



# LEE'S SUMMIT MISSOURI

## Exhibit A

### Financial Incentive Pre-Application Worksheet

DATE: March 21, 2023 APPLICANT: North Oak Safety Storage LLC (Ward Development)

ADDRESS: 1120 Eagle Ridge Blvd., Grain Valley, MO 64029

PHONE #: (316) 734-1211 EMAIL: luke@safetyministorage.com

CONTACT PERSON: Luke White, VP of Development

DEVELOPMENT CENTER

PROJECT NAME: Lakewood Business Park

#### 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: SWQ I-470 and NE Strother Road (Parcel No. 52-200-02-03-01-2-00-000)

CURRENT PROPERTY OWNER: North Oak Safety Storage LLC

TOTAL ACRES: Approx. 31 acres Building Sq. Ft. Approx. 399,400 SF

### INVESTMENT

Total new investment: \$60,731,429

Acquisition of land:	\$ <u>3,711,640</u>
Sitework / Infrastructure:	\$ <u>14,929,722</u>
Preparation of plans, studies, surveys:	\$ <u>891,600</u>
Building improvements:	\$ <u>22,546,706</u>
FF&E:	\$ <u>7,827,810</u>
Soft costs/other:	\$ <u>7,953,671</u>
Initial Public Infrastructure:	\$ <u>2,870,280</u>

### TIMELINE

Calendar year in which applicant plans to begin construction: 2023

Approximate opening date: 2025

### 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>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