

Legislation Details (With Text)

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Developing Target Industries List / Lee's Summit Logistics Park

The City Council will hold a public hearing on the Lee's Summit Logistics Park Chapter 100 Master Plan on December 21, 2021. The City Council heard a conceptual presentation in September 2021 from the proposed developer of this project, Scannell Properties, for a proposed 783,000 square foot industrial project to be constructed on approximately 79 acres of property located north of Tudor Road which is bisected by Main Street. The requested incentive package requests sales tax exemption on construction materials and real property tax abatement pursuant to Chapter 100 of the revised statutes of Missouri (Chapter 100). At that conceptual presentation, the City Council heard about incentive packages approved by other municipalities on the Missouri side of the Kansas City metropolitan area for large-scale industrial projects. The incentive packages provided by other municipalities have these primary characteristics:

- The average abatement duration is 19 years.
- The average abatement during years 1-10 exceeds 90%.
- The average abatement during years 11-20 is roughly 50% with some notable exceptions, and some projects incorporate an annual decline during this period.
- Some incentive packages include a fixed PILOT per square foot rather than a fixed abatement level (Belton, Kansas City, Raymore).

The attached chart sets for the incentive package data for the last six years from these other municipalities. Also include in the meeting packet is data regarding the economic benefits of employment multipliers by industry type, showing the benefits of supplier jobs and induced jobs from each industrial category.

Bill Baird, Mayor
Dr. David Buck, Superintendent - Lee's Summit School R-7 School Board
Steve Arbo, City Manager