



Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: 3/19/2019 APPLICANT: Lee's Summit Senior Community, LLC/aka The Princeton

ADDRESS: 5051 S National Ave, Suite 4-100, Springfield, MO 65810

PHONE #: 417-893-6006 EMAIL: Denise Heintz

CONTACT PERSON: denise@oreillydevelopment.com

DEVELOPMENT CENTER

PROJECT NAME: Lee's Summit Senior Living

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: S.E. Oldham Parkway & S.E. Princeton Drive

CURRENT PROPERTY OWNER: Central Bank of the Midwest

WILL APPLICANT BE PURCHASING THE PROPERTY: X YES NO

TOTAL ACRES: 12+/- Building Sq. Ft. N/A-New Construction

INVESTMENT

Total new investment: \$ 36,305,352

Acquisition of land/existing buildings:	\$ 876,000
Annual lease of land/existing buildings:	\$ N/A
Preparation of plans, studies, surveys:	\$ 7,971,210 (includes all soft costs)
Site preparation costs:	\$ Included in building improvements
Building improvements:	\$ 25,910,115
Site improvements:	\$ Included in building improvements
Utilities/Infrastructure Costs: (streets, sewer, etc.):	\$ 1,548,027

TIMELINE

 Calendar year in which applicant plans to begin construction: 2019
 Approximate opening date: Fall 2021

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
Year 1	Professional	6		\$16.51
	Clerical	2		
	General Labor	33	4	
Year 2	Professional	7		\$17.67
	Clerical	3		
	General	41	5	

% of health care premium paid for by the employer: 75%

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