



LAND CLEARANCE FOR REDEVELOPMENT  
AUTHORITY  
**LEE'S SUMMIT**

Date: 13 June 2017

Applicant File # 2017-002

Applicant Name Coleman Equipment

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## REDEVELOPMENT PROJECT APPLICATION

Application must be submitted with six (6) exact copies. A non-refundable filing fee is required with this application in the amount of \$1,500.00. All third party costs, including professional services, legal, title, appraisal, due diligence, recording fees, etc. if borne by the LCRA shall be reimbursed from the applicant / developer. If necessary and required by the LCRA, an executed Funding Agreement may be required to be executed prior to processing the application.

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### I. APPLICANT INFORMATION

Applicant/Organization Name: Coleman Equipment

Business Address: 13700 Riverview Blvd. Bonner Springs, KS 66012

Contact Person: Bruce Coleman Telephone #: 913.422.3040

Facsimile #: \_\_\_\_\_ E-mail: bruce@colemanequip.com

Address (if other than business address): \_\_\_\_\_

Owner's Representative for Applicant: Kevin Tubbesing Telephone #: 913.562.5608

Facsimile #: \_\_\_\_\_ E-mail: Kevin@TheLandSource.com

Representative's Address: 7021 Johnson Drive, Mission, KS 66202

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**II. BUSINESS INFORMATION**

A. In what line or lines of business is the applicant engaged?

Farm, lawn, and construction services equipment and service

B. Is the applicant (or its parent) a proprietorship, partnership, or corporation?

Corporation

C. Year and State of incorporation: 10/28/1964, Kansas

D. List the names and titles of the officers of the applicant firm:

Name	Title	Telephone #
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<u>Bruce Coleman, President,</u>	<u>913.422.3040</u>	
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E. Describe all outstanding or threatened litigation: *(Attach separate sheet if necessary)*

NONE

*(Provide the same information requested above for the parent company, if applicable)*

**III. LOCATION OF THE PROJECT**

General Boundaries: *(Attach separate sheet if necessary)*

Council District: 3

Total Acreage: 12.8 acres

Is the project located in any incentive areas? *(Attach separate sheet if necessary)* in a Proactive Urban Renewal Area (LCRA)

What is the current zoning of the project area? PMIX – Planned Mixed Use District

What is the proposed zoning for the project area? PMIX – Planned Mixed Use District

This property is located in the following Urban Renewal Area *(if applicable)*:

LCRA Lakewood Business Park Urban Renewal

#### IV. THE PROJECT

- A. Provide a detailed narrative description of the proposed project, including information as the size of the project, amount of land (property) to be purchased, whether the project is a rehabilitation of existing structure(s), expansion, or the construction of a new facility, residences, etc. Describe what products or services are to be manufactured or provided through this project. (*Attach separate sheet if necessary*)

Development of the full 12+ acres of raw land initially for construction of a Coleman Equipment dealership encompassing approximately 7.6 acres of the site. This new facility will contain state of the art showroom and service bays significantly expanding Coleman's presence in the Kansas City marketplace. Coleman is the metro's leading dealer of Kubota Equipment tractors, lawn equipment, and construction vehicles. Other lines of products for the care and use of land and landscaping. Service personnel and maintenance area of the building will provide highly sought after maintenance services for the products sold and Case construction equipment.

- B. Does the applicant or its parent company presently have offices or industrial facilities located in Lee's Summit, Missouri? If so, describe. (*Attach separate sheet if necessary*) No.
- C. List any nationally or locally historical properties and/or districts within the Project Area. None.
- D. If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application: (*Attach separate sheet if necessary*)  
Not Applicable.

#### V. COMMUNITY IMPACT STATEMENT

- A. Describe the project's integration within the applicable Lee's Summit Comprehensive Master Plan, conformance with the adopted Economic

Development Incentive Policy or applicable adopted plan within the community.  
(Attach separate sheet if necessary)

Plan conforms to all plans, zoning, and ordinances in the City of Lee's Summit.

**B.** How many people will be employed by the project? (Attach separate sheet if necessary) 21

- Will this project represent an increase in employment opportunities in Lee's Summit, Missouri?

Yes, only a few of our current employees reside in LS.

- Number of jobs to be retained. All new to Lee's Summit

**C.** Projected real and personal property investment. \$4,725,820

**D.** Describe the capability of the project to attract sales from outside the City, if applicable.

This location will be the largest sales and service dealership for Kubota in the region attracting sales and service revenues from a 100-mile radius, minimum.

**E.** Will this project attract additional residents to the area?

Residents will find the convenience of these high-quality facilities, providing quality products and honest service, to be an attraction to live near. The more beautiful lawns and landscaping being well kept by Coleman sold and serviced equipment will create an aesthetic value in the City that while not calculable is most certainly overwhelmingly positive.

**F.** Are there plans for future expansion?

While there are no plans the space provided by the land purchase will allow for larger facilities in the future.

**G.** What environmental impact will this project have on the area? None

**H.** Will there be the use of federal or state incentives for this project? None

- I.** Provide evidence of the need for the abatement (i.e., competitive pressures of the location, need for remediation of blight in proximity to the project, addition of jobs to a high unemployment area, etc.)

The site is difficult for development which is why it has been by-passed by all development to-date. A 30+ foot grade fall on the property creates expensive challenges that are expensive to overcome creating a minimum \$340,000-\$450,000 increase in costs to flat topography. Unrecorded city easements for public utilities and a stormwater path through the property further complicate the full usages of the land.

Further complicating development in the industrial park area is the City's application of PMIX zoning to transition the low-cost building designs to the north with the higher aesthetic values to the south. Together with a land price that exceeds market value, incentives are a necessary structure to this property being developed.

- J.** Describe the estimated impact to proximate businesses, particularly to businesses selling similar products or services in the area.

None.

**VI. PROJECT COSTS:**

Identify the costs reasonably necessary for the acquisition of the site and/or construction of the proposed Project together with any machinery and equipment in connection therewith, including any utilities hook-up, access roads, or appurtenant structures.

Item	Amount	Costs to be Financed with Bond Proceeds, if Applicable
Acquisition of Land and Existing Buildings	\$1,595,864	
Relocation costs (if applicable)	\$150,000	
Construction Costs:		
1. Architectural and Engineering	\$205,000	
2. Site Preparation	\$279,540	
3. Materials	\$968,775	
4. Labor	\$968,775	
5. Construction Contracts	\$175,000	
6. Utilities Connection	\$610,405	
7. Paving and Landscaping	\$496,423	
Renovation Cost		
Machinery and Equipment		
Furniture and Fixtures		
Capitalized Interest (From To)		
Cost of Issuance (i.e. accounting, legal, etc.)		
Contingency/Professional Fees	\$36,000	
<b>TOTAL PROJECT COSTS</b>	<b>\$5,485,782</b>	

Current Fair Market Value of Land: \$496,235

Fair Market Value of Improvement: \$5,100,000

Current Assessed Value of property: \$1,278.00

Projected Assessed Value of the Land & Improvements Upon Completion:  
\_\_\_\_\_

Please outline specific request for abatement (requested amount, percentage and number of years for abatement).

- Total amount of property tax abatement requested: \$532,000
- Percentage of abatement requested: 100%
- Number of years of abatement: 5 yrs.

Please provide estimated schedule of property tax abatement for the requested timeframe for abatement (not to exceed 100% for 10 year period)

**Accumulated Tax Abatement (assumes 2% property value increase every other year – not compounded)**

	<u>100% abatement</u>	<u>50% abatement</u>
Year 1	\$102,275.00	
Year 2	\$104,320.50	
Year 3	\$106,406.91	
Year 4	\$108,535.05	
Year 5	\$110,705.75	

**VII. SOURCES OF FUNDS:**

State amount and sources of financing for all of the Project costs listed above. Please provide commitment letters for any sources received listing terms and conditions.

<b>SOURCES</b>	<b>AMOUNT</b>
<u>Coleman Equipment</u>	<u>\$1,000,000</u>
<u>Union Bank &amp; Trust</u>	<u>\$4,500,000</u>

**VII. DEVELOPMENT TEAM**

Identify members of the development team and provide evidence of experience with other development projects.

Kevin Tubbesing, CCIM, ALC, The Land Source – owner’s representative & land broker

Terry Tevis, Tevis Architects – architect

Dan Foster, Schlagel & Associates – civil engineer

**VIII. OPERATING PROFORMA.**

The proforma must cover the period of abatement requested.

**X. BOND FINANCING**

Bond Financing is handled on a case-by-case basis. n/a

**XI. REQUIRED ATTACHMENTS:**

➤ **Attachment A:** A map showing the boundaries of the project.

➤ **Attachment B:** A map indicating current land use and zoning.

- **Attachment C:** A map indicating the proposed land use and zoning.
- **Attachment D:** A map showing infrastructure improvements to be made.
- **Attachment E:** A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.
- **Attachment F:** Design plans for the project (including site plans & elevations).
- **Attachment G:** Photographs of the project site and/or structure to be rehabilitated.
- **Attachment H:** Copy of preliminary title work.
- **Attachment I:** Letter(s) of Support from one or more of the following: councilpersons, mayor, county official, state representative, state senator, local taxing entities, and/or neighborhood organization(s).

**XII. CERTIFICATION OF APPLICANT:**

The undersigned hereby represents and certifies that to the best knowledge and belief of the undersigned, this project application contains no information or data, contained herein or in the exhibits or attachments, that is false or incorrect, and that it is truly descriptive of the property which application is being made.

NAME: Kevin Tubbesing

SIGNATURE:  \_\_\_\_\_

TITLE: Owner's Representative

**RETURN COMPLETED APPLICATION AND NON-REFUNDABLE APPLICATION FEE TO:**

**Land Clearance for Redevelopment Authority  
 c/o City of Lee's Summit  
 220 SE Green Street  
 Lee's Summit, Missouri 64063**



**DEVELOPMENT PROJECT APPLICATION**  
**EXHIBIT "1"— BUDGET / PROFORMA**



Tuesday,  
April 11, 2017

Mr. Kevin Tubbesing  
Stag Commercial  
7021 Johnson Drive  
Mission, KS . 66202

RE: Coleman Equipment, Lee's Summit, MO  
Cost impact due to zoning requirements

Dear Mr. Tubbesing:

The building cost for Coleman Equipment located at 4101 NE Lakewood Way, Lee's Summit, MO has been impacted due to zoning requirements relative to PMIX classification.

The building is designed as a pre-engineered metal building using standard manufacturer's metal panels. The following elements are required to be upgraded to accommodate Planning and Zoning requirements:

Stone Wainscot around perimeter:  
1,100 SF @ \$12 = \$13,200

Metal fascia band around portion of perimeter:  
464 SF @ \$9 = \$4,176

Architectural metal panels in lieu of standard metal panels and front building facade:  
4,214 SF @ 16 = \$67,424

Design cost to accommodate above:  
\$85,000 @ 6% = \$5,088

Total additional value = \$89,888

Information relating to site work and landscaping will be forthcoming from our Civil Engineer, Schlagel and Associates.

Respectfully submitted,

A handwritten signature in black ink that reads 'D Tevis'.

Daniel T Tevis. AIA, NCARB  
Tevis Architectural Group PA



Kevin Tubbesing &lt;kevin@kcevergreen.com&gt;

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**FW: 17-019 Coleman Equipment**

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Dan Foster <df@schlagelassociates.com>  
To: "Kevin Tubbesing (kevin@stagcommercial.com)" <kevin@stagcommercial.com>

Wed, Apr 26, 2017 at 11:26 AM

Kevin

The cost that would be considered atypical for similar developments would be related to the amount of earthwork required to create buildable sites and the detention basin. We would estimate the extra cost to be as follows:

Site Grading \$100,000

Retaining Wall along the Creek \$99,540

Total \$199,540

There may also be some wetland mitigation cost. If you can include this in your analysis then I would add \$75,000 to the cost (credits are \$50,000 per acre).

Daniel G. Foster, P.L.A., LEED AP BD+C

Principal / Landscape Architect

Direct [913-322-7142](tel:913-322-7142)Cell [913-207-4058](tel:913-207-4058)**SCHLAGEL & ASSOCIATES, P.A.**

ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

14920 W. 107<sup>th</sup> Street, Lenexa, Kansas 66215-4018

(913) 492-5158 Main • (913) 492-8400 Fax

[www.schlagelassociates.com](http://www.schlagelassociates.com)

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**From:** Dan Foster  
**Sent:** Wednesday, March 08, 2017 12:23 PM  
**To:** Kevin Tubbesing ([kevin@stagcommercial.com](mailto:kevin@stagcommercial.com))  
**Subject:** 17-019 Coleman Equipment



SCHLAGEL ASSOCIATES, P.A.

Engineers, Planners, Surveyors, Landscape Architects

**COLEMAN EQUIPMENT**  
OVERALL ROAD AND UTILITY INFRASTRUCTURE  
ENGINEER'S OPINION OF PROBABLE COST

February 17, 2017

**SANITARY SEWER CONSTRUCTION**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	8" PVC	417.0	L.F.	42.00	\$17,514.00
2	6" PVC	250.0	L.F.	38.00	\$9,500.00
3	Manholes	2.0	EA.	3,000.00	\$6,000.00
4	Connect to Existing Manhole	1.0	EA.	2,500.00	\$2,500.00
5	Extra Depth in Manhole	20.0	V.F.	125.00	\$2,500.00
6	Stubs and Tees	5.0	EA.	300.00	\$1,500.00
7	Rock Excavation	550.0	C.Y.	75.00	\$41,250.00
8	Bonds	1.0	L.S.	25,151.70	\$25,151.70
				<b>SUBTOTAL</b>	<b>\$105,915.70</b>

**STORM SEWERS**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	18" RCP	100.0	L.F.	45.00	\$4,500.00
2	24" RCP	300.0	L.F.	95.00	\$28,500.00
3	36" RCP	300.0	L.F.	105.00	\$31,500.00
4	Curb Inlets	4.0	EA.	4,000.00	\$16,000.00
5	Bonds	1.0	L.S.	25,350.00	\$25,350.00
				<b>SUBTOTAL</b>	<b>\$105,850.00</b>

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SCHLAGEL ASSOCIATES, P.A.

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**STREET CONSTRUCTION(400' excludes cul de sac bulb)**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Fly Ash Stabilization	210.0	S.Y.	\$5.50	\$1,155.00
2	Curb and Gutter	840.0	L.F.	\$17.00	\$14,280.00
3	8" Asphalt	1,108.0	S.Y.	\$32.00	\$35,456.00
4	Conduits (Street)	100.0	L.F.	\$15.00	\$1,500.00
5	Seeding/Mulching	11.0	Acres	\$2,500.00	\$27,500.00
6	Erosion control	1.0	L.S.	\$15,000.00	\$15,000.00
7	Sidewalks	410.0	L.F.	\$15.00	\$6,150.00
8	Handicap Ramps	2.0	EA.	\$1,500.00	\$3,000.00
9	Traffic Control	1.0	L.S.	\$5,000.00	\$5,000.00
10	Soils Testing	1.0	L.S.	\$5,000.00	\$5,000.00
11	Bonds	1.0	L.S.	\$34,216.80	\$34,216.80
				<b>SUBTOTAL</b>	<b>\$148,257.80</b>

**MISCELLANEOUS (DO NOT DELETE UNUSED DESCRIPTIONS)**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Street Lights	3.0	EA.	\$5,800.00	\$17,400.00
2	Sidewalk		L.F.		\$0.00
3	Utility Conduits		L.F.		\$0.00
4	Power	400.0	L.F.	\$20.00	\$8,000.00
5	Gas	400.0	L.F.	\$15.00	\$6,000.00
6	Water	400.0	L.F.	\$75.00	\$30,000.00
7	Architecture Fees		L.S.		\$0.00
8	Land Planning/Preliminary Engineering		L.S.		\$0.00
9	Engineering		L.S.		\$0.00
10	Construction Staking and Inspection		L.S.		\$0.00
11	Project Management		L.S.		\$0.00
12	Entry Features (Signage & Landscape)		L.S.		\$0.00
13	Amenity Features		L.S.		\$0.00
14	Excise Tax		L.S.		\$0.00
15	Park Fees		L.S.		\$0.00

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	Public Improvements City Fees				\$0.00
16	Streets		L.S.		\$0.00
17	Storm Sewers		L.S.		\$0.00
18	Street Lights		L.S.		\$0.00
19	Land Disturbance		L.S.		\$0.00
20	Interest and Loan Fees		L.S.		\$0.00
21	Taxes Capitalized		L.S.		\$0.00
22	Title Work		L.S.		\$0.00
23	Legal and Accounting		L.S.		\$0.00
24	Overhead		L.S.		\$0.00
25	Advertising and Promotion		L.S.		\$0.00
26	Miscellaneous Expenses		L.S.		\$0.00
27	Land		L.S.		\$0.00
28	Street Trees		Lots		\$0.00
29	Road Overlay (Adjacent to Site)		L.F.		\$0.00
30	Miscellaneous Printing Expenses		Lots		\$0.00
				<b>SUBTOTAL</b>	<b>\$61,400.00</b>

TOTAL **\$421,423.50**

Disclaimers:

- 1 Since Engineer has no control over the cost of labor, materials, or equipment, or over contractor's(s) methods of determining prices, or over competitive bidding or market conditions, the estimate of construction cost and schedule provided for herein is to be made on the basis of Engineer's experience and qualifications and represents Engineer's best judgment as a professional engineer familiar with the construction industry, but Engineer cannot and does not guarantee that the bids or the Project construction cost or schedule will not vary from the Engineer's Opinion of Probable Cost and schedule prepared by Engineer.
- 2 The Engineer's Opinion of Probable Cost is based upon reasonable assumptions from a conceptual plan.
- 3 The format of this document may not be the same as the final format used to obtain competitive bids.
- 4 Any use of this document other than for preliminary cost analysis is not recommended.

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**SCHLAGEL ASSOCIATES, P.A.**

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**COLEMAN EQUIPMENT  
SITE CONSTRUCTION  
ENGINEER'S OPINION OF PROBABLE COST**

2/17/2017 (Revised 3/6/17)

**SANITARY SEWER CONSTRUCTION**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	6" PVC	160.0	L.F.	38.00	\$6,080.00
2	Cleanout	1.0	EA.	500.00	\$500.00
3	Stubs and Tees	1.0	EA.	300.00	\$300.00
4	Creek Crossings	1.0	L.S.	2,000.00	\$2,000.00
5	Sand/Oil interceptor	1.0	L.S.	10,000.00	\$10,000.00
				<b>SUB TOTAL</b>	<b>\$18,880.00</b>

**STORM SEWERS**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	18" RCP	100.0	L.F.	45.00	\$4,500.00
2	24" RCP	200.0	L.F.	95.00	\$19,000.00
3	36" RCP (Detention)	100.0	L.F.	105.00	\$10,500.00
4	54" RCP (At Bridges)	64.0	L.F.	175.00	\$11,200.00
5	24" End Section	2.0	EA	1,000.00	\$2,000.00
6	36" End Section	2.0	EA	1,200.00	\$2,400.00
7	54" End Section	4.0	EA.	1,800.00	\$7,200.00
8	Curb Inlets	3.0	EA	3,400.00	\$10,200.00
9	Rip Rap	100.0	S.Y.	90.00	\$9,000.00
10	Detention Basin Structure	1.0	EA.	4,800.00	\$4,800.00
				<b>SUBTOTAL</b>	<b>\$80,800.00</b>

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**SITE CONSTRUCTION**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Fine Grading	9,200.0	S.Y.	\$2.00	\$18,400.00
2	Site Grading	20,000.0	C.Y.	\$8.00	\$160,000.00
3	Fly-Ash Stabilization (Building Pad)		S.Y.	\$5.50	\$0.00
4	Curb and Gutter	1,325.0	L.F.	\$17.00	\$22,525.00
5	8" Asphalt	9,200.0	S.Y.	\$32.00	\$294,400.00
6	Seeding/Mulching	3.0	Acres	\$2,500.00	\$7,500.00
7	Erosion Control	1.0	L.S.	\$15,000.00	\$15,000.00
8	Sidewalks	72.0	L.F.	\$15.00	\$1,080.00
9	Handicap Ramps	1.0	EA.	\$1,500.00	\$1,500.00
10	Retaining Walls (9' x 395')	3,555.0	F.F.	\$28.00	\$99,540.00
11	Soils Testing	1.0	L.S.	\$5,000.00	\$5,000.00
				<b>SUBTOTAL</b>	<b>\$624,945.00</b>

**MISCELLANEOUS (DO NOT DELETE UNUSED DESCRIPTIONS)**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	Parking Lot Lights	4.0	EA	\$5,000.00	\$20,000.00
2	Asphalt Display Trail	1,010.0	S.Y.	\$32.00	\$32,320.00
3	Utility Conduits		L.F.		
3	Power	400.0	L.F.	\$20.00	\$8,000.00
4	Gas	400.0	LF	\$15.00	\$6,000.00
5	Water	400.0	L.F.	\$60.00	\$24,000.00
6	Architecture Fees	1.0	L.S.		
7	Land Planning/ Prel Engineering	1.0	L.S.		
8	Engineering	1.0	L.S.		
9	Constructino Staking & Inspection	1.0	L.S.		
10	Project Management	1.0	L.S.		
11	Entry Features (Sign & landscaping)	1.0	L.S.		
12	Amentity Features	1.0	L.S.		
13	Excise Tax		%		
14	Park Fees		%		

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	Public Improvements City Fees				
15	Streets	1.0	L.S.		
16	Storm Sewers	1.0	L.S.		
17	Street Lights	1.0	L.S.		
18	Land Disturbance	1.0	L.S.		
19	Interest and Loan Fees	1.0	L.S.		
20	Taxes Capitalized	1.0	L.S.		
21	Title Work	1.0	L.S.		
22	Legal and Accounting	1.0	L.S.		
23	Overhead	1.0	L.S.		
24	Advertising and Promotion	1.0	L.S.		
25	Miscellaneous Expenses	1.0	L.S.		
26	Land	1.0	L.S.		
27	Street Trees		Lots		
28	Road Overlay (Adjacent to Site)		L.F.		
29	Miscellaneous Printing Expenses		Lots		
				<b>SUBTOTAL</b>	<b>\$90,320.00</b>

**TOTAL** **\$814,945.00**

Disclaimers:

- 1 Since Engineer has no control over the cost of labor, materials, or equipment, or over contractor's(s') methods of determining prices, or over competitive bidding or market conditions, the estimate of construction cost and schedule provided for herein is to be made on the basis of Engineer's experience and qualifications and represents Engineer's best judgment as a professional engineer familiar with the construction industry, but Engineer cannot and does not guarantee that the bids or the Project construction cost or schedule will not vary from the Engineer's Opinion of Probable Cost and schedule prepared by Engineer.
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**REDEVELOPMENT PROJECT APPLICATION**  
**EXHIBIT “2”— NEW AND EXISTING EMPLOYMENT INFORMATION**

**Coleman Equipment, Lee's Summit, MO**

<b>Positions</b>	<b>Position Type</b>	<b>Pay Type</b>	<b>Salary</b>	<b>% of Jackson County Median Wage</b>	<b>Additional Incentive</b>	<b>Benefits</b>	<b>Notes</b>
Location Manager	Full-Time	Salary	\$69,000.00	131%	Performance Bonus	Health Care, 401K, Profit Sharing	
Outside Salesperson	Full-Time	Base + Commission	\$75,000.00	142%	Sales Incentives	Company Vehicle, Health Care, 401K, Profit Sharing	
Inside Salesperson	Full-Time	Hourly + Commission	\$55,000.00	104%	Sales Incentives	Health Care, 401K, Profit Sharing	
Parts Manager	Full-Time	Salary	\$57,000.00	108%	Performance Bonus	Health Care, 401K, Profit Sharing	
Parts Counter Person	Full-Time	Hourly	\$33,280.00	63%	Overtime Pay	Health Care, 401K, Profit Sharing	
Service Manager	Full-Time	Salary	\$60,000.00	114%	Performance Bonus	Health Care, 401K, Profit Sharing	
Service Writer	Full-Time	Hourly	\$38,480.00	73%	Overtime Pay	Health Care, 401K, Profit Sharing	
Service Tech 1 (Lead)	Full-Time	Hourly	\$49,900.00	94%	Overtime Pay, Performance Bonus	Health Care, 401K, Profit Sharing	<i>Currently Vacant</i>
Service Tech 2	Full-Time	Hourly	\$45,760.00	87%	Overtime Pay, Performance Bonus	Health Care, 401K, Profit Sharing	
Service Tech 3	Full-Time	Hourly	\$41,600.00	79%	Overtime Pay, Performance Bonus	Health Care, 401K, Profit Sharing	
Shop Coordinator	Full-Time	Hourly	\$24,960.00	47%	Overtime Pay	Health Care, 401K, Profit Sharing	
Rental Manager	Full-Time	Hourly	\$35,000.00	66%	Overtime Pay, Performance Bonus	Health Care, 401K, Profit Sharing	<i>within next 3 years</i>

Service Tech 4	Full-Time	Hourly	\$40,000.00	76%	Overtime Pay, Performance Bonus	Health Care, 401K, Profit Sharing	<i>within next 3 years</i>
Field Service Tech	Full-Time	Hourly	\$48,800.00	92%	Overtime Pay, Performance Bonus	Health Care, 401K, Profit Sharing	<i>within next 3 years</i>
Parts Counter Person 2	Full-Time	Hourly	\$32,000.00	61%	Overtime Pay, Performance Bonus	Health Care, 401K, Profit Sharing	<i>within next 3 years</i>
Parts Counter Person 3	Full-Time	Hourly	\$30,000.00	57%	Overtime Pay, Performance Bonus	Health Care, 401K, Profit Sharing	<i>growth dependent</i>
Parts /Service Sales Rep (PSSR)	Full-Time	Base + Commission	\$50,000.00	95%	Performance Bonus	Health Care, 401K, Profit Sharing	<i>growth dependent</i>
Inside Salesperson 2	Full-Time	Hourly + Commission	\$55,000.00	104%	Overtime Pay, Performance Bonus	Health Care, 401K, Profit Sharing	<i>within next 12 months</i>
Inventory Control Manager	Full-Time	Hourly	\$30,000.00	57%	Overtime Pay	Health Care, 401K, Profit Sharing	<i>within next 3 years</i>
Outside Sales Person 2	Full-Time	Base + Commission	\$70,000.00	132%	Performance Bonus	Company Vehicle, Health Care, 401K, Profit Sharing	<i>growth dependent</i>
Warranty/Admin Work	Full-Time	Hourly	\$35,000.00	66%	Overtime Pay	Health Care, 401K, Profit Sharing	<i>growth dependent</i>
Office Manager	Full-Time	Hourly	\$30,000.00	57%	Overtime Pay	Health Care, 401K, Profit Sharing	<i>growth dependent</i>
<b>TOTAL</b>			<b>\$1,005,780.00</b>				

# of jobs <70% of Jackson County median wage	8	(3 are growth dependent)
# of Jobs > 70% and < 80% of Jackson County median wage	3	
# of Jobs that are > or = to 80% but < 99.9% of the Jackson County median wage	4	(1 is growth dependent)
# of Jobs that are > or = to 100% but < 120% of the Jackson County median wage	4	
# of Jobs that are > or = to 120% of the Jackson County median wage	3	(1 is growth dependent)

**REDEVELOPMENT PROJECT APPLICATION**  
**ATTACHMENT "A"—Map of Project Boundaries**



**REDEVELOPMENT PROJECT APPLICATION**  
ATTACHMENT "B"—Map of Current Land Use and Zoning

Zoning: PMIX

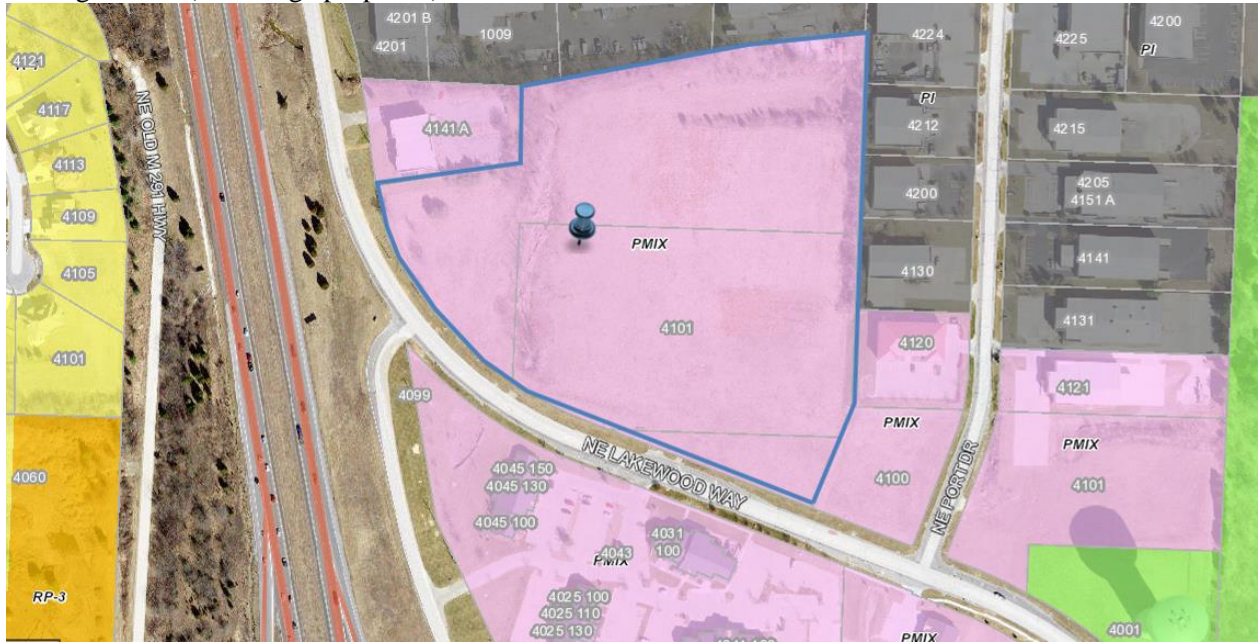


Landuse: undeveloped



**REDEVELOPMENT PROJECT APPLICATION**  
ATTACHMENT "C"—Map of Proposed Land Use and Zoning

Zoning: PMIX (no change proposed)



Landuse: commercial service (no map)

**REDEVELOPMENT PROJECT APPLICATION**  
ATTACHMENT “D”—Map of Proposed Infrastructure Improvements

Existing Utilities (water = blue, sanitary sewer = green, stormwater = yellow)



Proposed Utilities/changes: n/a

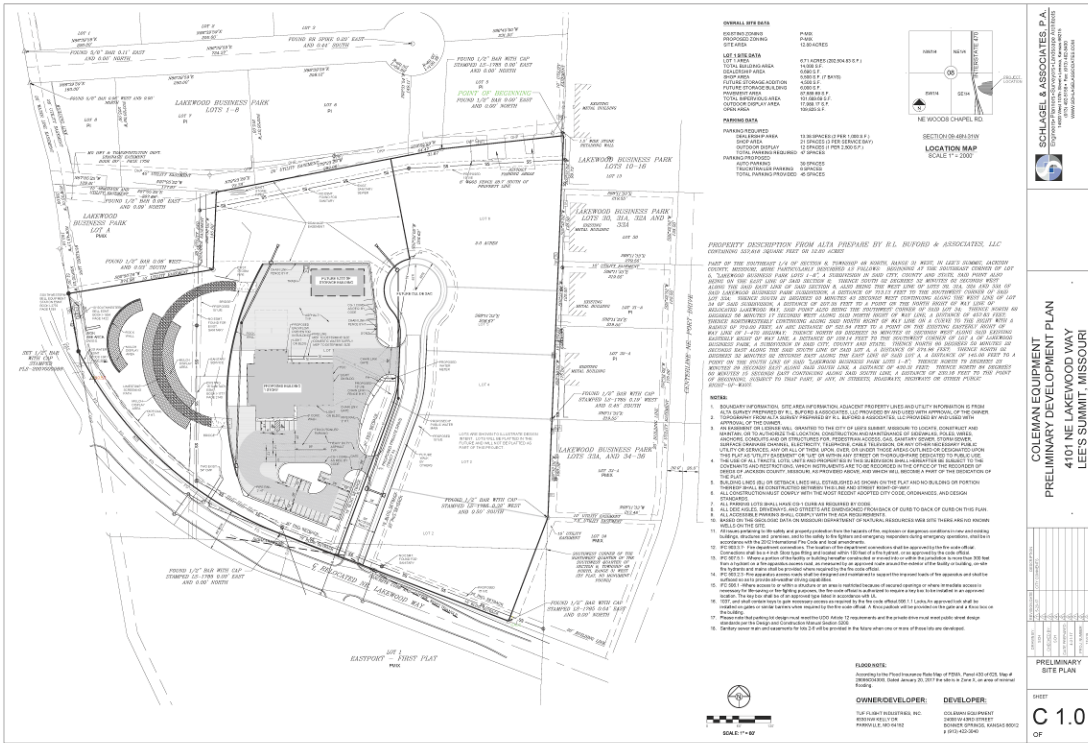
**REDEVELOPMENT PROJECT APPLICATION**  
ATTACHMENT "E"—Development Schedule

**Projected Start of Construction: middle of August 2017**

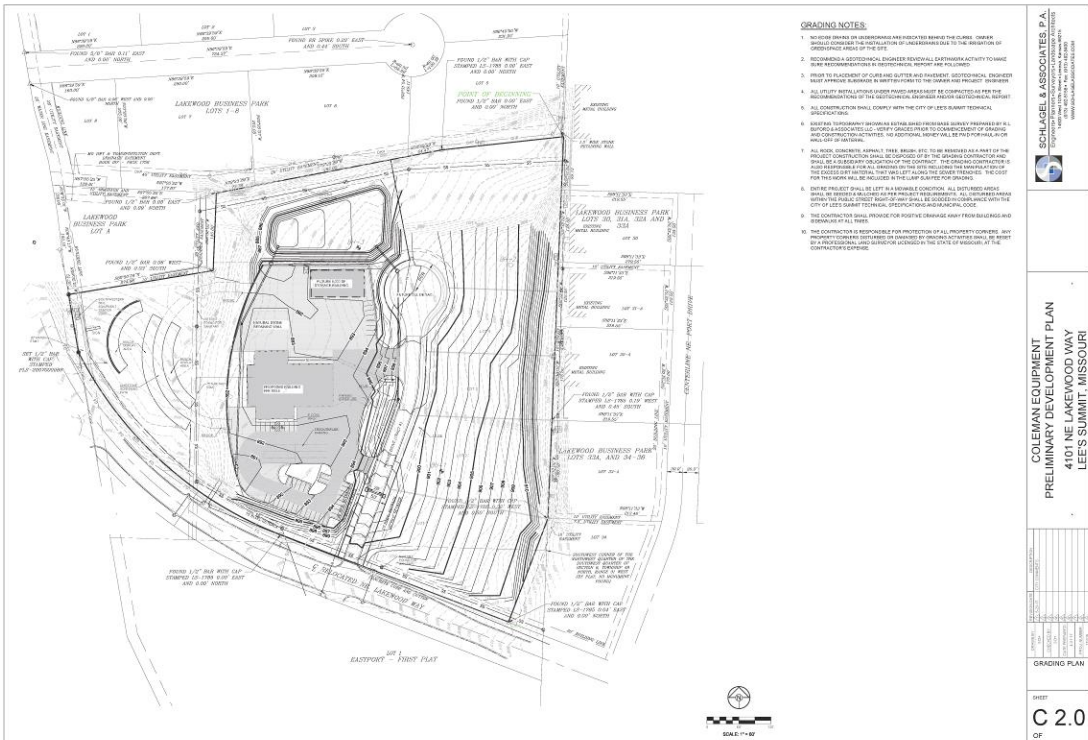
**Projected Completion: middle of March 2018**

# REDEVELOPMENT PROJECT APPLICATION ATTACHMENT "F"—Design Plans (Site Plans and Elevations)

Site Plan

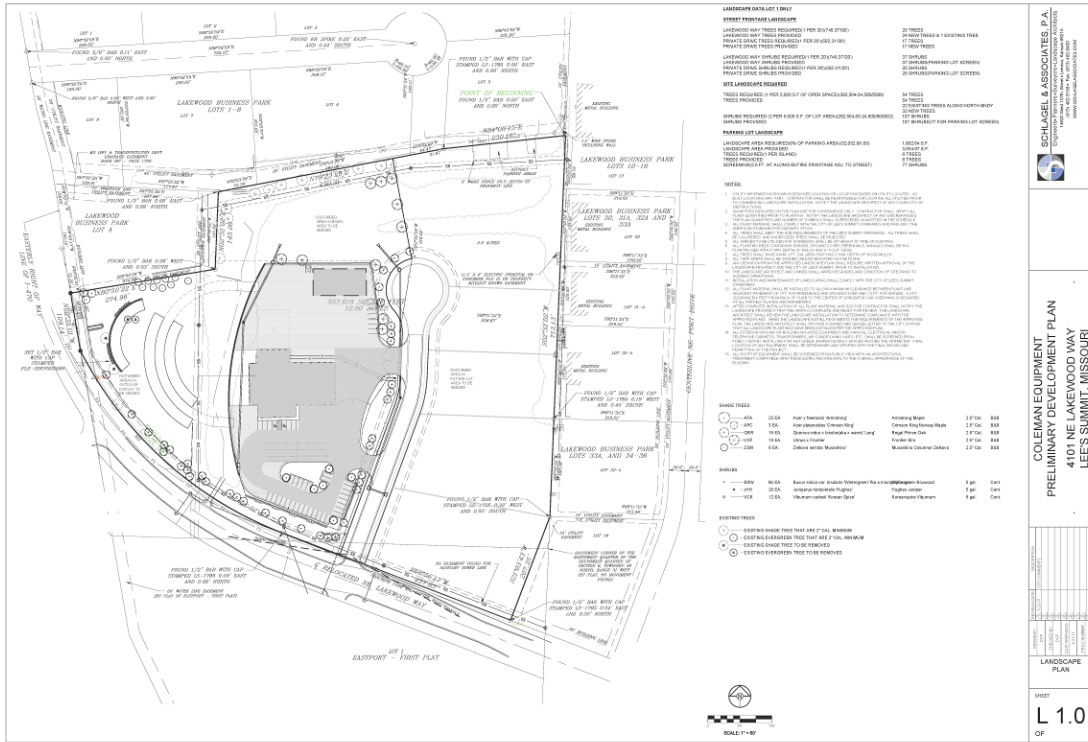


Grading Plan





# Landscaping Plan



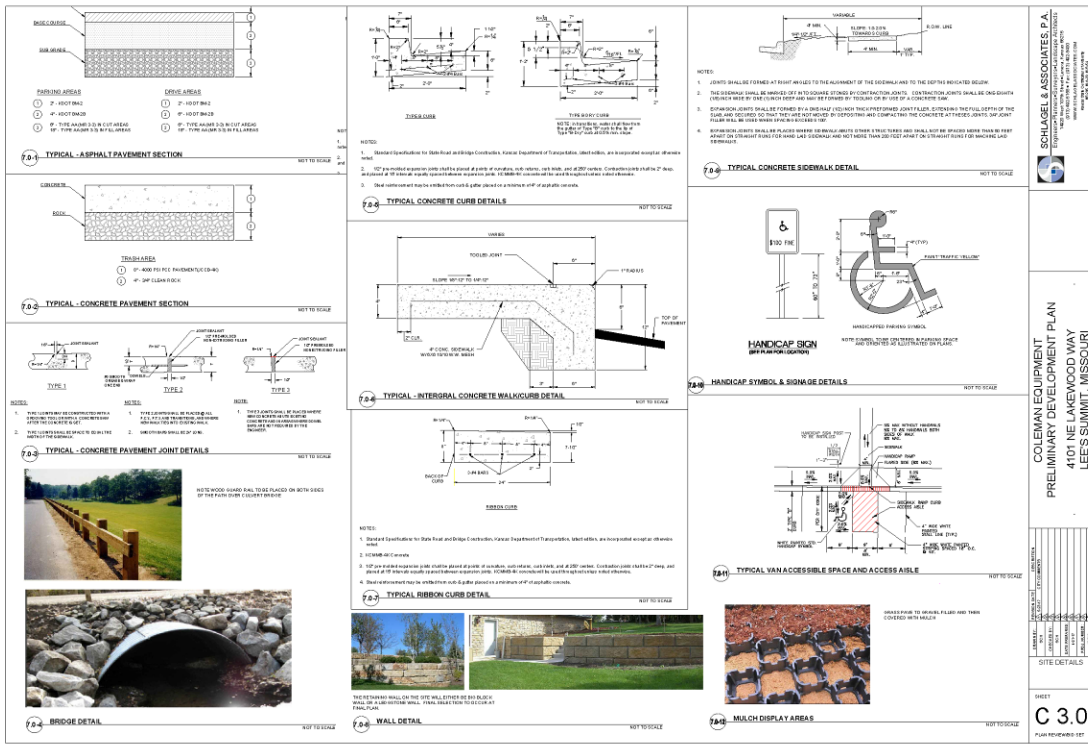
**SCHLAEFL & ASSOCIATES, P.A.**  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 (954) 575-1100  
 www.schlafli.com

**COLEMAN EQUIPMENT**  
**PRELIMINARY DEVELOPMENT PLAN**  
**4101 NE LAKEWOOD WAY**  
**LEES SUMMIT, MISSOURI**

**LANDSCAPE PLAN**

**SHEET**  
**L 1.0**  
**OF**

# Site Plan Details



**SCHLAEFL & ASSOCIATES, P.A.**  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 (954) 575-1100  
 www.schlafli.com

**COLEMAN EQUIPMENT**  
**PRELIMINARY DEVELOPMENT PLAN**  
**4101 NE LAKEWOOD WAY**  
**LEES SUMMIT, MISSOURI**

**SITE DETAILS**

**SHEET**  
**C 3.0**  
**OF**

**PLAN REVISIONS LIST**



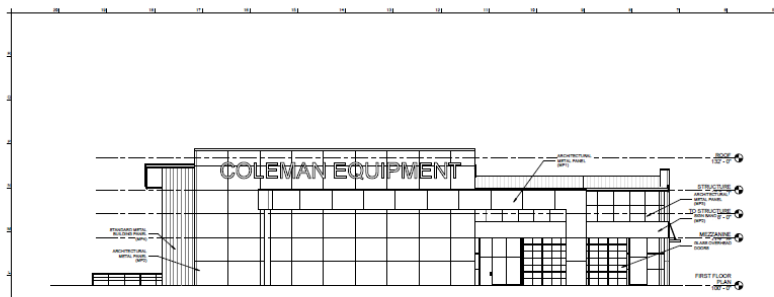
**TEVIS ARCHITECTS**  
 ARCHITECTS INC.  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 P: 303.733.1100  
 F: 303.733.1101  
 WWW.TEVISARCHITECTS.COM

**NOT FOR CONSTRUCTION**

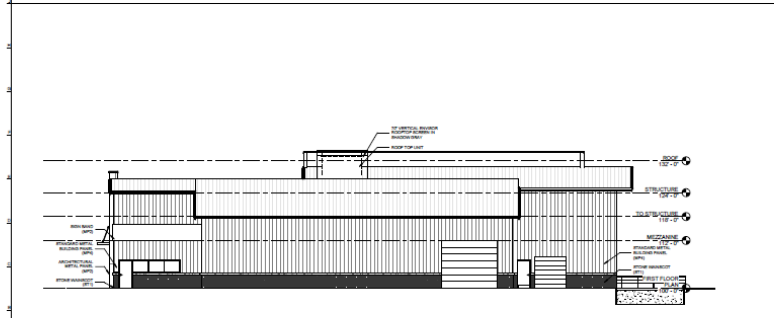
**COLEMAN EQUIPMENT**  
 WEST WASHINGTON COUNTY  
 SITE PLAN 20180001

PN	217001	
DATE	08/14/2018	
BY	AS	
DESCRIPTION	01	
REVISIONS		
NO.	DATE	DESCRIPTION

ARCHITECT'S OFFICE  
**A-212**



WEST ELEVATION J5



EAST ELEVATION A1



EXTERIOR FINISHES A1



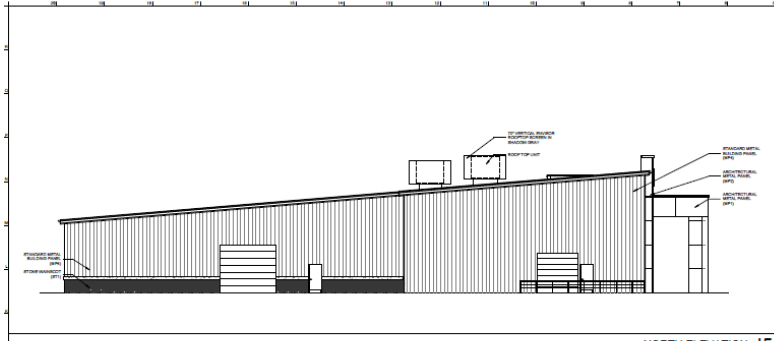
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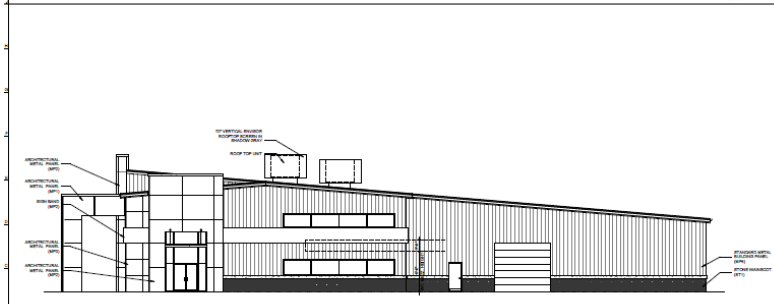
**COLEMAN EQUIPMENT**  
 WEST WASHINGTON COUNTY  
 SITE PLAN 20180001

PN	217001	
DATE	08/14/2018	
BY	AS	
DESCRIPTION	01	
REVISIONS		
NO.	DATE	DESCRIPTION

ARCHITECT'S OFFICE  
**A-205**



NORTH ELEVATION J5



SOUTH ELEVATION A5



EXTERIOR FINISHES A1



**Tewis Architects**  
 ARCHITECTS  
 1000 W. 10th St. Suite 100  
 Anchorage, Alaska 99501  
 Phone: (907) 562-1111  
 Fax: (907) 562-1112  
 www.tewisarchitects.com

NOT FOR CONSTRUCTION

COLEMAN EQUIPMENT  
 1000 W. 10th St. Suite 100  
 Anchorage, Alaska 99501

PN	217001
REV	
DATE	
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BY	
CHECKED	
DATE	

REVISIONS

A-204

**REDEVELOPMENT PROJECT APPLICATION**  
ATTACHMENT “G”—Photographs of project site and/or structure to be rehabilitated



Aerial view of subject property (courtesy of Google Maps)



Street view of subject property looking northeasterly direction (courtesy of Google Maps)



Street view of subject property looking west (courtesy of Google Maps)

**REDEVELOPMENT PROJECT APPLICATION**  
ATTACHMENT “H”— Title Work / Property ownership

**REDEVELOPMENT PROJECT APPLICATION**

**ATTACHMENT “I”—Letters of Support**

(Council, Mayor, County Official, State Representatives or Senators, Local Taxing Entities and/or Neighborhood Organizations)