



**Exhibit A**  
**Financial Incentive Pre-Application Worksheet**

DATE: 6.1.2018 APPLICANT: NorthPoint Development

ADDRESS: 4825 NW 41<sup>st</sup> Street, Suite 500, Riverside, MO 64150

PHONE #: 816-888-7380 EMAIL: gbarnes@northpointkc.com

CONTACT PERSON: Grant Barnes

DEVELOPMENT CENTER

PROJECT NAME: Summit Square II

**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: \_\_\_\_\_
  - 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: 837 NW Donovan Road

CURRENT PROPERTY OWNER: Steve Rich – Townsend Summit, LLC

WILL APPLICANT BE PURCHASING THE PROPERTY: \_\_\_\_\_ YES X NO

TOTAL ACRES: 13.4 acres Building Sq. Ft. 300,000 square feet



**INVESTMENT**

Total new investment: \$ 46,000,000\_\_\_\_\_

Acquisition of land/existing buildings: \$3,000,000\_\_\_\_\_

Annual lease of land/existing buildings: \$ N/A\_\_\_\_\_

Preparation of plans, studies, surveys: \$ 2,150,000\_\_\_\_\_

Site preparation costs: 550,000\_\_\_\_\_

Building improvements: \$37,500,000\_\_\_\_\_

Site improvements: \$2,000,000\_\_\_\_\_

Utilities/Infrastructure Costs: (streets, sewer, etc.): \$800,000\_\_\_\_\_

**TIMELINE**

Calendar year in which applicant plans to begin construction: Fall 2018\_\_\_\_\_

Approximate opening date: January 2020 – First building & Club House\_\_\_\_\_

**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>	<b>Property Manager</b>	<b>1</b>		<b>65,000</b>
	<b>Leasing Agent</b>	<b>4</b>		<b>35,000</b>
	<b>Maintenance Tech</b>	<b>2</b>		<b>42,000</b>
	<b>Cleaning Tech</b>	<b>1</b>		<b>28,000</b>
<b>Year 2</b>				

% of health care premium paid for by the employer: \_\_\_\_\_

**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