

**Exhibit A**  
**Financial Incentive Application Worksheet**

DATE: \_\_\_\_\_ APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_

DEVELOPMENT SERVICES

PROJECT NAME: \_\_\_\_\_

**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: \_\_\_\_\_

CURRENT PROPERTY OWNER: \_\_\_\_\_

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

TOTAL ACRES: \_\_\_\_\_ BUILDING SQ. FT. \_\_\_\_\_

**INVESTMENT**

Total new investment: \$ \_\_\_\_\_

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

**TIMELINE**

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

**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 TAXING DISTRICTS

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

LOCAL INCENTIVE TOOLS

- Sales Tax Reimbursement Agreements
- Cost-Share Development Agreements

## **Narrative**

The Applicant desires to develop five parcels, which includes the proposal of a 99,000 square foot Dillons grocery store with an integrated pharmacy and fuel center. The project investment exceeds \$48,000,000, encompassing site work, building construction, and fixtures. To address extraordinary site and infrastructure costs related to elevation and public improvements and make the development economically feasible, the Applicant proposes the establishment of a Community Improvement District (CID). Collaboration with the City on this economic development tool will help close critical funding gaps, bridge site constraint costs, and improve long-term operational viability.

The proposed development is located in the NE Douglas Street/NE Tudor Road Targeted Planning Area and will provide convenient access to Lee's Summit residents while also serving a broader regional market. The site is strategically located approximately one mile east of the I-470 and US Route 50 Interchange, approximately one mile west of Missouri Route 291, and between NE Tudor Road and E Chipman Road. The project advances the City's mixed-use development goals as outlined in the Lee's Summit Economic Development Incentive Policy by delivering an established grocery store, pharmacy, and fuel center to support existing and future residential and commercial growth. Given the competitive nature of the grocery sector, the Applicant believes the location is well positioned for success based on its legacy, expanded grocery offerings, and diverse range of services. While some sales redistribution may occur, the development is expected to attract new customers from outside the immediate trade area and capture additional demand as population growth continues. This store will serve as a key anchor role, increasing consumer traffic and adjacent retail and small business growth.

All five parcels are currently unimproved and will require substantial infrastructure improvements prior to development. These include offsite road improvements, raising the site grade, and providing additional rear access, with total public improvement cost estimated at \$6,788,907. Detailed cost information is provided in Schedule A.

Planned offsite road improvements along NE Douglas Street include road widening, sidewalk construction, new access drives, relocation of street lighting, utility relocation, paving, installation of a new traffic signal, turn lanes, and concrete medians. The site's existing topography presents a significant challenge, with approximately 50 feet of elevation changes from NE Douglas St to NW Main St. As a result, considerable fill and earthwork are required to elevate the site to support grocery operations and ensure proper connectivity to surrounding roadway elevations. Additionally, a key component of the project is a proposed rear driveway access along NW Main Street, which will function as a public street improvement and will provide a secondary connection to NE Douglas Street. The connection will tie into the rear circulation road and parking field, improving internal traffic flow, enhancing emergency access, reducing congestion on NE Douglas Street, and offering alternative routing during school and community events. Collectively, these improvements help balance project feasibility with long-term economic viability while delivering meaningful and lasting public infrastructure benefits to the community.

**Schedule A**

CID - Investment in Public Infrastructure and Improvements

<b>Use of Funds</b>	<b>Description</b>	<b>Estimated Cost = \$6,788,907</b>
Off-Site Roadway Improvements	Road widening, sidewalk construction, new access drives, relocation of street lighting, utility relocation, paving, installation of a new traffic signal, turn lanes, and concrete medians	\$2,469,545
Site Grading / Earthwork	Cut/imported fill, site elevation driven by existing topography conditions	\$4,120,538
Rear Access Drive	Paving, striping, utility coordination, concrete curbing	\$198,824