



LEE'S SUMMIT MISSOURI

Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: 1/21/2022 APPLICANT: A. Zeregas Sons, Inc.

ADDRESS: 200 NW Victoria Dr, Lee's Summit, MO 64086

PHONE #: 816-656-1354 EMAIL: tanderson@marksnelsoncpa.com

CONTACT PERSON: Tim Anderson & David Belpedio

DEVELOPMENT CENTER

PROJECT NAME: MAC

PROJECT TYPE:

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

- Industrial, Manufacturing, Technology SIC/NAICS code: 20989901 / 311824
 - 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 _____

PROPERTY FOR WHICH INCENTIVES ARE BEING SOUGHT

Attach map and legal description of property.

ADDRESS: 200 NW Victoria Dr, Lee's Summit, MO 64086

CURRENT PROPERTY OWNER: A. Zeregas Sons, Inc

WILL APPLICANT BE PURCHASING THE PROPERTY: _____ YES X NO (Applicant owns existing property)

TOTAL ACRES: 9.48 Building Sq. Ft. 160,000

INVESTMENT

Total new investment: \$ 41,000,000

Acquisition of land/existing buildings:	\$ _____
Annual lease of land/existing buildings:	\$ _____
Preparation of plans, studies, surveys:	\$ _____
Site preparation costs:	\$ _____
Building improvements:	\$ <u>12,000,000</u>
Site improvements:	\$ <u>2,000,000</u>
Utilities/Infrastructure Costs: (streets, sewer, etc.):	\$ _____
Furniture, fixtures and equipment:	\$ <u>27,000,000</u>

TIMELINE

Calendar year in which applicant plans to begin construction: June 2022

Approximate opening date: June 2024

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
Year 1	See Exhibit B			
Year 2	See Exhibit B			

% of health care premium paid for by the employer: 70%

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

