



Exhibit A
Financial Incentive Pre-Application Worksheet

DATE: October 9, 2024 APPLICANT: T&W Steel CO., Inc., and assigns
ADDRESS: 1612 SW Jefferson Lees Summit, MO 64081
PHONE #: (660) 441-5985 EMAIL: Kenny@twsteel.net
CONTACT PERSON: Kenneth Rusche, President
DEVELOPMENT CENTER
PROJECT NAME: T&W Steel CO., Inc. – Relocation and Expansion Project

PROJECT TYPE:

Check all that apply and fill in the SIC/NAICS code, if known.

- Industrial, Manufacturing, Technology SIC/NAICS code: 5051
 - 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. See Exhibit A and B attached.

ADDRESS: 1601 SE Hamblen Rd Lee's Summit, MO 64081 (61-720-99-02-01-2-00-000)

CURRENT PROPERTY OWNER CHAPEL OAKS DEV CO

WILL APPLICANT BE PURCHASING THE PROPERTY: Applicant has property under contract for purchase.

TOTAL ACRES: Approx. 28.50 acres Building Sq. Ft. approx. 53,600 SF industrial



INVESTMENT

Total new investment: \$ 5,800,000

Acquisition of land: \$ 1,300,000
 Construction: \$ 4,500,000
 Soft costs/other: \$ 250,000

TIMELINE

Calendar year in which applicant plans to begin construction: 2025
 Approximate opening date: 2027

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
Year 1	Salesperson	1		\$80,000/year
	Shift Lead	1		\$60,000/year
	Warehouse Labor	4		\$22/hr
Year 2				

% of health care premium paid for by the employer: 73%

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

LS LEE'S SUMMIT MISSOURI

EXHIBIT A MAP OF PROJECT LOCATION

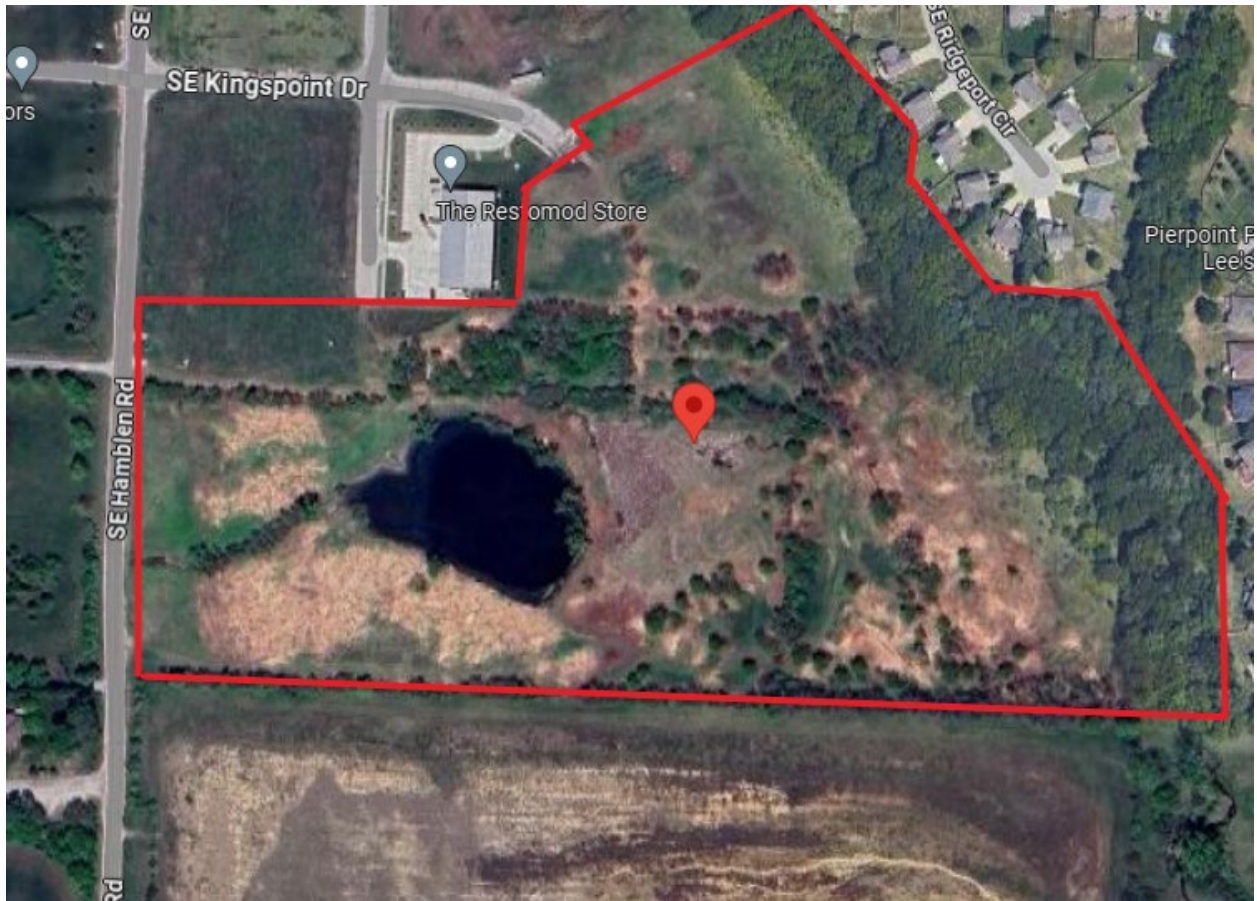




EXHIBIT B

LEGAL DESCRIPTION OF PROJECT LOCATION

SEC-16 TWP-47 RNG-31---PT NW 1/4 DAF: BEG 213.19' SE OF NW COR LOT 272 NEWBERRY 5TH PLAT TH S 43 DEG 09 MIN 06 SEC W 363.87' TH SELY ON A CURV RI WI RAD 330' AND ARC DIST 40.50' TH S 43 DEG 09 MIN 06; SEC W 128.69' TH S 02 DEG 22 MIN 10 SEC W 182.45' TH N 87 DEG 37 MIN 50 SEC W 260' TH N 02 DEG 22 MIN 10 SEC E 35' TH N 87 DEG 37 MIN 50 SEC W 300' TH SLY 625' MOL TH ELY 1675' MOL TH N 02 DEG 03 MIN; 10 SEC E 297.08' TH N 34 DEG 40 MIN 15 SEC W 388.83' TH N 75 DEG 42 MIN 12 SEC W 164.49' TH N 39 DEG 22 MIN 06 SEC W 223.44' TH N 09 DEG 25 MIN 00 SEC W 100.77' TH N 42 DEG 44 MIN 34 SEC W 583.14'; TO POB

[WILL UPDATE LEGAL DESCRIPTION ABOVE PULLED FROM JACKSON COUNTY GIS PENDING CLOSING OF LAND ACQUISITION]