
CITY OF LEE'S SUMMIT, MISSOURI

**MASTER PLAN
FOR INDUSTRIAL DEVELOPMENT PROJECTS**

**FOR THE
STREETS OF WEST PRYOR DEVELOPMENT**

MAILED: NOVEMBER 28, 2018

I. PURPOSE OF THIS MASTER PLAN

The City Council of the City of Lee's Summit, Missouri (the "City") will consider an ordinance approving this Master Plan (the "Chapter 100 Plan") and authorizing the issuance by the City of taxable industrial development revenue bonds in the aggregate principal amount of not to exceed \$179,000,000 (the "Chapter 100 Bonds") in several series, to finance costs of two industrial development projects (the "Projects") within a portion of a redevelopment area to be created pursuant to The Streets of West Pryor Tax Increment Financing Plan (the "TIF Plan"), which has been recommended for approval by the Tax Increment Financing Commission of the City of Lee's Summit, Missouri. The Chapter 100 Bonds will be issued pursuant to the provisions of Sections 100.010 to 100.200 of the Revised Statutes of Missouri, as amended, and Article VI, Section 27(b) of the Missouri Constitution, as amended (collectively, "Chapter 100"). The TIF Plan is for the benefit of Streets of West Pryor, LLC (the "Developer") and provides for the capture of incremental property tax revenues ("TIF PILOTS") and 50% of incremental sales tax revenues or "economic activity taxes," as well as certain other special revenue sources, to reimburse the Developer for a portion of the costs of implementing the overall development described in the TIF Plan.

The purpose of this Chapter 100 Plan is to accomplish the following:

- (1) Provide sales tax exemption on construction materials while maintaining property tax benefits for the Developer similar to what would have been provided in reimbursement under the TIF Plan, resulting in approximately \$147,306 in property tax abatement on improvements under construction for the Commercial Project (defined below under Section IV) that is a component of the Projects; and
- (2) Provide sales tax exemption on construction materials and a fixed schedule of payments in lieu of tax equal to an estimate of the taxes otherwise due for 12 years for the Apartments Project (defined below under Section IV) that is a component of the Projects.

This Chapter 100 Plan has been prepared to satisfy requirements of Chapter 100 and to analyze the potential costs and benefits, including the related tax impact on all affected taxing jurisdictions, of using industrial development revenue bonds to finance the Projects and to facilitate abatement of ad valorem taxes on the bond-financed property and exemption from certain sales and use taxes.

II. GENERAL DESCRIPTION OF CHAPTER 100 FINANCINGS

General. Chapter 100 authorizes cities, counties, towns and villages to issue industrial development revenue bonds to finance the purchase, construction, extension and improvement of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, service facilities that provide interstate commerce, industrial plants and other commercial facilities. Both the Commercial Project and the Apartments Project consist of improvements to be operated for profit by various businesses and such Projects thereby constitute "commercial facilities."

Issuance and Sale of Bonds. Revenue bonds issued pursuant to Chapter 100 do not require voter approval and are payable solely from revenues received from the project. The municipality issues its bonds and in exchange, the benefited company or companies promise to make payments that are sufficient to pay the principal of and interest on the bonds as they become due. Thus, the municipality merely acts as a conduit for the financing.

Concurrently with the closing of each series of the Bonds, the owner of the property underlying the portion of the Projects to be funded with such series of Bonds will convey to the City title to such

property. The City must be the legal owner of such property while such Bonds are outstanding for the property to be eligible for the incentives discussed in this Chapter 100 Plan. At the same time, the City will lease such property, including the portion of the Projects located thereon, back to the benefited company pursuant to a lease agreement. The lease agreement will require the benefited company, acting on behalf of the City, to use Bond proceeds to pay the costs or reimburse the costs of purchasing, constructing and installing such portion of the Projects.

Property Tax Abatement. Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. In order to establish the level of property tax abatement at less than 100%, the City and the benefitted companies will enter into agreements for such companies to make payments in lieu of taxes (“Chapter 100 PILOTs”). The anticipated amounts of Chapter 100 PILOTs to be paid with respect to the Commercial Project and the Apartments Project is shown in the Cost-Benefit Analysis for each of the Projects attached hereto as **Exhibit I** and **Exhibit II**, respectively. The payments in lieu of taxes are payable by December 1 of each year, and are distributed to the municipality and to each political subdivision within the Site (defined below under Section IV) in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law.

III. DESCRIPTION OF THE PARTIES

The Developer and Benefitting Companies. The Developer is a limited liability company organized and existing under the laws of the State of Missouri. The benefitting companies will be the Developer or another developer or end user of each component of the Projects that enters into a lease agreement with the City to effect a portion of this Chapter 100 Plan.

City of Lee’s Summit, Missouri. The City is a constitutional home rule charter city and municipal corporation organized and existing under the laws of the State of Missouri. The City is authorized and empowered pursuant to the provisions of Chapter 100 to purchase, construct, extend and improve certain projects (as defined in Chapter 100) and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City deems advisable.

IV. REQUIREMENTS OF CHAPTER 100

Description of the Projects. The Projects to be financed by the Bonds consists of the following two projects to be situated in an area generally located between Interstate 470 on the north, Northwest Chipman Road on the south, Northwest Pryor Road on the east, and Lowenstein Drive on the West (the “Site”):

- (1) A project consisting of the construction of a mixed-use development intended to contain hotels, retail space, restaurants and associated infrastructure (the “Commercial Project”); and
- (2) A project consisting of the construction of apartment buildings and associated infrastructure to be operated as commercial facilities for rent to various segments of the public, including age-restricted and multi-family complexes (the “Apartments Project”).

The Commercial Project will be constructed on a portion of the Site (the “Commercial Project Site”), consisting of approximately 35 acres, the boundaries of which are approximated in the map below, and the Apartments Project will be constructed on a portion of the Site (the “Apartment Project Site”), consisting of approximately 15 acres, the boundaries of which are approximated in the map below.

Map of Site
(boundaries are approximate)



Estimate of the Costs of the Project. The Projects together are estimated to cost approximately \$178,559,545, of which estimate approximately \$99,199,747 is attributable to the Commercial Project and approximately \$79,359,798 is attributable to the Apartments Project. Investments in the Projects are planned to be made in the years 2019 through 2021.

Source of Funds to be Expended for the Project. The sources of funds to be expended for the Projects will be the proceeds of various series of Bonds in an aggregate principal amount not to exceed \$179,000,000, to be issued by the City. The Bonds will be sold to the Developer or another developer or end user of each component of the Projects (each a “Bond Purchaser”), in such principal amounts and at such times as shall be determined in the discretion of the City Council. The Bonds will be payable solely

from the revenues derived by the City from the lease or other disposition of the Projects. The Bonds will not be an indebtedness or general obligation, debt or liability of the City or the State of Missouri.

Statement of the Terms Upon Which the Project is to be Leased or Otherwise Disposed of by the City. The City, from time to time, will hold title to such portions of the Site as are then subject to a Bond issuance. The City will lease the Projects to the Bond Purchasers (referred to as “Tenants” for purposes of leasing such property from the City) for lease payments equal to the principal and interest payments on the allocable portion of the Bonds held by such Tenants as Bond Purchasers. Under the terms of the lease agreements the Tenants will have the option to purchase the portion of the Projects financed by Bonds purchased by them at any time and will have the obligation to purchase such portion of the Projects at the termination of their lease.

Leases entered into for the Commercial Project will be short term, the term of which will be tied to the construction period anticipated for the applicable portion of the Commercial Project being financed. Upon completion of the improvements described under such leases, the leases will be terminated and the applicable portion of the Commercial Project will be returned to the tax rolls and be subject to the TIF Plan.

Leases entered into for the Apartments Project will be for a term of approximately 12 years to provide fixed Chapter 100 PILOTs for the operators of the apartment complexes, which provides a predictable plan of payments, insulating such operators from unforeseen fluctuations in real property values.

Affected Taxing Districts. The Lee’s Summit R-VII School District is the school district, Jackson County, Missouri is the county, the City is the city, and the Junior College District of Metropolitan Kansas City, Missouri is the community college district affected by the Projects. There is no fire or ambulance district affected by the Projects. The Cost-Benefit Analysis attached hereto for each of the Projects identifies all other taxing districts affected by the Projects.

Assessed Valuation. The most recent equalized assessed valuation of the Commercial Project Site is estimated at \$147,137 (including allocations of portions of existing lots that are within the Commercial Project Site). The estimated total equalized assessed valuation of the Commercial Project Site after development of the Commercial Project is \$11,038,349 (for tax year 2022). The most recent equalized assessed valuation of the Apartments Project Site is estimated at \$38,504 (including allocations of portions of existing lots that are within the Apartments Project Site). The estimated total equalized assessed valuation of the Apartments Project Site after development of the Apartments Project is \$5,400,858 (for tax year 2022).

Payments in Lieu of Taxes.

Commercial Project. With respect to the Commercial Project, Chapter 100 PILOTs will be due during the construction period for each component of the Commercial Project then in City ownership pursuant to this Chapter 100 Plan, in an amount equal to 100% of the taxes that would be due on such portions of the Commercial Project site based on an allocable portion of the 2018 equalized assessed valuation of the overall Commercial Project site (totaling an estimated \$38,504 in assessed valuation). The purpose of this is to provide a similar benefit as would be provided under the TIF Plan through the capture of TIF PILOTs, effectively providing the incremental property tax benefit that would otherwise be given under the TIF Plan, but in the way of tax abatement as opposed to payments under the TIF Plan (the fact that the merchants’ and manufacturers’ replacement tax and the blind pension tax can be abated under Chapter 100 but cannot be captured under the TIF Plan make the Chapter 100 abatement slightly more valuable). Upon completion of each component of the Commercial Project, the applicable Bonds will mature or be subject to redemption and such portion of the Commercial Project will be returned to the tax rolls and be subject to the TIF Plan.

Apartments Project. With respect to the Apartments Project, Chapter 100 PILOTs will be due during the 12-year abatement period in an amount equal to \$1,135 per completed apartment unit per year; provided that (1) during the construction period, such per-unit amount shall be prorated by the percentage of completion of the building in which such units are contained, and (2) an inflation rate of 2.5% shall be applied every five years after completion of construction.

Cost-Benefit Analysis. In compliance with Section 100.050.2(3) of the Revised Statutes of Missouri, this Chapter 100 Plan has been prepared to show the costs and benefits to the City and to other taxing jurisdictions affected by the tax abatements and exemptions of the Projects. A Cost Benefit Analysis for the Commercial Project is attached hereto as **Exhibit I** and a Cost Benefit Analysis for the Apartments Project is attached hereto as **Exhibit II**. The tax rates used in this Chapter 100 Plan reflect the rates in effect for the tax year 2017 for purposes of maintaining consistency with the TIF Plan.

V. SALES AND USE TAX EXEMPTIONS

Sales and Use Tax Exemption on Construction Materials. Building materials purchased for the construction of the Projects are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062 of the Revised Statutes of Missouri and the underlying bond documents upon delivery of project exemption certificates by the City for various components of the Projects. Shown below are assumptions relating to the building materials to be purchased for the Projects and the associated effects on taxing jurisdictions of the exemption from sales and use tax. Please note that any variance in these assumptions will alter the fiscal impact of the sales and use tax exemptions on the affected taxing jurisdictions.

Total amount of building materials:	\$ 77,045,428
Building materials to be purchased within the State of Missouri (but outside Jackson County):	\$ 26,965,900
Building materials to be purchased within Jackson County (but outside the City):	\$ 26,965,900
Building materials to be purchased within the City:	\$ 3,852,271

	Sales Tax Rate	Estimated Sales Tax Revenues Subject to Exemption	Use Tax Rate	Estimated Use Tax Revenues Subject to Exemption
State of Missouri	4.225%	\$ 2,441,377	4.225%	\$ 813,792
Jackson County				
General	0.500%	\$ 154,091	n/a	\$ -
Drug Task Force	0.250%	\$ 77,045	n/a	\$ -
Sports Complex	0.375%	\$ 115,568	n/a	\$ -
Children's Services Fund	0.125%	\$ 38,523	n/a	\$ -
Zoological District	0.125%	\$ 38,523	n/a	\$ -
City of Lee's Summit				
General	1.000%	\$ 38,523	n/a	\$ -
Parks	0.250%	\$ 9,631	n/a	\$ -
Capital Projects	0.500%	\$ 19,261	n/a	\$ -
Transportation	0.500%	\$ 19,261	n/a	\$ -
Total	7.850%	\$ 2,951,803	4.225%	\$ 813,792

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EXHIBIT I

**City of Lee's Summit, Missouri
(Streets of West Pryor)**

CHAPTER 100 COST-BENEFIT ANALYSIS
MASTER PLAN FOR INDUSTRIAL DEVELOPMENT PROJECTS
COMMERCIAL PROJECT

EXHIBIT II

**City of Lee's Summit, Missouri
(Streets of West Pryor)**

CHAPTER 100 COST-BENEFIT ANALYSIS
MASTER PLAN FOR INDUSTRIAL DEVELOPMENT PROJECTS
APARTMENTS PROJECT

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Apartments Project Assumptions

- ◆ Initial year taxes assessed 2019
- ◆ Initial Stabilized Appraised Value
 - Senior Apartments \$ 11,301,731
 - Apartments \$ 17,123,835
- ◆ Assessed Value

	2019	\$	38,504
	2020	\$	810,129
	2021	\$	2,700,429
	2022	\$	5,400,858
- ◆ Assessed value as a percentage of appraised value (beginning in 2019) 19.0%
- ◆ Growth rate (increases every five years) 2.5%
- ◆ Chapter 100 PILOTs per unit (at stabilization and before growth): \$ 1,135
- ◆ Annual Fixed Chapter 100 PILOT Amounts

Real property	Senior Apartments (165 Units)	Apartments (250 Units)	Total
2019	\$ 2,456	\$ 902	\$ 3,358
2020	28,091	42,563	70,654
2021	93,638	141,875	235,513
2022-2023	187,275	283,750	471,025
2024-2028	191,957	290,844	482,801
2029-2030	196,756	298,115	494,871

**Apartments Project
Summary of Tax Impact Analysis
(Real Property)**

Taxing Jurisdiction	Tax Rate	Tax Revenue for Real Property				Estimated Property Tax Abatement
		Tax Revenue for Real Property Without Chapter 100 Structure	Revenue Generated from Chapter 100 PILOT Payments	Tax Revenue for Real Property No Redevelopment Without Chapter 100 Structure		
Board of Disabled Services	0.0713	\$ 38,059	\$ 38,059	\$ 329	\$ -	
City - Lees Summit	1.5154	808,901	808,901	7,002	-	
Jackson County	0.3440	183,623	183,623	1,589	-	
Jackson County Health Department	0.1409	75,211	75,211	651	-	
Lees Summit R-VII	5.8777	3,137,441	3,137,441	27,158	-	
Mental Health	0.1160	61,919	61,919	536	-	
Metro Junior College	0.2297	122,611	122,611	1,061	-	
Mid-Continent Library	0.3963	211,540	211,540	1,831	-	
State Blind Pension	0.0300	16,014	16,014	139	-	
	8.7213	\$ 4,655,319	\$ 4,655,319	\$ 40,296	\$ -	

Apartments Project
Projected Tax Revenues - Without Chapter 100 Structure
(Real Property)

Estimated Assessed Value of Real Property																						
	\$	38,504	\$	810,129	\$	2,700,429	\$	5,400,858	\$	5,400,858	\$	5,535,879	\$	5,535,879	\$	5,535,879	\$	5,535,879	\$	5,674,276	\$	5,674,276
Taxing Jurisdiction	Tax Rate per \$100	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total								
Board of Disabled Services	0.0713	\$ 27	\$ 578	\$ 1,925	\$ 3,851	\$ 3,851	\$ 3,947	\$ 3,947	\$ 3,947	\$ 3,947	\$ 3,947	\$ 4,046	\$ 4,046	\$ 38,059								
City - Lees Summit	1.5154	583	12,277	40,922	81,845	81,845	83,891	83,891	83,891	83,891	83,891	85,988	85,988	808,901								
Jackson County	0.3440	132	2,787	9,289	18,579	18,579	19,043	19,043	19,043	19,043	19,043	19,520	19,520	183,623								
Jackson County Health Department	0.1409	54	1,141	3,805	7,610	7,610	7,800	7,800	7,800	7,800	7,800	7,995	7,995	75,211								
Lees Summit R-VII	5.8777	2,263	47,617	158,723	317,446	317,446	325,382	325,382	325,382	325,382	325,382	333,517	333,517	3,137,441								
Mental Health	0.1160	45	940	3,132	6,265	6,265	6,422	6,422	6,422	6,422	6,422	6,582	6,582	61,919								
Metro Junior College	0.2297	88	1,861	6,203	12,406	12,406	12,716	12,716	12,716	12,716	12,716	13,034	13,034	122,611								
Mid-Continent Library	0.3963	153	3,211	10,702	21,404	21,404	21,939	21,939	21,939	21,939	21,939	22,487	22,487	211,540								
State Blind Pension	0.0300	12	243	810	1,620	1,620	1,661	1,661	1,661	1,661	1,661	1,702	1,702	16,014								
	8.7213	\$ 3,358	\$ 70,654	\$ 235,513	\$ 471,025	\$ 471,025	\$ 482,801	\$ 482,801	\$ 482,801	\$ 482,801	\$ 482,801	\$ 494,871	\$ 494,871	\$ 4,655,319								

**Apartments Project
Projected Chapter 100 PILOT Amount
(Real Property)**

Estimated Assessed Value of Real Property	\$ 38,504	\$ 810,129	\$ 2,700,429	\$ 5,400,858	\$ 5,400,858	\$ 5,535,879	\$ 5,535,879	\$ 5,535,879	\$ 5,535,879	\$ 5,535,879	\$ 5,535,879	\$ 5,674,276	\$ 5,674,276	
Taxing Jurisdiction	Tax Rate per \$100	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Board of Disabled Services	0.0713	\$ 27	\$ 578	\$ 1,925	\$ 3,851	\$ 3,851	\$ 3,947	\$ 3,947	\$ 3,947	\$ 3,947	\$ 3,947	\$ 4,046	\$ 4,046	\$ 38,059
City - Lees Summit	1.5154	583	12,277	40,922	81,845	81,845	83,891	83,891	83,891	83,891	83,891	85,988	85,988	808,901
Jackson County	0.3440	132	2,787	9,289	18,579	18,579	19,043	19,043	19,043	19,043	19,043	19,520	19,520	183,623
Jackson County Health Department	0.1409	54	1,141	3,805	7,610	7,610	7,800	7,800	7,800	7,800	7,800	7,995	7,995	75,211
Lees Summit R-VII	5.8777	2,263	47,617	158,723	317,446	317,446	325,382	325,382	325,382	325,382	325,382	333,517	333,517	3,137,441
Mental Health	0.1160	45	940	3,132	6,265	6,265	6,422	6,422	6,422	6,422	6,422	6,582	6,582	61,919
Metro Junior College	0.2297	88	1,861	6,203	12,406	12,406	12,716	12,716	12,716	12,716	12,716	13,034	13,034	122,611
Mid-Continent Library	0.3963	153	3,211	10,702	21,404	21,404	21,939	21,939	21,939	21,939	21,939	22,487	22,487	211,540
State Blind Pension	0.0300	12	243	810	1,620	1,620	1,661	1,661	1,661	1,661	1,661	1,702	1,702	16,014
	8.7213	\$ 3,358	\$ 70,654	\$ 235,513	\$ 471,025	\$ 471,025	\$ 482,801	\$ 482,801	\$ 482,801	\$ 482,801	\$ 482,801	\$ 494,871	\$ 494,871	\$ 4,655,319

Apartments Project
Projected Tax Revenues - No Redevelopment - Without Chapter 100 Structure
(Real Property)

Estimated Assessed Value of Real Property														
\$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504 \$ 38,504														
Taxing Jurisdiction	Tax Rate per \$100	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Board of Disabled Services	0.0713	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 329
City - Lees Summit	1.5154	583	583	583	583	583	583	583	583	583	583	583	583	7,002
Jackson County	0.3440	132	132	132	132	132	132	132	132	132	132	132	132	1,589
Jackson County Health Department	0.1409	54	54	54	54	54	54	54	54	54	54	54	54	651
Lees Summit R-VII	5.8777	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	27,158
Mental Health	0.1160	45	45	45	45	45	45	45	45	45	45	45	45	536
Metro Junior College	0.2297	88	88	88	88	88	88	88	88	88	88	88	88	1,061
Mid-Continent Library	0.3963	153	153	153	153	153	153	153	153	153	153	153	153	1,831
State Blind Pension	0.0300	12	12	12	12	12	12	12	12	12	12	12	12	139
	8.7213	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358	\$ 3,358	\$ 40,296

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Summary

- The Chapter 100 structure does not result in a reduction of the current revenues distributed to taxing jurisdictions for the Commercial Project, but maintains the value of taxes currently distributed to taxing jurisdictions through the payment of Chapter 100 PILOTs. This Cost Benefit Analysis describes (1) the revenue generated from Chapter 100 PILOT payments to the taxing jurisdictions assuming the Chapter 100 Plan is in place and (2) the tax revenue for the unimproved real property assuming no Chapter 100 Plan is in place and no Commercial Project is undertaken. With respect to the Commercial Project, Chapter 100 PILOTs will be due during the construction period for each component of the Commercial Project then in City ownership pursuant to the Chapter 100 Plan in an amount equal to 100% of the taxes that would be due on the unimproved property included in such portion of the Commercial Project. The purpose of this is to provide a similar benefit as would be provided under the TIF Plan through the capture of TIF PILOTs, effectively providing the incremental property tax benefit in the way of tax abatement as opposed to payments under the TIF Plan.

Commercial Project Assumptions

- Initial year taxes assessed 2019

- Development Program - Commercial Project

<u>Tenant</u>	<u>Units</u>	<u>Square Feet</u>	<u>Project Start Year</u>	<u>Percentage Complete Jan 1, 2020</u>	<u>Percentage Complete Jan 1, 2021</u>	<u>Percentage Complete Jan 1, 2022</u>	<u>Anticipated Open Date</u>
Restaurant / Retail / Pad Sites		65,206	2020	0.0%	83.4%	100.0%	2020-2021
Commercial portion of Apt. Bldg.		15,000	2020	0.0%	66.7%	100.0%	2021
Hotel	165		2020	0.0%	66.7%	100.0%	2021
Grocery Store		63,119	2019	66.7%	100.0%	100.0%	2020

- Estimated Assessed Value (Total Within Commercial Project)

	Existing	New Improvements	Total
2019 \$	147,137	\$ -	\$ 147,137
2020 \$	147,137	\$ 2,045,110	\$ 2,192,247
2021 \$	147,137	\$ 8,529,612	\$ 8,676,749
2022 \$	147,137	\$ 10,891,212	\$ 11,038,349

- Estimated assessed value as lots exit Chapter 100 and return to tax rolls:

	Existing	New Improvements	Total
2019 \$	147,137	\$ -	\$ 147,137
2020 \$	71,845	\$ 269,308	\$ 341,152
2021 \$	7,779	\$ 1,180,800	\$ 1,188,579
2022 \$	-	\$ -	\$ -

- Assumes each component of the Commercial Project will transfer out of Chapter 100 immediately after completion

- Assessed value as a percentage of appraised value of real property (commercial) 32.0%

**Commercial Project
Summary of Tax Impact Analysis
(Real Property)**

Taxing Jurisdiction	Tax Rate	Tax Revenue for Real Property Without Chapter 100 Structure	Revenue Generated from Chapter 100 PILOT Payments	Estimated Property Tax Abatement
Board of Disabled Services	0.0713	\$ 1,196	\$ 162	\$ 1,034
City - Lees Summit	1.5154	25,411	3,436	21,975
Jackson County	0.3440	5,768	780	4,988
Jackson County Health Department	0.1409	2,363	320	2,043
Lees Summit R-VII	5.8777	98,561	13,328	85,233
Mental Health	0.1160	1,945	263	1,682
Metro Junior College	0.2297	3,852	521	3,331
Mid-Continent Library	0.3963	6,645	899	5,747
State Blind Pension	0.0300	503	68	435
M&M Replacement	1.4370	24,097	3,259	20,838
	10.1583	\$ 170,341	\$ 23,035	\$ 147,306

Commercial Project
Projected Tax Revenues Without Chapter 100 Structure
(Real Property)

Estimated Assessed Value of Real Property						
		\$ 147,137	\$ 341,152	\$ 1,188,579	\$ -	
Taxing Jurisdiction	Tax Rate per \$100	2019	2020	2021	2022	Total
Board of Disabled Services	0.0713	\$ 105	\$ 243	\$ 847	\$ -	\$ 1,196
City - Lees Summit	1.5154	2,230	5,170	18,012	-	25,411
Jackson County	0.3440	506	1,174	4,089	-	5,768
Jackson County Health Department	0.1409	207	481	1,675	-	2,363
Lees Summit R-VII	5.8777	8,648	20,052	69,861	-	98,561
Mental Health	0.1160	171	396	1,379	-	1,945
Metro Junior College	0.2297	338	784	2,730	-	3,852
Mid-Continent Library	0.3963	583	1,352	4,710	-	6,645
State Blind Pension	0.0300	44	102	357	-	503
M&M Replacement	1.4370	2,114	4,902	17,080	-	24,097
	<u>10.1583</u>	<u>\$ 14,947</u>	<u>\$ 34,655</u>	<u>\$ 120,739</u>	<u>\$ -</u>	<u>\$ 170,341</u>

Note: Values shown for "Estimated Assessed Value of Real Property" represent value of land and partial construction expected to be subject to the Chapter 100 Plan (under City ownership) as of January 1 of each year. Upon completion of each component of the Commercial Project, the applicable Bonds will mature or be subject to redemption and such portion of the Commercial Project will be returned to the tax rolls and be subject to the TIF Plan.

**Commercial Project
Projected Chapter 100 PILOT Amount
(Real Property)**

Estimated Assessed Value of Real Property								
	\$	147,137	\$	71,845	\$	7,779	\$	-
Taxing Jurisdiction	Tax Rate per \$100	2019	2020	2021	2022	Total		
Board of Disabled Services	0.0713	\$ 105	\$ 51	\$ 6	\$ -	\$ 162		
City - Lees Summit	1.5154	2,230	1,089	118	-	3,436		
Jackson County	0.3440	506	247	27	-	780		
Jackson County Health Department	0.1409	207	101	11	-	320		
Lees Summit R-VII	5.8777	8,648	4,223	457	-	13,328		
Mental Health	0.1160	171	83	9	-	263		
Metro Junior College	0.2297	338	165	18	-	521		
Mid-Continent Library	0.3963	583	285	31	-	899		
State Blind Pension	0.0300	44	22	2	-	68		
M&M Replacement	1.4370	2,114	1,032	112	-	3,259		
	10.1583	\$ 14,947	\$ 7,298	\$ 790	\$ -	\$ 23,035		

Note: Amounts shown as "Estimated Assessed Value of Real Property" represent the assessed value of unimproved land to be included in City ownership pursuant to the Chapter 100 Plan for each year shown. The Chapter 100 PILOTs are calculated based on the value of unimproved land in order to retain a stream of payments to taxing jurisdictions similar to what would occur under the TIF Plan as payment of "base" property taxes in the absence of the Chapter 100 Plan.