

Exhibit A
Financial Incentive Pre-Application Worksheet

DATE: _____ APPLICANT: _____

ADDRESS: _____

PHONE #: _____ EMAIL: _____

CONTACT PERSON: _____

DEVELOPMENT CENTER

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
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

Report Created: Tue Apr 11 2023 15:08:23 GMT-0600 (Mountain Daylight Time)

Basic Information

Parcel # 61-510-09-01-01-0-00-000
 Address: 507 SE MELODY LN
 LEES SUMMIT, MO 64063
 Lot Size: 226,390 Sq. Ft.
 Bldg sq ft: 0 Sq. Ft.
 #Beds: 0 #Baths: 0
 Year Built: N/A
 Tax Code Area: 49
 Land Use Code: SHOP. CENTER-NBHD
 Exemption:
 Legal Description:

BAYBERRY CROSSING; PT OF UNNUMBERED TR DAF; BEG AT NE COR OF SD TR SD PT ALSO; BEING ON SLY ROW LI OF 5TH ST TER TH S ALG E LI SD TR 340'; TH S 70 DEG E 52.84' TH S 455.84' TH W 288' TH N 673.18' TH; N 16 DEG E 235.73' TO PT ON SLY ROW LI 5TH ST TER TH S 35; DEG E 35.14' TO PT ON CURV TH SELY ALG SD CUR TO LF 130.07'; TH E 40' TO POB

Property Values

Value Type	2022	2021	2020	2019
<u>Land Value</u>				
Agricultural:	\$0	\$0	\$0	\$0
Commercial:	\$2,409,950	\$2,409,950	\$2,409,950	\$2,409,950
Residential:	\$0	\$0	\$0	\$0
<u>Improvements Value</u>				
Agricultural:	\$0	\$0	\$0	\$0
Commercial:	\$1,590,050	\$1,590,050	\$1,775,050	\$1,775,050
Residential:	\$0	\$0	\$0	\$0
<u>New Construction Value</u>				
Agricultural:	\$0	\$0	\$0	\$0
Commercial:	\$0	\$0	\$0	\$0
Residential:	\$0	\$0	\$0	\$0
Total Market Value:	\$4,000,000	\$4,000,000	\$4,185,000	\$4,185,000
Total Assessed Value:	\$1,280,000	\$1,280,000	\$1,339,200	\$1,339,200
Total Taxable Value:	\$1,280,000	\$1,280,000	\$1,339,200	\$1,339,200

Primary Owner

BAYBERRY CROSSING BACELINE LLC
 511 N BROADWAY DENVER, CO 80203

LEGAL DESCRIPTION
(Bayberry Crossing)

Parcel 1:

All that part of BAYBERRY CROSSING, a subdivision in Lee's Summit, Jackson County, Missouri described as follows:

A tract of land being part of Tract "E" and part of Tract "B", BAYBERRY, a subdivision in Lee's Summit, Jackson County, Missouri, more particularly described as follows: Beginning at the Northeast corner of said Tract "E", said point also being on the Southerly Right-of-Way Line of 5th Street Terrace; thence South 0 degrees 37 minutes 58 seconds West, along the East line of Tract "E", 340.00 feet; thence South 70 degrees 18 minutes 45 seconds East, 52.84 feet; thence South 0 degrees 37 minutes 58 seconds West, 455.84 feet; thence Due West 288.00 feet to a point on the West line of said Tract "E"; thence North 0 degrees 37 minutes 58 seconds East, along the West line of said Tract "E", 673.18 feet; thence North 16 degrees 38 minutes 21 seconds East, 235.73 feet to a point on the Southerly Right-of-Way of 5th Street Terrace, (the following three courses are along said Right-of-Way); thence South 35 degrees 47 minutes 31 seconds East, 35.14 feet to a point of curve, said curve having a radius of 137.23 feet; thence Southeasterly along said curve to the left, a distance of 130.07 feet; thence North 89 degrees 54 minutes 06 seconds East, 40.00 feet of the Point of Beginning, EXCEPT that part in Bayberry Lane.

Parcel No.: 61-510-09-01-01-0-00-000

Situs Address: 559 SE Melody Ln., Lee's Summit, MO 64063

Parcel 2:

Together with a non-exclusive access and ingress easement established by the instrument recorded April 29, 1988 as Document No, I-840559 in Book I-1795 at Page 1421.



Bayberry Crossing Shopping Center - Lee's Summit, MO CID Assumptions Summary

SALES				
Projected Sales:	SF	Sales / SF	Total Sales	Sales Begin
All tenants	63,000	\$ 119	\$ 7,500,000	2024
TOTALS	63,000		7,500,000	

NPV DISCOUNT RATE 6.00%

ANNUAL SALES GROWTH 2.00%

	NPV / PAY-AS-YOU-GO
CID	\$1,423,072

Bayberry Crossing Shopping Center - Lee's Summit, MO CID PROJECTIONS

CID ASSUMPTIONS	
CID Retail Sales Tax	1.00%
Annual sales growth	2.00%
NPV discount rate	6.00%

ANNUAL GROWTH			CID REVENUES
CID Year	Calendar Year	Taxable Sales**	
1	2024	\$ 7,500,000	\$ 75,000
2	2025	\$ 8,050,000	\$ 80,500
3	2026	\$ 8,611,000	\$ 86,110
4	2027	\$ 9,183,220	\$ 91,832
5	2028	\$ 9,766,884	\$ 97,669
6	2029	\$ 9,962,222	\$ 99,622
7	2030	\$ 10,161,467	\$ 101,615
8	2031	\$ 10,364,696	\$ 103,647
9	2032	\$ 10,571,990	\$ 105,720
10	2033	\$ 10,783,430	\$ 107,834
11	2034	\$ 10,999,098	\$ 109,991
12	2035	\$ 11,219,080	\$ 112,191
13	2036	\$ 11,443,462	\$ 114,435
14	2037	\$ 11,672,331	\$ 116,723
15	2038	\$ 11,905,778	\$ 119,058
16	2039	\$ 12,143,893	\$ 121,439
17	2040	\$ 12,386,771	\$ 123,868
18	2041	\$ 12,634,506	\$ 126,345
19	2042	\$ 12,887,197	\$ 128,872
20	2043	\$ 13,144,940	\$ 131,449
21	2044	\$ 13,407,839	\$ 134,078
22	2045	\$ 13,675,996	\$ 136,760
23	2046	\$ 13,949,516	\$ 139,495
24	2047	\$ 14,228,506	\$ 142,285
25	2048	\$ 14,513,076	\$ 145,131
26	2049	\$ 14,803,338	\$ 148,033
27	2050	\$ 15,099,405	\$ 150,994
Total			\$ 3,150,696
NPV @ 6%			\$ 1,423,072

**Add \$400,000 each year in 2025 - 2028 for phase in of new tenants vacant spaces

Bayberry Crossing Shopping Center - Lee's Summit, Missouri
STECM

Est. Construction Budget	\$	2,967,885
Est. Materials Percentage		40.00%
Est. Materials Cost	\$	1,187,154
Total Sales and Use Tax Rate		8.35%
Est. Sales and Use Tax Savings	\$	71,867

City Sales and Use Tax Rate		2.750%
County Sales Tax Rate		1.250%
State Sales and Use Tax Rate		4.225%
Zoo Sales Tax Rate		0.125%
		8.350%
Est. Allocation of Material Purchases:		
Lee's Summit		8.00%
Missouri (outside Lee's Summit)^		50.00%
Outside Missouri		42.00%

Lee's Summit Sales Tax Savings	\$	2,612
Lee's Summit Use Tax Savings	\$	13,712
Total Lee's Summit Sales and Use	\$	16,323
County Sales Tax Savings	\$	4,897
State Sales and Use Tax Savings	\$	50,157
Zoo Sales Tax Savings	\$	490
Lee's Summit % of Total Savings		22.71%

^50% of sales in MO outside City are assumed to be subject to County and Stadium Sales Tax

Redevelopment Project Costs	Estimated Costs	CID Reimbursable
Land Acquisition		
Purchase Price	7,000,000	-
Closing Costs	5,439	-
<i>SUBTOTAL</i>	<u>7,005,439</u>	-
Redevelopment Project Costs		
Main Center Facades and Building Envelope Integrity	891,000	891,000
Parking Lot / Common Area Reconfiguration	337,885	
Landscaping (incl. irrigation)	200,000	200,000
Signage	255,000	255,000
LED Lighting	60,000	60,000
Building infrastructure (HVAC, roof, plumbing, etc.)	580,000	
Reposition vacant space (white box, HVAC, etc.)	175,000	
Amenities (benches, planters, etc.)	50,000	50,000
TI Allowances	419,000	-
<i>SUBTOTAL</i>	<u>2,967,885</u>	<u>1,456,000</u>
Soft Costs		
Architectural/Engineering/Surveying	150,000	-
Legal - CID and Leasng	100,000	-
Commissions	140,000	-
<i>SUBTOTAL</i>	<u>390,000</u>	-
Financing Costs		
Bank Charges & Financing Fees	30,000	-
Construction Interest^		-
<i>SUBTOTAL</i>	<u>30,000</u>	-
Miscellaneous Costs		
Construction Management/Development Fee	65,000	-
Contingency	335,789	-
<i>SUBTOTAL</i>	<u>400,789</u>	-
TOTAL	\$ 10,794,113	\$ 1,456,000

13%

^Construction and permanent interest on reimbursable costs are reimbursable under the Petition and Cooperative Agreement.