

2025
ECONOMIC
DEVELOPMENT
REPORT

Lenexa 
K A N S A S



PARK UNIVERSITY

LENEXA
CITY
HALL

PUBLIC
MARKET

JUICE BEER BERRY BBO PIZZA COFFEE GIFTS

30
MINUTE
PARKING

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Lenexa strives to be a development-friendly community and utilizes four primary economic development investment tools to incentivize high quality investment throughout the city.

The City has developed policies which guide the use of these tools and considers each request on a case-by-case basis through the lens of the respective policies of each investment tool; the Governing Body's Guiding Principles; and the central themes developed in the citizen-led Vision 2040 process.

There are a variety of economic development investment tools allowed by state statute, but the City of Lenexa primarily uses these four:

- ★ Tax Increment Financing (TIF)
- ★ Industrial Revenue Bonds (IRBs) with Tax Abatement
- ★ Sales Tax Only (STO) Industrial Revenue Bonds (IRBs)
- ★ Community Improvement Districts (CID)

In 2025, Lenexa had \$14 billion in total appraised value. The 97 completed, pending and active economic development projects incentivized by the four primary tools accounted for approximately 15% of the total appraised valuation.

Before decisions are made by the Governing Body, City staff works closely with developers, existing and/or potential business owners, and the Lenexa Chamber of Commerce to thoroughly evaluate potential development projects to ensure development plans meet the City's high standards for development and meet or exceed the guidelines, criteria, and procedures outlined in each policy.

This approach to economic development in Lenexa supports a diverse and stable economy that encourages a balanced amount of commercial and residential development to provide the resources necessary that make it possible for the City to provide high-quality public services.

2025 Economic Development Highlights

Lenexa's strategic approach to economic development continued to deliver strong results in 2025, driving investment while setting up the community for long-term success.

City Center reached several major milestones this year. At the AdventHealth campus, a 240,000-square-foot hospital and a 54,000-square-foot medical office building opened, while construction began on two mixed-use restaurant, retail, and office buildings, along with a new three-story medical office building and parking structure. Nearby, Kiewit completed construction on the fourth building at its campus, further expanding its presence in City Center. Work also continued on City Center's newest hotel

development, which will include both the AC Hotel and Residence Inn. Other key ongoing projects include:

- ★ Vista Village
- ★ Vista Ridge
- ★ Vantage Point
- ★ Lenexa Logistics Centre North

While several projects were under construction or nearing completion in 2025, the City's economic development strategy also continues to produce meaningful returns on past strategic investments. In 2025, three projects completed their property tax abatement periods. Properties that once generated less than \$3,000 annually in property taxes are now projected to contribute nearly \$1.95 million in property tax revenue this year alone. These revenues support essential community priorities including schools, parks, libraries, and ongoing infrastructure maintenance and improvements.

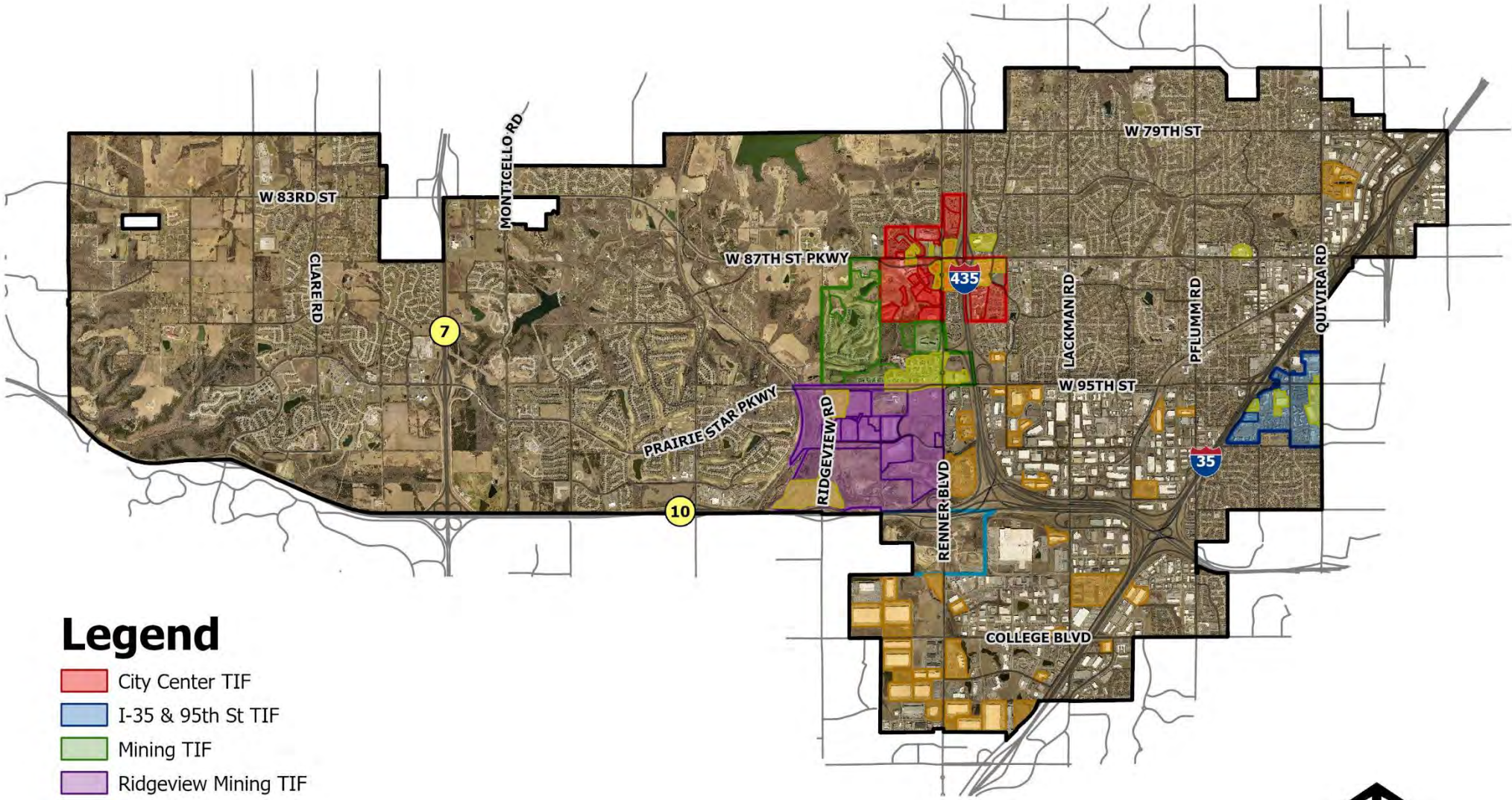
As projects progress through the development lifecycle, Lenexa continues to oversee a robust portfolio of active developments, including:

- ★ 40 TIF Project Plans
- ★ 26 Tax Abatements
- ★ 19 CIDs

As a leader in responsible economic development, the City remains dedicated to promoting short-term progress while balancing long-term growth. Through a focus on strategic planning, the City ensures that economic development investments reflect the City's core values and long-term vision for Lenexa. This approach has generated jobs, created modernized amenities and supported further investment in public services like parks, recreation, public safety, and critical infrastructure, which enhance the quality of life for residents today and generations to come.

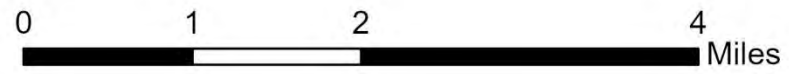
*As noted above, the City considers economic development opportunities based on each project's alignment with the central themes of the citizen-led **Vision 2040** plan and the relevant **Governing Body Guiding Principles**.*

Vision 2040	
	<p style="text-align: center;">Inviting Places</p> <p>Our vision for Lenexa is to be a community full of places with beauty, social offerings and openness that draw people to them.</p>
	<p style="text-align: center;">Vibrant Neighborhoods</p> <p>Our vision for Lenexa is to have vibrant neighborhoods that offer a variety of housing types, sizes and prices with opportunities for shopping and support services nearby, as well as convenient public facilities such as quality roads, pedestrian connections, parks and schools.</p>
	<p style="text-align: center;">Integrated Infrastructure & Transportation</p> <p>Our vision for Lenexa is seamless transportation and connected infrastructure systems managed to enhance quality and performance while reducing resource consumption, waste and overall costs.</p>
	<p style="text-align: center;">Thriving Economy</p> <p>Our vision for Lenexa is to be a place thriving with economic activity, a variety of business types and innovative people that create jobs and sustainable businesses.</p>
Governing Body Guiding Principles	
	<p style="text-align: center;">Prudent Financial Management</p> <p>Provide exceptional value in public investments by committing to structural fiscal balance in operational and capital activities while upholding transparent finance and budgeting processes</p>
	<p style="text-align: center;">Strategic Community Investment</p> <p>Purposefully invest in high-quality infrastructure, facilities, programs, and initiatives across all areas of the community.</p>
	<p style="text-align: center;">Responsible Economic Development</p> <p>Fortify the city's economic base by encouraging high-quality private development as well as fostering economic opportunity through thoughtful planning processes and the judicious use of economic development investment programs.</p>



Legend

- City Center TIF
- I-35 & 95th St TIF
- Mining TIF
- Ridgeview Mining TIF
- South Mining TIF
- Tax Abatements
- Community Improvement Districts



Tax
Increment
Financing

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The Kansas Tax Increment Financing (TIF) Act (K.S.A. 12-1770 et seq.) authorizes cities to assist in the development and redevelopment of certain areas to promote, stimulate, and develop the general economic welfare of the state and its communities.

TIF creates a geographical boundary where an incremental increase in assessed value and resultant property taxes is captured to reimburse eligible private and public development projects within the boundary. This “TIF increment” is used to reimburse the City and private developers for TIF eligible expenses for up to 20 years or until the maximum reimbursement set out in a development agreement is reached, whichever comes first.

The TIF mill levy which is eligible for reimbursement is the total mill levy for all taxing jurisdictions minus 1.5 mills for state buildings and facilities, as well as 20 mills for statewide school funding.

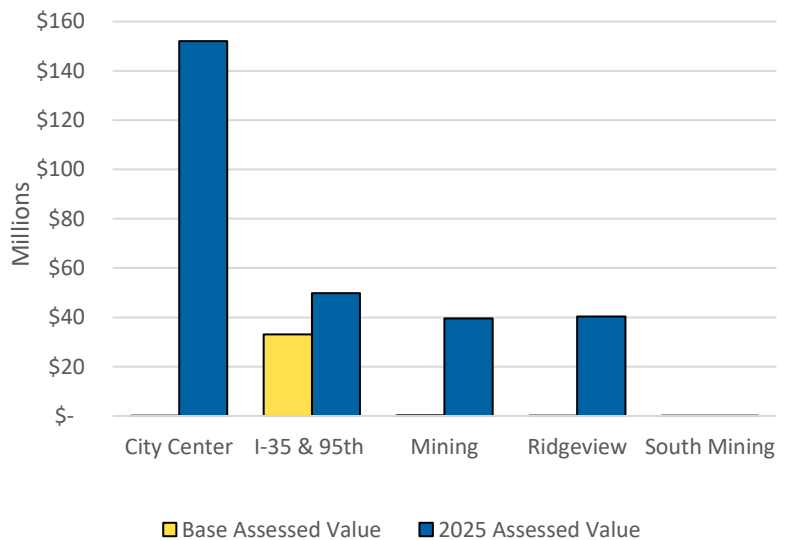
Eligible reimbursable expenses include, but are not limited to, land acquisition, structured parking, surface parking, utilities, site improvements, road construction, landscaping, lighting, stormwater improvements, public amenities, public art, special assessments for street and stormwater projects, professional architectural and engineering fees, and interest.

The City conducts a feasibility study for each potential TIF project in accordance with state law. The study estimates costs and benefits of the project, including the maximum potential reimbursement of public and private costs. These estimates are used as the basis for a required project plan and disposition and development agreement.

After an individual project plan and development agreement have been approved by the Governing Body, development partners must submit an itemized list of eligible expenditures for certification by the City prior to receiving any reimbursement. Reimbursement for an approved expense is made only if there is an increase in property tax revenue over the base year. This reimbursement strategy is referred to as “pay-as-you-go.” While authorized by law and policy, in practice the City typically does not pledge unrealized future property tax revenue as a basis for issuing TIF bonds to finance the construction of a project up front. This approach significantly reduces the City’s financial risk in the event a project does not generate the increase in property tax that was expected at the time it is approved.

The City has five active TIF districts:

- ★ City Center TIF District
- ★ I-35 & 95th Street TIF District
- ★ Mining TIF District
- ★ Ridgeview Mining TIF District
- ★ South Mining TIF District



Description

The City Center TIF District was established in 2001 and originally included approximately 190 acres of property on the south side of 87th Street Parkway & Renner Boulevard. The District was amended in 2005 to include an additional 128 acres of land north of 87th Street Parkway and approximately 106 acres of land east of I-435 along 87th Street Parkway.



The District was established to further the goal of Vision 2020 to create a new downtown.

Established

September 11, 2001

Active Project Plans

27

Expired Project Plans

1

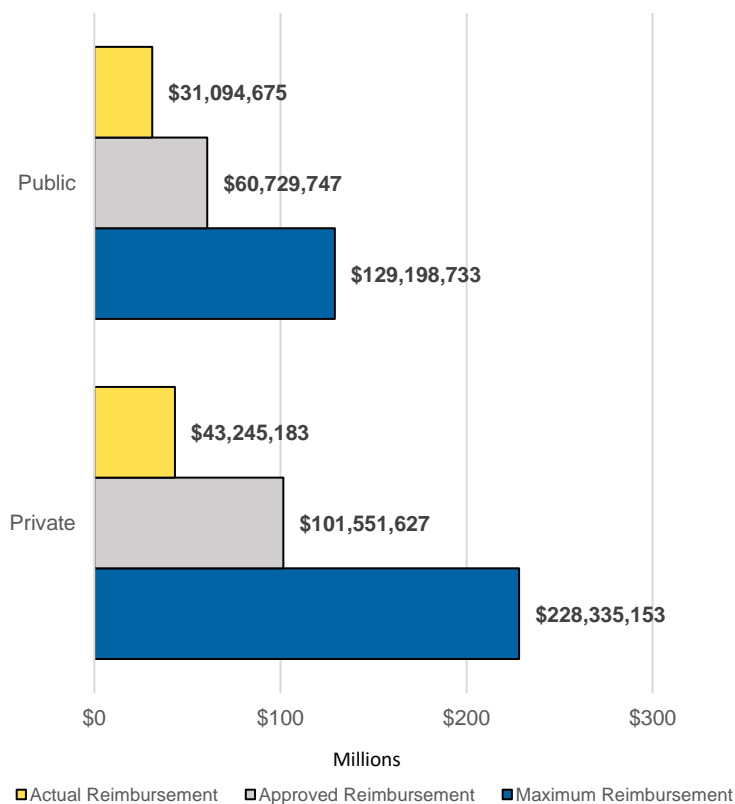
Base Assessed Value

\$42,041

2025 Assessed Value

\$152,063,424

Reimbursement



Tools

TIF

Construction Status

Complete

Description

A 106,000 square-foot fitness center on 12 acres of land at the southwest corner of 90th Street & Renner Boulevard.

Terms

The developer is eligible for reimbursement of costs associated with site preparation, private road construction, special assessments, utilities, land acquisition, and landscaping.



The City is eligible for reimbursement of costs associated with 87th Street Parkway, special assessments and other TIF eligible costs within the District.

Duration

2008 – 2028

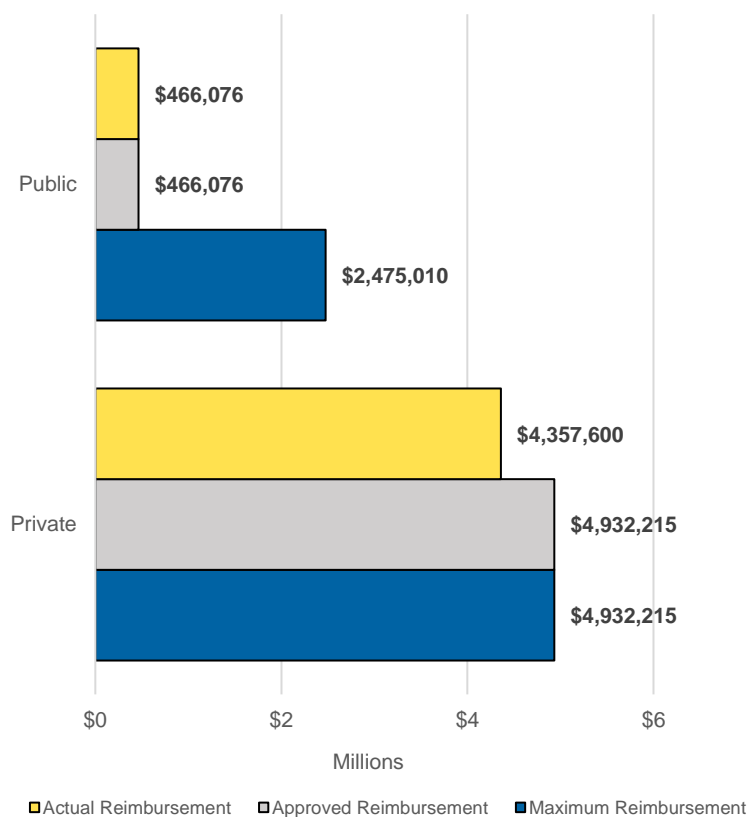
Base Assessed Value

\$1,683

2025 Assessed Value

\$4,051,501

Reimbursement



Tools

TIF

Construction Status

Complete

Description

The first two phases of an office headquarters, built and formerly occupied by Perceptive Software and sold to Kiewit Engineering. The project includes two 120,000 square-foot office buildings with a connecting atrium and associated parking structure at the southwest corner of 89th Street & Renner Boulevard.



Terms

The City received priority for reimbursement of costs associated with the first phase improvements of 89th Street and Penrose Lane.

Following the City's reimbursement, the developer is eligible for reimbursement of costs associated with site development, grading, stormwater and utility relocation, surface and structured parking, as well as landscaping improvements.

If the developer is fully reimbursed, the City is eligible for the remainder of the increment for reimbursement of costs associated with land acquisition and public infrastructure.

Duration

2012 – 2032

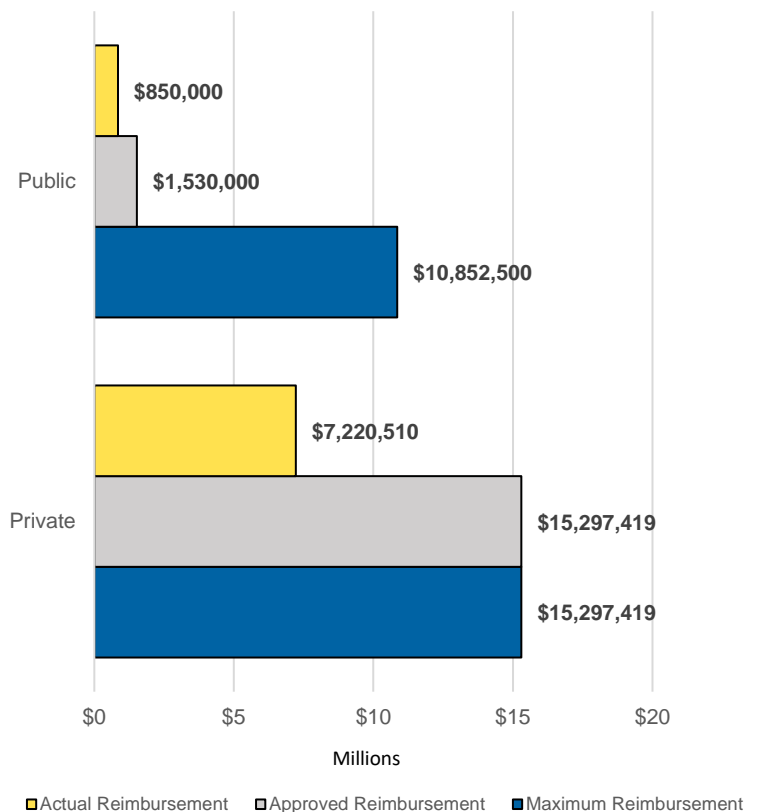
Base Assessed Value

\$0

2025 Assessed Value

\$10,150,185

Reimbursement



Tools

TIF
CID (see pg. 94)

Construction Status

Complete

Description

A two-story 20,000 square-foot commercial restaurant and retail building at the northwest corner of 89th Street & Renner Boulevard.

Terms

The developer is eligible for 100% of the increment in years one (1) through ten (10) for costs associated with site development, parking, landscaping, and architectural and engineering costs.

The City is eligible for a 34% share of the increment in years 11 through 20 for costs associated with the construction of 246 linear feet of Hampton Street from 89th Street north.

Duration

2013 – 2033

Base Assessed Value

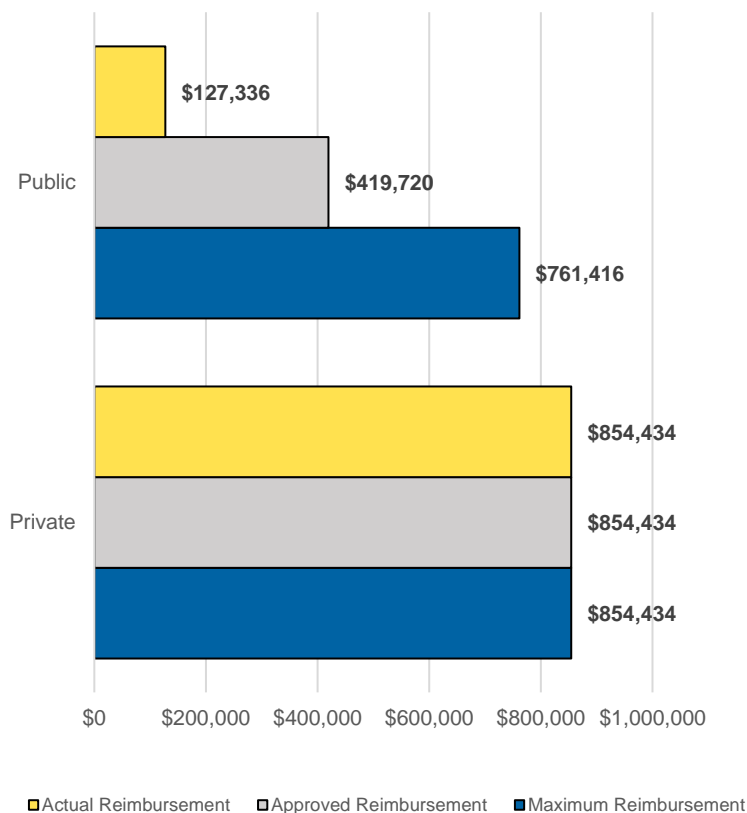
\$0

2025 Assessed Value

\$1,315,501



Reimbursement



Tools

TIF
STO IRBs

Construction Status

Complete

Description

A four-story, 203-unit multi-family residential complex and associated parking structure, public streets, infrastructure, and landscaping on the west side of Penrose Lane & City Center Drive.



Terms

The developer is eligible for reimbursement in years three (3) through 15 of the TIF term for costs associated with land acquisition, site development, utilities, parking structure, public streets, and landscaping costs.

The City is eligible for reimbursement in years one (1), two (2) and years 15 through 20 of the TIF term for costs associated with the construction of public streets including Penrose Lane and the Civic Campus parking structure.

Duration

2014 – 2034

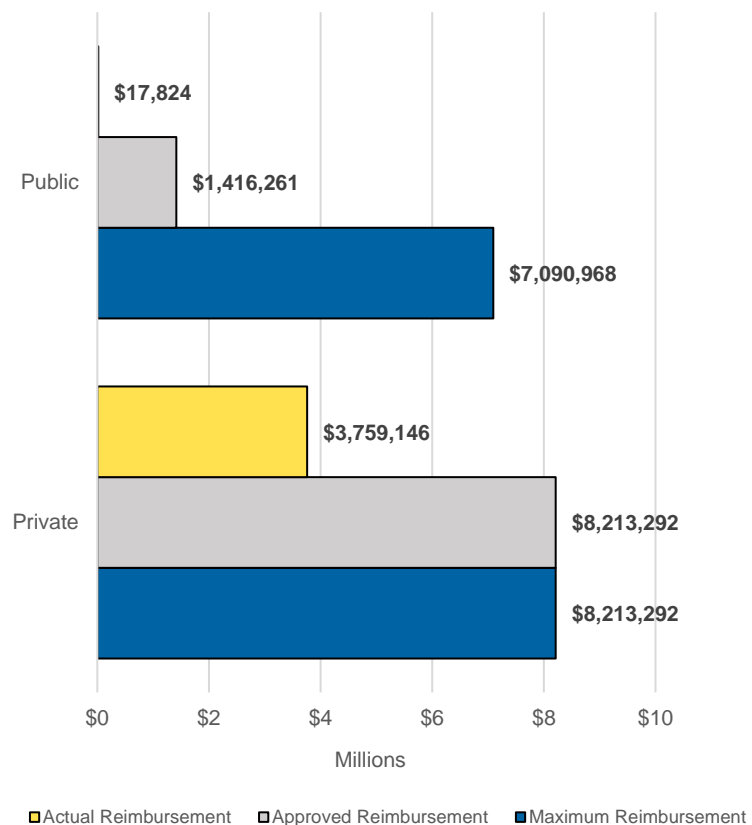
Base Assessed Value

\$468

2025 Assessed Value

\$5,839,240

Reimbursement



Tools

TIF
STO IRBs

Construction Status

Complete

Description

Two multi-story mixed-use buildings including approximately 172 multi-family residential units, 30,000 square feet of retail, 42,000 square feet of office, and two adjacent parking structures on the southeast corner of 87th Street Parkway & Penrose Lane.



Terms

The developer is eligible for reimbursement of land acquisition costs, site development, parking structure construction, residential courtyards, and the construction of City Center Drive and Scarborough Street.

If the developer is fully reimbursed, the City is eligible for reimbursement of costs associated with street and amenity zone improvements to Penrose Lane and 89th Street.

Duration

2016 – 2036

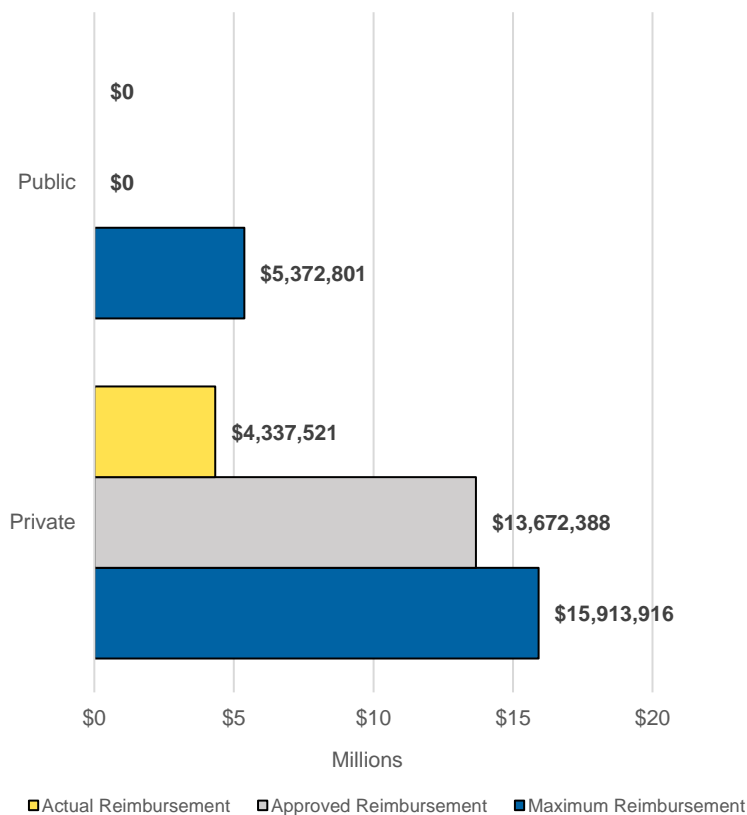
Base Assessed Value

\$393

2025 Assessed Value

\$9,482,116

Reimbursement



Tools

TIF

Construction Status

Complete

Description

64 attached villa residential units and associated landscaping and infrastructure including sidewalks, utilities, and stormwater infrastructure located at the southwest quadrant of Winchester Street & Mill Creek Road.



Duration

The project plan reimburses the developer 62.5% of the increment generated for land acquisition, architectural services, site development, and Mill Creek Road special assessment costs.

The remaining 37.5% of the increment generated will be reimbursed to the City for structured parking and public common area costs within City Center.

Terms

2016 – 2036

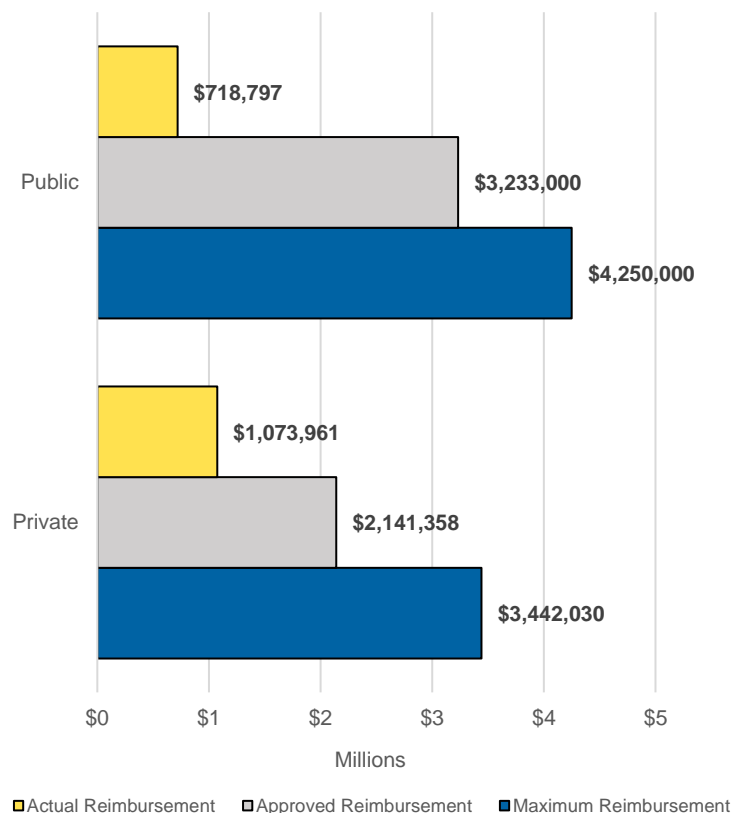
Base Assessed Value

\$246

2025 Assessed Value

\$3,994,780

Reimbursement



Tools

TIF

Construction Status

Complete

Description

A six-story, 168,000 square-foot office building and associated parking structure 8880 Penrose Lane.

Terms

The City has priority of reimbursement for the public costs associated with the construction of 88th Terrace and Winchester Street up to \$291,260.



Following full reimbursement of City costs, the developer is eligible for reimbursement of costs associated with land acquisition, site development, utility costs, surface and structured parking, landscaping, and sidewalks.

Duration

2018 – 2038

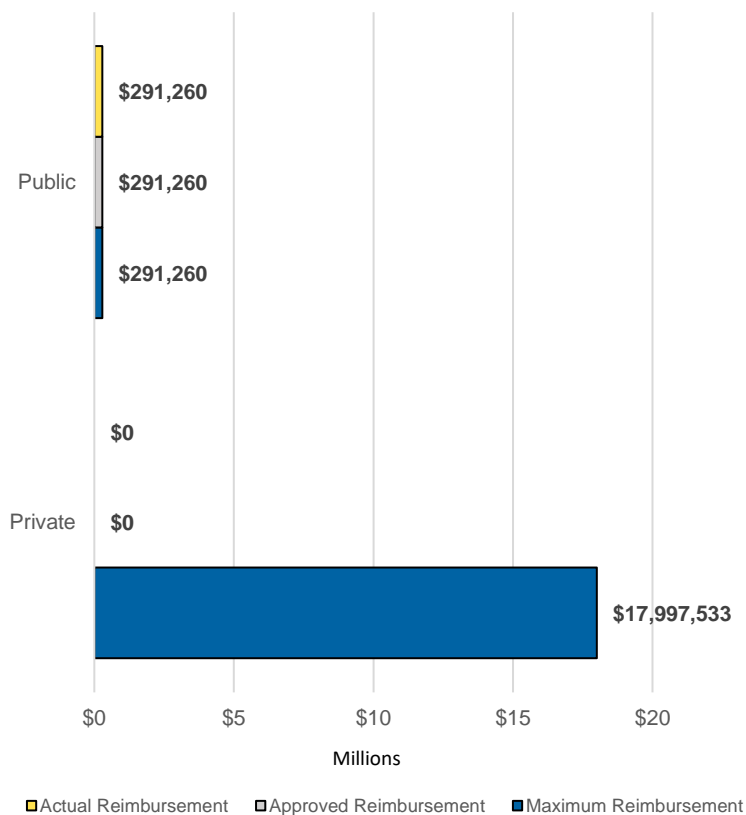
Base Assessed Value

\$0

2025 Assessed Value

\$7,898,853

Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 94)

Construction Status

Complete

Description

A two-story, approximately 20,000 square-foot retail and office building and associated surface parking, landscaping, and infrastructure on the southwest corner of City Center Drive & Renner Boulevard.



Terms

The City and developer are each entitled to 50% of the TIF increment generated. The City is eligible for reimbursement of public costs associated with the Scarborough Street special benefit district from Renner Boulevard to 87th Street Parkway.

After the City has been fully reimbursed, the developer is entitled to 100% of the TIF increment for reimbursement of costs associated with land acquisition, site development, architectural, parking, and private special benefit districts.

Duration

2018 – 2038

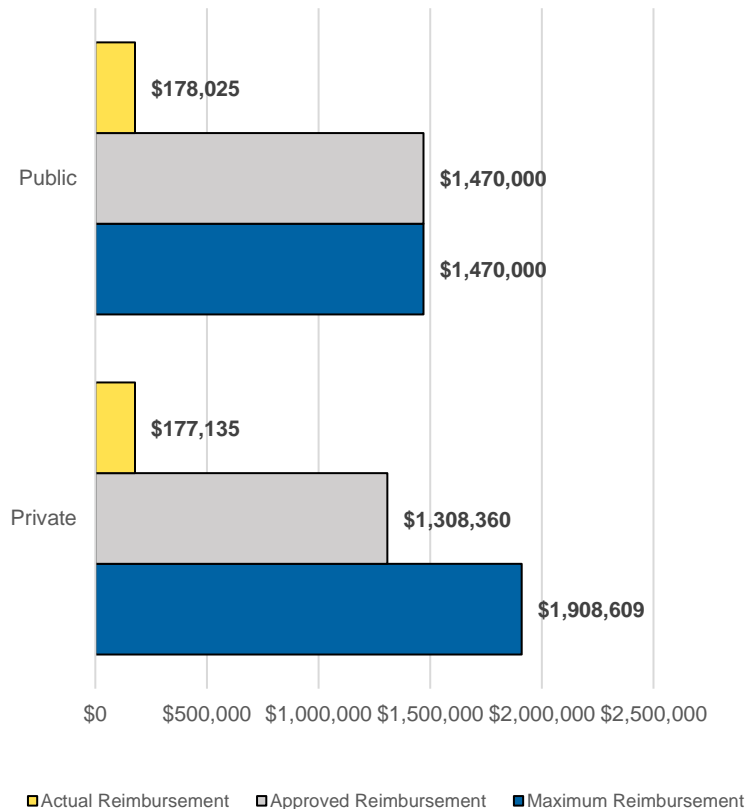
Base Assessed Value

\$0

2025 Assessed Value

\$644,750

Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 103)

Construction Status

Complete

Description

Two restaurant and retail buildings totaling approximately 17,800 square-foot retail, future parking deck footings and associated surface parking, landscaping, and infrastructure on the southwest corner of 87th Street Parkway & Renner Boulevard.



Terms

The City and developer are each entitled to 50% of the TIF increment generated. The City is eligible for reimbursement of public costs associated with the Scarborough Street special benefit district from Renner Boulevard to 87th Street Parkway.

After the City has been fully reimbursed, the developer is entitled to 100% of the TIF increment for reimbursement of costs associated with land acquisition, site development, architectural, surface and structured parking, and private special benefit districts.

Duration

2023 - 2043

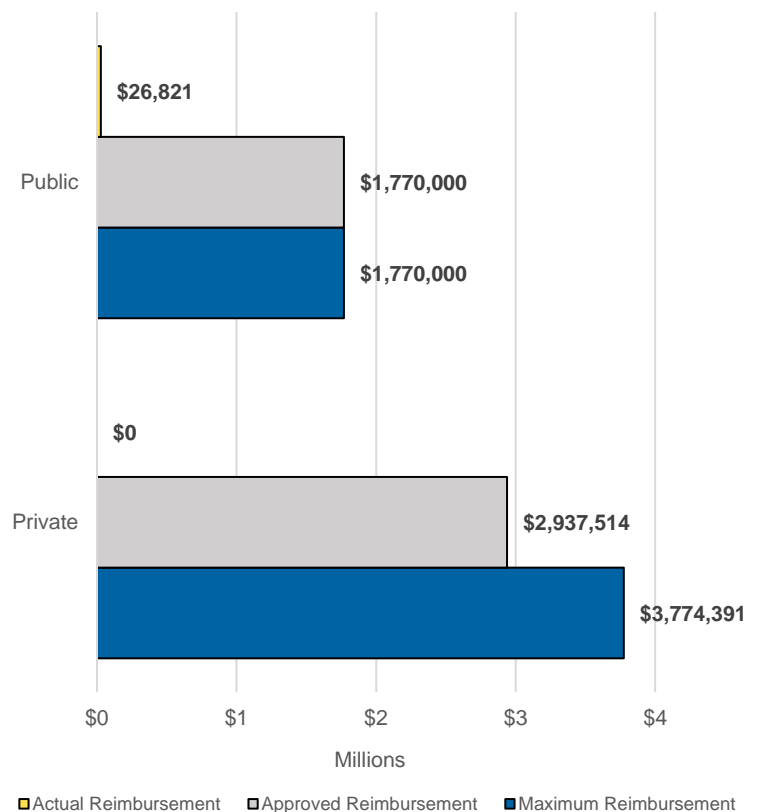
Base Assessed Value

\$0

2025 Assessed Value

\$1,825,530

Reimbursement



Tools

TIF

Construction Status

Under Construction

Description

A six-story, 178,000 square-foot office building and associated parking structure at 8890 Penrose Lane.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, surface and structured parking, and special assessments.

Duration

2023 – 2043

Base Assessed Value

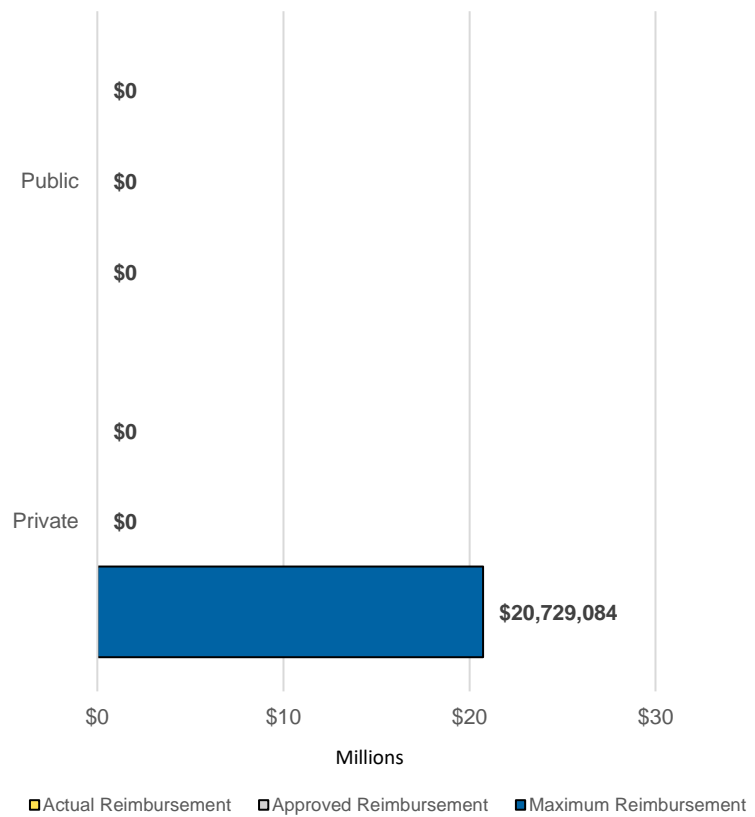
\$0

2025 Assessed Value

\$5,499,998



Reimbursement



Tools

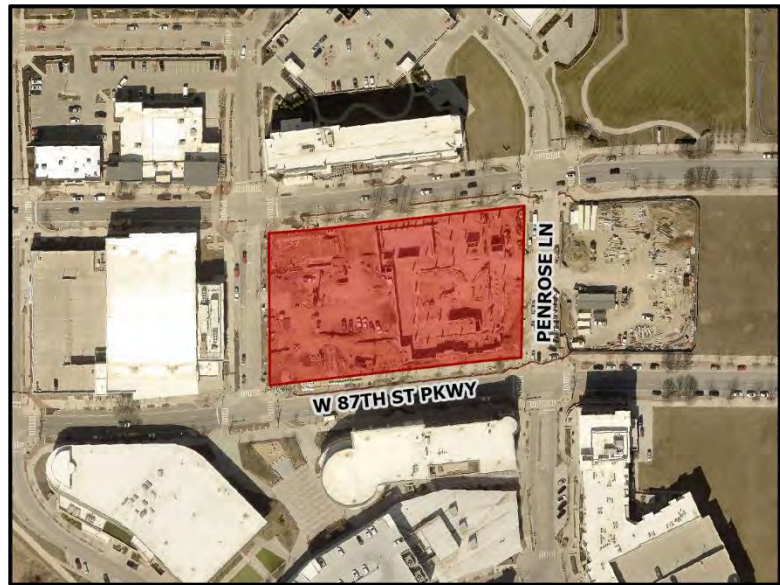
TIF
STO IRBs
CID (see pg. 104)

Construction Status

Under Construction

Description

A 260-room dual brand hotel, 12,000 square feet of commercial and retail space, and associated parking structure at 87th Street Parkway between Elmridge Street & Penrose Lane.



Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, and structured parking.

Duration

2023 – 2043

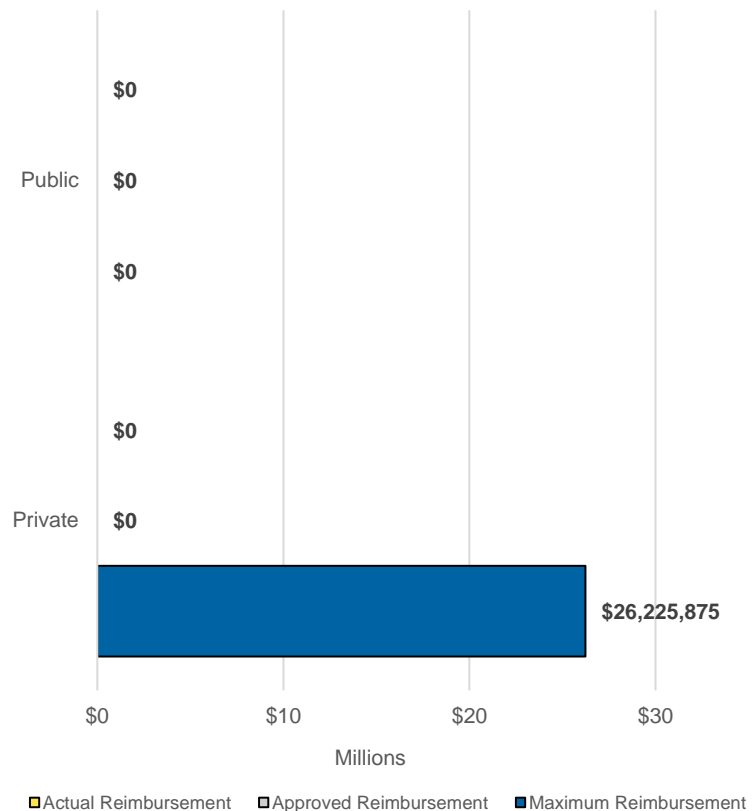
Base Assessed Value

\$0

Estimated Assessed Value Upon Completion

\$8,750,000

Reimbursement



Tools

TIF
CID (see pg. 89)

Construction Status

Complete

Description

A 75,000 square-foot mixed-use office and retail building with an associated parking structure at the northwest corner of 89th Street & Renner Boulevard.

Terms

The developer is eligible for reimbursement of costs associated with site development, parking structure construction, utility relocation, grading, landscaping and irrigation, and public plazas.

This is the only project plan which authorized the use of TIF Bonds to reimburse the developer for TIF eligible costs. Due to the Great Recession, the TIF Bonds fell into default and the increment is not sufficient to fully repay them. The bonds are not backed by the full faith and credit of the City.

Duration

2007 – 2025

Base Assessed Value

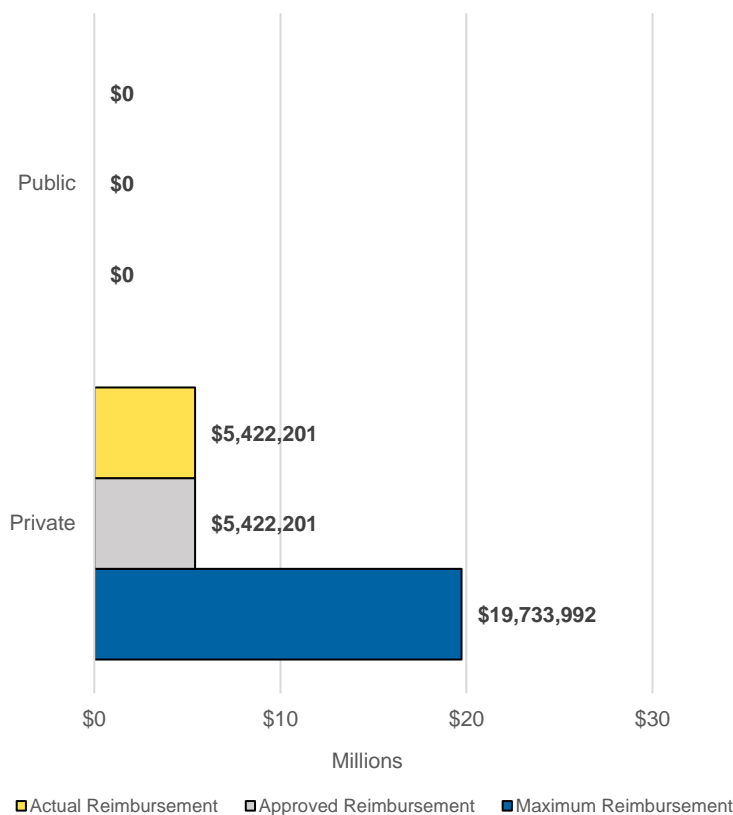
\$1,443

2025 Assessed Value

\$2,374,704



Reimbursement



Tools

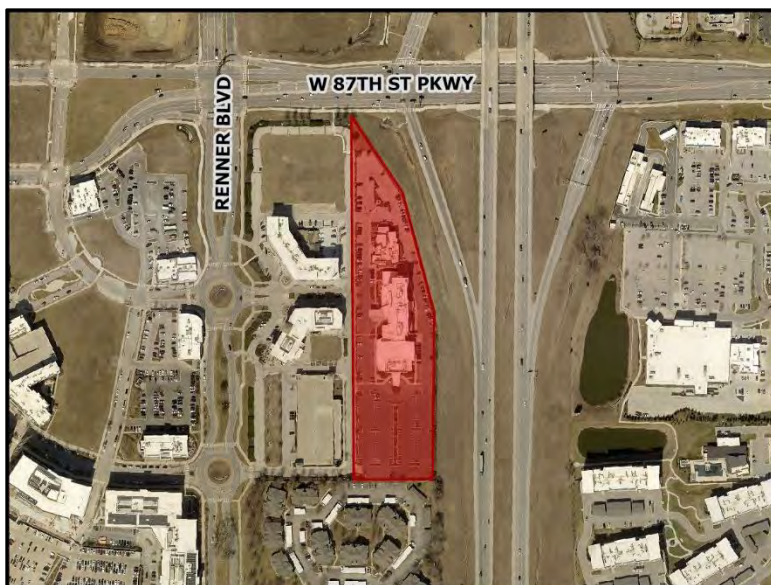
TIF
STO IRBs
CID (see pg. 90)

Construction Status

Complete

Description

A 127-room hotel and conference center and a single tenant restaurant, now occupied by Jack Stack BBQ, located east of City Center Drive & Renner Boulevard.



Terms

The developer is eligible for reimbursement of costs associated with special assessments for the construction of 87th Street Parkway and streets serving the project, site development costs, and land acquisition costs.

Following reimbursement to the developer for special assessment payments and the City for the Conference Center TIF eligible costs, the remaining increment shall be reimbursed equally between the developer and City if any eligible costs remain.

Duration

2014 – 2034

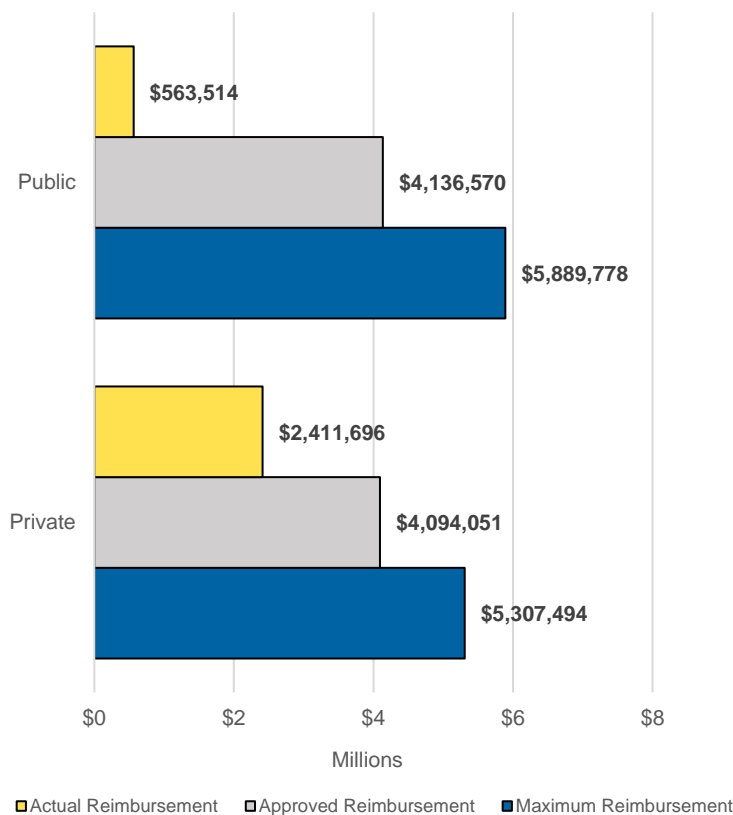
Base Assessed Value

\$0

2025 Assessed Value

\$3,514,114

Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 90)

Construction Status

Complete

Description

A five-story mixed-use building with 67 multi-family units and 10,000 square feet of office space with structured and surface parking, landscaping, and infrastructure at the northeast corner of City Center Drive & Renner Boulevard.



Terms

The developer is eligible for 100% of the increment in years one (1) through five (5) and a share of the increment in years six (6) through 10 for costs associated with land acquisition, site development, parking and landscaping.

The City is eligible for a share of the increment in years six (6) through ten (10) and 100% of the increment in years 11 through 20 for reimbursement of special assessments and costs associated with the construction of City Center East Village public streets and 87th Street Parkway reconstruction.

Duration

2019 – 2039

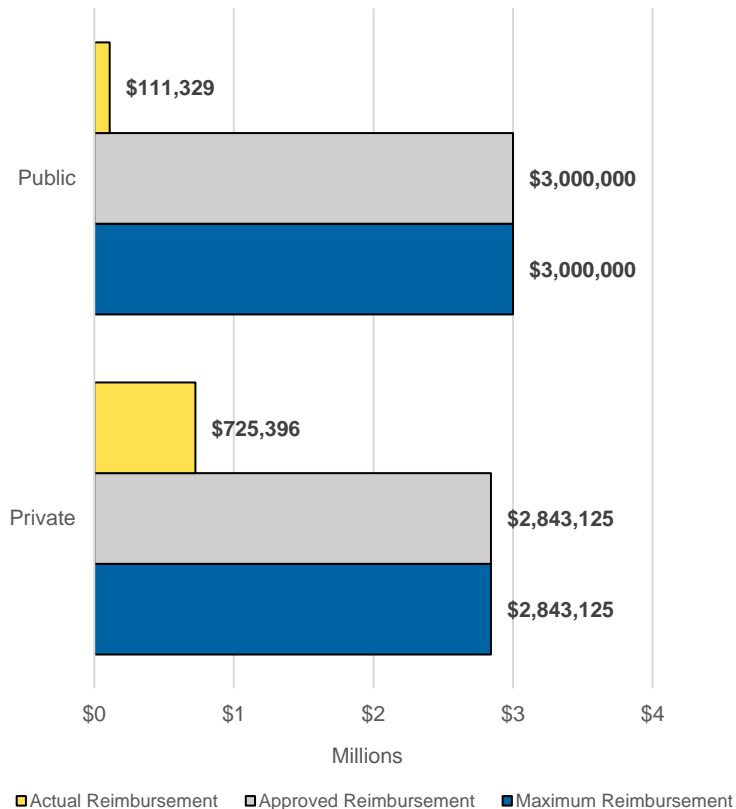
Base Assessed Value

\$0

2025 Assessed Value

\$2,513,836

Reimbursement



Tools

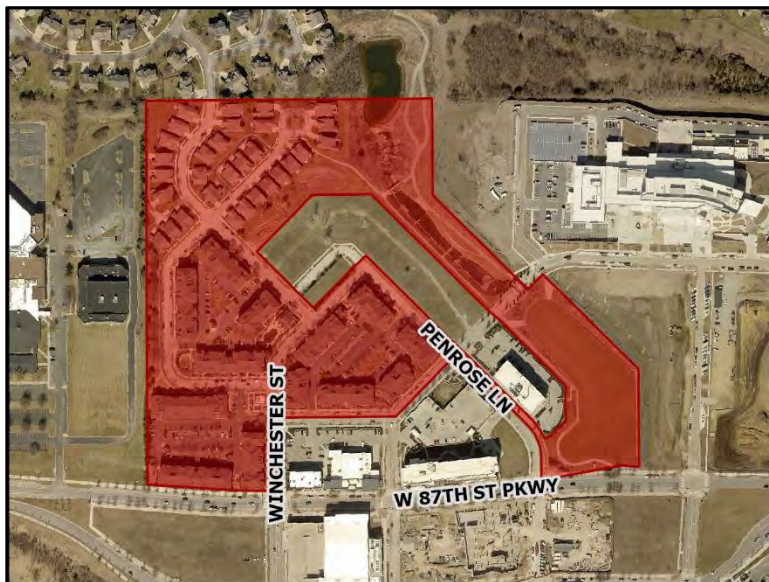
TIF

Construction Status

Complete

Description

A residential development with 310 apartment units and 30 single-family homes with associated streets, landscaping, infrastructure, stormwater management, and recreational area on the northwest quadrant of 87th Street Parkway & Penrose Lane.



Terms

The project plan was created to reimburse the City for the construction of the streets and associated infrastructure, site development, and stormwater management within the area which was undertaken because the developer defaulted on the original construction contract for the improvements.

Duration

2008 – 2028

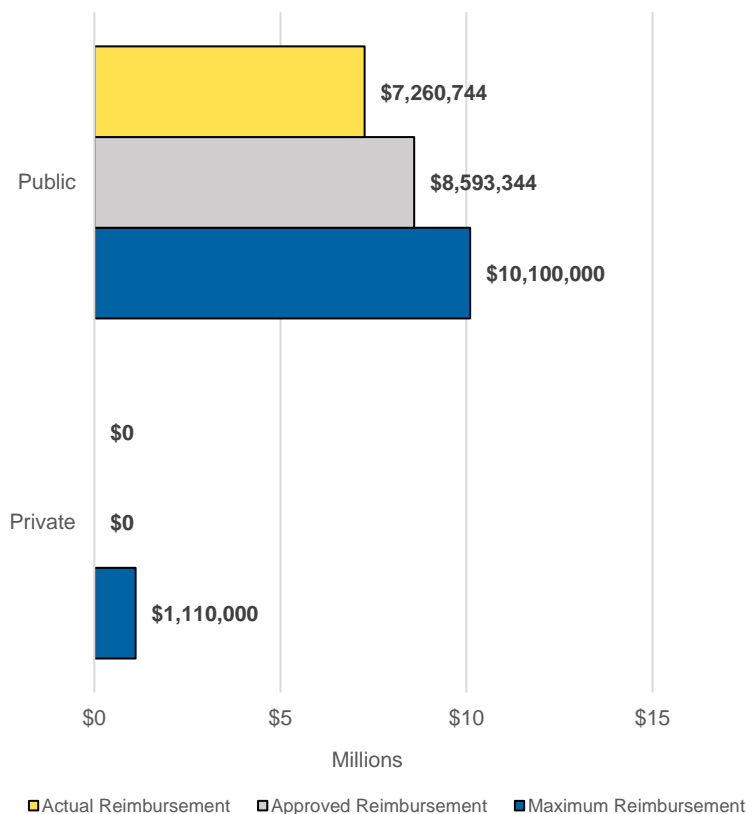
Base Assessed Value

\$0

2025 Assessed Value

\$9,874,774

Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 95)

Construction Status

Complete

Description

A 124-room hotel, 5,200 square feet of retail space, and associated parking structure at the northwest corner of 87th Street Parkway & Penrose Lane.



Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, structured parking, and special assessments.

Duration

2015 – 2035

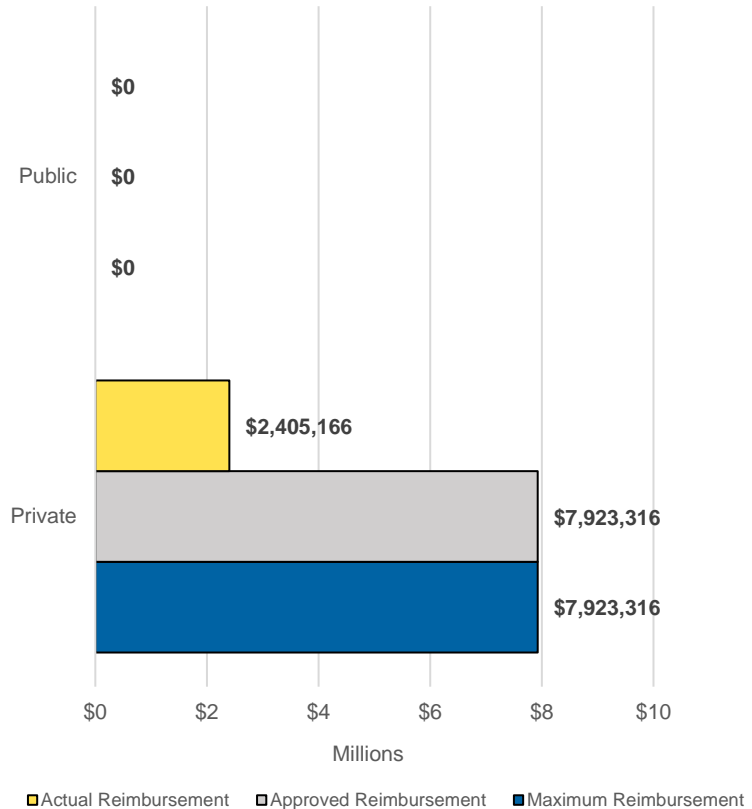
Base Assessed Value

\$0

2025 Assessed Value

\$2,790,751

Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 100)

Construction Status

Complete

Description

A four-story, 48,000 square-foot mixed-use building with restaurant, office and retail space with associated parking, infrastructure, pedestrian amenities, and construction of Penrose Lane.



Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, structured and surface parking, Penrose Lane reconfiguration, and other necessary infrastructure.

Duration

2017 – 2037

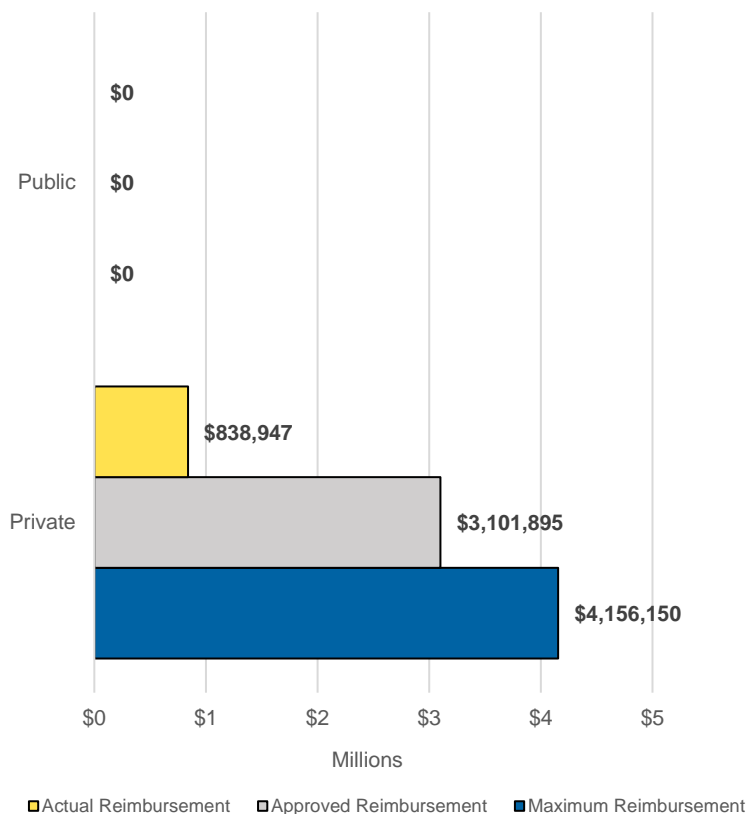
Base Assessed Value

\$0

2025 Assessed Value

\$1,576,750

Reimbursement



Tools

TIF
STO IRBs

Construction Status

Complete

Description

A 21,000 square-foot multi-tenant retail building and 6,000 square-foot multi-tenant building with associated structured parking, site development, and utilities at the northwest corner of 87th Street Parkway & Elmridge Street.



Terms

The developer is eligible for reimbursement in years three (3) through 12 of the TIF term for costs associated with land acquisition, site development, and parking costs.

The City is eligible for reimbursement in years one (1), two (2) and years 13 through 20 of the TIF term for costs associated with the construction of the Civic Campus parking garage and public plaza.

Duration

2018 – 2038

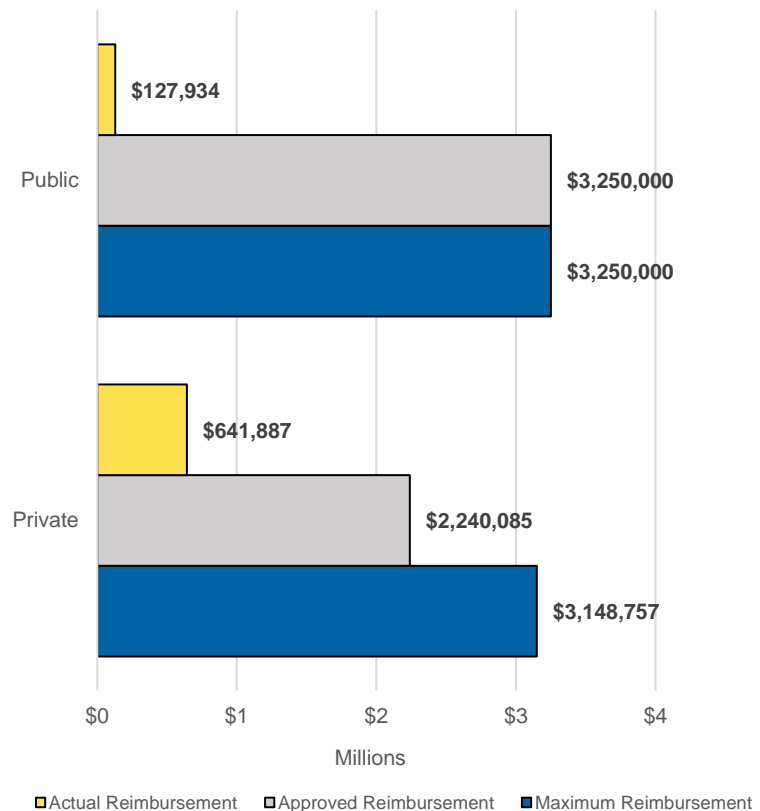
Base Assessed Value

\$0

2025 Assessed Value

\$2,349,501

Reimbursement



Tools

TIF

Construction Status

Complete

Description

A 240,000 square foot medical center and 54,000 square foot medical office building and associated parking structure at 87th Street Parkway and Renner Boulevard.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, and structured parking.

Duration

2023 – 2043

Base Assessed Value

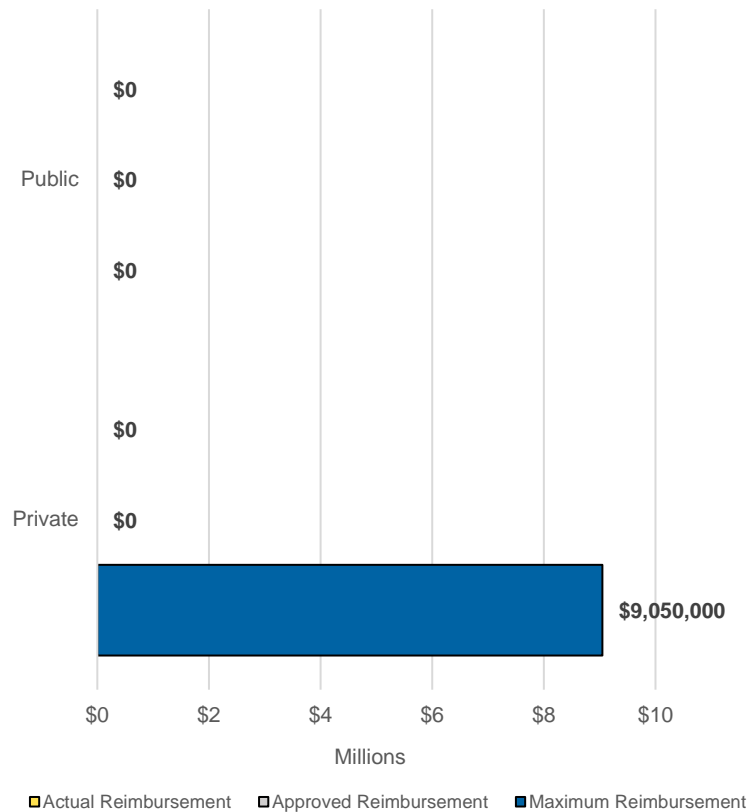
\$13,194

2025 Assessed Value

\$30,232,356



Reimbursement



Tools

TIF
STO IRBs

Construction Status

Under Construction

Description

A 65,000 square foot medical office building and parking garage at 87th Street Parkway and Renner Boulevard.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, and structured parking.

Duration

2025 – 2045

Base Assessed Value

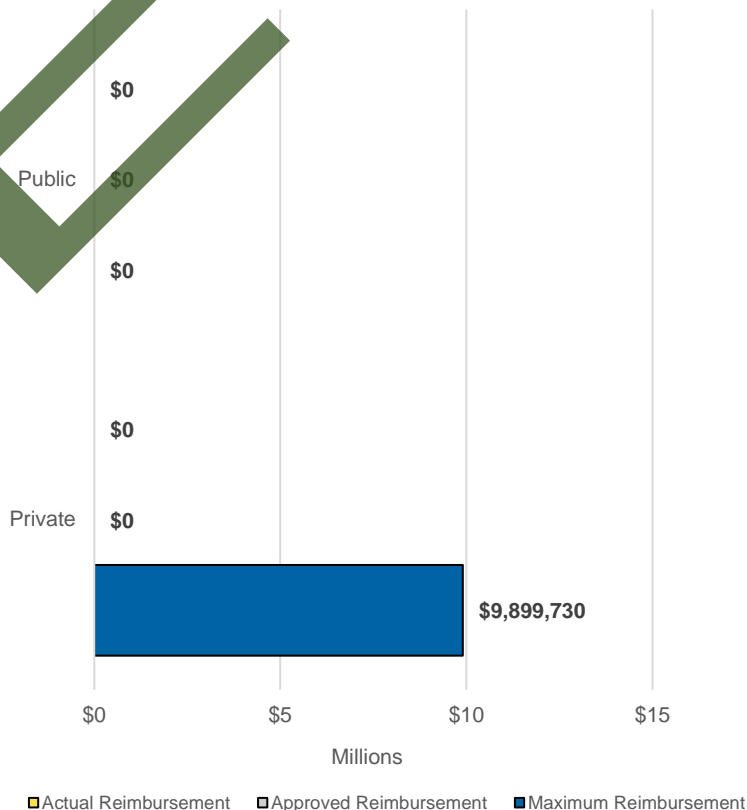
\$0

Estimated Assessed Value Upon Completion

\$2,887,500



Reimbursement



Tools

TIF
STO IRBs
CID (pending)

Construction Status

Under Construction

Description

A 9,500 square foot restaurant and 11,400 mixed-use restaurant and office building at 87th Street Parkway and Renner Boulevard.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, and structured parking.

Duration

2025 – 2045

Base Assessed Value

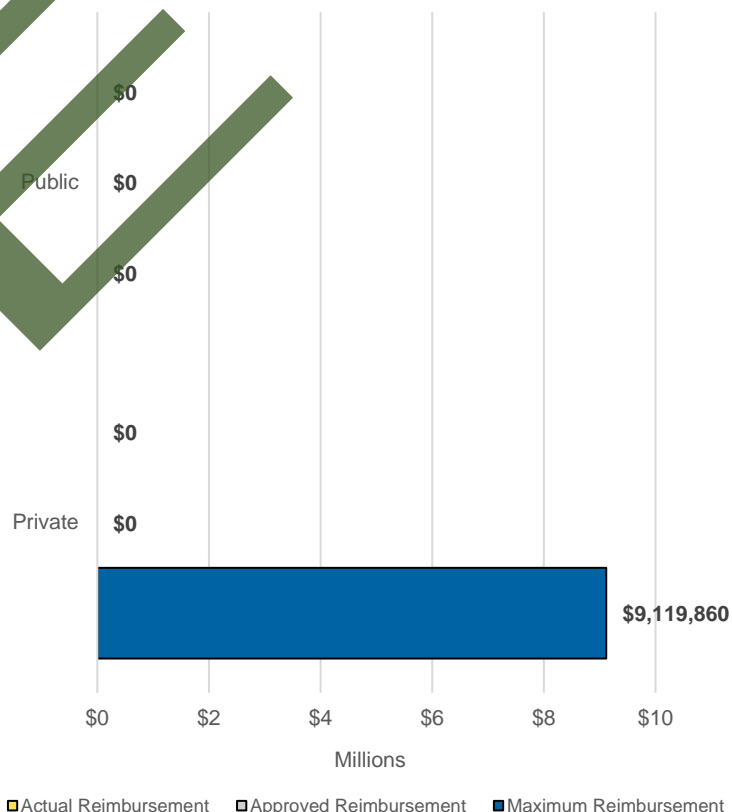
\$0

Estimated Assessed Value Upon Completion

\$2,595,000



Reimbursement



Tools

TIF
STO IRBs

Construction Status

Complete

Description

A 306-unit multi-family apartment complex with clubhouse, pool, and other associated infrastructure at the southeast corner of 84th Street & Renner Boulevard.

Terms

The developer has priority for reimbursement of 87th Street Parkway special assessments.



Following reimbursement of the special assessments, the City and developer split the remaining increment equally for private costs associated with land acquisition, site development, and sidewalks as well as various public costs associated with the Civic Campus parking garage, SMSD Aquatic Center parking garage, and Renner Boulevard reconstruction.

Duration

2013 – 2033

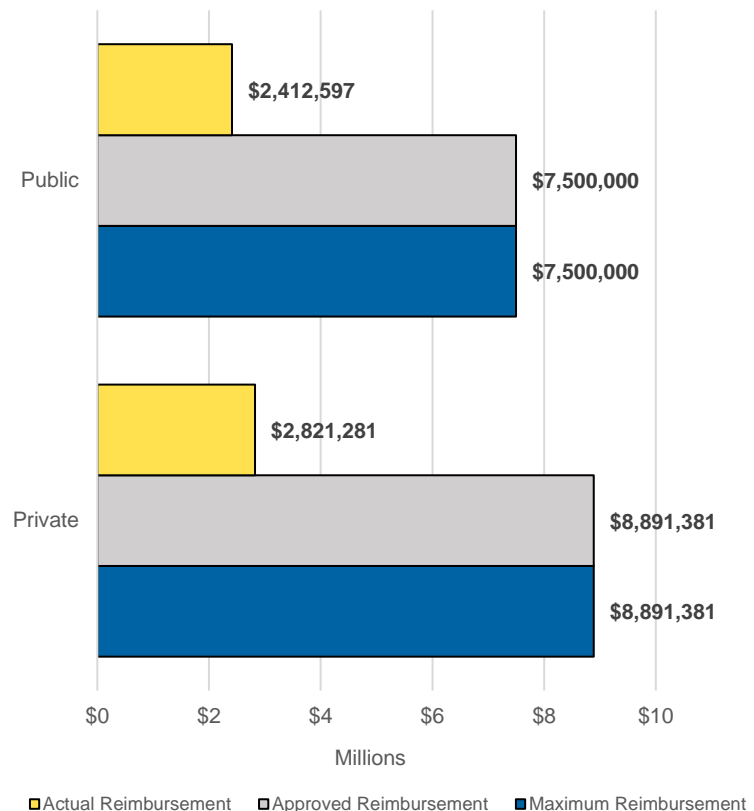
Base Assessed Value

\$0

2025 Assessed Value

\$7,271,105

Reimbursement



Tools

TIF
STO IRBs

Construction Status

Complete

Description

A 276-unit multi-family residential community with clubhouse, pool, walking trails, and other associated infrastructure at the northeast corner of 84th Street and Renner Boulevard.

Terms

The developer has priority for reimbursement of 87th Street Parkway special assessments. Following reimbursement of the special assessments, the developer is eligible for 65% of the increment in years three (3) through 15 for costs associated with land acquisition, site development, and sidewalks.

Following reimbursement of the special assessments, the City is eligible for 35% of the increment in years three (3) through 15 and 100% of the increment in years 16 through 20 for costs associated with the Civic Campus parking garage, and Renner Boulevard reconstruction.

Duration

2015 – 2035

Base Assessed Value

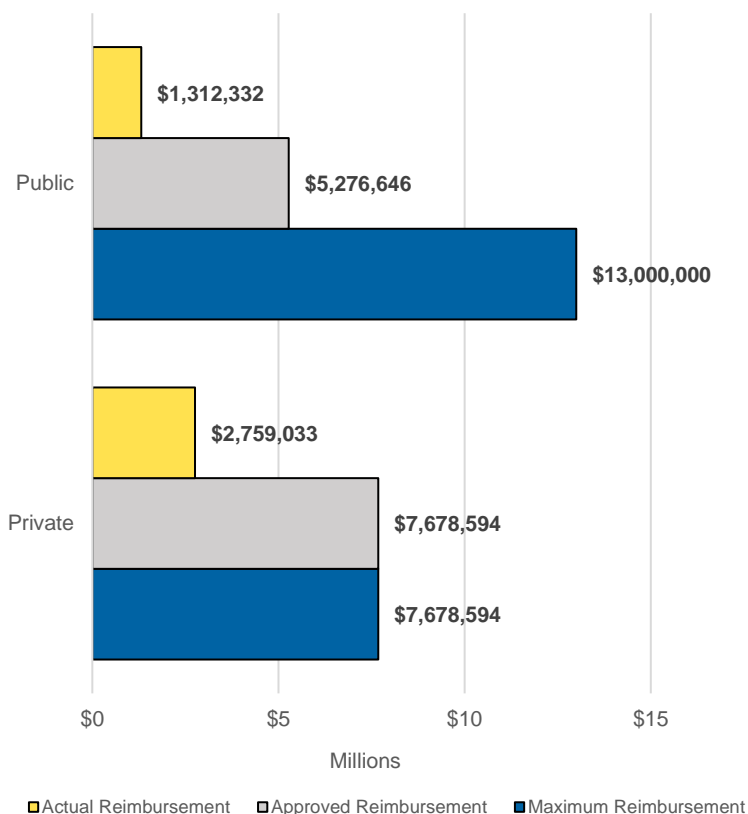
\$0

2025 Assessed Value

\$6,624,690



Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 102)

Construction Status

Planned

Description

Two multi-story residential buildings with 213 units and 10,000 square feet of commercial space, as well as associated structured and surface parking, sidewalks, landscaping, and infrastructure.



Terms

The City has priority for reimbursement of 87th Street Parkway special assessments.

After full reimbursement of the special assessments, the developer is eligible to receive 100% of the increment for 12 years and 50% for one year for costs associated with land acquisition, architectural and engineering services, site development, streets, and parking.

In the 13th year after the City has been reimbursed for special assessments, the City is eligible for 50% of the increment and 100% thereafter for various TIF eligible project costs.

Duration

2018 – 2038

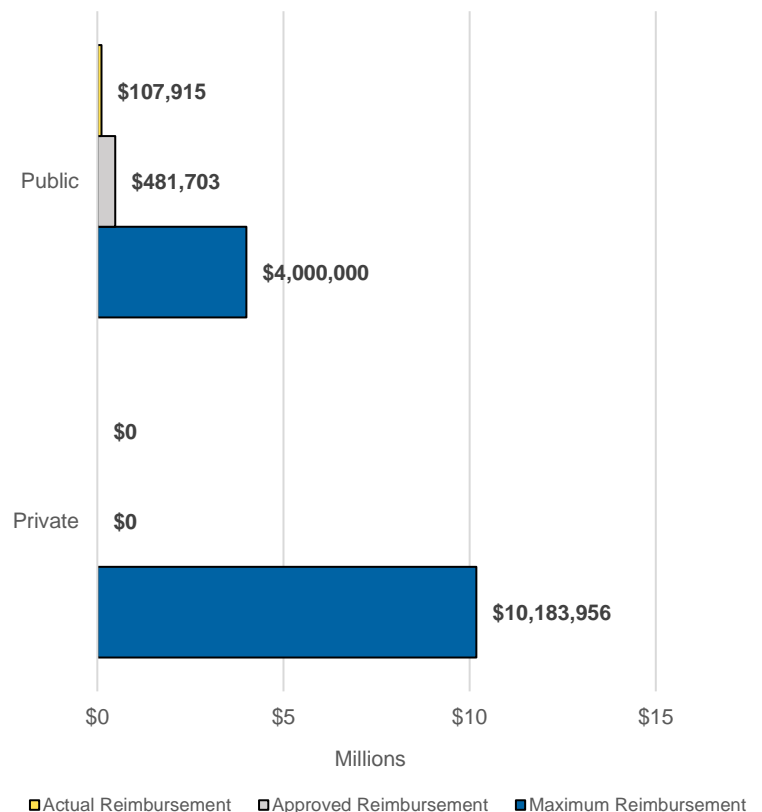
Base Assessed Value

\$2,561

Estimated Assessed Value Upon Completion

\$6,000,000

Reimbursement



Tools

TIF
STO IRBs

Construction Status

Complete

Description

332 residential units in 27 buildings, associated infrastructure and site development at the southwest quadrant of Loiret Boulevard & Maurer Road in Sonoma Plaza.

Terms

The City and developer are each entitled to 50% of the increment generated for the entire term of the project plan.

The developer is eligible for reimbursement of costs associated with land acquisition, private streets, site development, landscaping, and other site amenities.

The City is eligible for reimbursement of TIF eligible costs associated with land acquisition and parking structure costs within the District.

Duration

2018 – 2038

Base Assessed Value

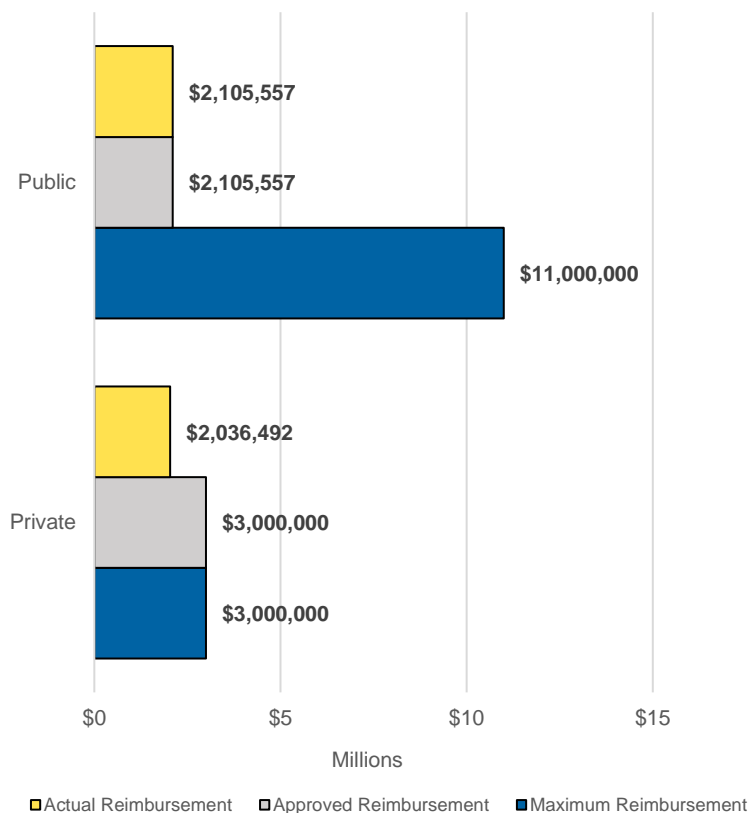
\$0

2025 Assessed Value

\$9,353,295



Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 93)

Construction Status

Complete

Description

143,700 square feet of retail space in multiple buildings at the southwest corner of 87th Street Parkway & Loiret Boulevard in Sonoma Plaza.

Terms

The developer is eligible for 40% of the TIF increment for reimbursement of costs associated with land acquisition, site development, and landscaping.

The City is eligible for the remaining 60% of the increment for TIF eligible costs within the District.

Duration

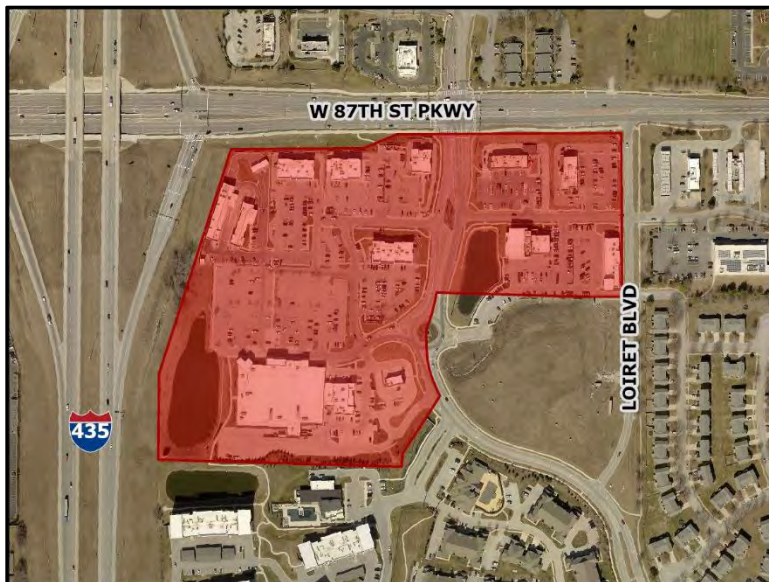
2018 – 2038

Base Assessed Value

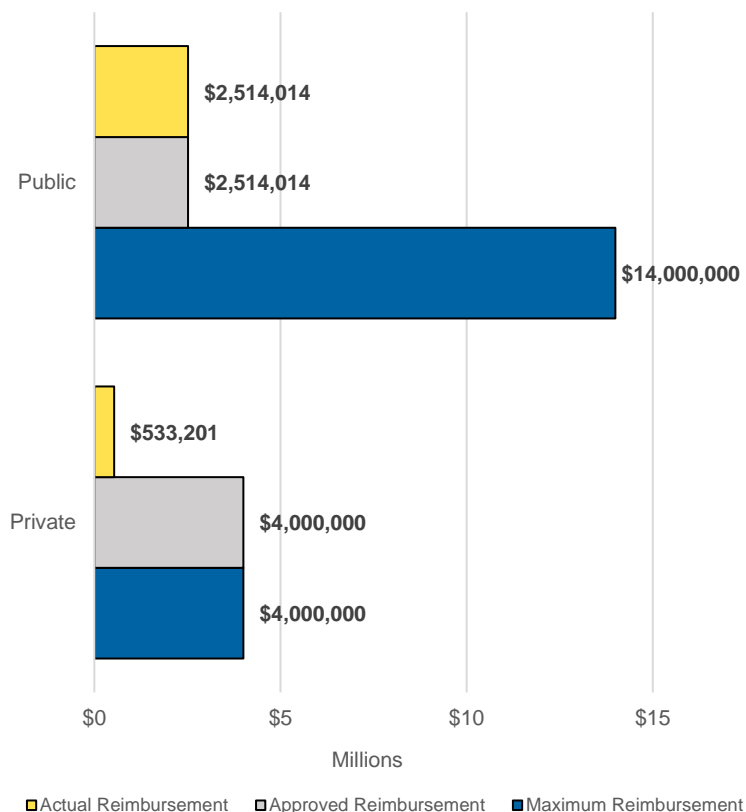
\$19,320

2025 Assessed Value

\$8,735,942



Reimbursement



Tools

TIF
STO IRBs

Construction Status

Complete

Description

336 apartment units in eight buildings including associated site work, utilities, private streets, and parking south of the southeast corner of 87th Street Parkway & I-435.

Terms

The City and developer are each entitled to 50% of the TIF increment generated throughout the term of the project plan.

The developer is eligible for reimbursement of costs associated with land acquisition, private streets, site development, landscaping, utilities, and parking.

The City is eligible for reimbursement of costs associated with the 87th Street Parkway & I-435 interchange project, and other TIF eligible costs within the District.

Duration

2018 – 2038

Base Assessed Value

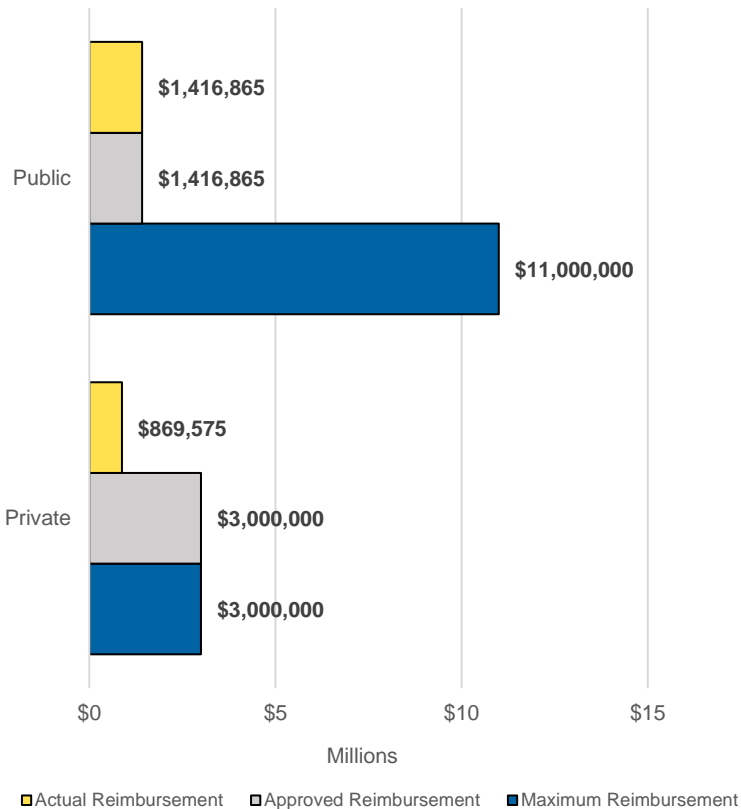
\$0

2025 Assessed Value

\$10,195,900



Reimbursement



Description

The I-35 & 95th Street TIF district was established in 2008. Thereafter, the assessed value fell below the base value due to the Great Recession. The District was amended in 2016 to remove property from the District and in 2017, the assessed value again rose above the base value.

This District captures 90% of the total tax increment generated and includes four active project plans.

This District is the City's only TIF district located in an established part of the City and is primarily driven by redevelopment projects.



Established

February 6, 2007

Active Project Plans

4

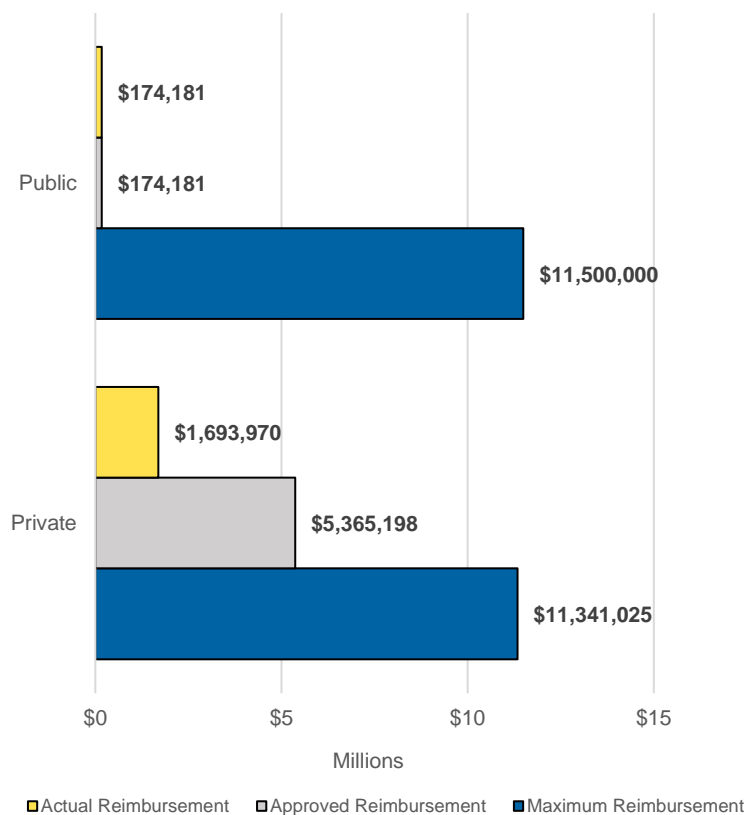
Base Assessed Value

\$33,002,183

2025 Assessed Value

\$49,739,875

Reimbursement



Tools

TIF
CID (see pg. 87)

Construction Status

Complete

Description

Redevelopment of a former gas station to include a 10,500 square-foot restaurant and retail space, including parking, landscaping, stormwater improvements, utilities, and lighting located at the northwest corner of 95th Street & Quivira Road.



Terms

The developer is eligible for TIF reimbursement of costs associated with land acquisition, demolition, site development, landscaping, and infrastructure.

Following full reimbursement of private costs, the City is eligible for reimbursement of costs associated with improvements to 95th Street & Quivira Road.

Duration

2013 – 2033

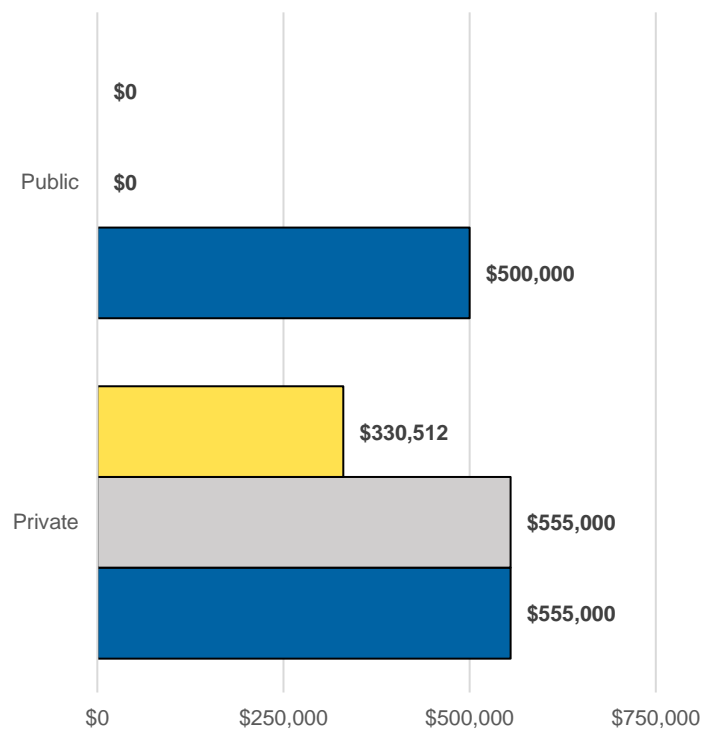
Base Assessed Value

\$409,474

2025 Assessed Value

\$1,010,000

Reimbursement



■ Actual Reimbursement
 ■ Approved Reimbursement
 ■ Maximum Reimbursement

Tools

TIF
CID (see pg. 91 - 92)

Construction Status

Complete

Description

Two 96-room hotels and associated infrastructure at the northwest corner of 96th Terrace & Rosehill Road.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, surface parking, demolition, asbestos removal, and utilities.

If the developer is fully reimbursed before the end of the term, the City is eligible for reimbursement of costs associated with the improvement of the 95th Street & I-35 interchange and other arterial and collector street improvements in the District.

Duration

2016 – 2036

Base Assessed Value

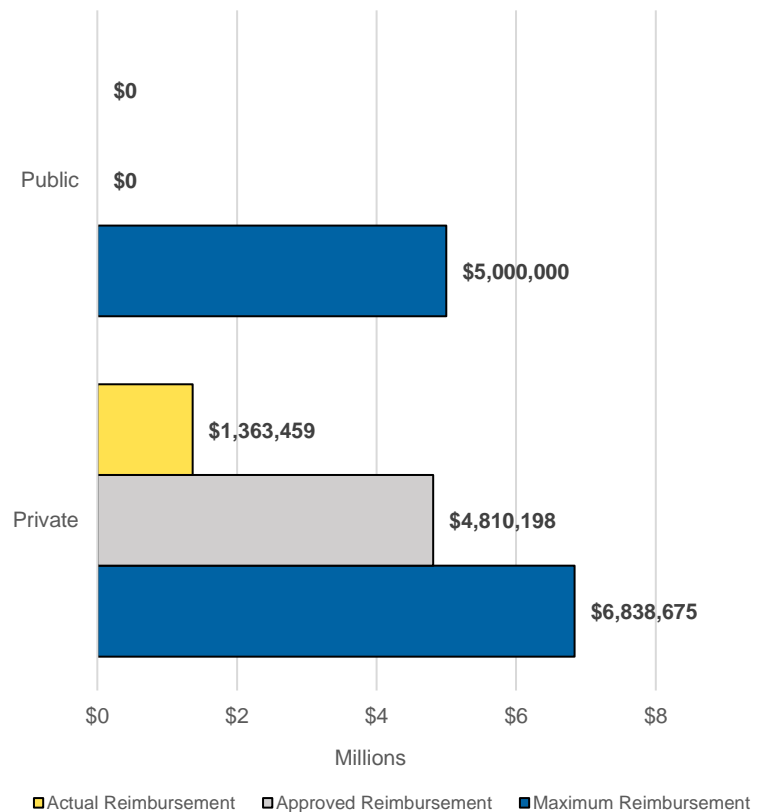
\$507,725

2025 Assessed Value

\$2,705,539



Reimbursement



Tools

TIF

Construction Status

Complete

Description

Infrastructure and landscaping improvements associated with the 95th Street & I-35 interchange improvement project.

Terms

This project plan covers the entire District and was created solely to reimburse the City for costs associated with the 95th Street & I-35 interchange improvement project, including landscaping, grading, stormwater, and signage.

Duration

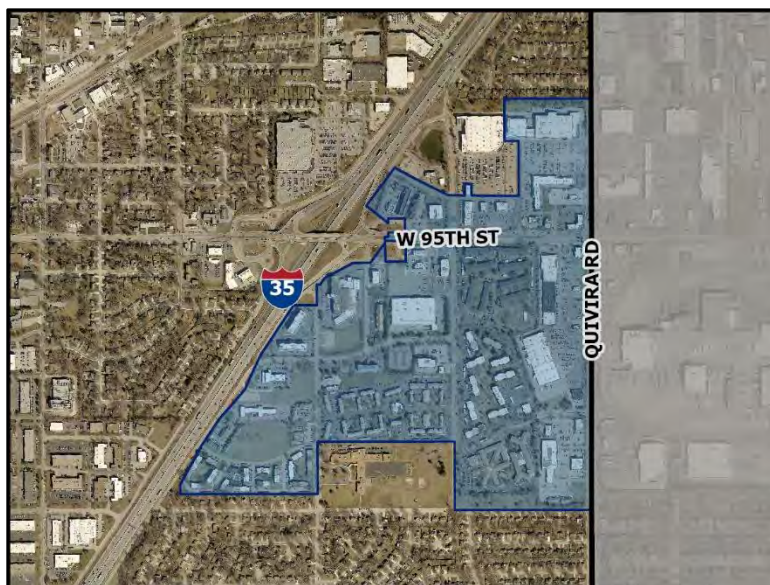
2017 – 2037

Base Assessed Value

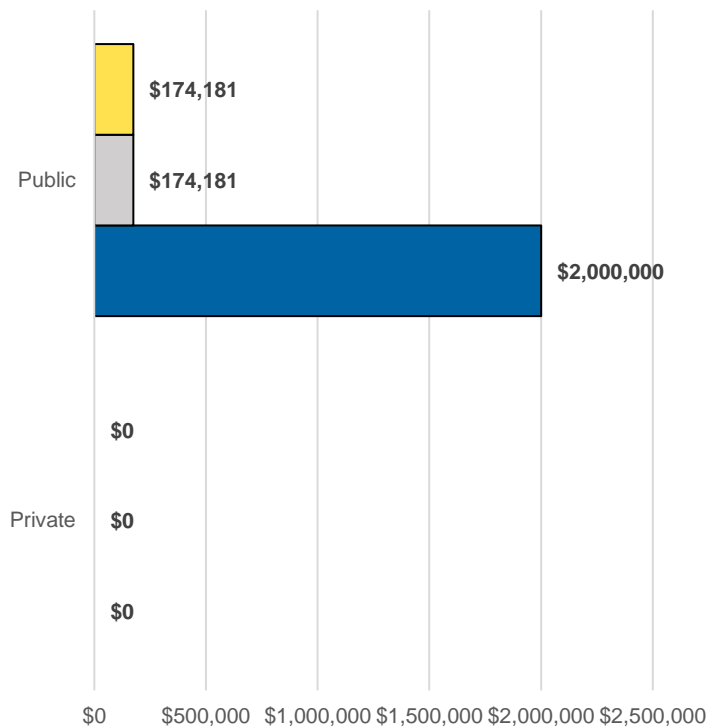
\$33,002,183

2025 Assessed Value

\$49,739,875



Reimbursement



■ Actual Reimbursement ■ Approved Reimbursement ■ Maximum Reimbursement

Tools

TIF

Construction Status

Inactive

Description

Redevelopment and renovation of a 19,000 square-foot office building and construction of a hotel at the southwest corner of 96th Terrace & Rosehill Road.

Terms

The developer is eligible for reimbursement of eligible costs associated with land acquisition, site development, and parking.

If the developer is fully reimbursed, the City is eligible for reimbursement of costs associated with the 95th Street & I-35 interchange improvement project.

Duration

2018 – 2038

Base Assessed Value

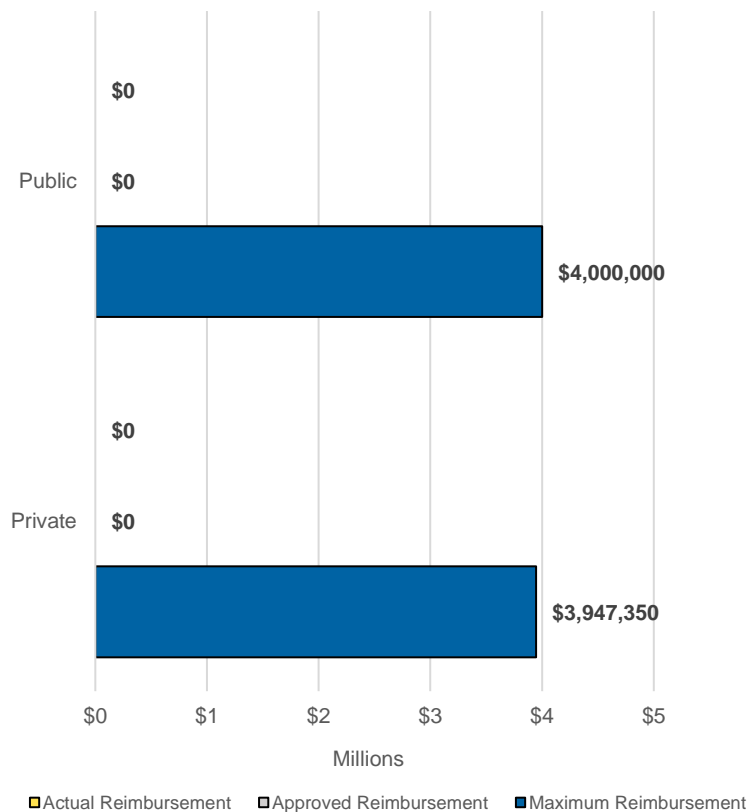
\$856,164

**Estimated Assessed Value
Upon Completion**

\$4,500,000



Reimbursement



Description

The Mining TIF District was established in 2004. The District is located southwest of City Center. The District was amended in 2005 to include approximately 25 acres in the northeast corner of 95th Street & Renner Boulevard.

The District was established to reimburse for private and public costs associated with mine reclamation, surface cleanup and site development, construction of public infrastructure and to ready the area for surface development.



Established

March 2, 2004

Active Project Plans

3

Expired Project Plans

1

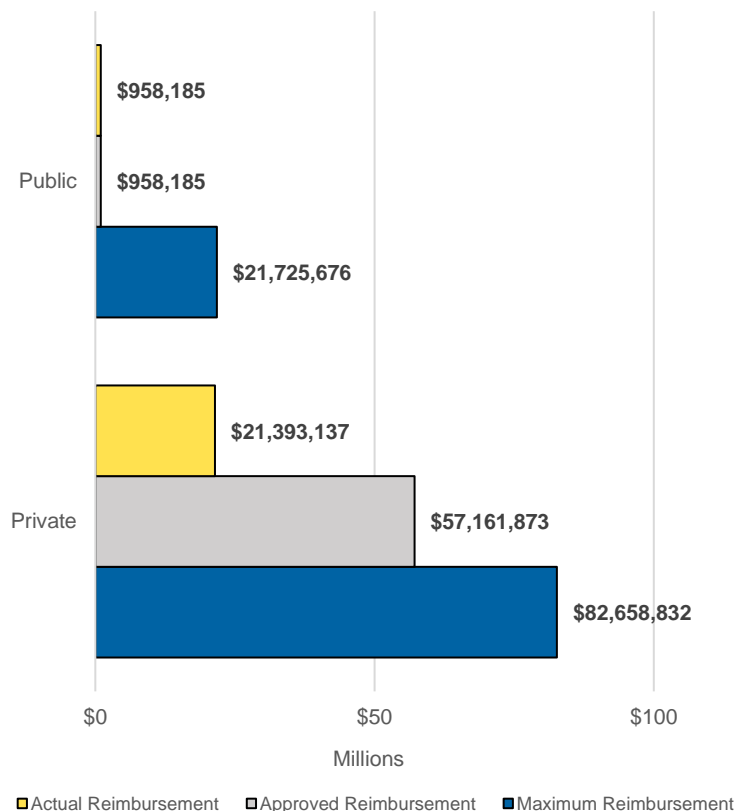
Base Assessed Value

\$264,460

2025 Assessed Value

\$39,579,465

Reimbursement



Tools

TIF
CID (pending)

Construction Status

Complete

Description

A 150,000 square-foot office building at the northeast corner of Prairie Star Parkway & Renner Boulevard. The building is currently vacant but is planned to be redeveloped into a multi-family residential building.



Terms

The developer was eligible for costs associated with land acquisition, stormwater, engineering, and other site development costs. Reimbursements of the TIF increment to the developer ended in 2019 pursuant to the terms of the Disposition & Development Agreement.

Following the conclusion of the developer reimbursement, the City is eligible for reimbursement of costs associated with improvements to Renner Boulevard, Prairie Star Parkway, and stormwater infrastructure within the District.

Duration

2008 – 2028

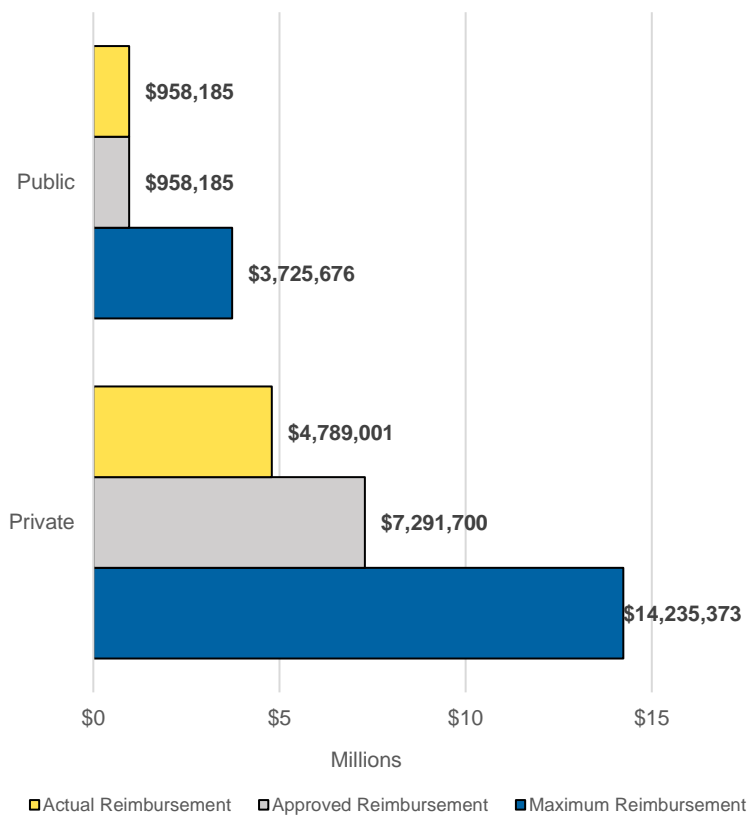
Base Assessed Value

\$26,567

2025 Assessed Value

\$3,525,001

Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 86)

Construction Status

Complete

Description

Construction of 308 multi-family residential units, 29,200 square feet of commercial, retail and restaurant space and 18,100 square feet of office use at the northwest corner of Renner Boulevard & Prairie Star Parkway.



Terms

The developer is eligible for TIF reimbursement for costs associated with land acquisition, site development, surface parking, and related infrastructure.

Duration

2012 – 2032

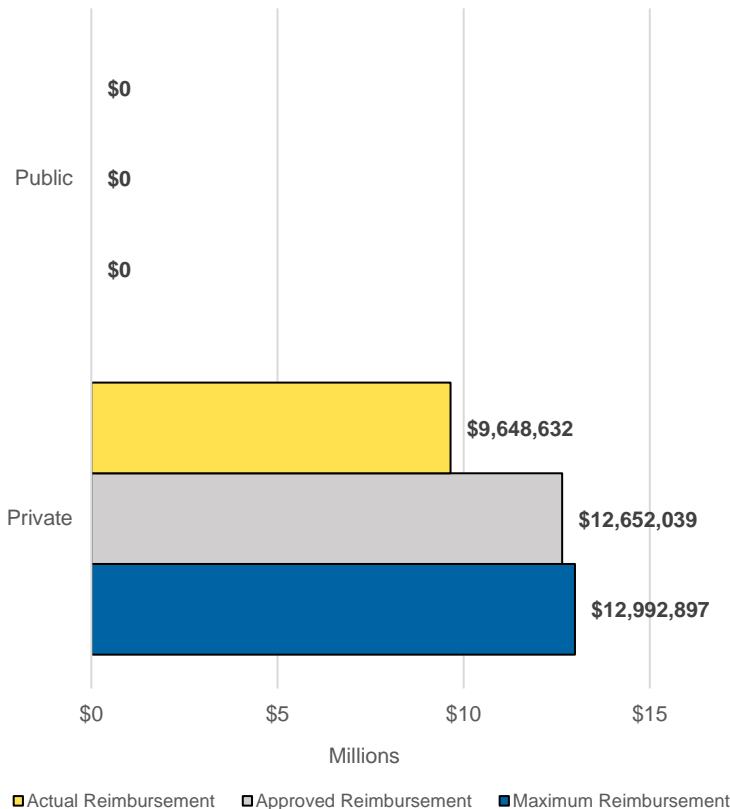
Base Assessed Value

\$10,126

2025 Assessed Value

\$13,195,526v

Reimbursement



Tools

TIF

Construction Status

Phase I Completed

Description

140,000 square feet of office space in three buildings and approximately 338 multi-family units in three buildings at the northwest corner of 93rd Street & Renner Boulevard.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, mine remediation, surface parking, and street improvements.

The City is eligible for reimbursement of costs associated with public streets, trails, and park land.

Throughout the term, the developer and City are entitled to a variable percentage of reimbursement of the office and multi-family increments.

Duration

2022 – 2042

Base Assessed Value

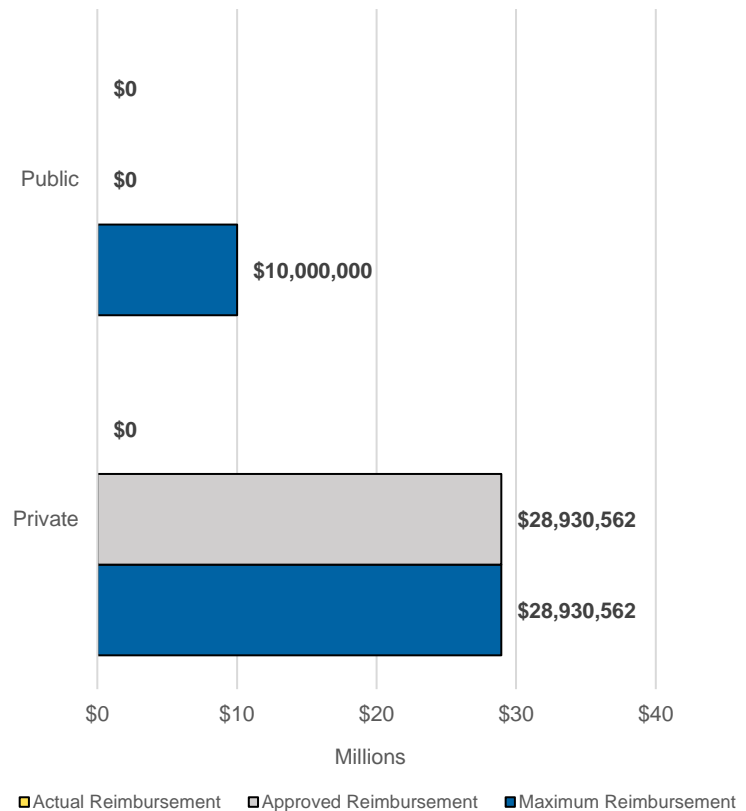
\$100,163

Estimated Assessed Value Upon Completion

\$15,157,434



Reimbursement



Tools

TIF
STO IRBs

Construction Status

Under Construction

Description

353 apartment units in five buildings including associated site work, utilities, private streets, and parking off 93rd Street and Renner Boulevard.

Terms

Following receipt of a Certificate of Completion, the developer is eligible for reimbursement for 12 years for costs associated with site development, mine remediation, and street improvements.

At the end of 12 years, the City is eligible for reimbursement of costs associated with public streets, trails, and park land.

Duration

2025 – 2045

Base Assessed Value

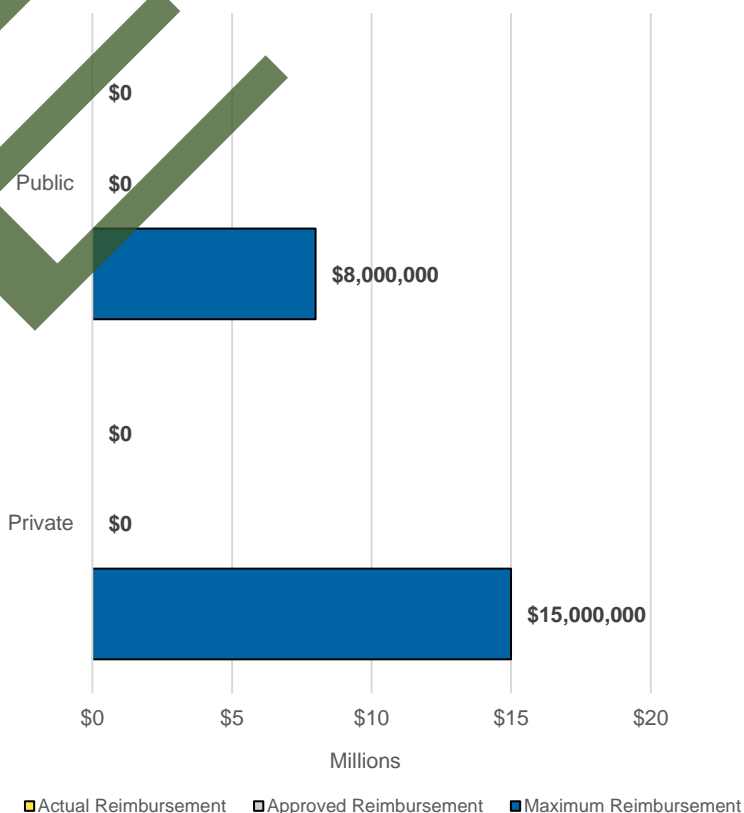
\$840

Estimated Assessed Value Upon Completion

\$10,148,750



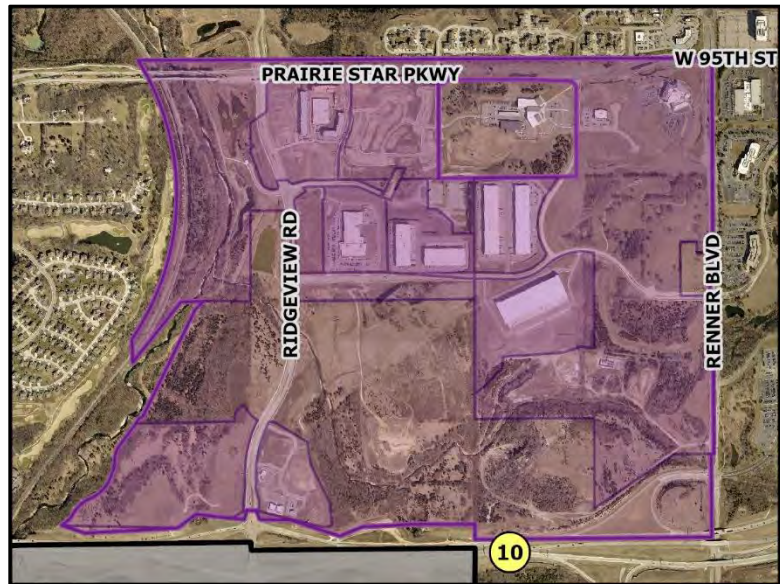
Reimbursement



Description

The Ridgeview Mining TIF District was originally established in 1997 as the Meritex TIF District. It was amended in 2010 to add additional area and rename the District. It covers the northwest corner of K-10 & Renner Boulevard and includes former limestone mines, which left undermined property and significant surface contamination requiring reclamation.

The District was established to reimburse for private and public costs associated with mine reclamation, surface cleanup and site development, construction of public infrastructure and to ready the area for surface development.



Established

June 1, 2010

Active Project Plans

8

Expired Project Plans

2

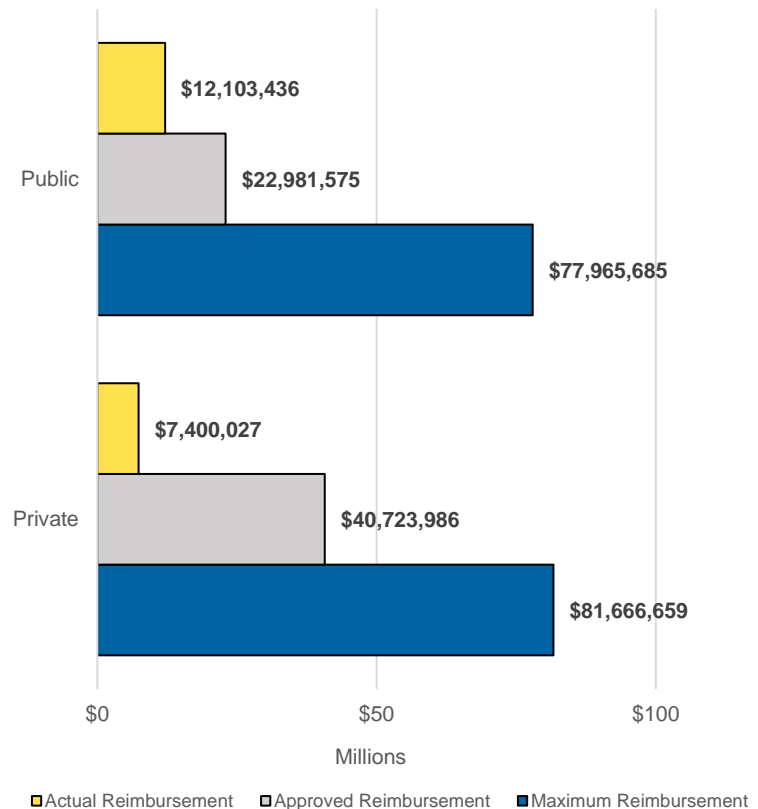
Base Assessed Value

\$120,154

2025 Assessed Value

\$40,353,116

Reimbursement



Tools

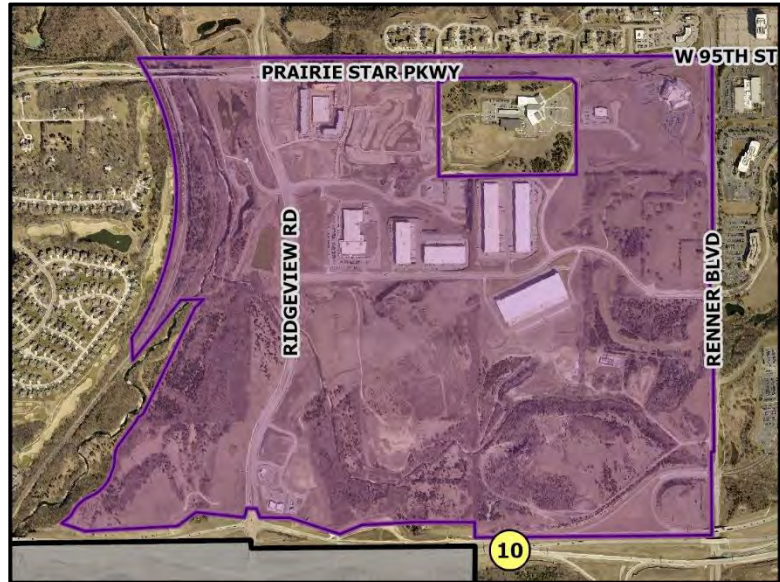
TIF

Construction Status

Complete

Description

Ridgeview Road from Prairie Star Parkway south to the K-10 interchange, the remainder of 99th Street to Ridgeview Road approximately 3,000 linear feet, 98th Street from Ridgeview Road east approximately 1,096 linear feet, and an access road from Ridgeview Road west to the existing Mill Creek trailhead.



Terms

This project plan was created solely to reimburse the City for costs associated with the construction of Ridgeview Road and other public infrastructure. The City receives reimbursement for all TIF revenues not pledged to other project plans in the District.

Duration

2017 – 2037

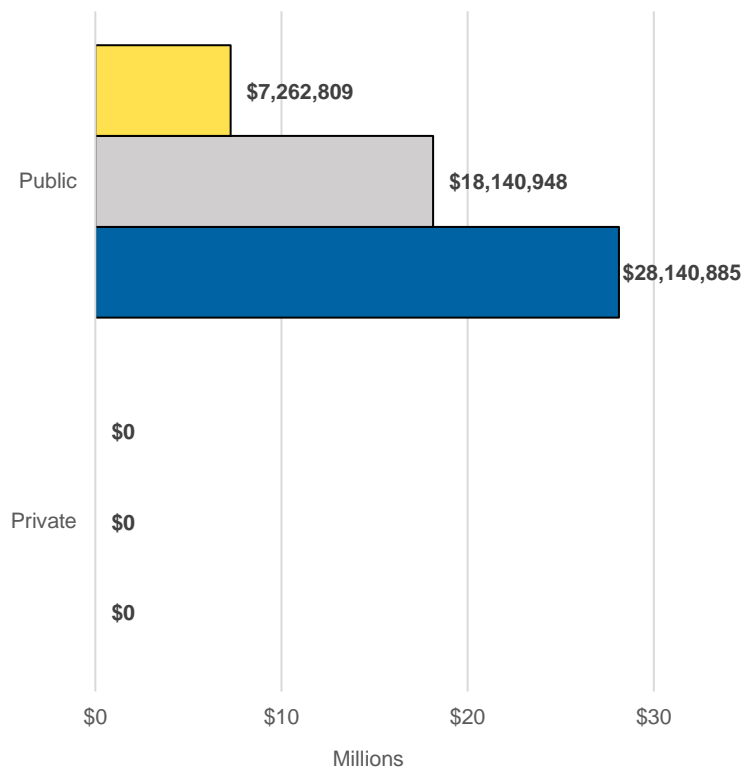
Base Assessed Value

\$120,154

2025 Assessed Value

\$40,353,116

Reimbursement



■ Actual Reimbursement ■ Approved Reimbursement ■ Maximum Reimbursement

Tools

TIF
STO IRBs

Construction Status

Complete

Description

Two industrial buildings with approximately 240,000 total square feet and an access road to subsurface development.

Terms

The developer is eligible for reimbursement of costs associated with water and utility extensions, site development, architectural and engineering services, and parking.



If the developer is fully reimbursed, the City is eligible for reimbursement of costs associated with Ridgeview Road or any other future infrastructure and land acquisition related costs within the District.

Duration

2019 – 2039

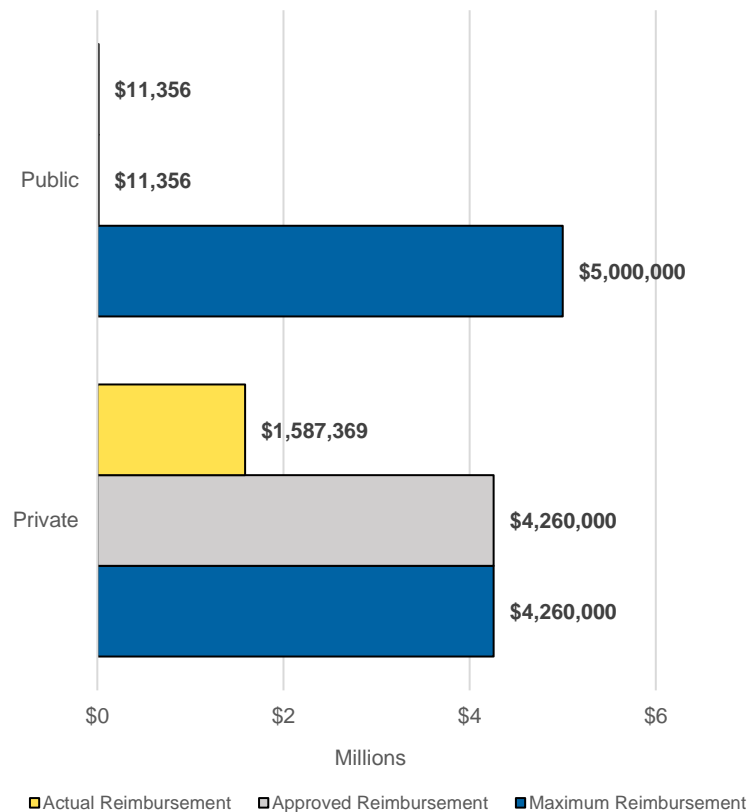
Base Assessed Value

\$0

2025 Assessed Value

\$4,739,000

Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 98)

Construction Status

Under Construction

Description

A mixed-use project consisting of 261 multi-family units, retail, and restaurant uses at the southwest corner of Prairie Star Parkway & Ridgeview Road.

Terms

The City and developer are each entitled to 50% of the TIF increment generated.

The developer is eligible for reimbursement of costs associated with utility extensions, land acquisition, site development, site reclamation, and private streets.

The City is eligible for reimbursement of costs associated with the construction of Ridgeview Road and other infrastructure projects within the District.

Duration

2020 – 2040

Base Assessed Value

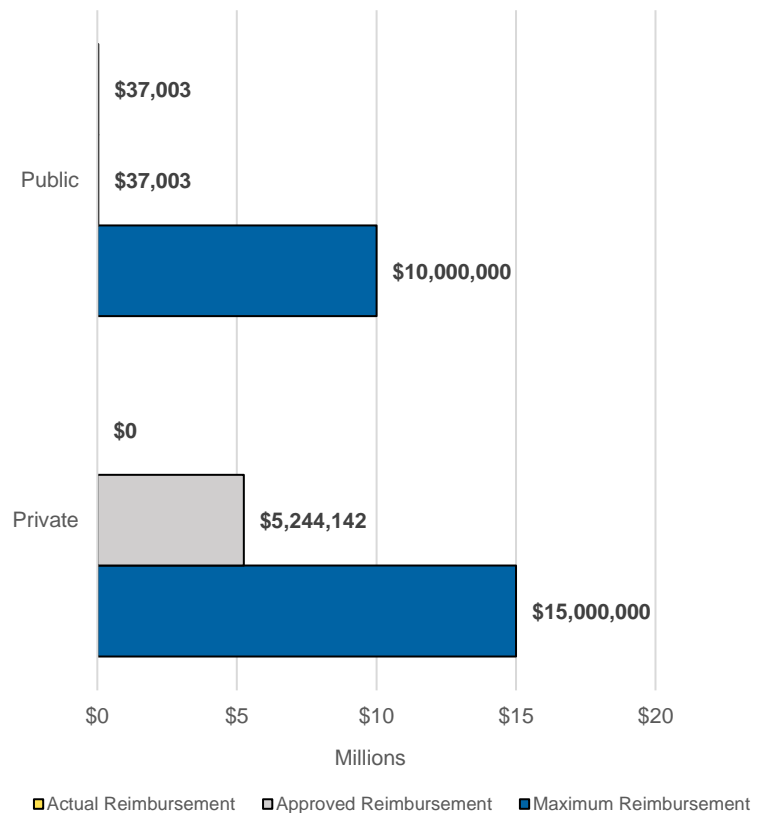
\$9,065

Estimated Assessed Value Upon Completion

\$13,547,290



Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 97)

Construction Status

Under Construction

Description

A mixed-use project consisting of retail, restaurants, a convenience store and gas station, and hotel at the northeast corner of K-10 & Ridgeview Road.

Terms

The City and developer are each entitled to 50% of the TIF increment generated.

The developer is eligible for reimbursement of costs associated with utility extensions, site development, architectural and engineering services, parking, and public and private streets.

The City is eligible for reimbursement of costs associated with the construction of Ridgeview Road and other future infrastructure projects within the District.

Duration

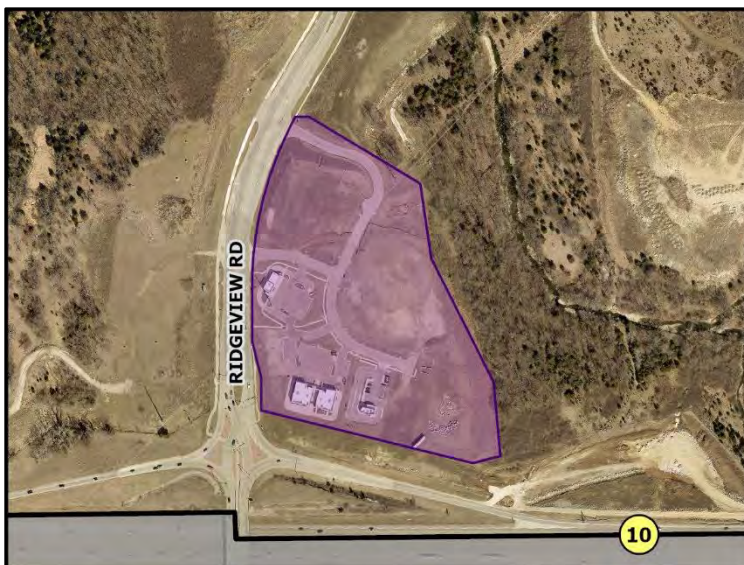
2021 – 2041

Base Assessed Value

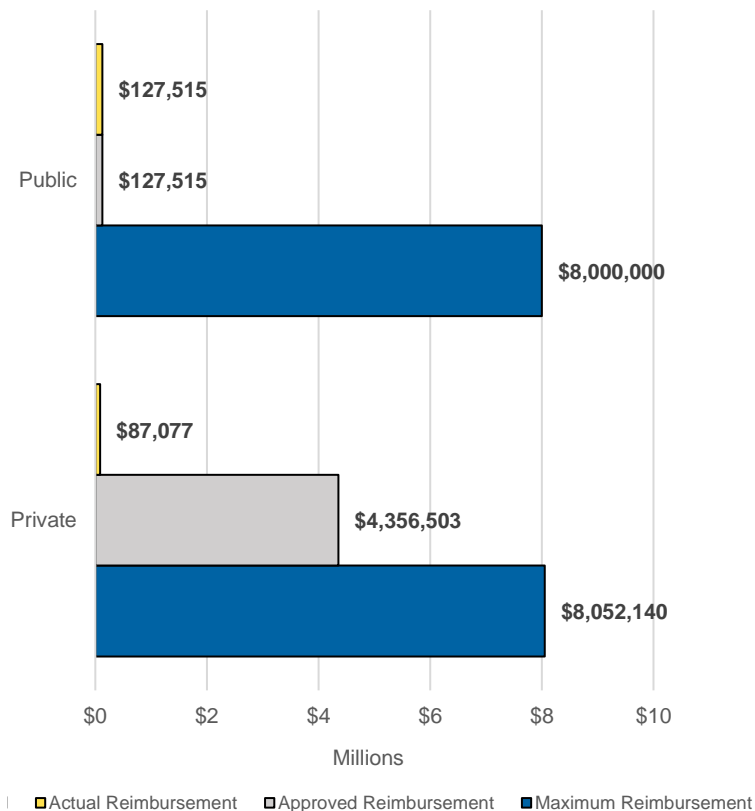
\$0

Estimated Assessed Value Upon Completion

\$6,862,500



Reimbursement



Tools

TIF

Construction Status

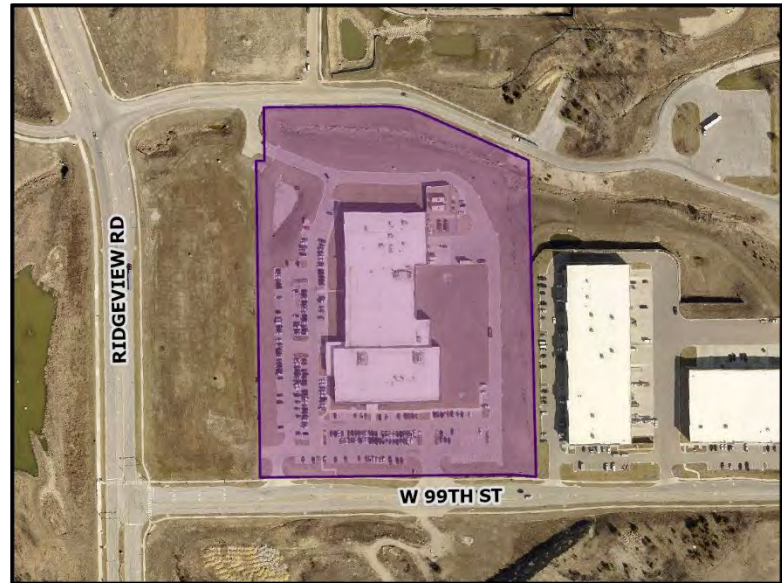
Complete

Description

A 108,750 square-foot office, laboratory, and warehouse facility at 99th Street & Ridgeview Road.

Terms

The City is eligible for reimbursement of costs associated with Ridgeview Road until the developer receives a Certificate of Completion.



Following receipt of a Certificate of Completion, the developer is eligible for reimbursement for 12 years for costs associated with land acquisition, site development, as well as architectural and engineering services.

At the end of 12 years, the City is eligible for reimbursement of costs associated with the construction of Ridgeview Road and other infrastructure projects within the District.

Duration

2021 – 2041

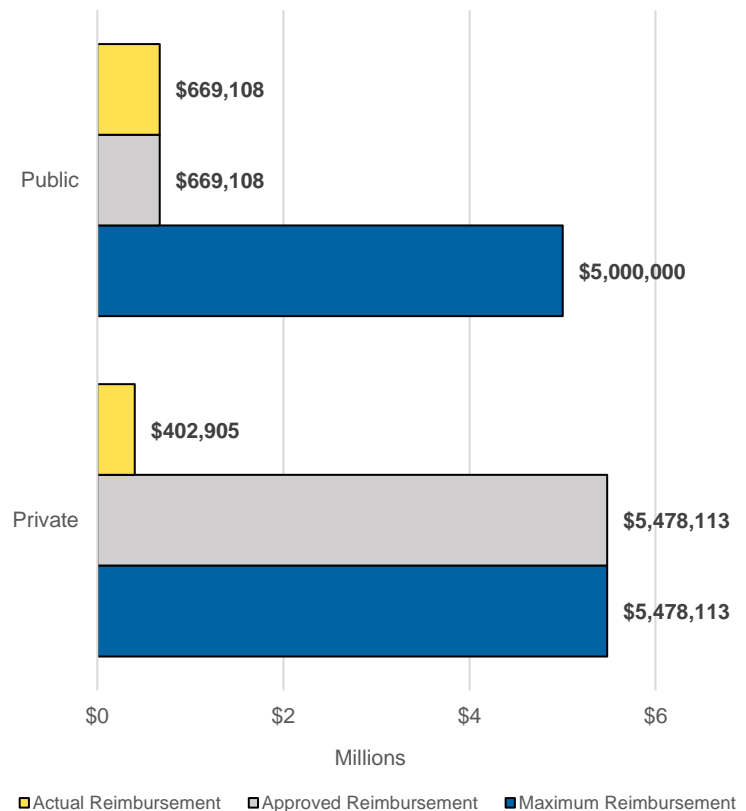
Base Assessed Value

\$0

2025 Assessed Value

\$4,200,443

Reimbursement



Tools

TIF
STO IRBs
CID (see pg. 101)

Construction Status

Inactive

Description

A mixed-use project consisting of multi-family residential and approximately five pad sites with various commercial and retail uses on the northwest corner of K-10 & Ridgeview Road.

Terms

The developer is eligible for 60% of the TIF increment for costs associated with land acquisition, site development, utility extensions, public and private streets, parking, landscaping, as well as architectural and engineering services.

The City is eligible for 40% of the TIF increment for reimbursement costs associated with the construction of Ridgeview Road and other future infrastructure projects within the District.

Duration

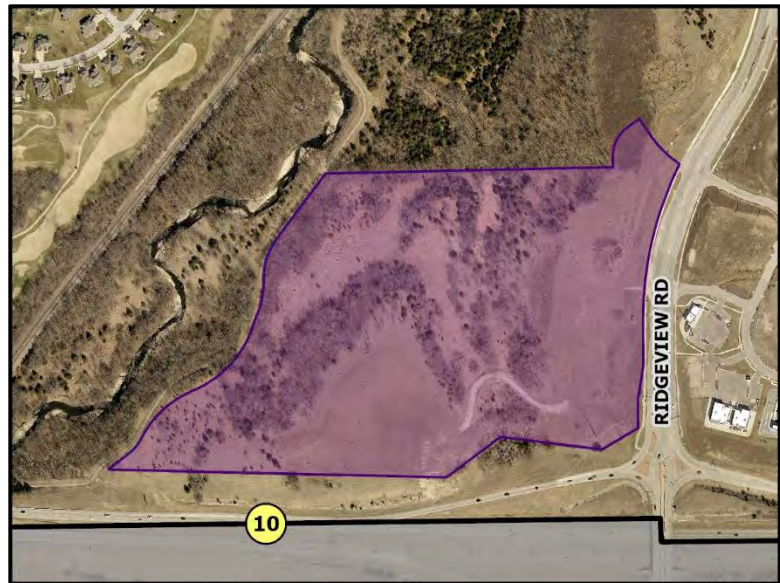
2021 – 2041

Base Assessed Value

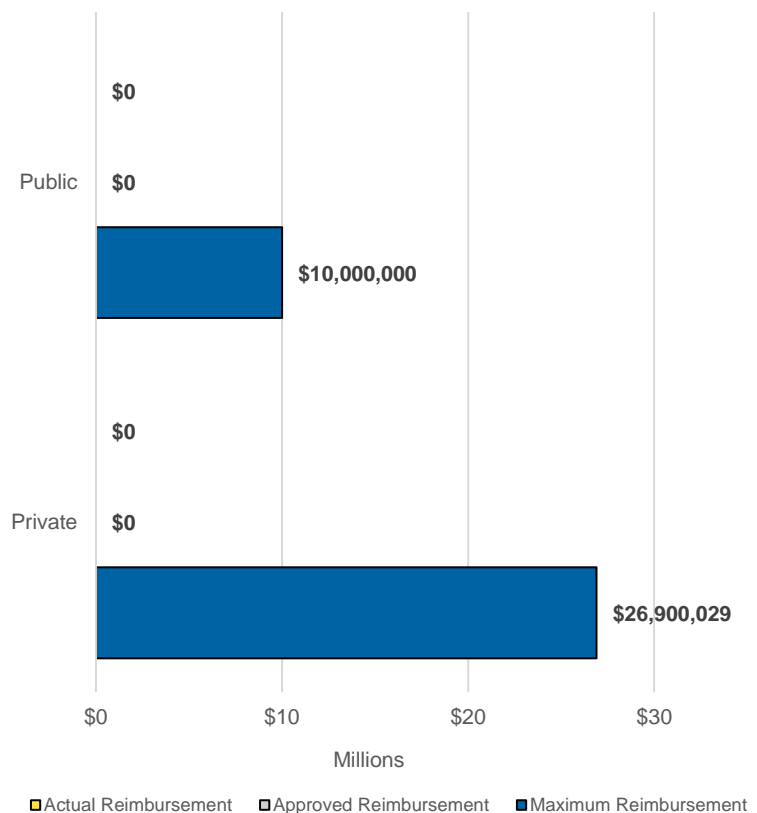
\$1,977

Estimated Assessed Value Upon Completion

\$14,870,000



Reimbursement



Tools

TIF

Construction Status

Complete

Description

Three light industrial and warehouse buildings with approximately 300,000 total square feet on each side of 99th Street between Britton Street and Ridgeview Road.

Terms

The developer is eligible for reimbursement in years one (1) through 13 of the TIF term for costs associated with land acquisition, site development, rock removal and retaining wall construction, and architectural and engineering costs.

The City is eligible for reimbursement in years 14 through 20 of the TIF term for costs associated with the construction of Ridgeview Road and other future infrastructure projects within the District.

Duration

2021 – 2041

Base Assessed Value

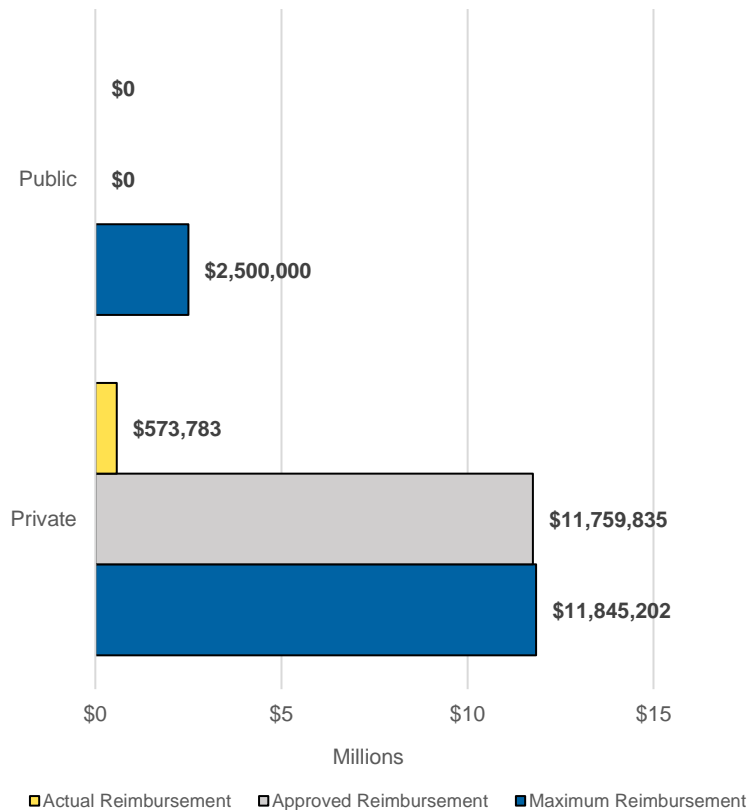
\$0

2025 Assessed Value

\$6,996,418



Reimbursement



Tools

TIF
STO IRBs

Construction Status

Under Construction

Description

An approximately 6,000 square-foot retail building, 108 townhome units and associated improvements at the southwest corner of Prairie Star Parkway & Vahalla Road.



Terms

The developer is eligible for reimbursement in years two (2) through 11 of the TIF term for costs associated with street construction, site development, and landscaping.

The City is eligible for reimbursement in year one (1) and years 12 through 20 of the TIF term for costs associated with the construction of Ridgeview Road and other future infrastructure projects within the District.

Duration

2022 – 2042

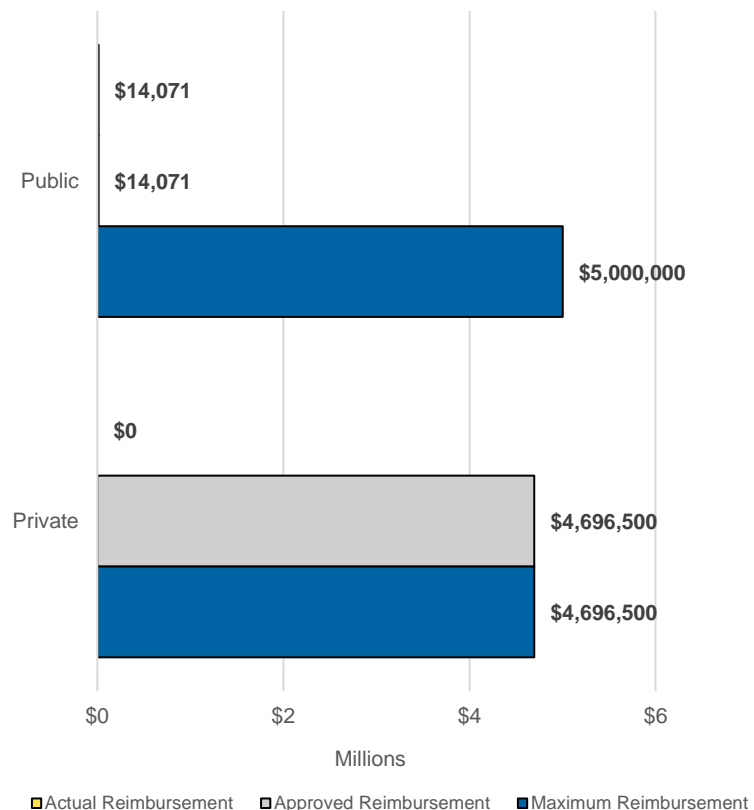
Base Assessed Value

\$9,293

Estimated Assessed Value Upon Completion

\$7,439,900

Reimbursement



Description

The South Mining TIF District was established in 2005 and amended in 2010 when the original South Mining TIF District was split. The north portion of the existing district was merged with the Meritex TIF District and renamed the Ridgeview Mining TIF District. The south portion of the South Mining District located south of K-10 was kept.

To date, there have been no project plans approved within the South Mining TIF District.



Established

December 20, 2005

Active Project Plans

0

Base Assessed Value

\$7,859

2025 Assessed Value

\$24,022

Maximum Potential Reimbursement

\$0

Actual Reimbursements to Date

\$0

Completed TIF Project Plans

Four project plans within a City TIF district have either reached the end of their 20-year term or been fully reimbursed for their respective TIF eligible costs. These projects provided reimbursements to both the City and private developers for investments in land acquisition, street construction, site development, mine stabilization, infrastructure, and other public improvements.

Completed TIF Projects	Expiration	Actual Reimbursement	Approved Reimbursement
City Center 1A: Land Acquisition	2021	\$10,485,734	\$11,858,730
Mining 1: Cottonwood Canyon	2024	\$6,955,503	\$8,287,572
Ridgeview Mining 1: Meritex Subsurface Development	2018	\$6,966,376	\$6,966,376
Ridgeview Mining 3: Meritex Site Development	2028	\$1,764,092	\$1,764,092

**Tax
Abatements**

Lenexa
K A N S A S 



The City uses Industrial Revenue Bonds (IRBs) with Tax Abatements to grant eligible projects an exemption from a portion of its property tax liability for new construction or major expansion of a facility for a term of up to 10 years.

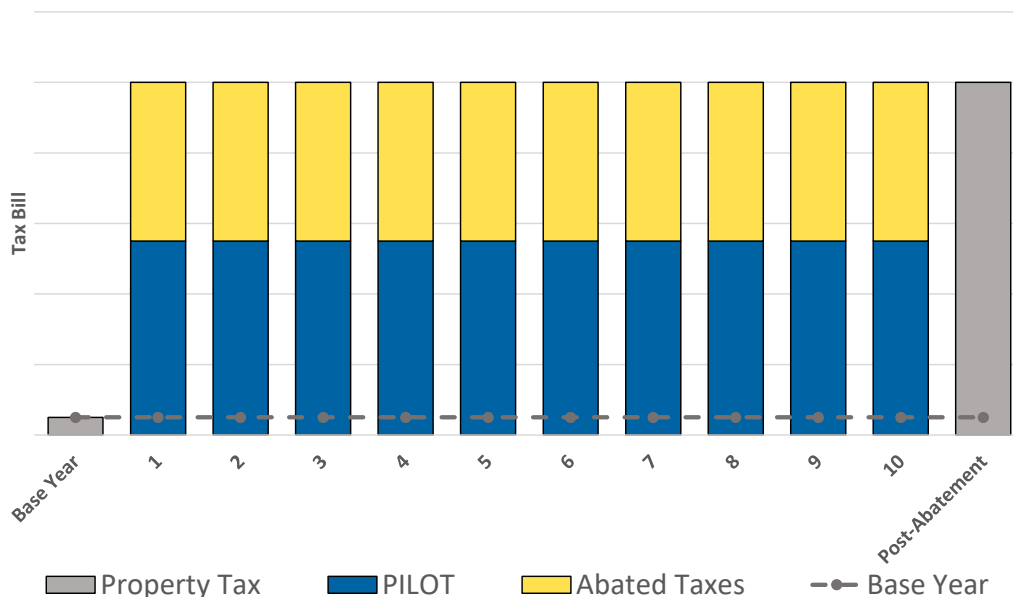
The City issues IRBs on behalf of a developer to finance the construction of the project and the portion of the project financed with IRBs is eligible for a tax abatement. The use of IRBs also makes the project eligible for a sales tax exemption on construction materials and equipment purchased with the IRB proceeds. The IRBs are not backed by the full faith and credit of the City. Upon issuance of an IRB, the City collects an origination fee from the developer that is credited to a fund used for economic development purposes.

The terms of each tax abatement are guided by City policy, which establishes standard abatements based upon the amount of capital investment and a variety of other factors set forth in the policy, including but not limited to retention or expansion of an existing business, unique site constraints, and LEED or equivalent certification of the project. Tax abatements may be structured in numerous ways including a percentage of the tax liability; a flat sum; or a sliding amount (either percentage or set dollar amount). Regardless of the structure, the City performs a cost/benefit analysis to confirm taxing jurisdictions receive a benefit.

The City enters a payment in lieu of taxes (PILOT) agreement with the developer by which the developer pays a portion of the tax liability over the term of the abatement. The difference between the amount of taxes that would be paid if there were no exemption, and the amount of the PILOT payment is the value of the “abatement.” PILOT payments are paid to the County and distributed *pro rata* to each applicable taxing jurisdiction. In most cases, the PILOT payment is a significant increase from the pre-abatement tax liability.

Once the abatement period has concluded, the property is returned fully to the tax rolls.

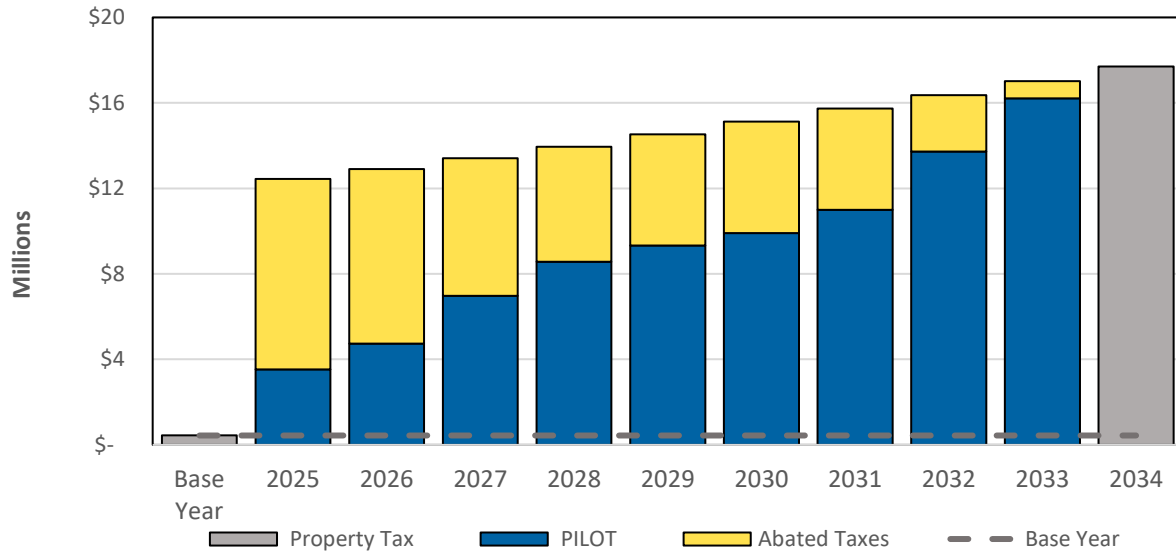
Standard 45% Tax Abatement Example



Active Abatements

In 2025, the City had 23 active tax abatements. The active tax abatements had a combined appraised value of approximately \$455 million and paid an estimated \$3.5 million in PILOT payments and taxes.

**Aggregate PILOT Payment Schedule
(Active Abatements Only)**



Active Abatements	Abatement Period	Effective Abatement	Pre-Abatement Appraisal	2025 Appraisal	2025 Taxes
Lenexa Logistics Centre South #5	10	55%	\$ -	\$ 21,716,000	\$ 297,283
College Crossing Buildings I & J	10	55%	\$ 1,446,430	\$ 22,728,000	\$ 311,136
Lenexa Logistics Centre South #3	10	55%	\$ 360	\$ 8,567,000	\$ 117,278
Lenexa Logistics Centre North 1.0 #1	10	87%	\$ 2,048,700	\$ 39,356,000	\$ 239,452
Lackman Business Center Building E	10	55%	\$ 170	\$ 3,025,000	\$ 37,646
Lenexa Logistics Centre South #7	10	55%	\$ 2,346,740	\$ 24,827,000	\$ 339,871
Grundfos	10	50%	\$ 634,710	\$ 5,315,000	\$ 78,810
Pine Ridge West #31 (Corbion)	10	55%	\$ 681,960	\$ 6,616,000	\$ 89,614
United Parcel Service (UPS)	10	55%	\$ 4,285,580	\$ 18,056,000	\$ 318,884
Adams Cable Equipment	10	50%	\$ 1,234,290	\$ 10,526,000	\$ 156,078
Oddo Development Company HQ	10	55%	\$ 980	\$ 9,116,000	\$ 134,822
Lenexa Logistics Centre East #3	10	72%	\$ 1,715,690	\$ 18,477,000	\$ 92,015
Villas at Waterside (Phase 4)	6	92%	\$ 881,520	\$ 67,354,000	\$ 61,966
Collins Aerospace	10	74%	\$ 2,436,090	\$ 37,428,020	\$ 74,856
Johnson County VA Hospital	10	50%	\$ 170,790	\$ 9,454,920	\$ 153,270
Lenexa Logistics Centre East #2	10	72%	\$ 1,891,080	\$ 16,565,000	\$ 83,046
Lenexa Logistics Centre East #4	10	72%	\$ -	\$ 37,537,000	\$ 205,755
College West Business Park	10	50%	\$ -	\$ 5,459,000	\$ 88,494
Lenexa Logistics Centre North 2.0 #5	10	72%	\$ -	\$ 38,751,000	\$ 183,313
Kansas Commerce Center Lot 4	10	50%	\$ 882,660	\$ 12,827,000	\$ 190,197
Lenexa Logistics Centre North 2.0 #11	10	71%	\$ -	\$ 15,858,000	\$ 69,170
Lenexa Logistics Centre South #8	10	55%	\$ -	\$ 12,603,000	\$ 132,837
Standard Beverage - LLS #2	10	55%	\$ 96,760	\$ 12,828,000	\$ 70,822
Total			\$ 20,754,510	\$ 454,989,940	\$ 3,526,615

Tools

IRB with Tax Abatement

Address

17201 W. 113th Street

Description

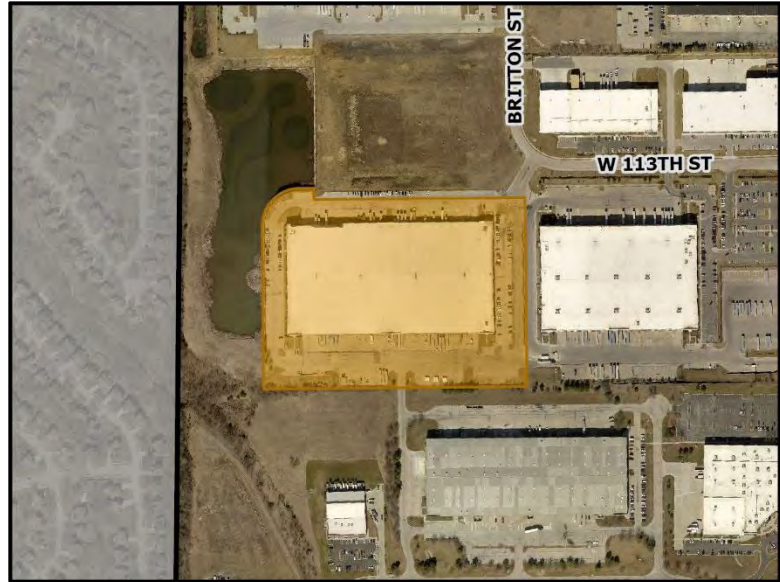
A 355,000 square-foot industrial, warehouse and office facility.

Bond Amount

\$20,000,000

Terms

10 Years
55% Tax Abatement



PILOT

The property will pay an estimated \$2,845,720 in PILOT payments over the term of the abatement.

Duration

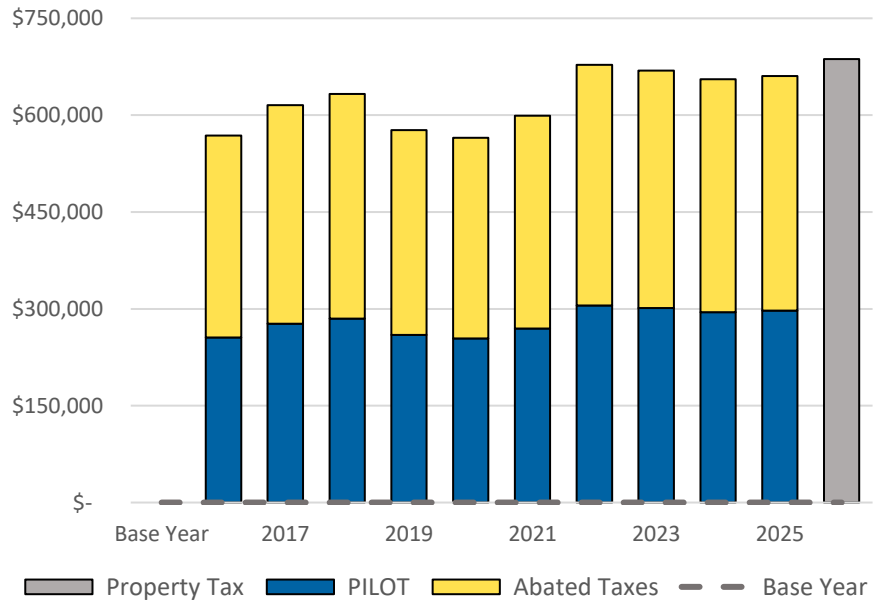
2016 – 2025

Base Appraised Value

\$0

2025 Appraised Value

\$21,716,000



Tools

IRB with Tax Abatement

Address

10800 Strang Line Road

Description

222,396 square feet of commercial office space in two buildings.

Bond Amount

\$19,000,000

Terms

10 Years
55% Tax Abatement



PILOT

The property will pay an estimated \$2,872,941 in PILOT payments over the term of the abatement.

Duration

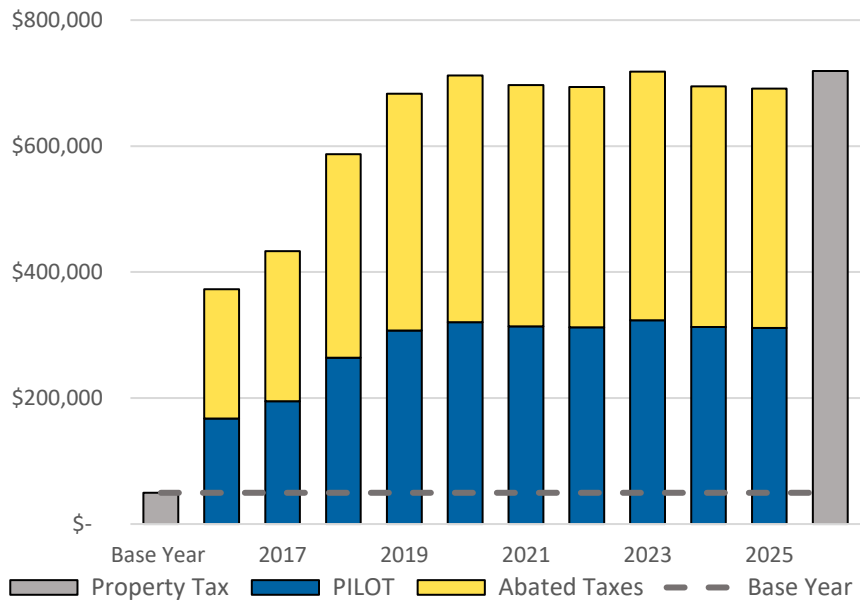
2016 – 2025

Base Appraised Value

\$1,446,430

2025 Appraised Value

\$22,728,000



Tools

IRB with Tax Abatement

Address

16900 W. 113th Street

Description

A 60,000 square-foot industrial warehouse facility.

Bond Amount

\$7,000,000

Terms

10 Years
55% Tax Abatement



PILOT

The property will pay an estimated \$806,643 in PILOT payments over the term of the abatement.

Duration

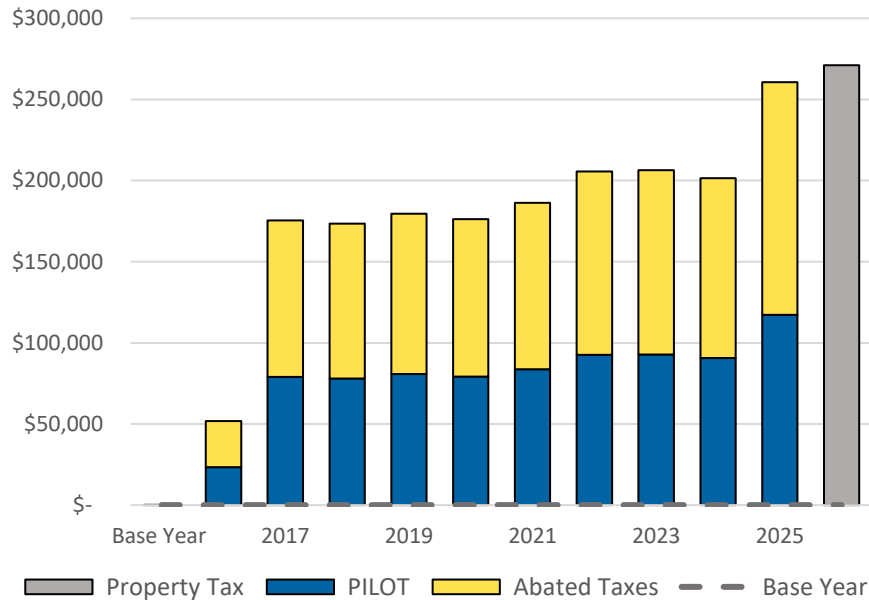
2016 – 2025

Base Appraised Value

\$360

2025 Appraised Value

\$8,567,000



Tools

IRB with Tax Abatement

Address

17700 College Boulevard

Description

A 630,000 square-foot industrial warehouse and office facility.

Bond Amount

\$40,000,000

Terms

10 Years
87% Effective Tax Abatement



PILOT

The property has a variable percentage tax abatement and will pay an estimated \$1,475,056 in PILOT payments over the term of the abatement.

Duration

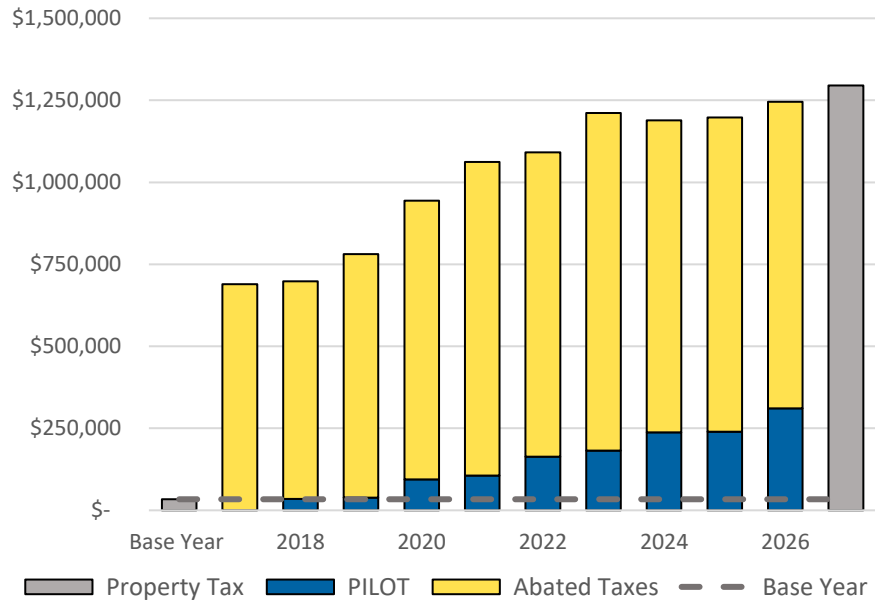
2017 – 2026

Base Appraised Value

\$2,048,700

2025 Appraised Value

\$39,356,000



Tools

IRB with Tax Abatement

Address

15501 W. 100th Terrace

Description

A 22,000 square-foot commercial facility.

Bond Amount

\$2,000,000

Terms

10 Years
55% Tax Abatement



PILOT

The property will pay an estimated \$344,994 in PILOT payments over the term of the abatement.

Duration

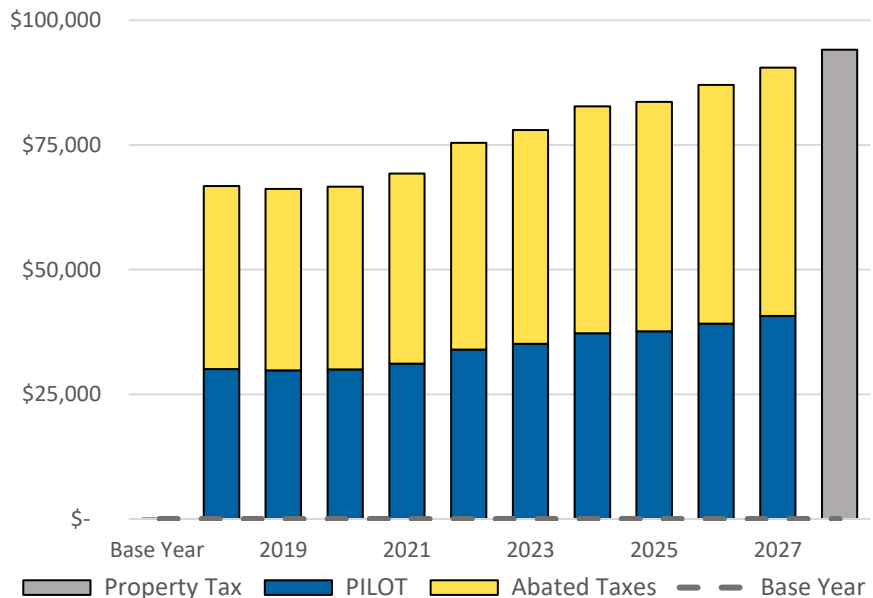
2018 – 2027

Base Appraised Value

\$170

2025 Appraised Value

\$3,025,000



Tools

IRB with Tax Abatement

Address

11200 Britton Street

Description

A 400,000 square-foot industrial warehouse and office facility.

Bond Amount

\$20,000,000

Terms

10 Years
55% Tax Abatement



PILOT

The property will pay an estimated \$3,304,204 in PILOT payments over the term of the abatement.

Duration

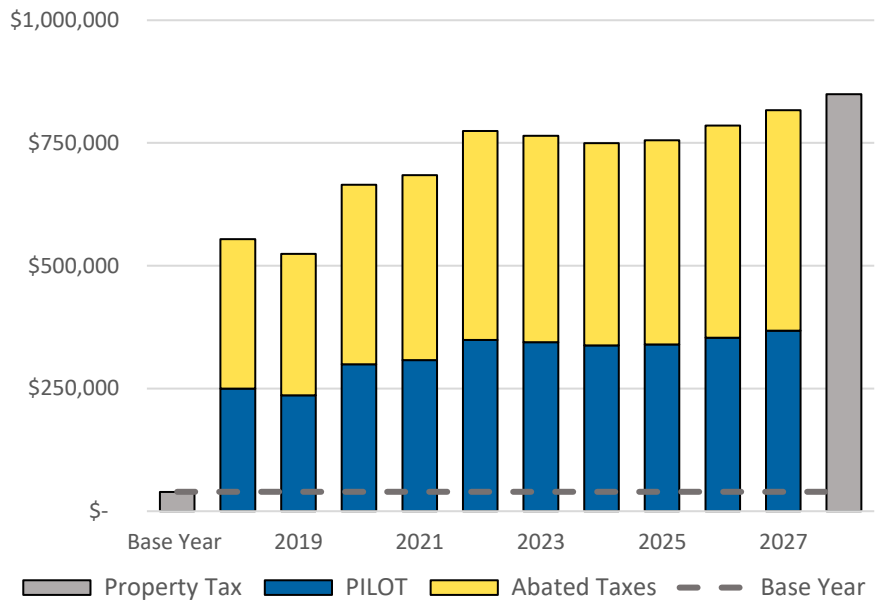
2018 – 2027

Base Appraised Value

\$2,346,740

2025 Appraised Value

\$24,827,000



Tools

IRB with Tax Abatement

Address

9300 Loiret Boulevard

Description

A 40,000 square-foot commercial building.

Bond Amount

\$12,000,000

Terms

10 Years
50% Tax Abatement



PILOT

The property will pay an estimated \$897,326 in PILOT payments over the term of the abatement.

Duration

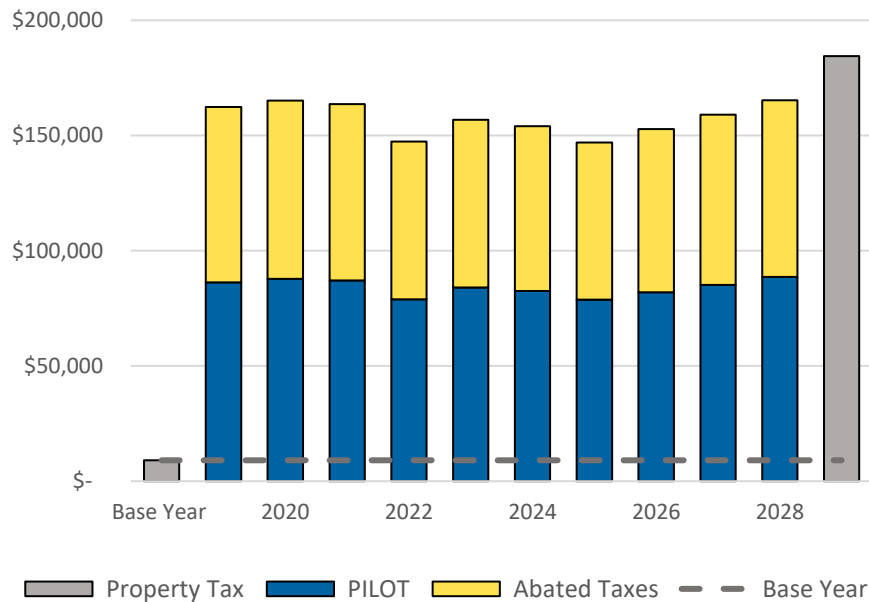
2019 – 2028

Base Appraised Value

\$634,710

2025 Appraised Value

\$5,315,000



Tools

IRB with Tax Abatement

Address

8250 Flint Street

Description

A 58,000 square-foot commercial office building.

Bond Amount

\$10,000,000

Terms

10 Years
55% Tax Abatement



PILOT

The property will pay an estimated \$940,845 in PILOT payments over the term of the abatement.

Duration

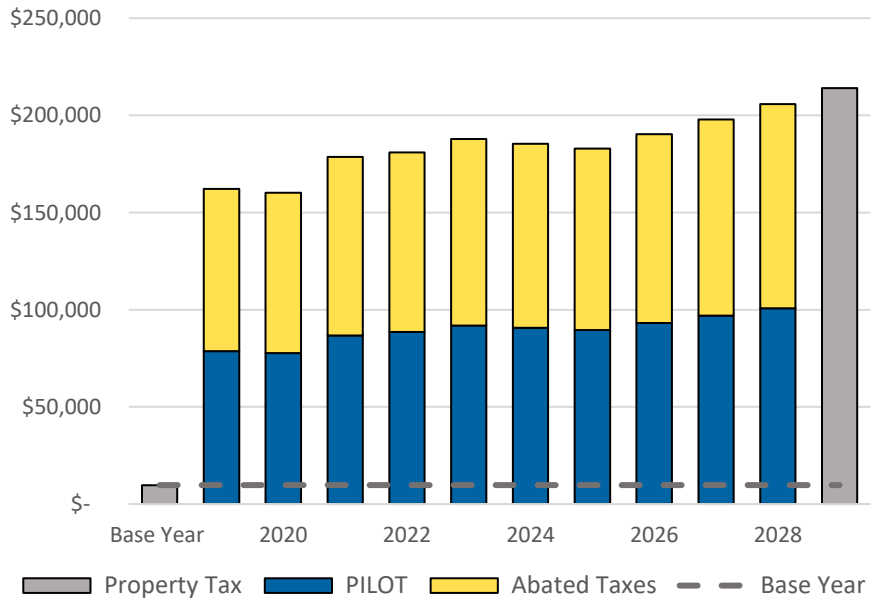
2019 – 2028

Base Appraised Value

\$681,960

2025 Appraised Value

\$6,616,000



Tools

IRB with Tax Abatement

Address

14650 Santa Fe Trail Drive

Description

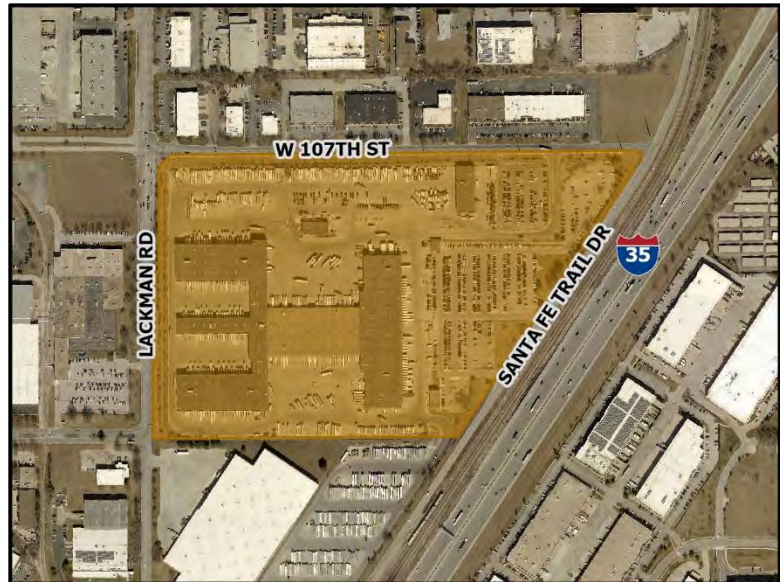
A 223,000 square-foot industrial facility expansion.

Bond Amount

\$40,000,000

Terms

10 Years
55% Tax Abatement



PILOT

The property will pay an estimated \$4,161,818 in PILOT payments over the term of the abatement.

Duration

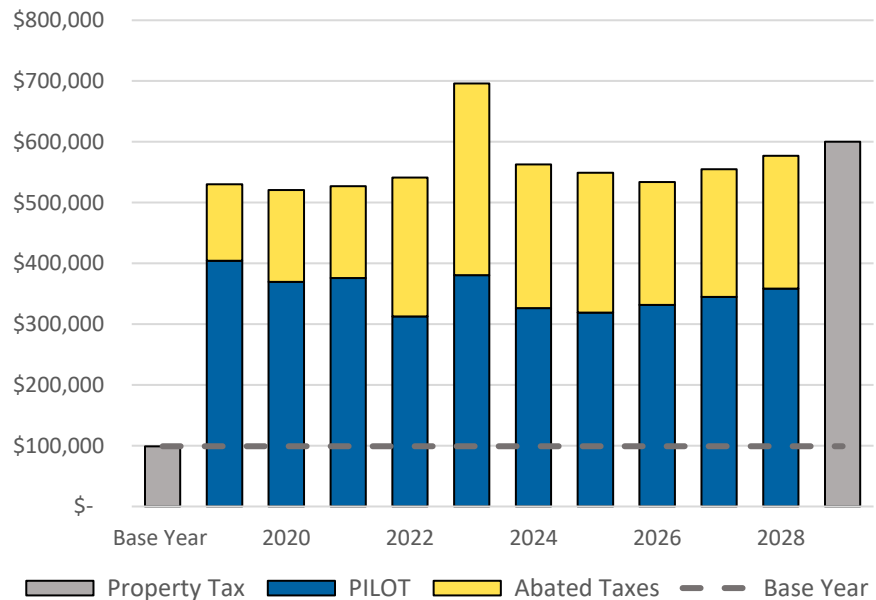
2019 – 2028

Base Appraised Value

\$6,730,000

2025 Appraised Value

\$18,056,000



Tools

IRB with Tax Abatement

Address

9700 Widmer Road

Description

A 140,000 square-foot warehouse and office facility.

Bond Amount

\$11,000,000

Terms

Ten Years
50% Tax Abatement



PILOT

The property will pay an estimated \$1,729,914 in PILOT payments over the term of the abatement.

Duration

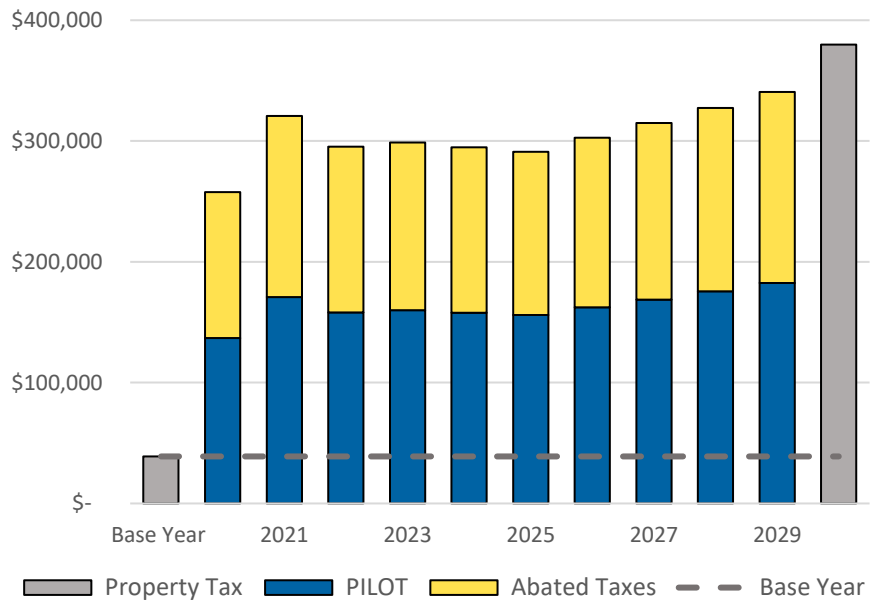
2020 – 2029

Base Appraised Value

\$1,234,290

2025 Appraised Value

\$10,526,000



Tools

IRB with Tax Abatement

Address

15200 W. 105th Terrace

Description

A 92,000 square-foot warehouse and office corporate headquarters.

Bond Amount

\$19,000,000

Terms

Ten Years
55% Tax Abatement



PILOT

The property will pay an estimated \$1,539,890 in PILOT payments over the term of the abatement.

Duration

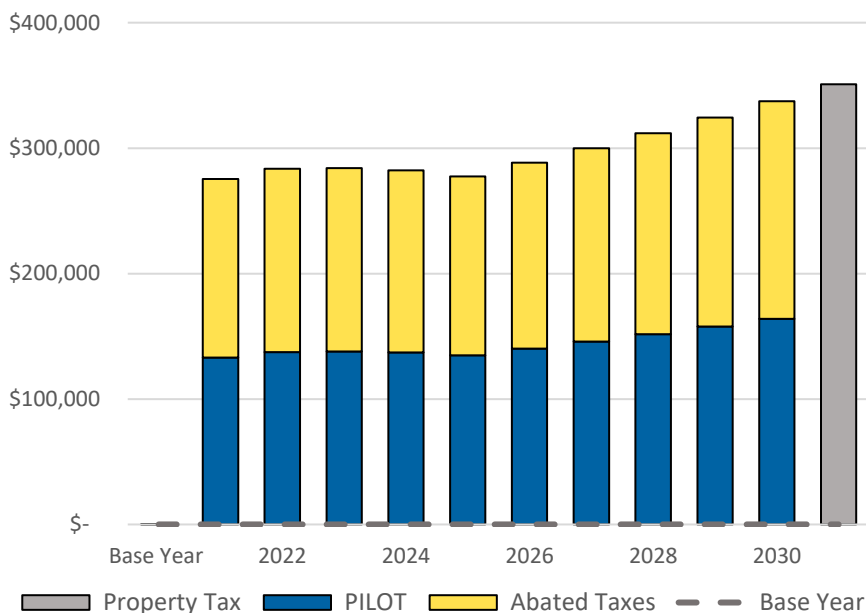
2021 – 2030

Base Appraised Value

\$980

2025 Appraised Value

\$9,116,000



Tools

IRB with Tax Abatement

Address

16401 W. 116th Street

Description

A 250,000 square-foot commercial warehouse facility.

Bond Amount

\$15,500,000

Terms

10 Years

72% Effective Tax Abatement



PILOT

The property has a fixed annual PILOT payment and will pay \$1,368,893 in PILOT payments over the term of the abatement.

Duration

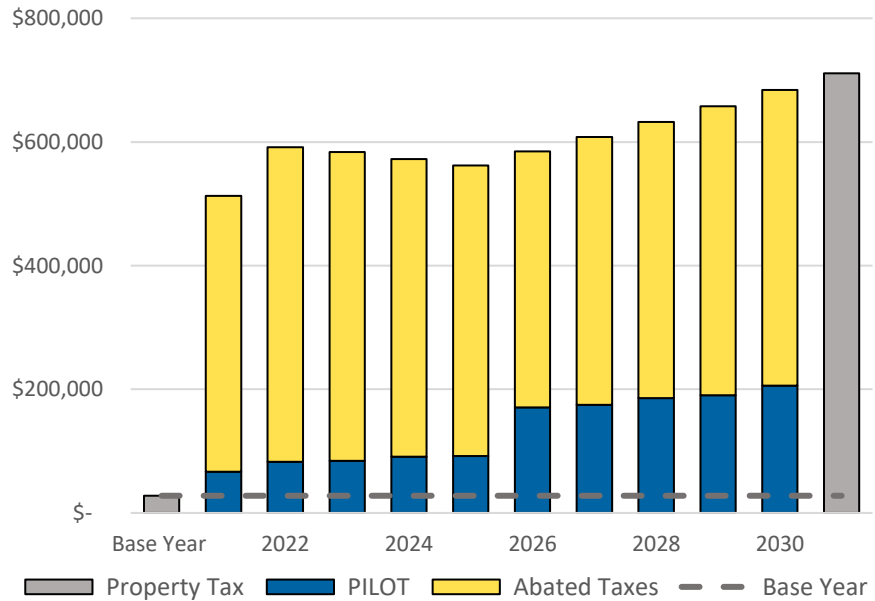
2021 – 2030

Base Appraised Value

\$1,715,690

2025 Appraised Value

\$18,477,000



Tools

IRB with Tax Abatement

Address

11501 W. 81st Street

Description

A 288-unit multi-family residential project and associated site improvements and amenities.

Bond Amount

\$47,202,200

Terms

10 Years
52% Effective Tax Abatement



PILOT

The property has a variable percentage tax abatement and will pay an estimated \$5,257,577 over the term of the abatement.

Duration

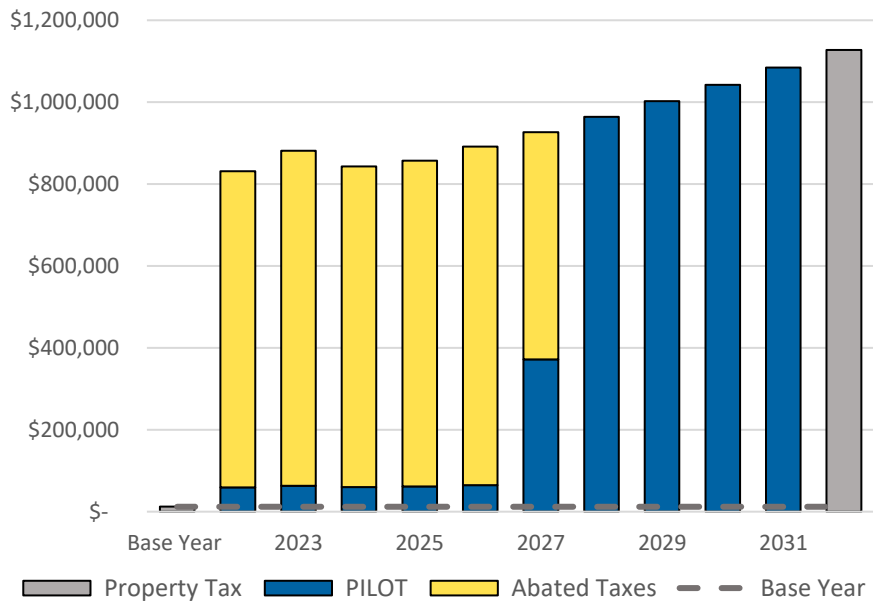
2022 – 2031

Base Appraised Value

\$881,520

2025 Appraised Value

\$67,354,000



Tools

IRB with Tax Abatement

Address

15701 W. 95th Street

Description

An 80,000 square-foot office and approximately 180,000 square-foot warehouse.

Bond Amount

\$62,000,000

Terms

10 Years
72% Effective Tax Abatement



PILOT

The property has a variable percentage tax abatement and will pay an estimated \$3,807,994 over the term of the abatement.

Duration

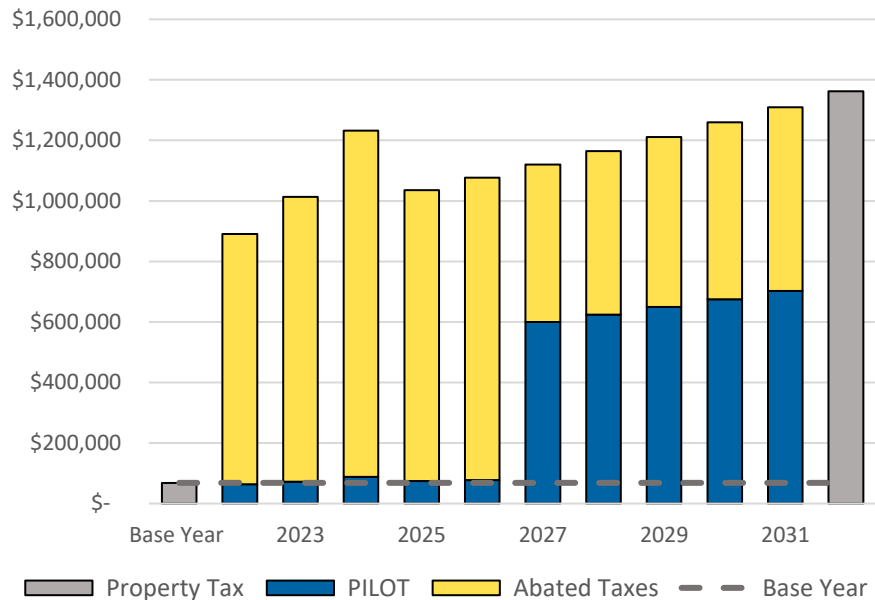
2022 – 2031

Base Appraised Value

\$2,436,090

2025 Appraised Value

\$37,428,020



Tools

IRB with Tax Abatement

Address

15512 W. 113th Street

Description

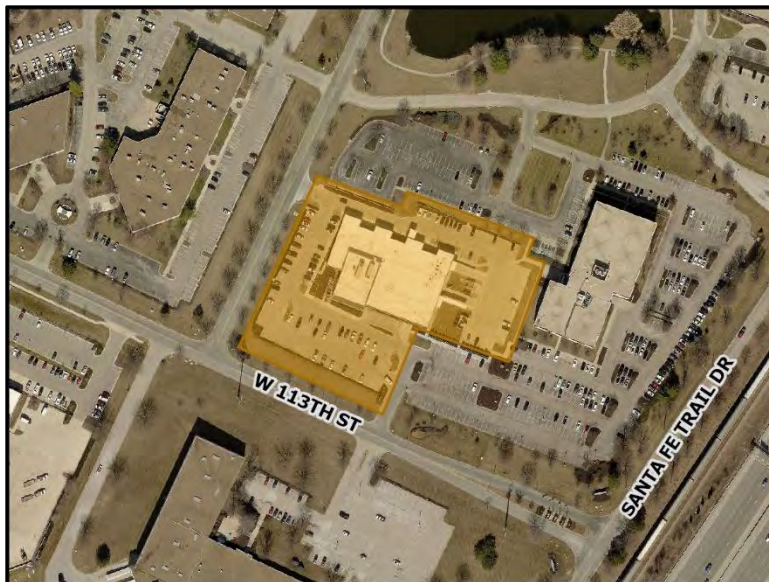
A 31,620 square-foot medical office facility.

Bond Amount

\$15,000,000

Terms

10 Years
50% Tax Abatement



PILOT

The property will pay an estimated \$1,735,688 in PILOT payments over the term of the abatement.

Duration

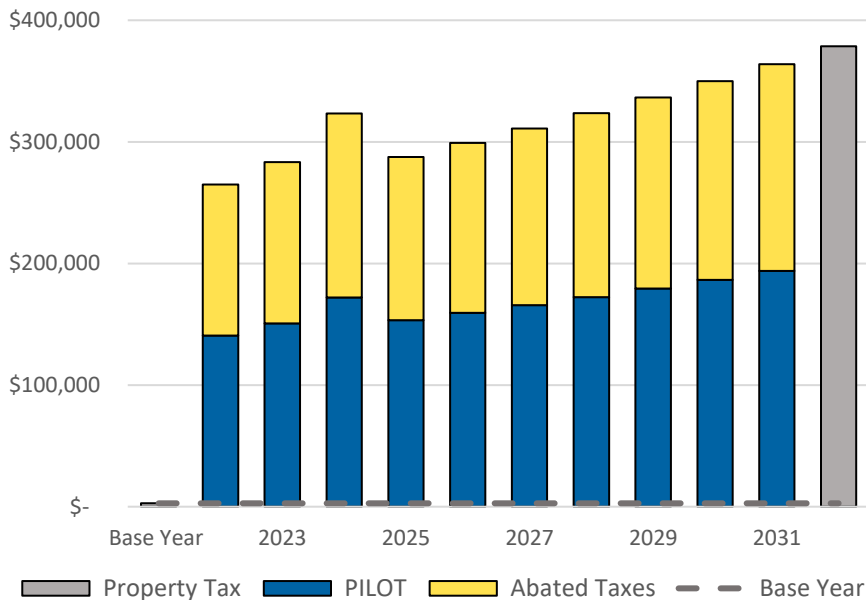
2022 – 2031

Base Appraised Value

\$170,790

2025 Appraised Value

\$9,454,920



Tools

IRB with Tax Abatement

Address

16600 W. 116th Street

Description

A 230,594 square-foot commercial warehouse facility.

Bond Amount

\$17,500,000

Terms

10 Years
72% Effective Tax Abatement



PILOT

The property has a fixed annual PILOT payment and will pay \$1,270,146 in PILOT payments over the term of the abatement.

Duration

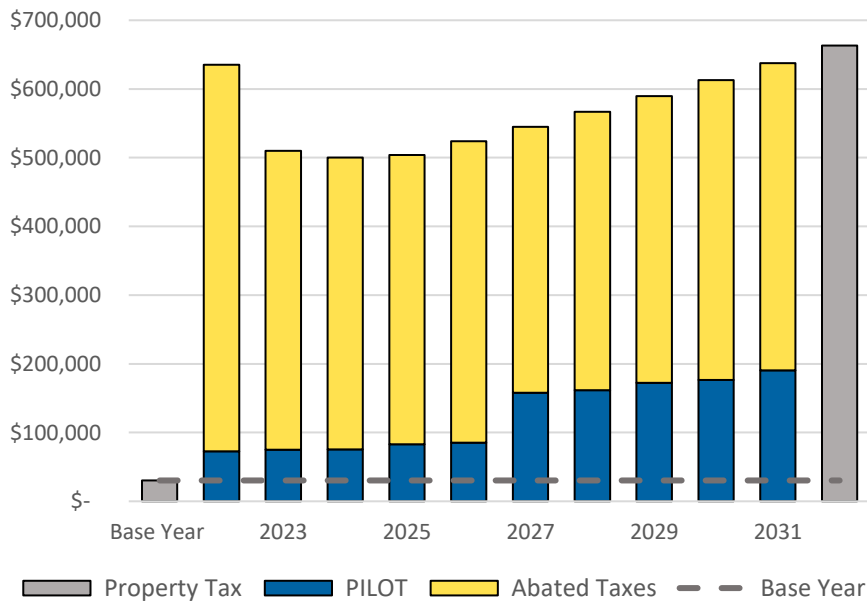
2022 – 2031

Base Appraised Value

\$1,891,080

2025 Appraised Value

\$16,565,000



Tools

IRB with Tax Abatement

Address

16100 W. 116th Street

Description

A 603,622 square-foot commercial warehouse facility.

Bond Amount

\$30,500,000

Terms

10 Years
72% Effective Tax Abatement



PILOT

The property has a fixed annual PILOT and will pay \$3,143,829 in PILOT payments over the term of the abatement.

Duration

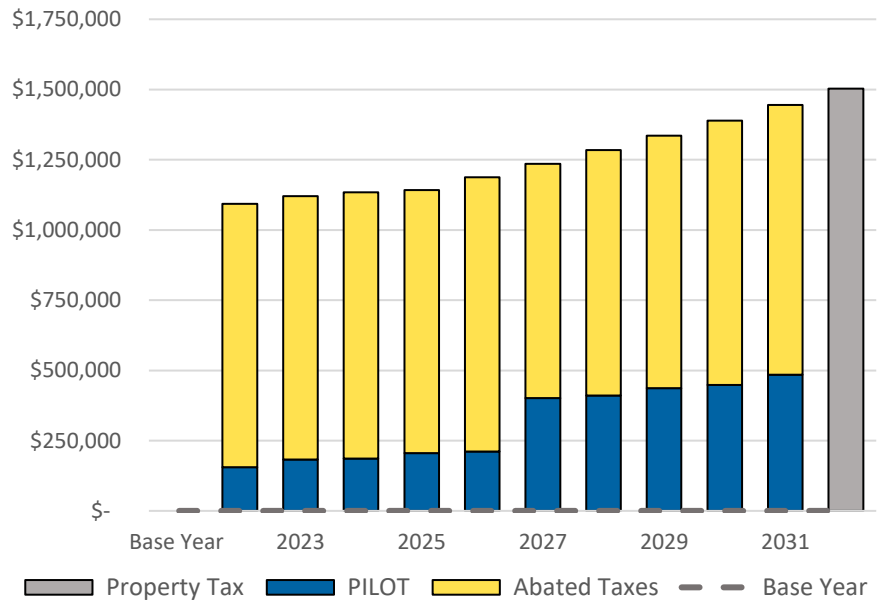
2022 – 2031

Base Appraised Value

\$0

2025 Appraised Value

\$37,537,000



Tools

IRB with Tax Abatement

Address

15300 College Boulevard

Description

A 63,000 square-foot office and warehouse facility in multiple buildings.

Bond Amount

\$8,500,000

Terms

10 Years
50% Tax Abatement



PILOT

The property will pay an estimated \$1,025,911 in PILOT payments over the term of the abatement.

Duration

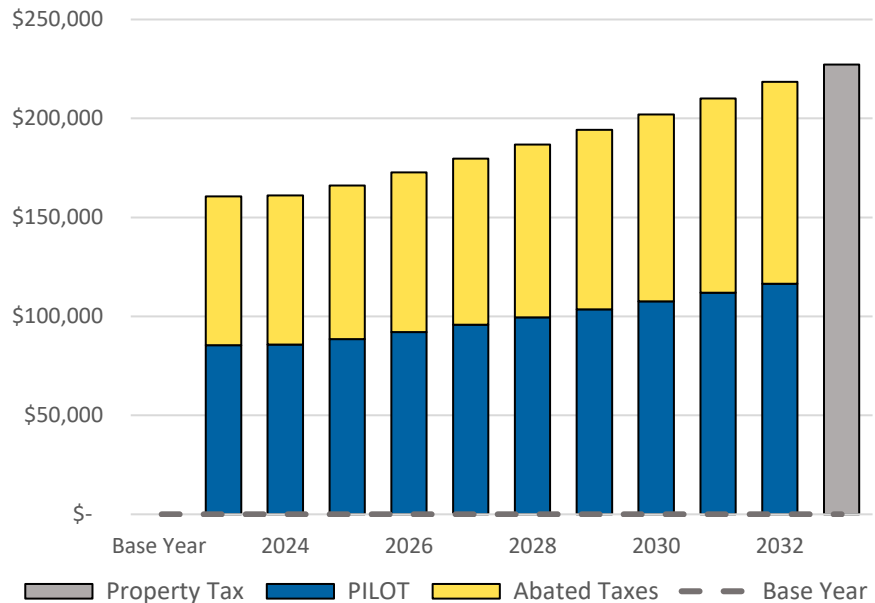
2023 – 2032

Base Appraised Value

\$0

2025 Appraised Value

\$5,459,000



Tools

IRB with Tax Abatement

Address

10901 Mill Creek Road

Description

A 565,027 square-foot commercial warehouse facility.

Bond Amount

\$28,600,000

Terms

10 Years

72% Effective Abatement



PILOT

The property has a fixed annual PILOT and will pay \$2,995,742 in PILOT payments over the term of the abatement.

Duration

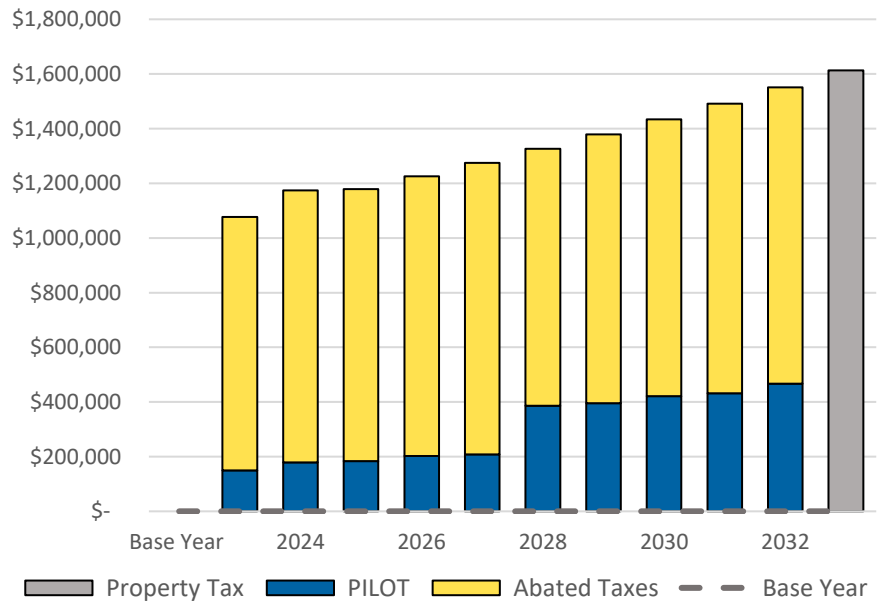
2023 – 2032

Base Appraised Value

\$0

2025 Appraised Value

\$38,751,000



Tools

IRB with Tax Abatement

Address

15415 W 95th Street

Description

A 142,500 square-foot office, warehouse and manufacturing facility.

Bond Amount

\$21,000,000

Terms

10 Years
50% Tax Abatement



PILOT

The property will pay an estimated \$2,085,733 in PILOT payments over the term of the abatement.

Duration

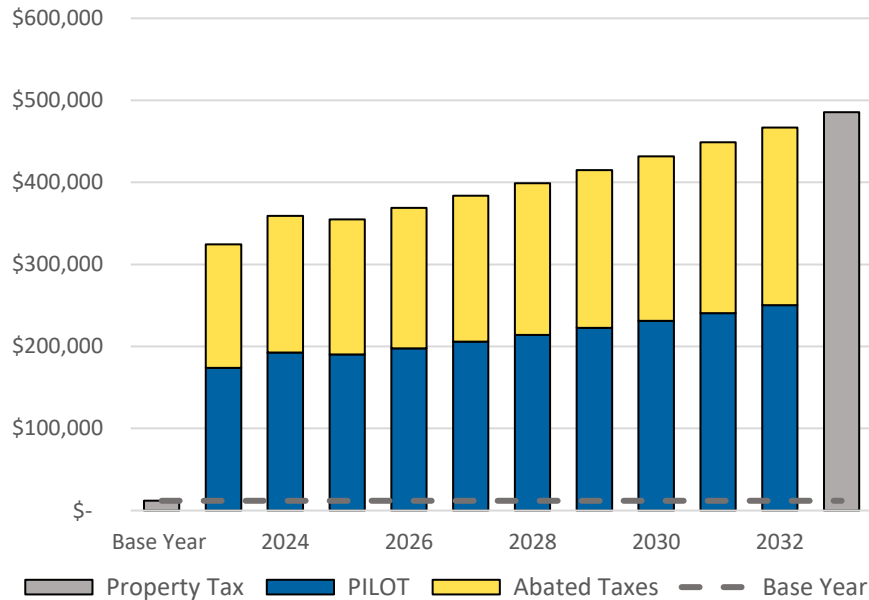
2023 – 2032

Base Appraised Value

\$882,660

2025 Appraised Value

\$12,827,000



Tools

IRB with Tax Abatement

Address

10757 Mill Creek Road

Description

A 200,000 square-foot commercial warehouse facility.

Bond Amount

\$19,900,000

Terms

10 Years

71% Effective Abatement



PILOT

The property has a fixed annual PILOT and will pay \$1,144,748 in PILOT payments over the term of the abatement.

Duration

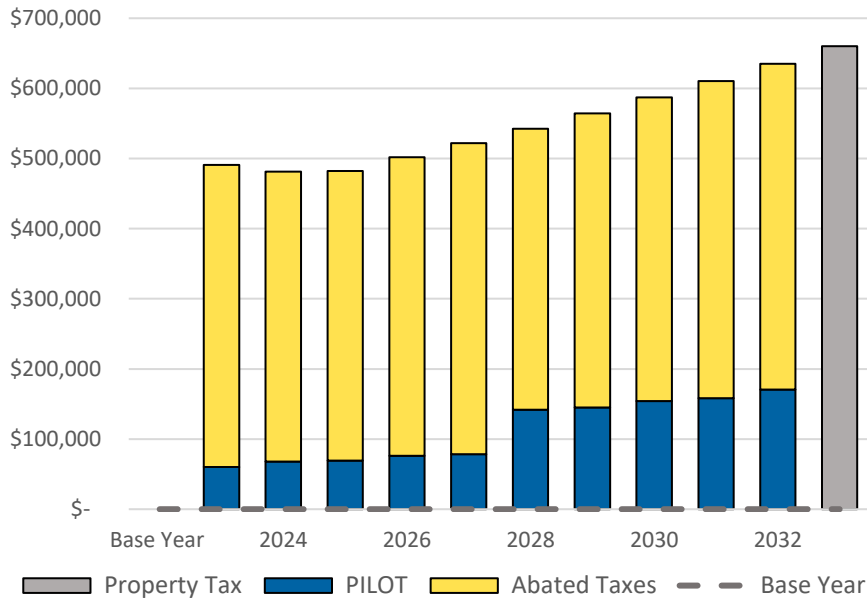
2023 – 2032

Base Appraised Value

\$0

2025 Appraised Value

\$15,858,000



Tools

IRB with Tax Abatement

Address

17211 College Boulevard

Description

A 195,409 square-foot commercial warehouse facility.

Bond Amount

\$20,200,000

Terms

10 Years

55% Effective Abatement



PILOT

The property has a fixed annual PILOT and will pay \$1,155,424 in PILOT payments over the term of the abatement.

Duration

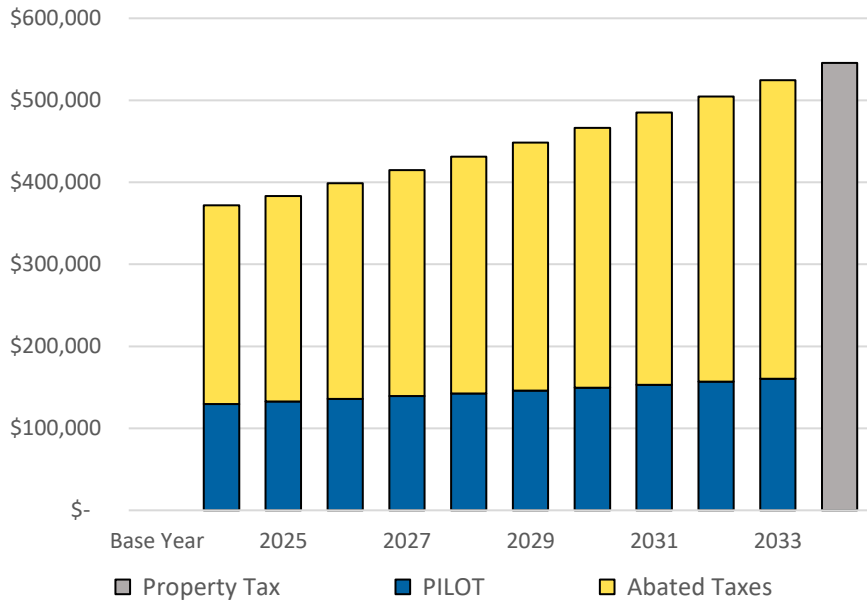
2024 – 2033

Base Appraised Value

\$0

2025 Appraised Value

\$12,603,000



Tools

IRB with Tax Abatement

Address

16800 W 113th Street

Description

An 82,000 square-foot commercial warehouse facility.

Bond Amount

\$14,500,000

Terms

10 Years

55% Effective Abatement



PILOT

The property has a fixed annual PILOT and will pay \$484,845 in PILOT payments over the term of the abatement.

Duration

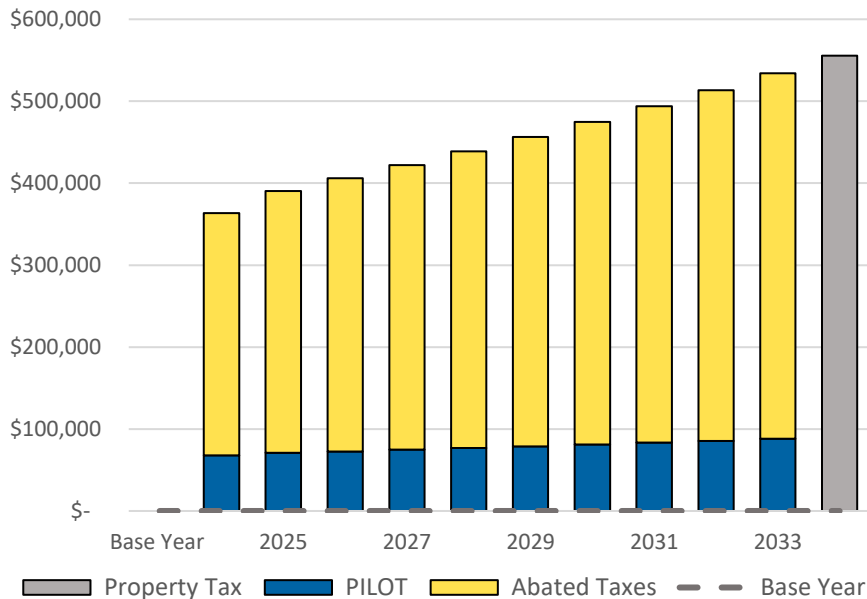
2024 – 2033

Base Appraised Value

\$96,760

2025 Appraised Value

\$12,828,000



Completed Abatements

Since 1999, 16 tax abatements have been completed. These properties are now fully on the tax rolls, except for one building that has become a tax-exempt non-profit use. The 16 completed abatements began their respective abatement terms with an estimated combined appraised value of \$15 million. In the 2025 tax year, those 16 properties had a combined appraised value of over \$265 million. The increase in appraised values following the completion of the abatement terms is projected to generate approximately \$5.4 million in property tax revenue in the 2025 tax year. If these properties had remained undeveloped, the approximate revenue generated by the 13 properties combined would be just over \$440,000.

Completed Abatements	Abatement Period	Effective Abatement	Pre-Abatement Appraisal	2025 Appraisal	2025 Taxes
LabOne	10	50%	\$ 2,590,980	\$ 24,062,000	\$ 665,453
Community America Credit Union	10	20%	\$ 750	\$ 13,252,000	\$ 366,494
Heart to Heart International	10	20%	\$ 870	\$ 9,226,000	\$ -
PRA Health Sciences	10	30%	\$ 1,972,370	\$ 16,405,000	\$ 453,693
EPA Region #7 HQ	10	90%	\$ 5,336,840	\$ 29,069,890	\$ 884,342
Lackman Business Center Building B	10	50%	\$ 803,260	\$ 9,526,000	\$ 263,449
Pine Ridge West #33	10	55%	\$ 330	\$ 4,766,000	\$ 131,807
Kocher + Beck	4	55%	\$ 3,116,310	\$ 6,150,000	\$ 170,083
Renner Commerce Center Building II	7	55%	\$ 596,880	\$ 6,446,000	\$ 196,095
P1 Group	6	55%	\$ 449,400	\$ 5,537,000	\$ 153,130
E3 XPS	6	50%	\$ 320	\$ 6,111,000	\$ 169,004
Zhongcheng Packaging	5	55%	\$ 360	\$ 4,774,000	\$ 132,029
Lackman Business Center Building D	10	55%	\$ 27,270	\$ 7,862,000	\$ 217,430
Waterside Residences on Quivira (Phase 1 & 2)	6	92%	\$ -	\$ 98,981,000	\$ 1,259,201
College Crossing Building K	10	55%	\$ 82,580	\$ 6,498,000	\$ 197,677
Lenexa Logistics Centre South #4	10	55%	\$ 4,460	\$ 16,133,000	\$ 490,786
Total			\$ 14,982,980	\$ 264,798,890	\$ 5,750,673

Pending Abatements

There are six pending tax abatements beginning as early as the 2026 tax year. The projects are in the building permit process and are expected to begin construction soon, if they haven't already. Once construction has finished, the Governing Body must approve the bond issue, and the abatement begins in the following calendar year.

Pending Abatements	Abatement Period	Effective Abatement	Pre-Abatement Appraisal	2025 Appraisal	2025 Taxes
Lenexa Logistics Centre South #6	10	55%	\$ 1,410	\$ 1,410	\$ 43
Lenexa Logistics Centre East #1	10	71%	\$ 800,610	\$ 800,610	\$ 24,356
Santa Fe Commerce Center	10	55%	\$ 910	\$ 910	\$ 28
STAG Industrial Building #1	10	55%	\$ 2,217,720	\$ 2,217,720	\$ 61,333
Lenexa Logistics Centre North 2.0 #6	10	71%	\$ 1,410	\$ 1,410	\$ 43
Lenexa Logistics Centre North 2.0 #9	10	71%	\$ 5,190	\$ 5,190	\$ 158
Total			\$ 3,027,250	\$ 3,027,250	\$ 85,961

Community
Improvement
Districts

Lenexa
K A N S A S



A Community Improvement District (CID) levies an additional sales tax of up to 2% on the sale of goods and services within its boundary. The additional sales tax collected is then reimbursed to development partners for eligible and certified expenses within the District boundaries. A CID sales tax may be levied for up to 22 years.

Eligible reimbursable expenses are the same as those eligible in TIF districts, but also include:

- ★ Vertical construction
- ★ Security
- ★ Advertising
- ★ Common Area Maintenance charges
- ★ Internal/external tenant improvements

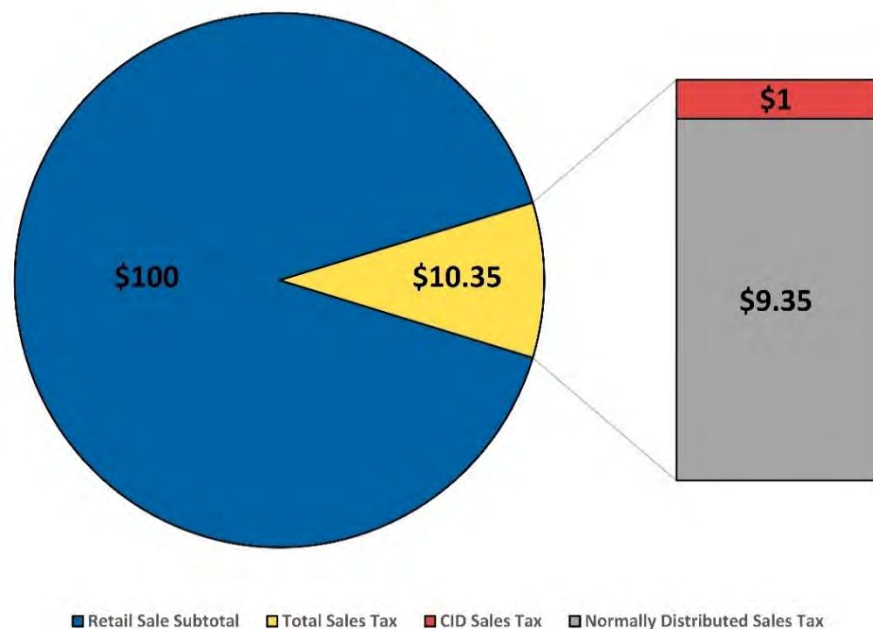
By City policy, CID sales tax reimbursement is made on a pay-as-you-go basis. If no additional sales tax is generated, no reimbursements are paid. Business owners collect and remit the additional CID sales tax monthly to the Kansas Department of Revenue in the same manner as general sales taxes. Thereafter, the State distributes sales tax to each local taxing jurisdiction and the City reimburses the developer for certified costs in the amount collected minus the City’s administrative fee (1% of the CID sales tax disbursement).

CIDs may be used in conjunction with other economic development tools. If a CID is combined with another investment tool, the developer must designate one funding source for each eligible expense at the time of cost certification, so that no eligible expense is reimbursed more than once.

At the end of 2025, the City had 20 active CIDs. One additional CID has been approved and will begin as early as April 1, 2027. All current and pending CIDs are 1%, except for Restaurant Row and the pending Village at City Center North CID.

- ★ Orchard Corners
- ★ Prairie Creek
- ★ Quivira95
- ★ Greystone South
- ★ City Center East #1
- ★ City Center East #2
- ★ Candlewood Suites
- ★ Holiday Inn Express
- ★ Sonoma Plaza Retail
- ★ City Center Block E
- ★ Springhill Suites
- ★ Lenexa Point
- ★ Vista Ridge
- ★ Vista Village
- ★ Living Spaces
- ★ The Retreat on the Prairie
- ★ Central Green MXD
- ★ Renner87
- ★ Restaurant Row
- ★ Midas Dual Hotel

CID Sale Example



Tools

CID

Construction Status

Complete

Description

Redevelopment of approximately 203,000 square-foot commercial center located over seven parcels on the southwest corner of 95th Street & Quivira Road.

Terms

The developer is eligible for reimbursement of costs associated with tenant finishes and remodels, exterior upgrades and modifications, parking lot improvements and expansions, and landscaping. The developer is also eligible to be reimbursed for constructing a right-turn lane on 95th Street to southbound Quivira Road.

Rate

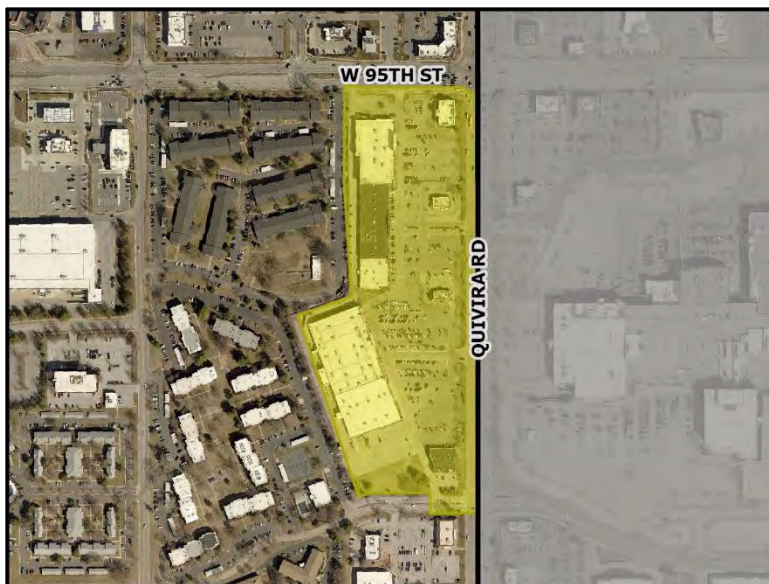
1.000%

Duration

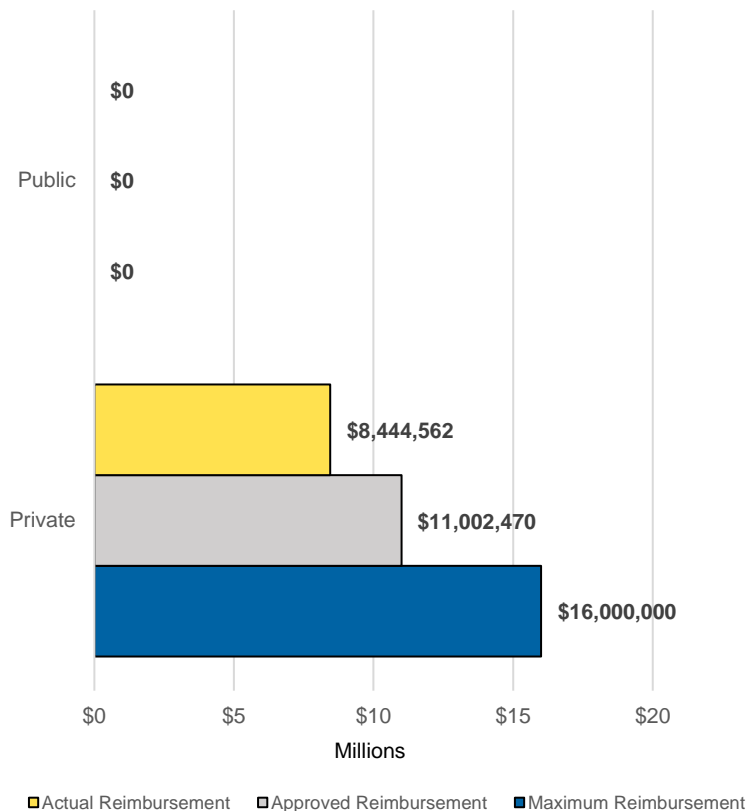
4/2011 – 3/2033

2025 Appraised Value

\$24,945,070



Reimbursement



Tools

CID
STO IRBs
TIF (see pg. 42)

Construction Status

Complete

Description

308 multi-family residential units, 29,200 square feet of commercial, retail and restaurant space, and 18,100 square feet of office use at the northwest corner of Renner Boulevard & Prairie Star Parkway.



Terms

The developer is eligible for reimbursement of costs associated with building construction, site development, tenant finishes, engineering and design, and legal fees.

Rate

1.000%

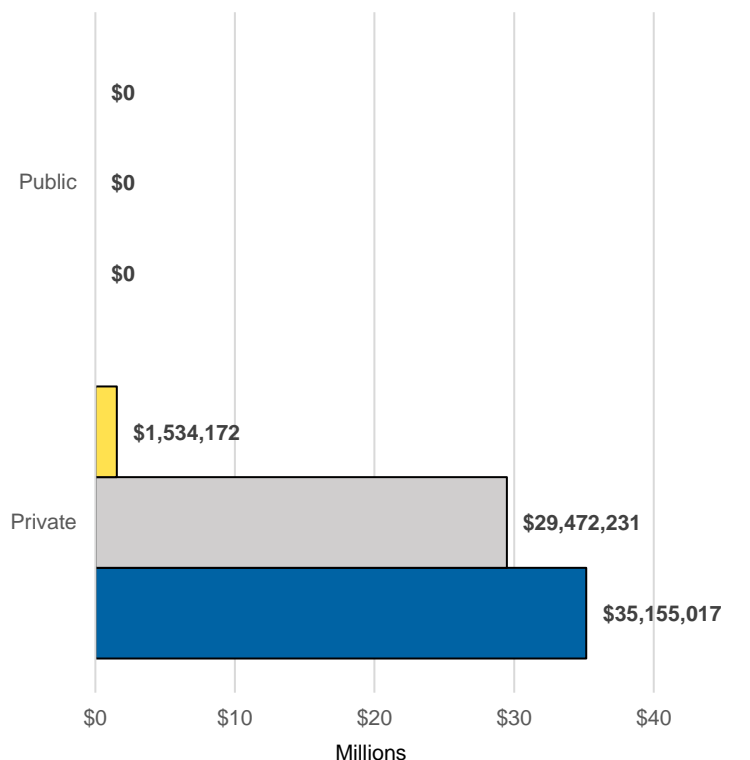
Duration

10/2012 – 9/2034

2025 Appraised Value

\$82,198,830

Reimbursement



■ Actual Reimbursement ■ Approved Reimbursement ■ Maximum Reimbursement

Tools

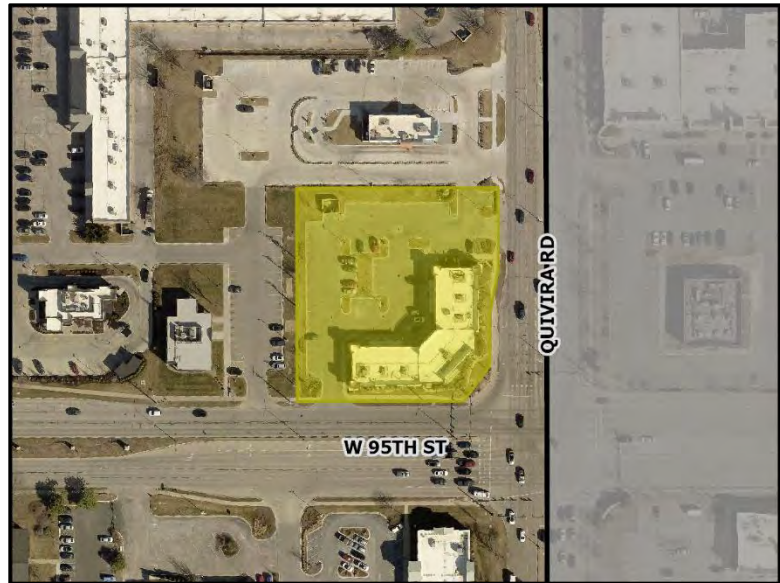
CID
TIF (see pg. 36)

Construction Status

Complete

Description

Redevelopment of a former gas station to a 10,500 square-foot restaurant and retail space, including parking, landscaping, stormwater improvements, utilities, and lighting located on the northwest corner of 95th Street & Quivira Road.



Terms

The developer is eligible for reimbursement of costs associated with land acquisition, demolition, building construction, site development, tenant finishes, as well as engineering and design fees.

If the developer is fully reimbursed, the City is eligible for reimbursement of costs associated with street and intersection improvements to 95th Street and Quivira Road.

Rate

1.000%

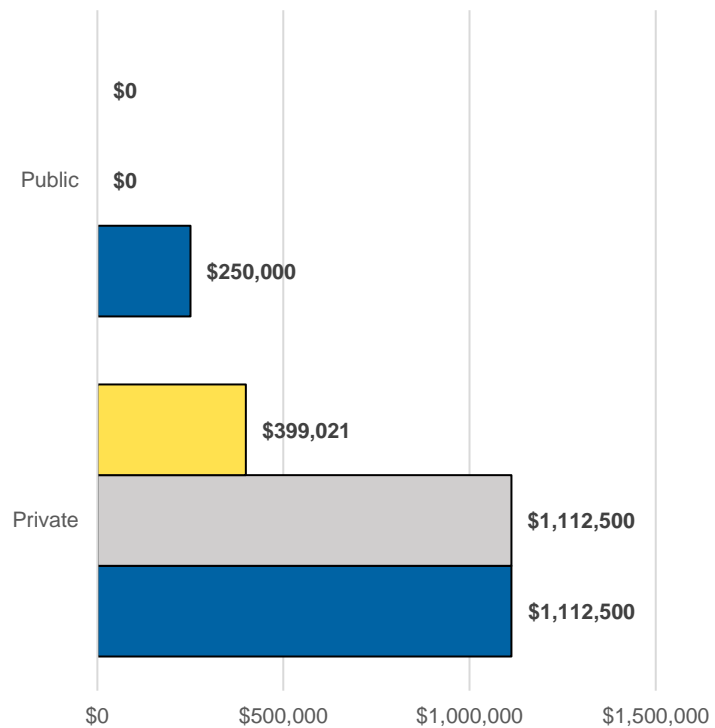
Duration

10/2013 – 9/2035

2025 Appraised Value

\$4,040,000

Reimbursement



■ Actual Reimbursement ■ Approved Reimbursement ■ Maximum Reimbursement

V

Tools

CID

Construction Status

Complete

Description

Redevelopment of a multi-tenant retail center on the northwest corner of 87th Street Parkway & Rosehill Road.

Terms

The developer is eligible for reimbursement of costs associated with landscaping improvements, parking lot improvements, sprinkler system upgrades, roof replacement, and other exterior building upgrades.

If the developer is fully reimbursed, the City is eligible for reimbursement of costs associated with public improvements to 87th Street Parkway.

Rate

1.000%

Duration

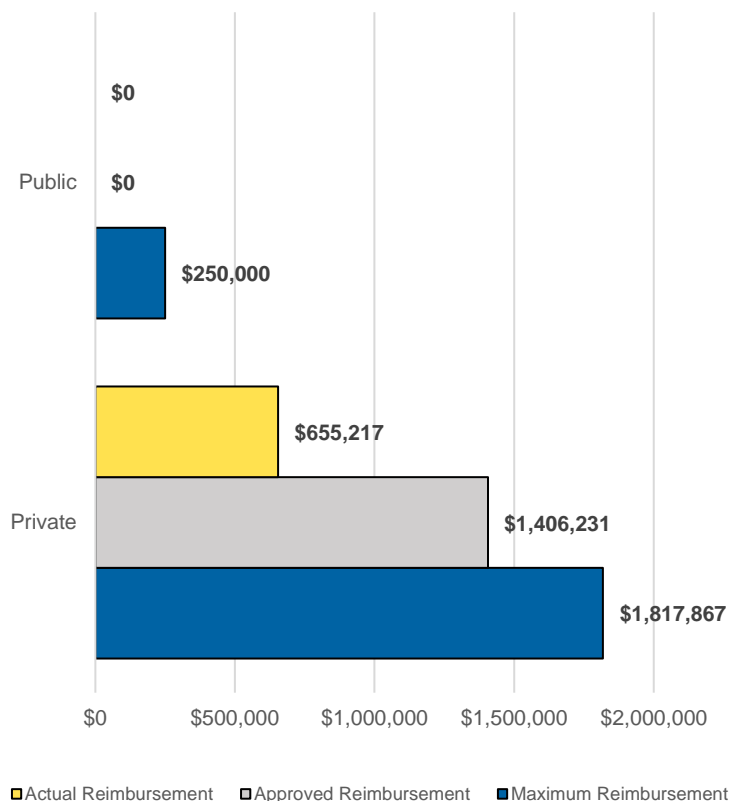
4/2014 – 3/2036

2025 Appraised Value

\$8,716,000



Reimbursement



Tools

CID
STO IRBs
TIF (see pg. 19)

Construction Status

Complete

Description

A mixed-use office and retail building with an associated parking structure at 89th Street & Renner Boulevard.

Terms

The developer is eligible for reimbursement of building construction, facility improvements and tenant improvement costs, as well as ongoing maintenance costs.

Rate

1.000%

Duration

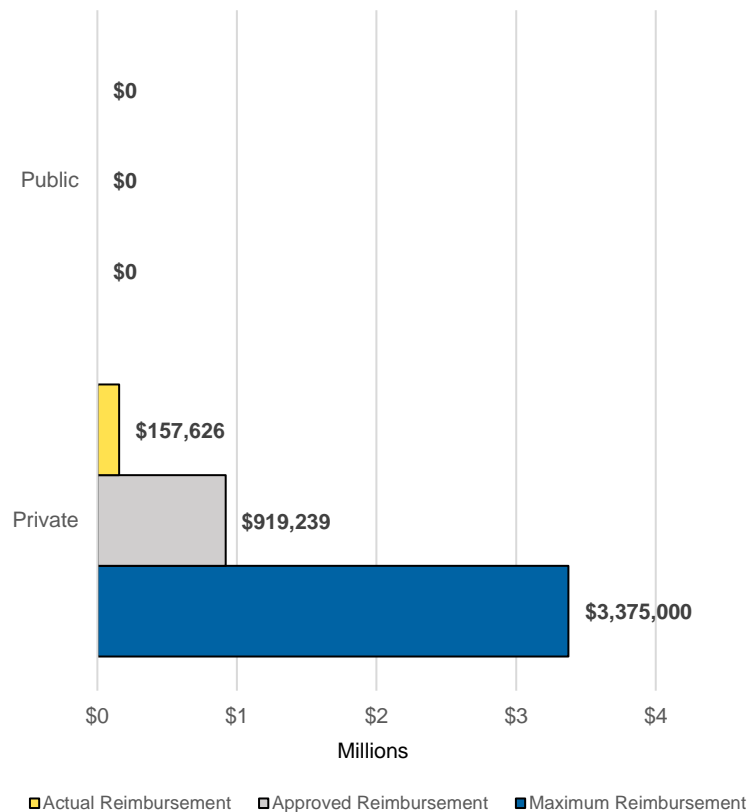
10/2014 – 9/2036

2025 Appraised Value

\$9,498,810



Reimbursement



Tools

CID
STO IRBs
TIF (see pg. 20 – 21)

Construction Status

Complete

Description

A 127-room hotel with an adjacent conference center and a free-standing restaurant (now Jack Stack BBQ) located east of City Center Drive & Renner Boulevard.



Terms

The developer is eligible for reimbursement of costs associated with land acquisition, building construction, site development, parking, and tenant improvements.

The vacant lot at the northeast corner of City Center Drive & Renner Boulevard is included in the District but is not eligible for any reimbursement until a development agreement is approved.

Rate

1.000%

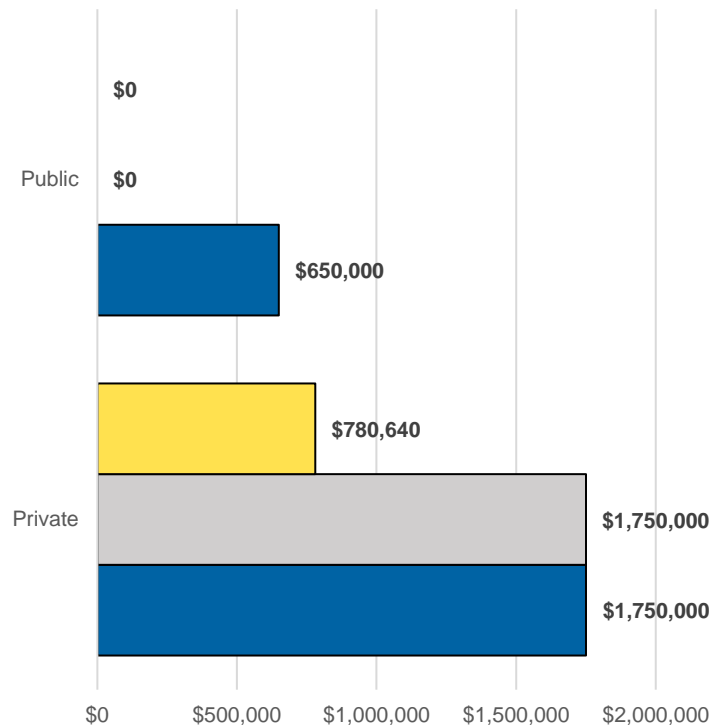
Duration

1/2016 – 12/2037

2025 Appraised Value

\$34,541,520

Reimbursement



■ Actual Reimbursement ■ Approved Reimbursement ■ Maximum Reimbursement

Tools

CID
TIF (see pg. 37)

Construction Status

Complete

Description

A four-story, 96-room hotel and associated site development and infrastructure at the northwest corner of 96th Terrace & Rosehill Road.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, building construction, site development, tenant finishes, parking improvements and engineering and design fees.

Rate

1.000%

Duration

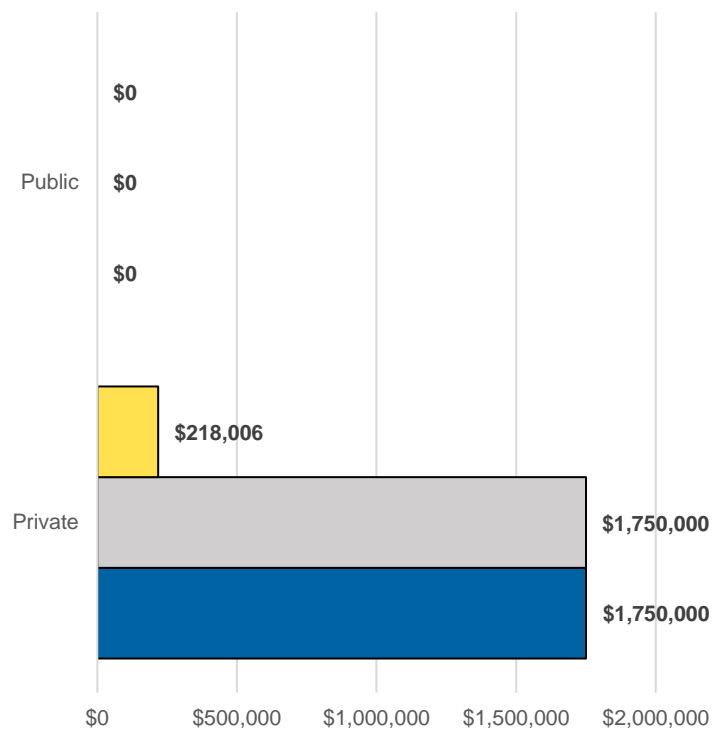
10/2017 – 9/2039

2025 Appraised Value

\$5,065,000



Reimbursement



■ Actual Reimbursement
 ■ Approved Reimbursement
 ■ Maximum Reimbursement

Tools

CID
TIF (see pg. 37)

Construction Status

Complete

Description

A four-story, 96-room hotel and associated site development and infrastructure at the northwest corner of 96th Terrace & Rosehill Road.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, building construction, site development, tenant finishes, parking improvements and engineering and design fees.

Rate

1.000%

Duration

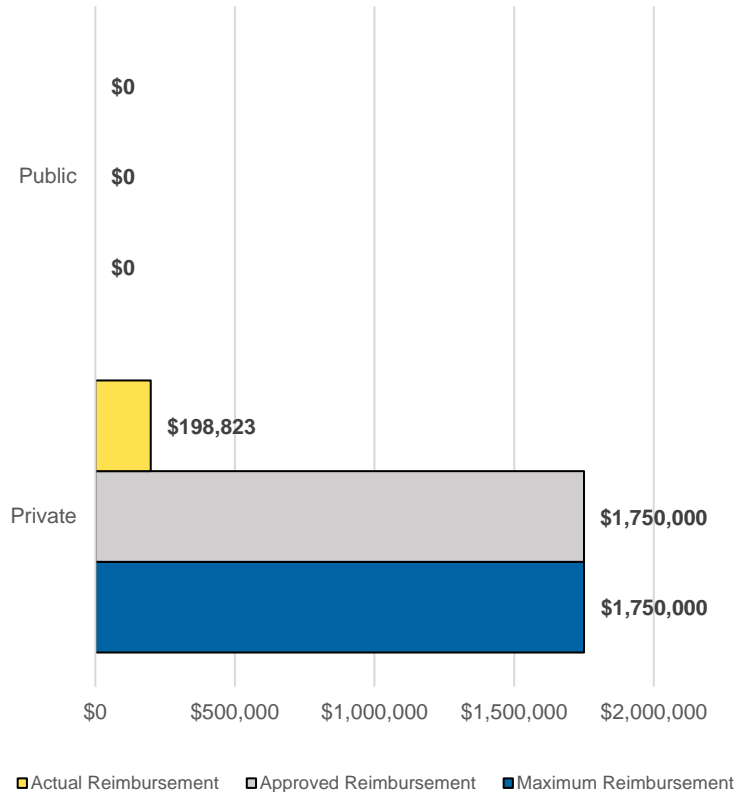
10/2017 – 9/2039

2025 Appraised Value

\$6,171,790



Reimbursement



Tools

CID
STO IRBs
TIF (see pg. 33)

Construction Status

Complete

Description

143,700 square feet of retail in multiple buildings at the southeast corner of 87th Street Parkway & I-435.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, vertical building construction, site development, tenant finishes, parking improvements and signage.

Rate

1.000%

Duration

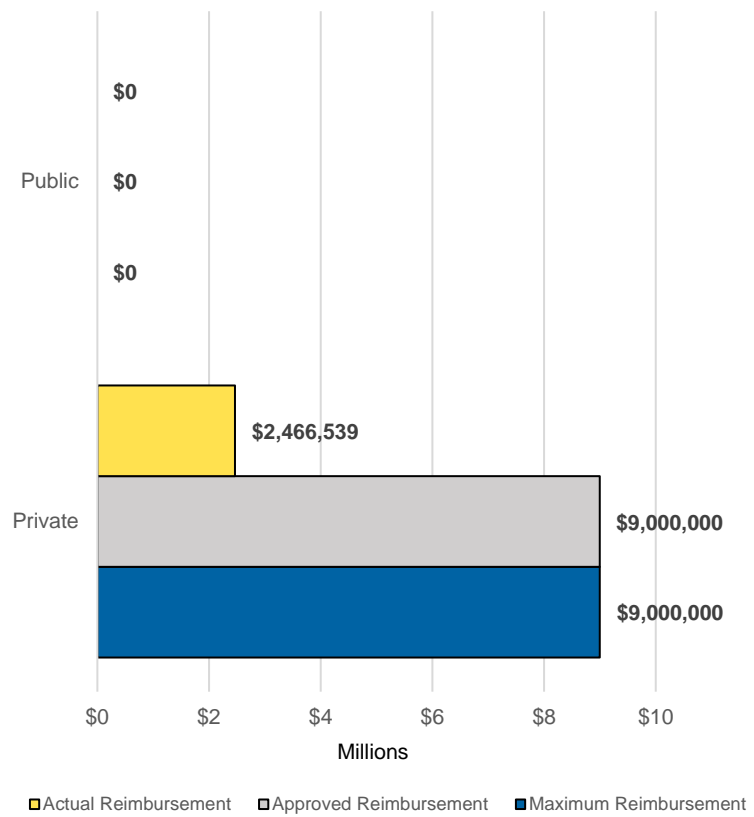
7/2017 – 6/2039

2025 Appraised Value

\$34,940,210



Reimbursement



Tools

CID
TIF (see pgs. 10 & 15)

Construction Status

Complete

Description

Two 20,000 square-foot multi-tenant mixed-use buildings on the northwest corner of Penrose Lane & Renner Boulevard.

Terms

The developer is eligible for reimbursement of costs for land acquisition, vertical building construction, site development, parking improvements, and tenant improvement costs.

Rate

1.000%

Duration

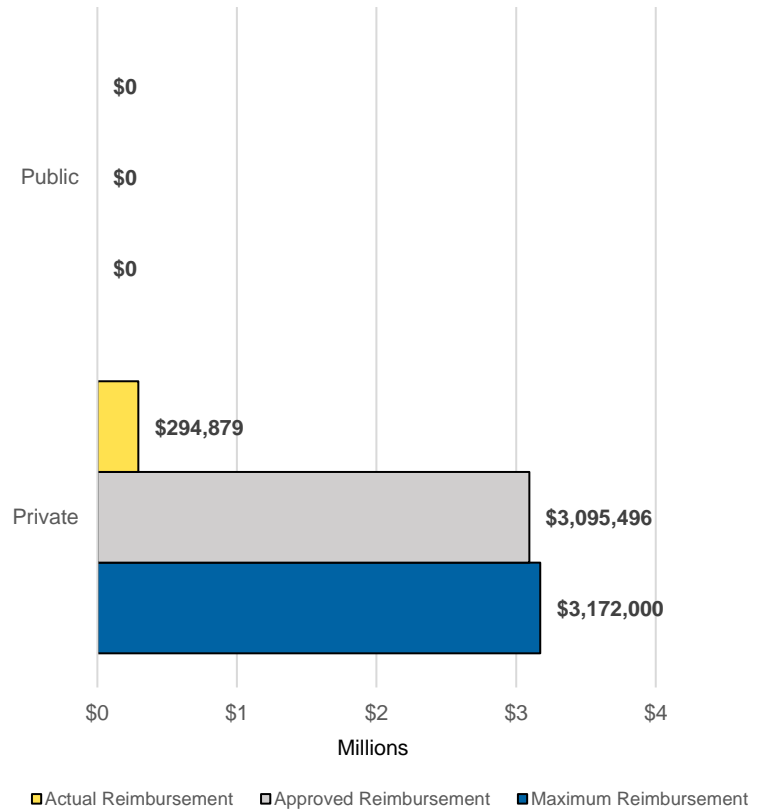
7/2019 – 6/2041

2025 Appraised Value

\$7,841,000



Reimbursement



Tools

CID
STO IRBs
TIF (see pg. 23)

Construction Status

Complete

Description

A 124-room hotel, 5,200 square feet of retail space, and associated parking structure at the northwest corner of 87th Street Parkway & Penrose Lane.

Terms

The developer is eligible for reimbursement of costs for vertical building construction and parking lot.

Rate

1.000%

Duration

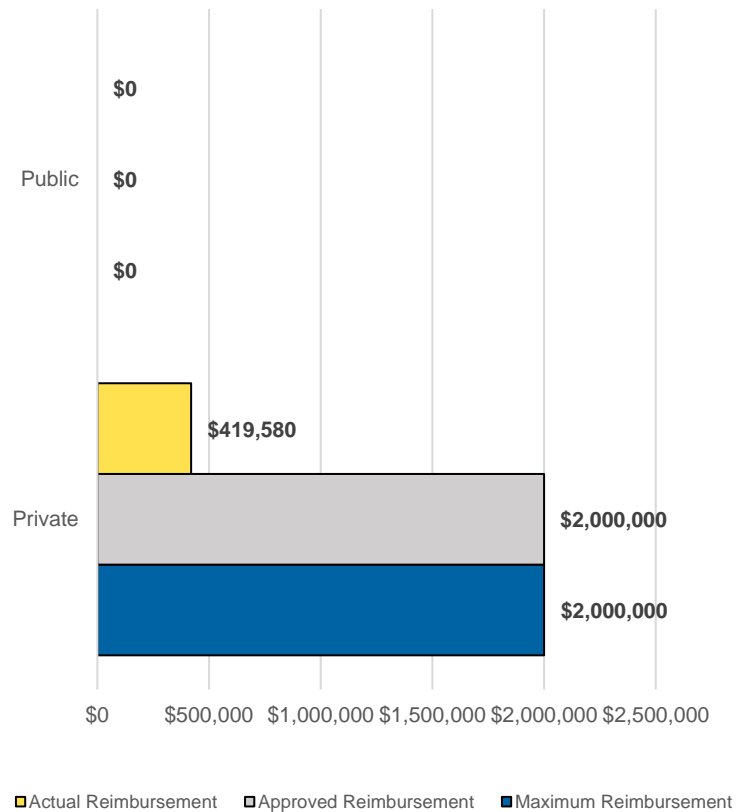
7/2020 – 6/2042

2025 Appraised Value

\$11,163,000



Reimbursement



Tools

CID

Construction Status

Complete

Description

Redevelopment of a 14-acre multi-tenant retail center on the northwest corner of 87th Street Parkway & Maurer Road.

Terms

The developer is eligible for reimbursement of costs associated with building façade improvements, tenant finishes, parking lot improvements, landscaping signage, and other site improvements.

Rate

1.000%

Duration

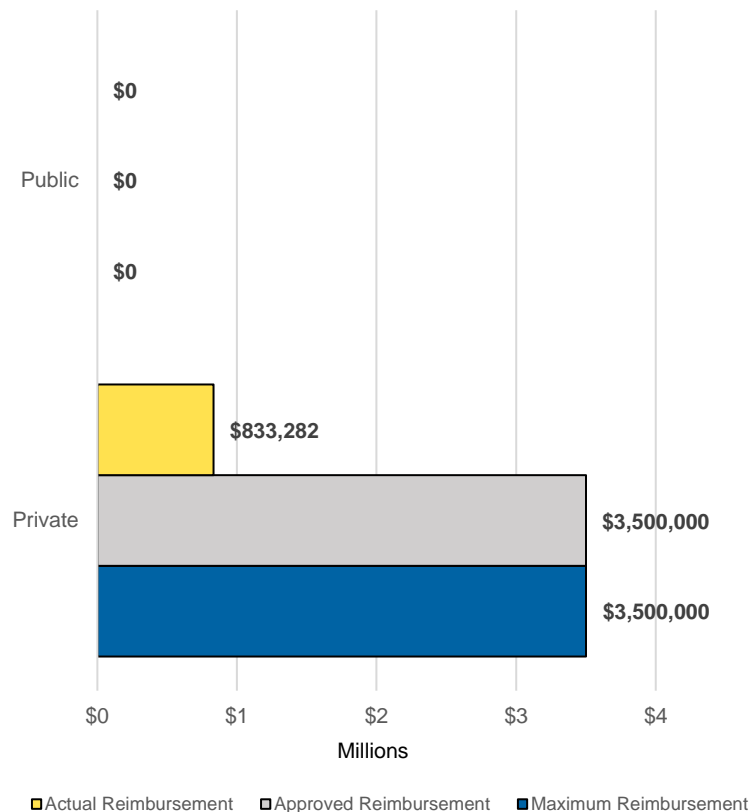
4/2020 – 3/2042

2025 Appraised Value

\$20,883,400



Reimbursement



Tools

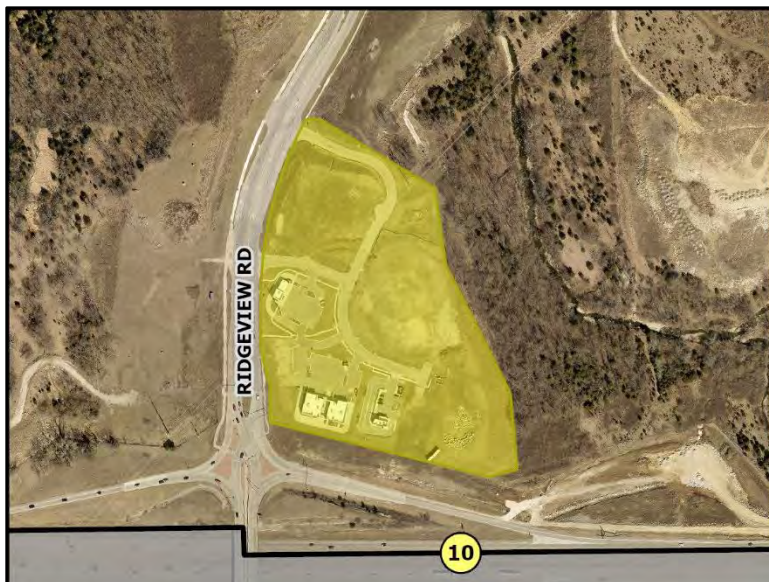
CID
STO IRBs
TIF (see pg. 49)

Construction Status

Under Construction

Description

A mixed-use development including retail, restaurants, a convenience store and gas station, and a hotel at the northeast corner of K-10 & Ridgeview Road.



Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, streets, sidewalks, and parking improvements.

Rate

1.000%

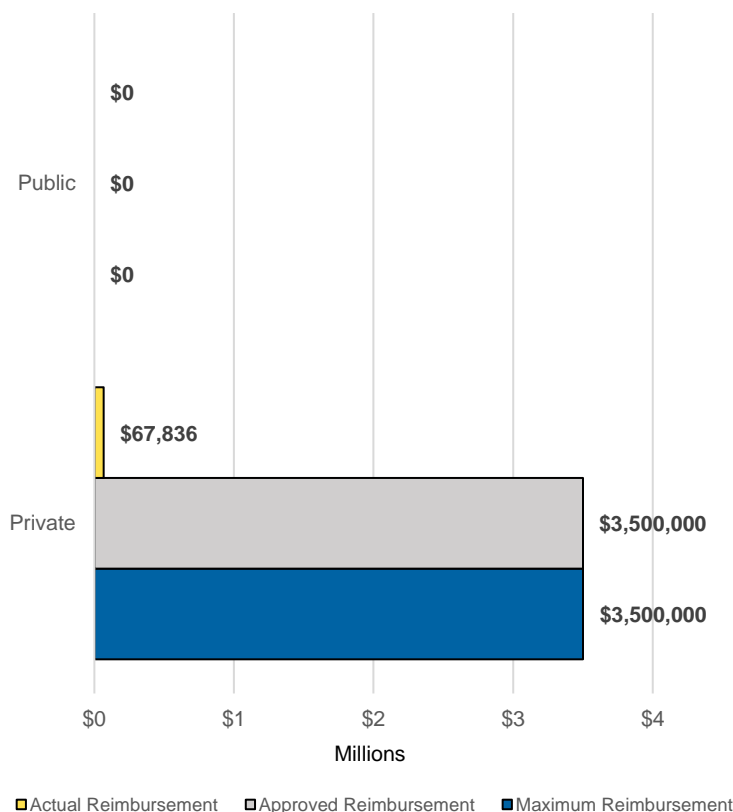
Duration

10/2022 – 9/2044

Estimated Appraised Value Upon Completion

\$27,450,000

Reimbursement



Tools

CID
STO IRBs
TIF (see pg. 48)

Construction Status

Under Construction

Description

A mixed-use development including a 261-unit multi-family building, and approximately 40,000 square feet of retail uses in six buildings at the southeast corner of Prairie Star Parkway & Ridgeview Road.



Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, parking lots and structures, and streets and sidewalks.

Rate

1.000%

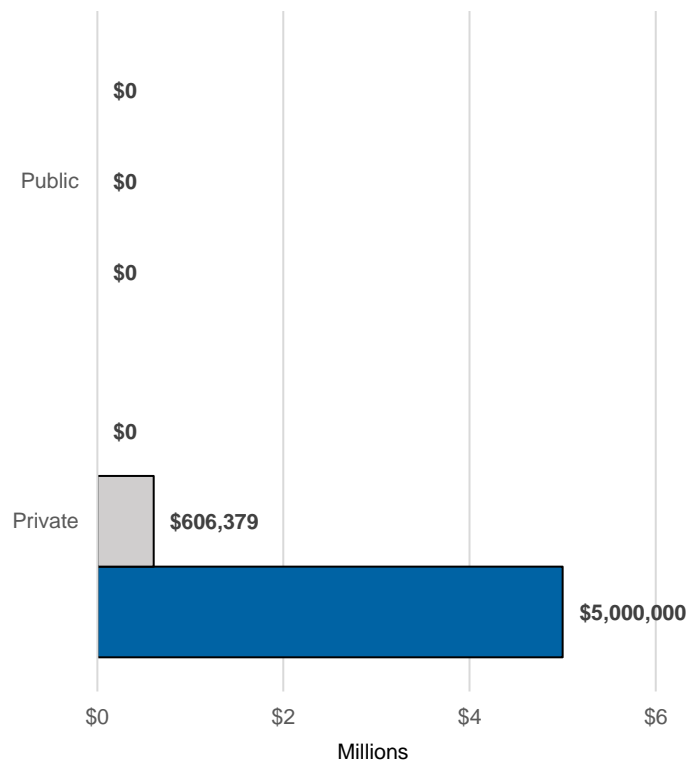
Duration

1/2023 – 12/2044

Estimated Appraised Value Upon Completion

\$70,510,000

Reimbursement



Actual Reimbursement Approved Reimbursement Maximum Reimbursement

Tools

CID

Construction Status

Complete

Description

Redevelopment of a 106,000 square-foot retail space and associated site work at the southwest corner of 95th Street & Monrovia Street.

Terms

The developer is eligible for reimbursement of costs associated with land acquisition, facility improvements, parking lots and landscaping.

Rate

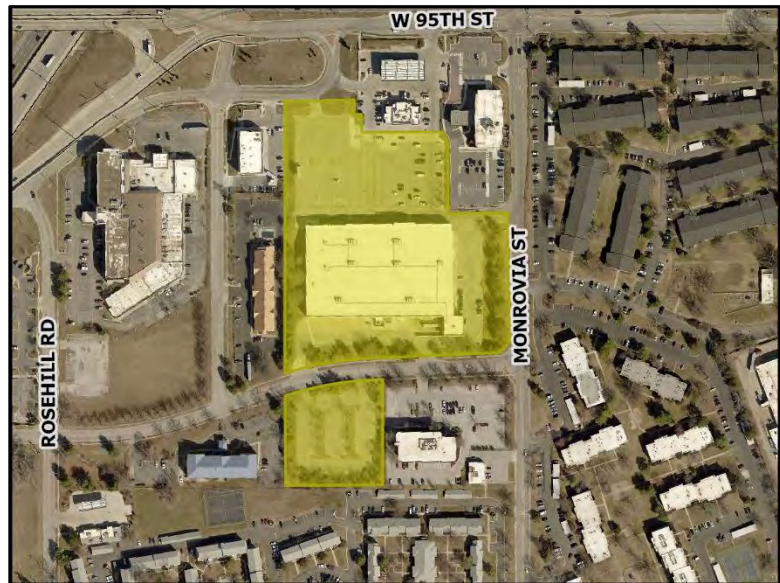
1.000%

Duration

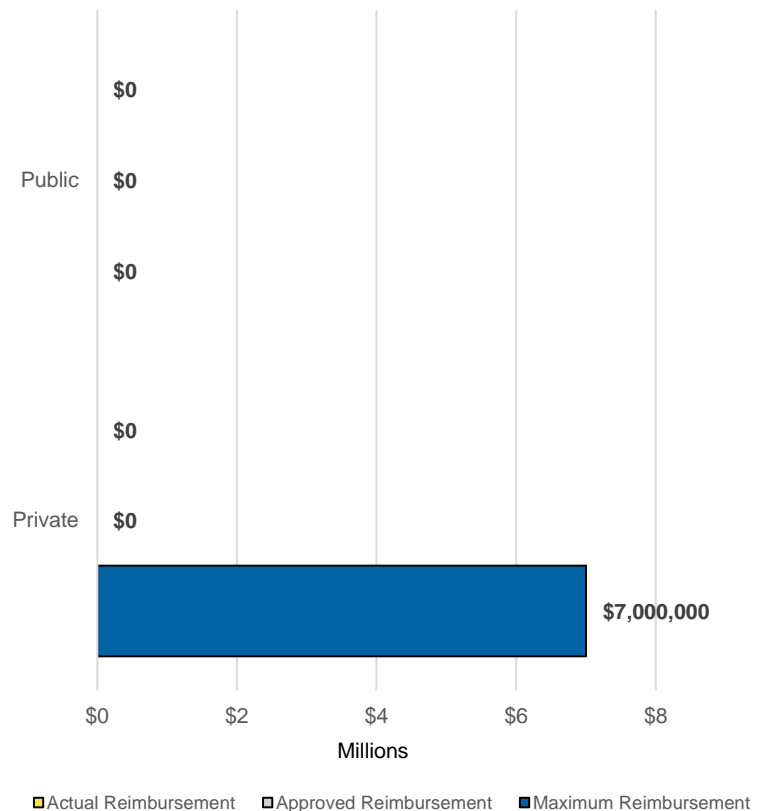
1/2023 – 12/2044

2025 Appraised Value

\$10,028,220



Reimbursement



Tools

CID
STO IRBs
TIF (see pg. 24)

Construction Status

Complete

Description

A four-story, 48,000 square-foot mixed-use building with restaurant, office and retail space with associated parking, infrastructure, pedestrian amenities, and construction of Penrose Lane.



Terms

The developer is eligible for reimbursement of costs for vertical building construction and tenant improvement costs.

Rate

1.000%

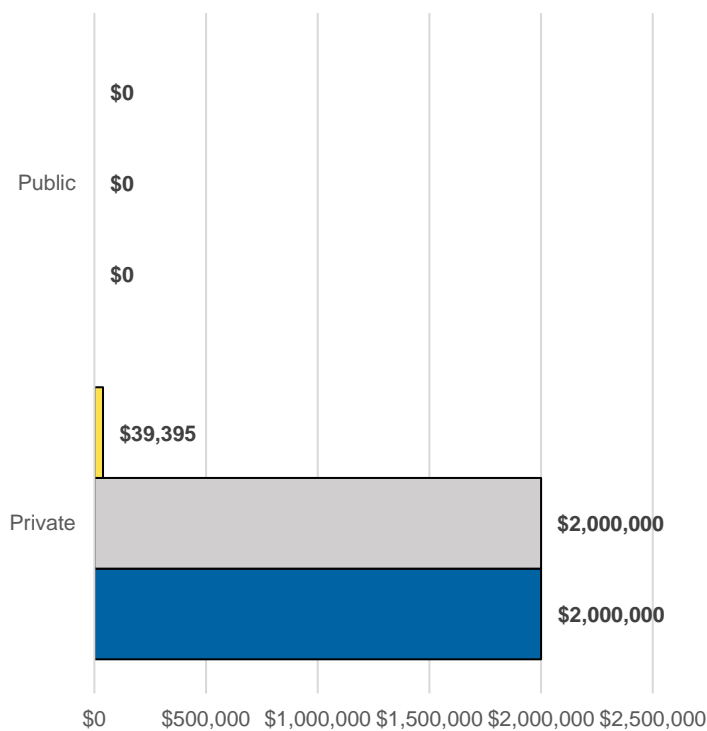
Duration

10/2023 – 9/2045

2025 Appraised Value

\$6,307,000

Reimbursement



■ Actual Reimbursement ■ Approved Reimbursement ■ Maximum Reimbursement

Tools

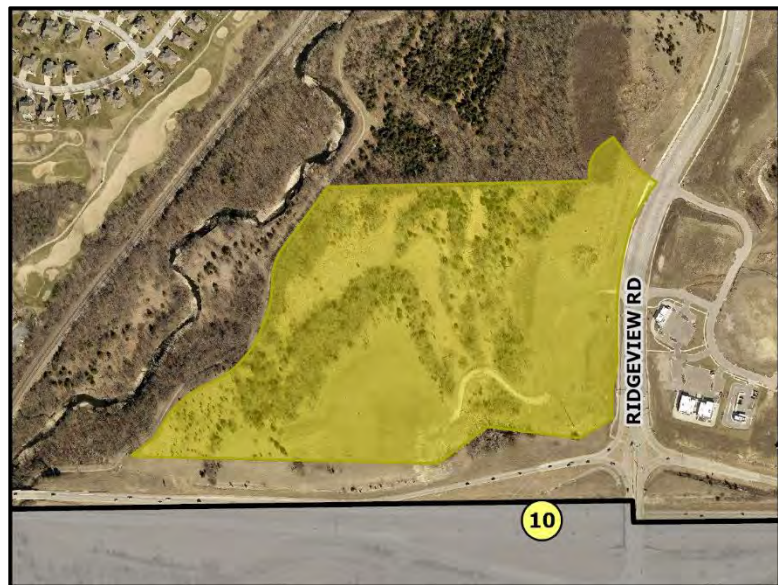
CID
STO IRBs
TIF (see pg. 51)

Construction Status

Inactive

Description

A mixed-use project consisting of multi-family residential and approximately five pad sites with various commercial and retail uses on the northwest corner of K-10 & Ridgeview Road.



Terms

The developer is eligible for reimbursement of costs associated with land acquisition, site development, parking lots and structures, and streets and sidewalks.

Rate

1.000%

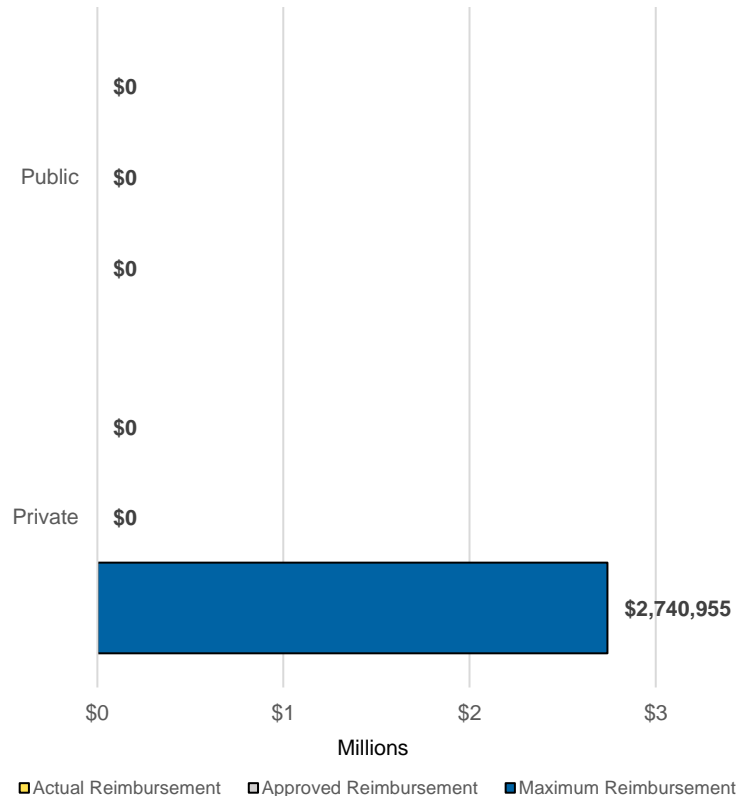
Duration

7/2023 – 7/2045

Estimated Assessed Value Upon Completion

\$14,870,000

Reimbursement



Tools

CID
STO IRBs
TIF (see pg. 31)

Construction Status

Planned

Description

Two multi-story residential buildings with 250 units and 10,000 square feet of retail space, as well as associated structured and surface parking, sidewalks, landscaping, and infrastructure at the northeast corner of 87th Street Parkway & Renner Boulevard.



Terms

The developer is eligible for reimbursement of costs for land acquisition, vertical building construction, parking lots and structures, and streets and sidewalks.

Rate

1.000%

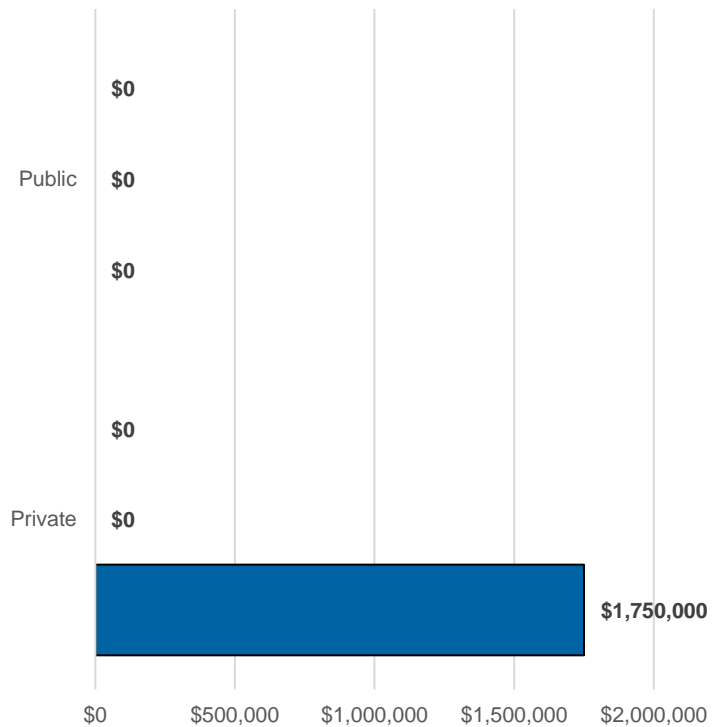
Duration

1/2024 – 12/2045

Estimated Assessed Value Upon Completion

\$6,000,000

Reimbursement



■ Actual Reimbursement
 ■ Approved Reimbursement
 ■ Maximum Reimbursement

Tools

CID
STO IRBs
TIF (see pg. 16)

Construction Status

Complete

Description

A mixed-use project with two phases including 17,800 square-feet of restaurant space, 10,604 square-feet of retail and 51,400 square feet of office with 70 space parking deck and infrastructure on the southwest corner of 87th Street Parkway & Renner Boulevard.



Terms

The developer is eligible for reimbursement of costs for land acquisition, site development, tenant improvement costs, and streets and sidewalks.

Rate

2.000%

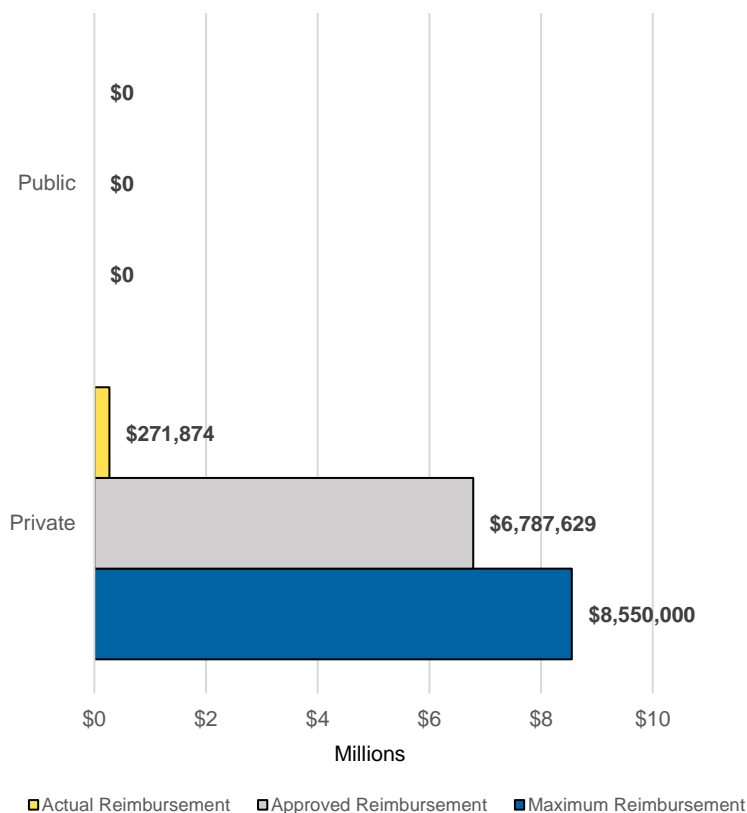
Duration

10/2024 – 9/2046

2025 Appraised Value

\$8,682,790

Reimbursement



Tools

CID
STO IRBs
TIF (see pg. 18)

Construction Status

Under Construction

Description

A 260-room dual brand hotel, 12,000 square feet of commercial and retail space, and associated parking structure at 87th Street Parkway between Elmridge Street & Penrose Lane.



Terms

The developer is eligible for reimbursement of costs for land acquisition, vertical building construction, parking lots and structures, and streets and sidewalks.

Rate

1.000%

Duration

10/2025 – 9/2047

Estimated Assessed Value Upon Completion

\$8,750,000

