



Exhibit A
Financial Incentive Pre-Application Worksheet

DATE: February 22, 2023 APPLICANT: Clover Communities Lee's Summit LLC

ADDRESS: 348 Harris Hill Road, Williamsville, NY 14221

PHONE #: (724) 831-9372 EMAIL: bsyput@cloverdevelopment.com

CONTACT PERSON: Benjamin Syput, Development Manager

DEVELOPMENT CENTER

PROJECT NAME: Lee's Summit Senior Apartments (*tentative - subject to Clover Marketing review)

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 _____

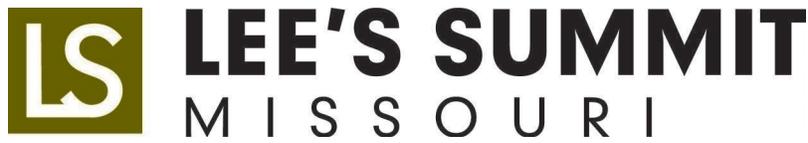
PROPERTY FOR WHICH INCENTIVES ARE BEING SOUGHT

Attach map and legal description of property.

ADDRESS: 830-900 NE Douglas Street, Lee's Summit, MO 64086

CURRENT PROPERTY OWNER: Philip T. and Laah M. Tucker; Jim and Linda Tucker, as Trustees; Batis Development Investors LLC

WILL APPLICANT BE PURCHASING THE PROPERTY: Yes NO



TOTAL ACRES: Approx. 6.8 acres

Building Sq. Ft. Approx. 148,000 SF

INVESTMENT

Total new investment: \$ 23,060,000

Acquisition of land: \$1,460,000
Construction: \$ 19,000,000
Soft costs/other: \$ 2,600,000

TIMELINE

Calendar year in which applicant plans to begin construction: 4Q 2023/1Q 2024

Approximate opening date: 2026

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
Year 1		2	0	
	Manager			\$24/hr
	Maintenance Technician			\$21/hr
Year 2				
	Same as Year 1	0	0	N/A

% of health care premium paid for by the employer: 50%

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