated March 2026

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%	29.3%	
Summit Woods	2000	95.0	\$151.6	\$39.7	26.2%			•										16.3%		9.9%						26.2%	26.2%	
I-470 Business & Technology	2006	17.8	\$66.2	\$6.8	10.3%			•		•								6.2%		4.1%						10.3%	10.3%	
Summit Fair	2006	58.7	\$162.8	\$55.3	34.0%			•										19.7%		14.3%						34.0%	34.0%	
Hartley Block	2006	1.3	\$7.7	\$2.5	32.5%	•		•										32.5%								32.5%	32.5%	
East 50 Highway Corridor (Project 4)	2007	15.2	\$20.0	\$5.0	25.0%			•										19.0%		6.0%						25.0%	25.0%	
Ritter Plaza	2007	7.3	\$14.5	\$4.7	32.4%			•										22.8%		9.7%						32.5%	32.5%	
New Longview	2015	107.0	\$85.4	\$20.6	24.1%	•		•	•		•							24.1%								24.1%	24.1%	
John Knox Village	2015	170.0	\$48.0	\$11.5	24.0%		•															24.0%				24.0%	24.0%	
Pine Tree Plaza	2017	12.4	\$9.3	\$2.4	25.9%			•												25.9%						25.9%	25.9%	
740 Blue Parkway Project	2017	3.5	\$12.5	\$1.3	10.6%			•												10.6%						10.6%	10.6%	
Village at View High	2017	34.0	\$69.0	\$10.3	14.9%			•										11.6%		3.3%						14.9%	14.9%	
The Princeton	2019	37.0	\$35.5	\$0.8	2.1%		•												2.1%							2.1%	2.1%	
Cityscape Downtown Apartments	2019	3.7	\$51.8	\$9.3	18.0%	•												15.4%		2.6%						18.0%	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%	20.2%	
Southside Plaza Shopping Center	2020	4.5	\$4.8	\$1.4	29.9%			•												29.9%						29.9%	29.9%	
Cedar Creek Shopping Center	2020	5.2	\$9.4	\$1.5	15.9%			•												15.9%						15.9%	15.9%	
Paragon Star	2020	332.9	\$245.1	\$74.6	30.4%	•		•	•									13.1%		2.0%	13.1%			2.0%		30.2%	30.2%	
Streets of West Pryor (Townhomes)	2021	9.3	\$30.5	\$2.9	9.5%	•													9.5%							9.5%	9.5%	
Chapel Ridge Shopping Center	2021	9.2	\$19.6	\$3.9	20.1%			•												20.1%						20.1%	20.1%	
LS Logistics - Scannell Industrial	2022	75.8	\$50.6	\$11.1	21.9%					•													21.9%			21.9%	21.9%	
Paragon Star Parking Garage	2022	0.7	\$10.5	\$0.2	2.1%			•											2.1%							2.1%	2.1%	
Valle Vista Shopping Center	2022	4.4	\$15.0	\$3.9	26.3%			•												26.3%						26.3%	26.3%	
Blackwell Mixed Residential	2022	56.0	\$103.1	\$4.0	3.9%	•																3.9%				3.9%	3.9%	
Discovery Park	2022	265.0	\$956.5	\$212.2	22.2%	•		•	•									20.2%		2.0%						22.2%	22.2%	
Scenic Development - Senior Care	2022	12.6	\$48.4	\$2.7	5.6%		•															5.6%				5.6%	5.6%	
Summit Square III Apartments	2022	11.4	\$72.2	\$3.6	5.0%	•																5.0%				5.0%	5.0%	
Cityscape at Douglas & Tudor	2022	13.2	\$65.7	\$3.3	5.0%	•																5.0%				5.0%	5.0%	
Town Centre Industrial - Ward Development	2022	22.0	\$17.8	\$3.4	19.3%						•											19.3%				19.3%	19.3%	
Colbern Ridge	2023	41.4	\$83.7	\$6.4	7.6%																	7.6%				7.6%	7.6%	
Greens at Woods Chapel	2023	18.0	\$70.5	\$4.4	6.2%	•																6.2%				6.2%	6.2%	
Douglas Station	2023	6.3	\$26.1	\$1.6	6.1%																	6.1%				6.1%	6.1%	
Griffin Riley Mixed-Use	2023	20.9	\$65.0	\$4.5	6.9%	•		•												2.3%						4.7%	7.0%	7.0%
Ellis Glen	2023	1.2	\$8.0	\$2.0	24.4%	•			•										24.4%							24.4%	24.4%	
Bayberry Crossing	2023	5.2	\$10.7	\$1.5	14.0%															14.0%						14.0%	14.0%	
Tristar (Montage)	2024	9.0	\$60.0	\$4.6	7.7%	•		•														7.7%				7.7%	7.7%	
K & R Wholesale Building Materials	2024	1.9	\$1.5	\$0.05	3.2%						•									3.2%						3.2%	3.2%	
Oldham Village	2024	50.0	\$182.2	\$44.9	24.6%	•	•											6.5%	4.6%	11.8%	1.7%					24.6%	24.6%	
T&W Steel	2025	28.5	\$7.1	\$0.57	8.0%						•									8.0%						8.0%	8.0%	
View High Sports Complex	2025	17.2	\$49	\$20.9	42.5%			•												9.1%						33.4%	42.5%	42.5%
Victory Hyundai	2025	7.4	\$13.4	\$1.0	7.5%			•														7.5%				7.5%	7.5%	
East Village	2026	185.0	\$492.7	\$110.9	22.5%	•		•										17.7%	4.8%							22.5%	22.5%	
Paragon Star Apartments (Grayson)	2026	2.8	\$77.4	\$1.9	2.5%	•														2.5%						2.5%	2.5%	
Mid-States Warehouse Expansion	2026		\$79.7	\$4.8	6.0%																	6.0%				6.0%	6.0%	
<b>Grand Totals</b>		<b>2,110.9</b>	<b>\$3,897.9</b>	<b>\$776.9</b>	<b>20%</b>	<b>17</b>	<b>4</b>	<b>24</b>	<b>5</b>	<b>6</b>	<b>2</b>	<b>3</b>	<b>15</b>	<b>10</b>	<b>17</b>	<b>6</b>	<b>1</b>	<b>15</b>	<b>2</b>	<b>Average: 16.7%</b>								

Average: 16.7%  
Number of Projects: 44

Paragon Star Apartments	2022	1.8	\$72.8	\$1.3	1.7%	•														1.7%							1.7%
LS Industrial - O'Dell (Replaced by East Village)	2022	49.8	\$46.5	\$9.5	20.4%																20.4%						20.4%

Summary of Data			
Date Range	2000-2026	Project Average %	16.7%
Number of Projects	44	TIF Average	17.3%
Highest Reimbursement %	42.5%	LCRA Average	6.1%
Lowest Reimbursement %	2.1%	CID Average	12.2%
		TDD Average	6.0%
		Ch 100 Average	9.2%

\*Estimated reimbursement. In Millions. Some reimbursement occurs in the form of abatement value.  
 \*\* LCRA does not include Certificates of Qualification  
 Projects in this color have not submitted for permits