

Legislation Details (With Text)

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Title:	Presentation: Conceptual Economic Development Incentive Request - Land Clearance for Redevelopment Authority for the Colbern Ridge Project; CEAH Realtors Development Services, applicant.		
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Attachments:	1. Developer Presentation, 2. Developer Incentive Modeling, 3. City Presentation, 4. Ordinance 7472, 5. ED Incentive Policy (Oct 2022)		
Date	Ver.	Action By	Action
			Result

..Title

Presentation: Conceptual Economic Development Incentive Request - Land Clearance for Redevelopment Authority for the Colbern Ridge Project; CEAH Realtors Development Services, applicant.

Issue/Request:

This is a conceptual presentation pursuant to the City's Economic Development Incentive Policy for the request by CEAH Realtors Development Services ("Developer"), as the developer of the Colbern Ridge Project consisting of multi-family, senior housing, medical office, general office, warehousing, and a convenience store on property located on approximately 41 acres at the NE quadrant of Colbern Road and Rice Road. The incentive request includes three components as discussed below.

Key Issues:

Conceptual evaluation of the use of LCRA incentives and a City sales tax contribution to provide reimbursement for public improvements to be constructed in connection with a mixed-use residential, office and retail project.

Background:

Developer is requesting the use of LCRA incentive in the form of:

- (1) LCRA sales and use tax exemption on construction materials to reduce project costs;
- (2) LCRA property tax abatement in the amount of 50%, coupled with the imposition of public improvement assessments in the amount of the abated real property taxes, to provide a reimbursement source to Developer for public improvements; and
- (3) City sales tax sharing in the amount of 50% of the City's 2.75% total sales tax rate that is generated by retail sales in the project area, to provide a reimbursement source to Developer for public improvements.

Impact/Analysis:

The attached slides prepared by City staff, and the attached modeling prepared by Developer, provides a summary of the impact to the City and the taxing district and the benefits to developer from the incentive request.

Timeline:

Start: 2024

Finish: 2036 (projected end of incentive period)

Other Information/Unique Characteristics:

This is the largest LCRA request in Lee's Summit to date measured by total project size.

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