



LEE'S SUMMIT MISSOURI

Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: September 26, 2022 APPLICANT: Archview Properties, LLC

ADDRESS: 10 W. Carmel Drive, Suite 200, Carmel, IN 46032

PHONE #: (913) 216-0124 EMAIL: radams@cityscaperesidential.com

CONTACT PERSON: Ryan Adams, Vice President

DEVELOPMENT CENTER

PROJECT NAME: Apartments – SWC Douglas and Tudor

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: SWC NE Tudor Road and NE Douglas Street

CURRENT PROPERTY OWNER: Lowcap, LLC; and City of Lee's Summit

WILL APPLICANT BE PURCHASING THE PROPERTY: Yes NO

TOTAL ACRES: Approx. 13.5 acres Building Sq. Ft. Approx. 300,000 SF

INVESTMENT

Total new investment: \$ 65,600,000

Acquisition of land: \$ 5,100,000
 Construction: \$ 53,200,000
 Soft costs/other: \$ 7,300,000

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
Year 1				
Year 2				

% 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