

LS LEE'S SUMMIT MISSOURI

Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: 5/11/17 APPLICANT: 740 Parkway Investors LLC
ADDRESS: 12701 Metcalf Ave, Suite 100, Overland Park, KS 66213
PHONE #: (913) 662-2630 EMAIL: matt@drakekc.com
CONTACT PERSON: Matt Pennington
DEVELOPMENT CENTER
PROJECT NAME: Parkway Plaza Restaurants

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: 722511
 - 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: 740 NW Blue Pkwy, Lee's Summit, MO 64086

CURRENT PROPERTY OWNER: 740 Parkway Investors LLC

WILL APPLICANT BE PURCHASING THE PROPERTY: YES X NO (owned)

TOTAL ACRES: 3.46 +/- Building Sq. Ft. 16,000 +/-

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INVESTMENT

Total new investment: \$ \$12,240,000 +/-

Acquisition of land/existing buildings: \$ \$ 2,300,000 +/-
 Annual lease of land/existing buildings: \$ _____
 Preparation of plans, studies, surveys: \$ \$ 60,500 +/-
 Site preparation costs: \$ \$ 650,000 +/-
 Building improvements: \$ \$ 8,350,000 +/-
 Site improvements: \$ \$ 500,000 +/-
 Utilities/Infrastructure Costs: (streets, sewer, etc.): \$ included in site prep
Soft Costs \$ 385,000 +/-

TIMELINE

Calendar year in which applicant plans to begin construction: 2017
 Approximate opening date: June 2018

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
Year 1	Professional	5	0	N/A
	General Labor	15	100	N/A
Year 2	Professional	10	0	N/A
	General Labor	30	200	N/A

% of health care premium paid for by the employer: 0% paid for by Developer

TYPE OF FINANCIAL INCENTIVE DESIRED

TAX ABATEMENT

- Tax Increment Financing
- Chapter 100 Industrial Revenue Bonds
- Chapter 353 Tax Abatement
- 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 Sharing Agreements
- Cost-Share Development Agreements