



345 Court Street, Coraopolis, PA 15108

April 26, 2016

REGULAR MAIL and
E-MAIL: stephen.arbo@cityofls.net

Stephen Arbo
City Manager
City of Lee's Summit, Missouri
220 SE Green Street
Lee's Summit, MO 64063

Re: Dick's Sporting Goods, Inc. – Potential Relocation to Summit Fair Shopping Center

Dear Mr. Arbo:

Thank you for taking time to discuss Dick's Sporting Good, Inc.'s ("DSG") desire to relocate its existing store in Summit Woods to the Summit Fair Shopping Center with Michael Phillips, our Director of Real Estate responsible for this region.

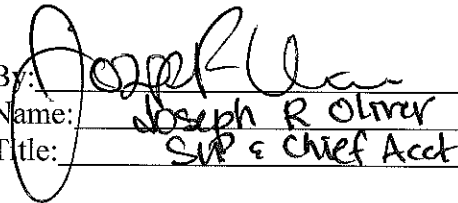
DSG has been operating its existing store in Summit Woods since approximately October 14, 2001, pursuant to a lease whose term is currently scheduled to expire on approximately January 31, 2017. The existing store contains approximately 30,000 square feet and is no longer large enough to ideally accommodate DSG's store operations. DSG and the owner of Summit Woods have worked collaboratively for the past few years to create an expansion plan for the existing store to better accommodate DSG's space requirements. While numerous alternatives have been explored, various issues regarding parking, utility relocations and other site limitations have prevented the parties from creating a feasible expansion plan. When it became clear to DSG that a feasible expansion plan for the existing store could not be created, DSG began to explore other potential alternatives.

DSG recently entered into a non-binding letter of intent with the owner of Summit Fair, RED Lee's Summit East LLC (the "Developer"), regarding the possible construction and operation of a new, approximately 50,000 square foot Dick's Sporting Goods store at Summit Fair, which would provide DSG with approximately 20,000 square feet of additional space. The Developer has informed DSG that the existing tax increment financing ("TIF") contract between the City and the Developer requires the Developer to obtain the City Council's approval before relocating an existing retail establishment within the City. In the event that DSG and Developer are able to finalize the terms and conditions of a lease in Summit Fair, we would respectfully request that the City Council approve the relocation of our existing store to Summit Fair. To assist in your consideration of the request, we would like to confirm that, to DSG's knowledge: DSG is not receiving any monetary benefits or subsidies from the Developer to relocate its store to Summit Fair; DSG is not receiving any reimbursement from TIF revenues, either directly or indirectly, for any of the costs it incurs in relocating its store to Summit Fair; and, in DSG's

opinion, DSG is not receiving any rent subsidy or below market rent deal to relocate to Summit Fair.

I would be happy to discuss any questions or concerns you have. Thank you for your time and consideration.

Very truly yours,
DICK'S SPORTING GOODS, INC.

By: 
Name: Joseph R Oliver
Title: SVP & Chief Acct officer

cc: Sharon Wilkins, RED Development
Vince Corno, Dick's Sporting Goods
Mike Phillips, Dick's Sporting Goods
Matt Irvin, Dick's Sporting Goods