



# LEE'S SUMMIT MISSOURI

## Exhibit A

### Financial Incentive Pre-Application Worksheet

DATE: \_\_\_\_\_ APPLICANT: Brain Dev 3, LLC

ADDRESS: 300 E. 39<sup>th</sup> St., Kansas City, MO 64111

PHONE #: 816-281-5900 EMAIL: abrain@braindev.group

CONTACT PERSON: Andrew Brain

DEVELOPMENT CENTER

PROJECT NAME: Southside Plaza

#### 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: 812112, 453998, 8123310, 238220, 621340, 624410, 621391, 722511, 453310, 525210, 812113, 812199, and 722213

- 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: 400 SW Nichols Street and 712 SW Blue Parkway

CURRENT PROPERTY OWNER: Brain Dev 3, LLC

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

TOTAL ACRES: Approx. 5.33 Building Sq. Ft. 60,904

### INVESTMENT

Total new investment: \$ 4,804,349.00

Acquisition of land/existing buildings: \$ 3,250,000.00  
 Annual lease of land/existing buildings: \$ \_\_\_\_\_  
 Preparation of plans, studies, surveys: \$ 40,000.00  
 Site preparation costs: \$ \_\_\_\_\_  
 Building improvements: \$ 1,331,799.00  
 Site improvements: \$ 182,550.00  
 Utilities/Infrastructure Costs: (streets, sewer, etc.): \$ \_\_\_\_\_

### TIMELINE

Calendar year in which applicant plans to begin construction: 2020  
 Approximate opening date: 2020

### 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>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Year 2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

% of health care premium paid for by the employer: N/A

### 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

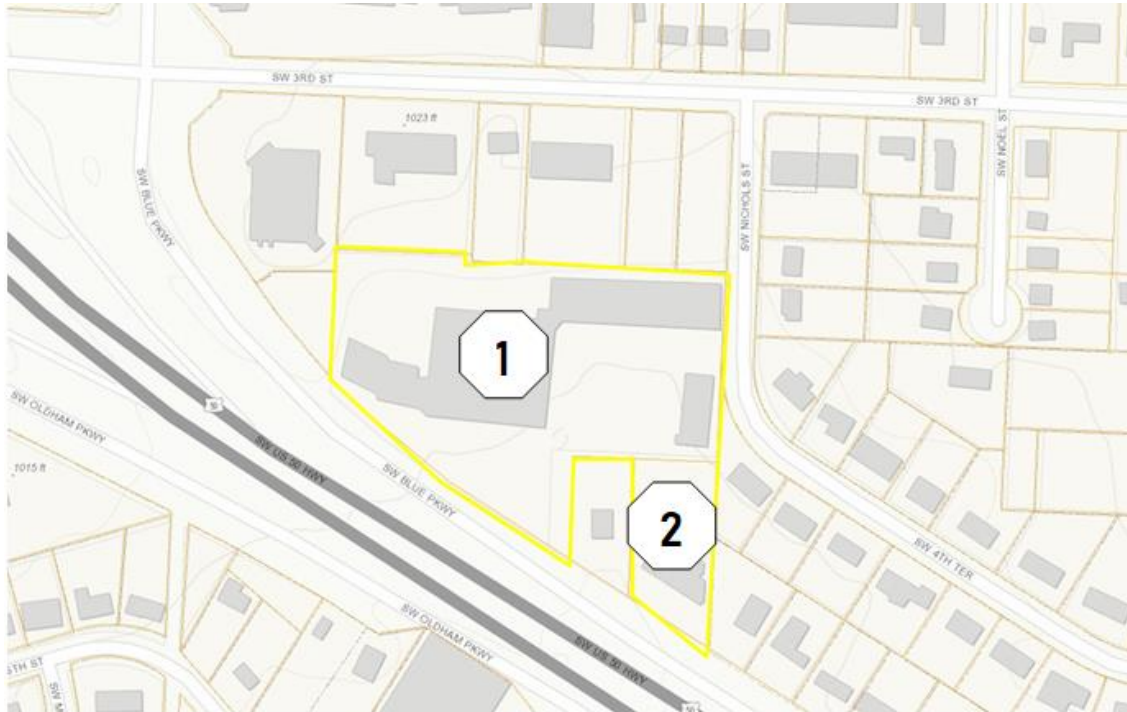
- Neighborhood Improvement District
- Community Improvement District
- Transportation Development District

#### Local Incentive Tools

- Sales Tax Reimbursement Agreements



Cost-Share Development Agreements



A tract of land, all in parts of the North half of Section 7, Township 47 North, Range 31 West, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Southwesterly corner of parcel JA61-420-02-38-00-0-00-000 (this and all subsequent parcel numbers referenced herein are based on the parcel identification numbers used by the Jackson County, Missouri Assessment Department), also being a point located on the Northerly right of way line of SW Blue Parkway, as now established, the POINT OF BEGINNING; thence Northerly along the Westerly line of said parcel to the Northwesterly corner thereof; thence Easterly along the Northerly line of parcel JA61-420-02-38-00-0-00-000 to the intersection of the Northerly and Easterly line of said parcel; thence Southerly along the Easterly line of said parcel to the intersection of the Easterly and Northerly line of said parcel; thence Easterly along the Northerly line of said parcel to the Northeasterly corner thereof, also being a point located on the Westerly right of way line of SW Nichols Street, as now established; thence Southerly along the Easterly line of parcels JA61-420-02-38-00-0-00-000 and JA61-420-02-15-00-0-00-000 to the Southeasterly corner of parcel JA61-420-02-15-00-0-00-000, also being a point located on the Northerly right of way line of SW Blue Parkway; thence Northwesterly along the Southerly line of parcel JA61-420-02-15-00-0-00-000 to the Southwesterly corner thereof; thence Northerly along the Westerly line of said parcel to the Northwesterly corner thereof, also being a point located on the Southerly line of parcel JA61-420-02-38-00-0-00-000; thence Westerly along the Southerly line of parcel JA61-420-02-38-00-0-00-000 to the intersection of the Southerly and Easterly line of said parcel; thence Southerly along the Easterly line of parcel JA61-420-02-38-00-0-00-000 to the Southeasterly corner thereof, also being a point located on the Northerly right of way line of SW Blue Parkway; thence Northwesterly along the Southerly line of parcel JA61-420-02-38-00-0-00-000 to the Southwesterly corner of said parcel, the POINT OF BEGINNING.