

LEE'S SUMMIT MISSOURI

Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: 4/24/18 APPLICANT: Summit Orchards Partners, LLC
 ADDRESS: 7387 W. 162nd St Stilwell KS 66085
 PHONE #: 913 649 4500 EMAIL: ferd@christiedev.com
 CONTACT PERSON: Ferd Nlemann
 DEVELOPMENT CENTER
 PROJECT NAME: Summit Orchards

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, 722513
452111, 445120
 - 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. See CID Petition
 ADDRESS: _____
 CURRENT PROPERTY OWNER: Townsend Summit LLC
 WILL APPLICANT BE PURCHASING THE PROPERTY: YES NO
 TOTAL ACRES: 1.17 Building Sq. Ft. 108,809

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INVESTMENT

Total new investment: \$ 49,021,377 +

Acquisition of land/existing buildings: \$ See
 Annual lease of land/existing buildings: \$ Enclosed
 Preparation of plans, studies, surveys: \$ Budget
 Site preparation costs: \$ Budget
 Building improvements: \$ Budget
 Site improvements: \$ Budget
 Utilities/Infrastructure Costs: (streets, sewer, etc.): \$ Budget

TIMELINE

Calendar year in which applicant plans to begin construction: 2018
 Approximate opening date: 2019

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
Year 1	Restaurant	100	50	\$10-18
	Retail	200	75	\$10-15
	Grocery/Convenience	45	10	\$12-18
Year 2	Same as Year 1			

% of health care premium paid for by the employer: ≈ 50%

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)

No property tax incentives

Special Assessment, Property Tax, Sales Tax

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

1% sales tax only

~~Local Incentive Tools~~

- Sales Tax Reimbursement Agreements
- Cost-Share Development Agreements