



Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: January 11, 2018 APPLICANT: Bloom Living LS, LLC

ADDRESS: 3024 SW Wanamaker, Suite 300, Topeka, Kansas 66614

PHONE #: (785) 272-1535 EMAIL: jsourk@midwest-health.com

CONTACT PERSON: Jennifer Sourk

DEVELOPMENT CENTER

PROJECT NAME: Bloom Lee's Summit

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: 800 SE Battery Drive, Lee's Summit, MO

CURRENT PROPERTY OWNER: Klaton Properties, LLC

WILL APPLICANT BE PURCHASING THE PROPERTY: X YES _____ NO

TOTAL ACRES: 2.5 Building Sq. Ft. 51,250

INVESTMENT

Total new investment: \$ 9,346,308

Acquisition of land/existing buildings:	\$ 384,000
Annual lease of land/existing buildings:	\$ N/A
Preparation of plans, studies, surveys:	\$ 348,251
Site preparation costs:	\$ in site improvements
Building improvements:	\$ 6,976,267
Site improvements:	\$ 787,500
Utilities/Infrastructure Costs: (streets, sewer, etc.):	\$ in site improvements
Soft Costs	\$ 850,290

TIMELINE

Calendar year in which applicant plans to begin construction: 2018
 Approximate opening date: December 2020

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
Year 1	Executive Director	1	0	\$40,000-\$55,000/yr
	Administrative Assistant	1	0	\$11-14/hr
	Maintenance	1	0	\$11-14/hr
Year 2				

% of health care premium paid for by the employer: Applicant is compliant with the ACA in that employees do not pay more than 9% of their salary toward health care premiums, with the Applicant paying for the balance. This causes the amount of health care premiums paid for by Applicant to fluctuate depending on the employee's pay.

TYPE OF FINANCIAL INCENTIVE DESIRED

TAX ABATEMENT

- Tax Increment Financing
- Chapter 100 Industrial Revenue Bonds
- Chapter 353 Tax Abatement
- 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 Sharing Agreements
- Cost-Share Development Agreements

PROPERTY DESCRIPTION:

A Tract of Land in the North Half of Section 10, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri more fully described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of Said Section 10; Thence North 02 degrees 08 Minutes 13 Seconds East a distance of 827.10 feet along the west line of said Northwest Quarter; Thence South 87 degrees 52 minutes 00 seconds East, 74.22 feet to the Northwest Corner of Tract B in Charleston Park 3rd Plat, a Subdivision in Lee's Summit, Jackson County, Missouri; Thence North 02 degrees 08 minutes 00 seconds East a distance of 236.73 feet along the East right of Way Line of Todd George Road to the South Right of Way Line of Shenandoah Drive; Thence South 87 degrees 41 minutes 11 seconds East a distance of 225.97 feet along the South Line of Ashton at Charleston Park 1st plat, as subdivision in Lee's Summit, Jackson County, Missouri; Thence North 83 degrees 00 minutes 25 seconds East a distance of 111.30 feet along the south line of said 1st plat; Thence South 87 degrees 41 minutes 11 seconds East a distance of 400.03 feet along the south line of said 1st Plat; Thence Easterly 364.00 feet along a Tangent Curve to the Right Having a Radius of 1738.00 feet along the South line of said 1st Plat and Ashton At Charleston Park 2nd Plat a subdivision in Lee's Summit, Jackson County, Missouri; Thence South 75 degrees 41 minutes 11 seconds east 106.47 feet along the south line of said 2nd plat; Thence Easterly 377.41 feet along a tangent curve to the left having a radius of 1802.00 feet along the south line of said 2nd plat and Ashton at Charleston Park 3rd Plat, a subdivision in Lee's Summit, Jackson County, Missouri; Thence South 87 degrees 41 minutes 11 seconds East a distance of 738.82 feet along the South Line of Ashton at Charleston Park 3rd Plat through 6th Plat, Subdivisions all of Record in Lee's Summit, Jackson County, Missouri to the Northwest corner of Tract A, Magnolia Place at Charleston Park 1st Plat, a subdivision in Lee's Summit, Jackson County, Missouri; Thence continuing South 87 degrees 41 minutes 11 seconds East along the South line of said 3rd Plat through 6th Plat and the North line of said Tract A, a distance of 149.25 feet to the Northeast corner of said Tract A and the Point of Beginning; Thence continuing South 87 degrees 41 minutes 11 seconds East along the South line of said 3rd Plat through 6th Plat, a distance of 195.75 feet; Thence South 02 degrees 13 minutes 32 seconds West, a distance of 360.52 feet to a point of curvature; thence along a curve to the left having a radius of 100.00 feet, a central angle of 01 degrees 15 minutes 59 seconds, a chord bearing of North 69 degrees 43 minutes 05 seconds East, a chord length of 2.21 feet and an arc length of 2.21 feet to a point of reverse curvature; thence along a curve to the right having a radius of 100.00 feet, a central angle of 51 degrees 12 minutes 46 seconds, a chord bearing of South 85 degrees 18 minutes 31 seconds East, a chord length of 86.44 feet and an arc length of 89.38 feet to a point on the West right of way line of SE Battery Drive as now established, said point being a point of curvature; thence along said West right of say line on a curve to the left having a radius of 225.00 feet, a central angle of 13 degrees 04 minutes 47 seconds , a chord bearing of South 29 degrees 22 minutes 09 seconds West, a chord length of 51.25 feet and an arc length of 51.36 feet to the Northeast corner of Lot 1, Magnolia Place at Charleston Park 1st Plat, a subdivision in Lee's Summit, Jackson County, Missouri; Thence North 87 degrees 37 minutes 03 seconds West along the North line of said Lot 1, a distance of 65.02 feet, Thence North 87 degrees 37 minutes 03 seconds West along the North line of said Lot 1, a distance of 315.00 feet to the Southeast corner of said Tract A, Magnolia Place at Charleston Park 1st Plat; Thence North 02 degrees 13 minutes 32 seconds East, along the East line of said Tract A, a distance of 156.69 feet; Thence North 72 degrees 23 minutes 02 seconds East, along the East line of said Tract A, a distance of 126.44 feet; Thence North 02 degrees 18 minutes 49 seconds East along the East line of said Tract A, a distance of 208.66 feet to the Point of Beginning, and containing 2.4217 acres, more or less. And Tract A, Magnolia Place at Charleston Park 1st Plat, a subdivision in Lee's Summit, Jackson County, Missouri, containing 0.9106 acres more or less.

