



LEE'S SUMMIT MISSOURI

Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: September 26, 2022 APPLICANT: Ward Development

ADDRESS: 1120 Eagle Ridge Blvd., Grain Valley, MO 64029

PHONE #: (316) 734-1211 EMAIL: luke@safetyministorage.com

CONTACT PERSON: Luke White, VP of Development

DEVELOPMENT CENTER

PROJECT NAME: Town Centre

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 Independence Avenue and NE Town Centre Boulevard (52-500-02-08-01-1-00-000; 52-500-02-01-01-1-00-000; 52-500-02-03-01-6-00-000; 52-500-02-17-00-0-00-000)

CURRENT PROPERTY OWNER: Lee's Summit Town Centre LLC; Lee's Summit Madison PTP LLC; E J Plesko & Associates Inc.



WILL APPLICANT BE PURCHASING THE PROPERTY: Yes NO
 TOTAL ACRES: Approx. 22 acres Building Sq. Ft. Approx. 250,000 SF

INVESTMENT

Total new investment: \$ 17,728,388

Acquisition of land: \$ 3,258,288
 Construction: \$ 12,745,100
 Soft costs/other: \$ 1,725,000

TIMELINE

Calendar year in which applicant plans to begin construction: 2023
 Approximate opening date: 2024

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