



# LEE'S SUMMIT MISSOURI

## Exhibit A

### Financial Incentive Pre-Application Worksheet

DATE: 7/31/2023 APPLICANT: Griffin Riley Property Group (GRPG)

ADDRESS: 21 SE 29th Terrace, Lee's Summit, MO 64082

PHONE #: 816-366-7900 EMAIL: matt@griffinriley.com

CONTACT PERSON: Matt Tapp, Director of Acquisitions & Entitlements

DEVELOPMENT CENTER

PROJECT NAME: Pryor Mixed-Use

#### 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: TBD
  - 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: 1805 & 1905 SW M-150 Highway, Lee's Summit, MO 64082

CURRENT PROPERTY OWNER: Griffin Riley Investments LLC (d/b/a Griffin Riley Property Group)

WILL APPLICANT BE PURCHASING THE PROPERTY: Current owner

TOTAL ACRES: 20.92 +/- ac. Building Sq. Ft. 334,100 +/- Square Feet

Trilogy -- Summit Square Phase 3  
 \$65.7M  
 \$183,519.55/unit

### INVESTMENT

Total new investment:	\$ <u>65,950,150.00</u>	Resid. - \$56,370,650 -- \$222,809/unit x 253 units Comm. - \$9,579,500 -- \$245/SF x 39,100 SF	Summit Square \$72.2M \$222,839.50/unit
Acquisition of land:	\$ <u>495,000.00</u>	75% of total cost	Cityscape -- Elevate 114 \$65.7M \$183,519.55/unit
Construction:	\$ <u>49,462,613.00</u>	Resid. - \$42,277,988 -- \$167,107/unit Comm. - \$7,184,625 -- \$183.75/SF	
Soft costs/other:	\$ <u>15,992,537.00</u>		MID \$203,179.52

### TIMELINE

Calendar year in which applicant plans to begin construction: 2025

Approximate opening date: 2027

### WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
<b>Year 1</b> (2027)	Retail - general positions	40	8	\$20.00/hr
	Apts. - Office	3	0	\$23.00-\$35.00/hr
	Apts. - Property Maint.	2	0	\$23.00-\$30.00/hr
<b>Year 2</b> (2028)	Retail - general positions	40	8	\$20.00/hr
	Apts. - Office	3	0	\$23.00-\$35.00/hr
	Apts. - Property Maint.	2	0	\$23.00-\$30.00/hr

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

### 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