



LEE'S SUMMIT MISSOURI

Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: 2/3/2021 APPLICANT: VV Partners, LLC

ADDRESS: 7200 W. 132nd Street, Suite 150 Overland Park, KS 66213

PHONE #: 816-289-0334 EMAIL: jeff@haneycokc.com

CONTACT PERSON: Jeff Haney

DEVELOPMENT CENTER

PROJECT NAME: The Vanguard – Villas at Streets of West Pryor

PROJECT TYPE:

Check all that apply and fill in the SIC/NAICS code, if known.

- Industrial, Manufacturing, Technology SIC/NAICS code: _____
 - New building, no existing Missouri operations
 - New building, other Missouri operations already in existence
 - Expanding existing facility
 - Retaining existing facility
- Retail/Restaurant/Hotel SIC/NAICS code: _____
 - New freestanding building
 - New multi-use tenant building
 - Remodel, addition or expansion of existing building
- Office
 - New freestanding building
 - New multi-use tenant building
 - Remodel, addition or expansion of existing building
- Residential
 - New freestanding residential units
 - New residential units in a multi-use building
 - Remodel, addition or expansion of existing building
- Downtown
 - Remodel, addition or expansion of existing building
 - Exterior façade improvement
 - Construction of new building
- Other 83 Unit - Attached Residential Villas – High Quality Build to Rent Product

PROPERTY FOR WHICH INCENTIVES ARE BEING SOUGHT

Attach map and legal description of property.

ADDRESS: 900 NW Black Twig, Lee's Summit, MO - Lot 7B of the Attached Minor Plat that is in process

CURRENT PROPERTY OWNER: West Pryor Owners Association, Inc.

WILL APPLICANT BE PURCHASING THE PROPERTY: X YES NO

TOTAL ACRES: 9.43 +/- Acres Building Sq. Ft. 154,380 +/-

INVESTMENT

Total new investment: \$ \$30,462,403 – See Attached Budget

Acquisition of land/existing buildings:	\$ <u> See Attached Budget </u>
Annual lease of land/existing buildings:	\$ <u> See Attached Budget </u>
Preparation of plans, studies, surveys:	\$ <u> See Attached Budget </u>
Site preparation costs:	\$ <u> See Attached Budget </u>
Building improvements:	\$ <u> See Attached Budget </u>
Site improvements:	\$ <u> See Attached Budget </u>
Utilities/Infrastructure Costs: (streets, sewer, etc.):	\$ <u> See Attached Budget </u>

TIMELINE

Calendar year in which applicant plans to begin construction: 2021

Approximate opening date: See attached Schedule

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
Year 1 - 2	Construction Supervision		2	\$50/hour
	Construction Labor		100	\$30/hour
Year 3	Property Managers	2		\$35/hour
	Maintenance Engineers	2		\$30/hour

% of health care premium paid for by the employer: Estimated at 50%

TYPE OF FINANCIAL INCENTIVE DESIRED

TAX REDIRECTION OR ABATEMENT

- Tax Increment Financing
- Chapter 100 Industrial Revenue Bonds
- Chapter 353 Tax Abatement
- Chapter 99 Land Clearance for Redevelopment Authority (LCRA)

Special Assessment, Property Tax, Sales Tax

- Neighborhood Improvement District
- Community Improvement District
- Transportation Development District

Local Incentive Tools

- Sales Tax Reimbursement Agreements
- Cost-Share Development Agreements

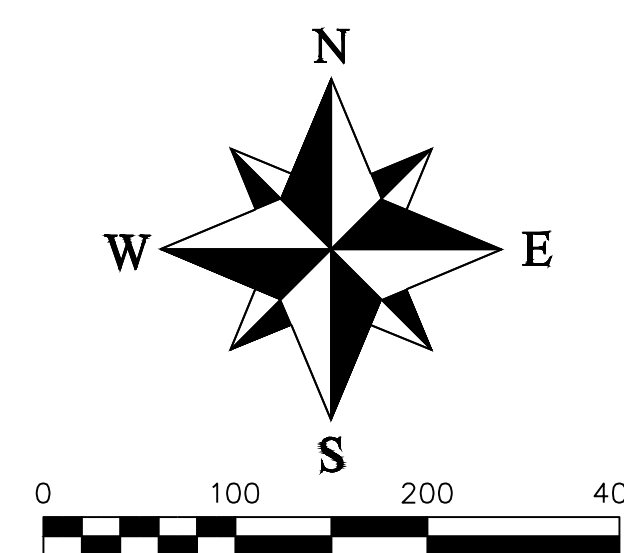
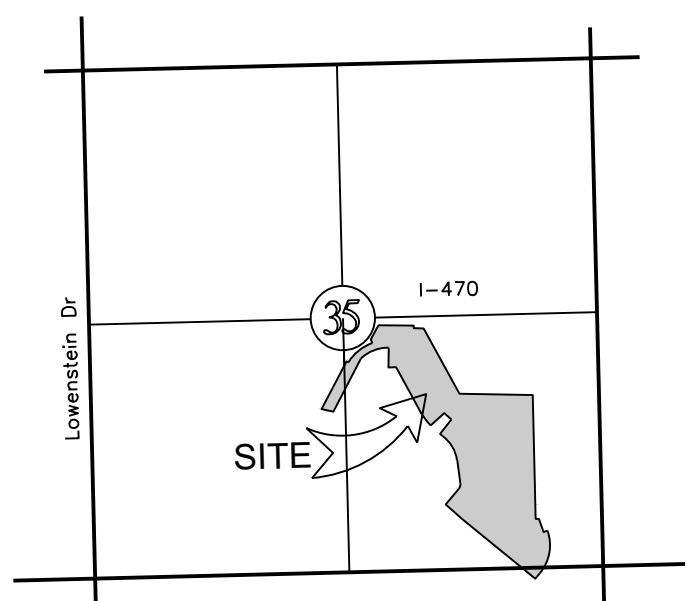
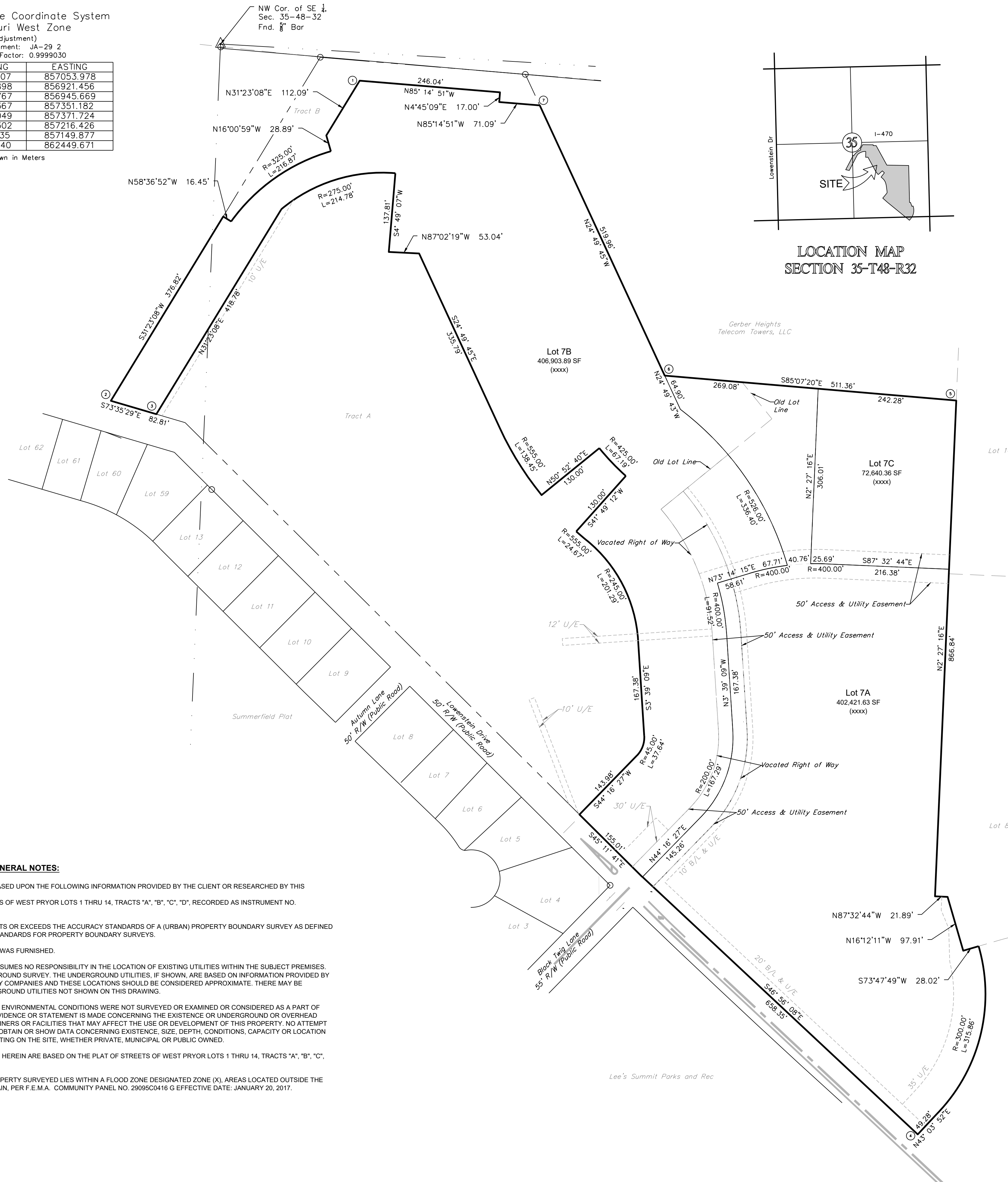
BUDGET SUMMARY	
Acquisition	\$475,000
Site Work - Off Site - Off Site Storm and Sewer Improvements	\$705,067
Mining Remediation	\$2,169,404
Site Work - On Site	\$2,147,912
Site Monuments	\$120,000
Building Improvements	\$21,912,000
Construction Carry	\$1,651,618
Site Work A&E - Construction Management	\$253,003
A&E Lowenstein Road Relocation	\$103,018
Legal, Development Fee's and Closing Costs	\$787,008
Site Permits and Fee's	\$138,372
Total Development Costs	\$30,462,403

Project Schedule/Phasing	Units	% of Units	Construction Start	Const. Months	Delivery
Phase I	18	21.69%	May-21	10.50	Mar-22
Phase II	22	26.51%	Aug-21	10.50	Jun-22
Phase III	25	30.12%	Dec-21	10.50	Oct-22
Phase IV	18	21.69%	May-22	10.50	Mar-23
Total	83	100.00%			
Total Phasing Months from Const. Start to Phase IV Delivery:				22.67	

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-29 2
Combined Scale Factor: 0.9999030

POINT	NORTHING	EASTING
1	307135.307	857053.978
2	306964.898	856921.456
3	306957.787	856945.669
4	306574.367	857351.182
5	306965.049	857371.724
6	306978.302	857216.426
7	307122.135	857149.877
JA 29 2	315309.740	862449.671

Coordinates Shown in Meters



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- ⊙ Exception Document Location
- U/E Utility Easement
- B/L Building Setback Line

Minor Plat

Streets of West Pryor Lots 7A-7C

Replat of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D"

Section 35, Township 48, Range 32

Lee's Summit, Jackson County, Missouri

PLAT DESCRIPTION:
ALL OF LOT 7 AND TRACT "C", STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C", "D", A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
AND:
NW BLACK TWIG LANE RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C", & "D"; THENCE N 46°14'40" W, A DISTANCE OF 50.00 FEET; THENCE N 44°16'27" E, A DISTANCE OF 145.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 146.38 FEET; THENCE N 3°39'09" W, A DISTANCE OF 167.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 342.29 FEET; THENCE N 60°51'20" E, A DISTANCE OF 60.02 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 40°29'34" E AND A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 273.27 FEET; THENCE S 3°39'09" E, A DISTANCE OF 167.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 188.21 FEET; THENCE S 44°16'27" W, A DISTANCE OF 144.73 FEET TO THE POINT OF BEGINNING.

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"Streets of West Pryor Lots 7A-7C"

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E), "DRAINAGE EASEMENT" (D/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET. RIGHT OF WAY LINE.

OIL - GAS WELLS:
THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1996.

DRAINAGE NOTE:
THE INDIVIDUAL LOT OWNER SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY THEREOF: _____ HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2020.

MANAGER:

NOTARY CERTIFICATION

STATE OF _____)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ MANAGER OF _____ AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF STREETS OF WEST PRYOR LOTS 7A-7C, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

By _____
Ryan A. Elam, P.E., Director of Development Services Date _____

By _____
Carla Dial, City Clerk Date _____

By _____
George M Binger, III P.E., City Engineer Date _____

APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPT:

By _____
Date _____

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

- SURVEYOR'S GENERAL NOTES:**
- THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.
(A) PLAT OF STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C", "D", RECORDED AS INSTRUMENT NO. 2019E032538.
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (URBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 - NO TITLE REPORT WAS FURNISHED.
 - THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF EXISTING UTILITIES WITHIN THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
 - BEARINGS SHOWN HEREIN ARE BASED ON THE PLAT OF STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C", "D".
 - THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. COMMUNITY PANEL NO. 29095C0416 G EFFECTIVE DATE: JANUARY 20, 2017.

REVISIONS

DATE	DESCRIPTION

Minor Plat - Streets of West Pryor Lots 7A-7C
Section 35, Township 48, Range 32
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1	35	48	32	Jackson	Streets of West Pryor	November 3, 2020
					SCALE	1" = 100'
					DRAWN BY	M. Schlicht, PLS., PE

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849