

**LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Assumptions and Summary**

ASSUMPTIONS

BASE ASSESSED VALUE (BEFORE DEVELOPMENT OF THE PROJECT)

BASE MARKET VALUE	\$21,497
BASE ASSESSED VALUE	\$2,580

PROJECTED ASSESSED VALUE (AFTER DEVELOPMENT OF THE PROJECT)

AD VALOREM ASSUMPTIONS

TOTAL APPRAISED VALUE	\$18,427,500
TOTAL ASSESSED VALUE	\$5,896,800

REVENUE PROJECTIONS

NPV DISCOUNT RATE	5.50%	BIENNIAL R/P GROWTH	3.00%
-------------------	-------	---------------------	-------

SUMMARY

SALES TAX SAVINGS

ESTIMATED SALES TAX EXEMPTION SAVINGS:	\$1,127,678
--	-------------

PUBLIC INFRASTRUCTURE REIMBURSEMENT

ESTIMATED REIMBURSEMENT WITH PUBLIC INFRASTRUCTURE ASSESSMENTS:	\$1,721,480 (NPV)
---	-------------------

PROPERTY TAXES/PILOTS TO TAXING JURISDICTIONS

TOTAL ADDITIONAL PROPERTY TAX REVENUE FOR TAXING JURISDICTIONS:	\$2,429,609 (NPV)
---	-------------------

PROPERTY TAX ABATEMENT TO ATTRACT TENANTS

YEARS 1 - 10	75.00%
YEARS 11 - 20	50.00%

**LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Assessed Value Worksheet**

BASE ASSESSED VALUATION (2021)

2021 Levy: 0.096766

	Acres	Owner	Appraised Value	Assessed Value	Tax
<u>61-800-02-60-00-0-00-000</u>	47.47	LS Industrial LLC	\$ 21,497	\$ 2,580	\$ 249.66
TOTAL:	47.47		\$21,497	\$2,580	\$249.66

ESTIMATED POST-CONSTRUCTION ASSESSED VALUATION (land + improvements)

	SF	Appraised Value PSF	Appraised Value	Assessed Value	Assessed Value PSF
Building 1	393,120	\$ 47	\$ 18,427,500	\$ 5,896,800	\$ 15
Building 2	211,120	\$ 45	\$ 9,583,356	\$ 3,066,674	\$ 15

Comps	2021			
	SF	Assessed	Assessed PSF	
49-230-03-15-00-0-00-000	494,816	6,724,096	\$ 14	87th and I-435: 4601 E 87TH ST KANSAS CITY MO, 64137
49-340-01-08-00-0-00-000	364,040	5,275,200	\$ 14	4201 E 87TH ST KANSAS CITY MO, 64137
49-340-01-09-00-0-00-000	331,130	4,536,000	\$ 14	8750 ELMWOOD AVE KANSAS CITY MO, 64137
				KCS Intermodal:
67-900-01-02-00-0-00-000	597,119	7,769,280	\$ 13	14940 E. 147th Street, Kansas City, MO 64147
67-900-01-01-04-0-00-000	300,696	5,275,200	\$ 18	3500 E 149th Street, Kansas City, MO 64147
67-900-01-01-01-9-01-000	426,000	6,935,040	\$ 16	4000 E 149TH ST KANSAS CITY MO, 64147
		Average:	\$ 15	

Comps	2020			
	SF	Appraised	Assessed PSF	
29-320-41-02-00-0-00-000	120,000	\$ 5,111,275	\$ 13.63	751 Wyoming Street, Kansas City, MO 64101 (Jackson)
67-900-01-01-04-0-00-000	300,000	\$ 15,700,000	\$ 16.75	3500 E 149th St., Kansas City, MO 64147 (Jackson)
23-3.0-06-000-000-111.000	100,000	\$ 4,904,261	\$ 15.69	4300-4324 NW Belgium Blvd., Riverside MO (Platte)
52-240-07-03-00-0-00-000	68,225	\$ 3,584,000	\$ 16.81	2660 NE McBaine Dr., Lee's Summit, MO (Jackson)
67-800-01-10-00-0-00-000	450,660	\$ 22,641,200	\$ 16.08	14901 Andrews Rd, Kansas City, MO 64147 (Jackson)
67-900-01-02-00-0-00-000	597,119	\$ 22,690,518	\$ 12.16	14940 Thunderbird Road, Kansas City, MO 64147 (Jackson)
		Average:	\$ 15	

LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Timing Assumptions

	Construction Year	First Full Valuation Year
Building 1	2022	2023
Building 2	2023	2024

LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Tax Rates

2021 MILL LEVY RATES			
<i>Taxing District</i>	<i>Rate</i>	<i>Portion Not Subject to Abatement</i>	<i>Total Mills Subject to Abatement</i>
Board of Disabled Services	0.0663	0.0000	0.0663
City	1.4199	0.0000	1.4199
Jackson County	0.5824	0.0000	0.5824
Library	0.3468	0.0000	0.3468
School District	5.4837	0.0000	5.4837
Mental Health	0.1077	0.0000	0.1077
Metro Junior College	0.2028	0.0000	0.2028
State Blind Pension	0.0300	0.0000	0.0300
M&M Replacement	1.4370	0.0000	1.4370
TOTAL	9.6766	0.0000	9.6766

City's % of Total Levies: 17.2326%

LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)

	Annual	Gross	NPV
PILOTs		\$ 1,115,529	\$ 418,686
Excise Tax		\$ 374,610	\$ 374,610
Total		\$ 1,490,139	\$ 793,296

Plus Construction jobs
Plus permit fees
Less City services

**LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Real Property Tax Abatement Calculations - All Buildings**

PROJECT YEAR		TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	ABATED REAL ESTATE TAX	PILOTS	CITY PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
	2021	\$1,806	\$1,806	\$175	\$0	\$0	\$0	\$0
0	2022	\$1,806	\$1,806	\$175	\$0	\$0	\$0	\$0
1	2023	\$1,806	\$5,897,316	\$570,660	\$427,957	\$28,530	\$4,917	\$114,122
2	2024	\$1,806	\$8,963,474	\$867,360	\$650,520	\$43,368	\$7,473	\$173,472
3	2025	\$1,806	\$9,232,378	\$893,380	\$670,035	\$44,669	\$7,698	\$178,676
4	2026	\$1,806	\$9,232,378	\$893,380	\$670,035	\$44,669	\$7,698	\$178,676
5	2027	\$1,806	\$9,509,349	\$920,182	\$690,136	\$46,009	\$7,929	\$184,036
6	2028	\$1,806	\$9,509,349	\$920,182	\$690,136	\$46,009	\$7,929	\$184,036
7	2029	\$1,806	\$9,794,630	\$947,787	\$710,840	\$47,389	\$8,166	\$189,557
8	2030	\$1,806	\$9,794,630	\$947,787	\$710,840	\$47,389	\$8,166	\$189,557
9	2031	\$1,806	\$10,088,469	\$976,221	\$732,166	\$48,811	\$8,411	\$195,244
10	2032	\$1,806	\$10,088,469	\$976,221	\$732,166	\$48,811	\$8,411	\$195,244
11	2033	\$1,806	\$10,391,123	\$1,005,507	\$588,757	\$268,568	\$46,281	\$148,182
12	2034	\$1,806	\$10,391,123	\$1,005,507	\$502,754	\$382,093	\$65,845	\$120,661
13	2035	\$1,806	\$10,702,857	\$1,035,673	\$517,836	\$393,556	\$67,820	\$124,281
14	2036	\$1,806	\$10,702,857	\$1,035,673	\$517,836	\$393,556	\$67,820	\$124,281
15	2037	\$1,806	\$11,023,942	\$1,066,743	\$533,371	\$405,362	\$69,855	\$128,009
16	2038	\$1,806	\$11,023,942	\$1,066,743	\$533,371	\$405,362	\$69,855	\$128,009
17	2039	\$1,806	\$11,354,661	\$1,098,745	\$549,373	\$417,523	\$71,950	\$131,849
18	2040	\$1,806	\$11,354,661	\$1,098,745	\$549,373	\$417,523	\$71,950	\$131,849
19	2041	\$1,806	\$11,695,300	\$1,131,707	\$565,854	\$430,049	\$74,109	\$135,805
20	2042	\$1,806	\$11,695,300	\$1,131,707	\$565,854	\$430,049	\$74,109	\$135,805
21	2043	\$1,806	\$12,046,159	\$1,165,659	\$199,403	\$918,398	\$158,264	\$47,857
22	2044	\$1,806	\$12,046,159	\$1,165,659	\$0	\$1,165,659	\$200,874	\$0
TOTALS				\$21,921,577	\$12,308,614	\$6,473,353	\$1,115,529	\$3,139,210
NET PRESENT VALUE @				\$10,814,564	\$6,663,111	\$2,429,609	\$418,686	\$1,721,480

- Notes:
- (1) Total 2021 mill levies: 9.6766
 - (2) Total 2021 mill levies subject to abatement: 9.6766
 - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
 - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
 - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
 - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 5.0%
 - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 38.00%
 - (8) Years 1 - 10: Public Improvements Assessment as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 20.0%
 - (9) Years 11 - 20: Public Improvements assessment as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 12.00%
 - (10) NPV discount rate: 5.50%

**LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Real Property Tax Abatement Calculations - Building 1**

PROJECT YEAR	ABATEMENT YEAR	TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	PROJECTED REAL ESTATE TAX INCREMENT	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT	
		2021	\$1,290	\$1,290	\$125	\$0	\$0	\$0	
0		2022	\$1,290	\$1,290	\$125	\$0	\$0	\$0	
1	1	2023	\$1,290	\$5,896,800	\$570,610	\$570,485	\$427,957	\$28,530	\$114,122
2	2	2024	\$1,290	\$5,896,800	\$570,610	\$570,485	\$427,957	\$28,530	\$114,122
3	3	2025	\$1,290	\$6,073,704	\$587,728	\$587,603	\$440,796	\$29,386	\$117,546
4	4	2026	\$1,290	\$6,073,704	\$587,728	\$587,603	\$440,796	\$29,386	\$117,546
5	5	2027	\$1,290	\$6,255,915	\$605,360	\$605,235	\$454,020	\$30,268	\$121,072
6	6	2028	\$1,290	\$6,255,915	\$605,360	\$605,235	\$454,020	\$30,268	\$121,072
7	7	2029	\$1,290	\$6,443,593	\$623,521	\$623,396	\$467,641	\$31,176	\$124,704
8	8	2030	\$1,290	\$6,443,593	\$623,521	\$623,396	\$467,641	\$31,176	\$124,704
9	9	2031	\$1,290	\$6,636,900	\$642,226	\$642,101	\$481,670	\$32,111	\$128,445
10	10	2032	\$1,290	\$6,636,900	\$642,226	\$642,101	\$481,670	\$32,111	\$128,445
11	11	2033	\$1,290	\$6,836,007	\$661,493	\$661,368	\$330,747	\$251,367	\$79,379
12	12	2034	\$1,290	\$6,836,007	\$661,493	\$661,368	\$330,747	\$251,367	\$79,379
13	13	2035	\$1,290	\$7,041,088	\$681,338	\$681,213	\$340,669	\$258,908	\$81,761
14	14	2036	\$1,290	\$7,041,088	\$681,338	\$681,213	\$340,669	\$258,908	\$81,761
15	15	2037	\$1,290	\$7,252,320	\$701,778	\$701,653	\$350,889	\$266,676	\$84,213
16	16	2038	\$1,290	\$7,252,320	\$701,778	\$701,653	\$350,889	\$266,676	\$84,213
17	17	2039	\$1,290	\$7,469,890	\$722,831	\$722,707	\$361,416	\$274,676	\$86,740
18	18	2040	\$1,290	\$7,469,890	\$722,831	\$722,707	\$361,416	\$274,676	\$86,740
19	19	2041	\$1,290	\$7,693,987	\$744,516	\$744,391	\$372,258	\$282,916	\$89,342
20	20	2042	\$1,290	\$7,693,987	\$744,516	\$744,391	\$372,258	\$282,916	\$89,342
21		2043	\$1,290	\$7,924,806	\$766,852			\$766,852	
22		2044	\$1,290	\$7,924,806	\$766,852			\$766,852	
TOTALS					\$14,616,756	\$13,080,306	\$8,056,124	\$4,505,735	\$2,054,647
NET PRESENT VALUE @					\$7,280,821	\$6,843,273	\$4,441,654	\$1,691,391	\$1,147,545

Notes:

- (1) Total 2020 mill levies: 9.6766
- (2) Total 2020 mill levies subject to abatement: 9.6766
- (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
- (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
- (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
- (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 5.00%
- (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 38.00%
- (8) Years 1 - 10: Public Improvements Assessment as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 20.00%
- (9) Years 11 - 20: Public Improvements assessment as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 12.00%

**LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Real Property Tax Abatement Calculations - Building 2**

PROJECT YEAR	ABATEMENT YEAR	TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT	
		2021	\$516	\$516	\$50	\$0	\$0	
0		2022	\$516	\$516	\$50	\$0	\$0	
1		2023	\$516	\$516	\$50	\$0	\$0	
2	1	2024	\$516	\$3,066,674	\$296,750	\$222,562	\$14,837	\$59,350
3	2	2025	\$516	\$3,158,674	\$305,652	\$229,239	\$15,283	\$61,130
4	3	2026	\$516	\$3,158,674	\$305,652	\$229,239	\$15,283	\$61,130
5	4	2027	\$516	\$3,253,434	\$314,822	\$236,116	\$15,741	\$62,964
6	5	2028	\$516	\$3,253,434	\$314,822	\$236,116	\$15,741	\$62,964
7	6	2029	\$516	\$3,351,037	\$324,266	\$243,200	\$16,213	\$64,853
8	7	2030	\$516	\$3,351,037	\$324,266	\$243,200	\$16,213	\$64,853
9	8	2031	\$516	\$3,451,569	\$333,994	\$250,496	\$16,700	\$66,799
10	9	2032	\$516	\$3,451,569	\$333,994	\$250,496	\$16,700	\$66,799
11	10	2033	\$516	\$3,555,116	\$344,014	\$258,011	\$17,201	\$68,803
12	11	2034	\$516	\$3,555,116	\$344,014	\$172,007	\$130,725	\$41,282
13	12	2035	\$516	\$3,661,769	\$354,335	\$177,167	\$134,647	\$42,520
14	13	2036	\$516	\$3,661,769	\$354,335	\$177,167	\$134,647	\$42,520
15	14	2037	\$516	\$3,771,622	\$364,965	\$182,482	\$138,687	\$43,796
16	15	2038	\$516	\$3,771,622	\$364,965	\$182,482	\$138,687	\$43,796
17	16	2039	\$516	\$3,884,771	\$375,914	\$187,957	\$142,847	\$45,110
18	17	2040	\$516	\$3,884,771	\$375,914	\$187,957	\$142,847	\$45,110
19	18	2041	\$516	\$4,001,314	\$387,191	\$193,596	\$147,133	\$46,463
20	19	2042	\$516	\$4,001,314	\$387,191	\$193,596	\$147,133	\$46,463
21	20	2043	\$516	\$4,121,353	\$398,807	\$199,403	\$151,547	\$47,857
22		2044	\$516	\$4,121,353	\$398,807		\$398,807	
TOTALS					\$7,304,821	\$4,252,491	\$1,967,618	\$1,084,562
NET PRESENT VALUE @					\$3,533,743	\$2,221,456	\$738,217	\$573,935

- Notes:
- | | |
|---|--------|
| (1) Total 2020 mill levies: | 9.6766 |
| (2) Total 2020 mill levies subject to abatement: | 9.6766 |
| (3) The projected appraised value is assumed to increase biennially at the following rate: | 3.00% |
| (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: | 75.00% |
| (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: | 50.00% |
| (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: | 5.00% |
| (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: | 38.00% |
| (8) Years 1 - 10: Public Improvements Assessment as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: | 20.00% |
| (9) Years 11 - 20: Public Improvements assessment as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: | 12.00% |

LS INDUSTRIAL (SEC MO 291 and SE Bailey Road) Sales Tax Savings

Est. Construction Budget	\$ 46,569,400
Est. Materials Percentage	40.00%
Est. Materials Cost	\$ 18,627,760
Total Sales and Use Tax Rate	8.35%
Est. Sales and Use Tax Savings	\$ 1,127,678

City Sales and Use Tax Rate	2.750%	(As of October 1, 2022)
County Sales Tax Rate	1.250%	
State Sales and Use Tax Rate	4.225%	
Stadium 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	\$ 40,981
Lee's Summit Use Tax Savings	\$ 215,151
Total Lee's Summit Sales and Use Tax	\$ 256,132
County Sales Tax Savings	\$ 76,840
State Sales and Use Tax Savings	\$ 787,023
Stadium Sales Tax Savings	\$ 7,684
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

ENGINEER'S ESTIMATE LS INDUSTRIAL WATER MAIN PLANS

LEE'S SUMMIT CITY LIMITS

Item No.	Description	Unit	Approx. Unit Quantity	Unit Price	Unit Total
1	12" C900, Class 305 PVC	LF	2,170	\$160.00	\$347,200.00
2	Fire Hydrant Assembly	EA	4	\$5,000.00	\$20,000.00
3	Connection to Existing Waterline	EA	2	\$4,500.00	\$9,000.00
4	Street Crossing	EA	1	\$15,000.00	\$15,000.00
5	Contingency (15%)				\$58,680.00
Total Cost					\$449,880.00

\$ 1,699,420

GBA

9801 Pennar Blvd Ste 300

ENGINEER'S ESTIMATE FOR LS INDUSTRIAL SANITARY SEWER PLANS

LEE'S SUMMIT CITY LIMITS

Item No.	Description	Unit	Approx. Unit Quantity	Unit Price	Unit Total
1	Manhole	EA	9	\$7,000.00	\$63,000.00
2	Bore into Existing Manhole	EA	1	\$2,500.00	\$2,500.00
3	Manhole Depth > 6'	LF	86	\$50.00	\$4,300.00
4	12" DIP	LF	500	\$195.00	\$97,500.00
5	12" SDR 21 PVC	LF	2500	\$150.00	\$375,000.00
6	6" SDR 26 PVC	LF	412	\$70.00	\$28,840.00
7	Reinforced Concrete Encasement	LF	200	\$150.00	\$30,000.00
8	Cleanout	EA	2	\$350.00	\$700.00
9	Tee Connection	EA	2	\$150.00	\$300.00
10	Erosion Control	LS	1	\$25,000.00	\$25,000.00
11	Contingency (15%)				\$94,071.00
Total Cost					\$721,211.00

GBA

ENGINEER'S ESTIMATE LS INDUSTRIAL IMPROVEMENTS - DUAL SOUTHBOUND LEFT TURN LANES

LEE'S SUMMIT CITY LIMITS

Item No.	Description	Unit	Approx. Unit Quantity	Unit Price	Unit Total
1	Concrete Surface (7") w/ Aggregate Base (6")	SY	700	\$87.50	\$61,250
2	Fly Ash Modified Subgrade	SY	700	\$10.00	\$7,000
3	Pavement Markings	LS	1	\$3,000.00	\$3,000
4	Traffic Control (5%)				\$3,563
5	Erosion Control (2%)				\$1,425
6	Contingency (15%)				\$11,436
Total Cost					\$87,673

GBA

ENGINEER'S ESTIMATE LS INDUSTRIAL IMPROVEMENTS - BAILEY EASTBOUND THROUGH LANE

LEE'S SUMMIT CITY LIMITS

Item No.	Description	Unit	Approx. Unit Quantity	Unit Price	Unit Total
1	Concrete Surface (7") w/ Aggregate Base (6")	SY	1,700	\$87.50	\$148,750
2	Fly Ash Modified Subgrade	SY	1,700	\$10.00	\$17,000
3	Signal Modification	LS	1	\$50,000.00	\$50,000
4	Pavement Markings	LS	1	\$5,000.00	\$5,000
5	Curb Inlet Relocation	EA	2	\$12,000.00	\$24,000
6	Sidewalk and Curb Removal	SY	922	\$14.00	\$12,911
7	Type CG-1 Curb and Gutter	LF	1,100	\$30.00	\$33,000
8	Signage	LS	1	\$3,000.00	\$3,000
9	6" Sidewalk	SF	6,600	\$8.25	\$54,450
10	ADA Ramp	EA	4	\$2,500.00	\$10,000
11	Traffic Control (5%)				\$17,906
12	Erosion Control (2%)				\$7,162
13	Contingency (15%)				\$57,477
Total Cost					\$440,656

*Assumes no street lighting will be required

ABATEMENT LEVEL COMPS

Lee's Summit Logistics Park

GOVERNMENTAL ENTITY	PROJECT	SF	ABATEMENT TERM	ABATEMENT LEVEL (Converted to Est. % Abatement, where applicable)	ABATEMENT LEVEL
Kansas City (PortKC)	Three Trails Industrial Park (three buildings)	1,300,000	20 years	100% (Yrs 1-13); 50% (Yr 14); 40% (Yr 15); 30% (Yr 16); 20% (Yr 17); 10% (Yrs 18-20)	
Kansas City (PortKC)	Northland Park (HWY 210 & N. Kimball Drive)	1,500,000	20 years	90% (Yrs 1-10); 50% (Yrs 11-20)	
Grandview	Southpointe Business Park	737,000	15 years	58.5% (Yrs 1-15) INCLUDING 20% "Additional Rent" for infrastructure	
Kansas City (PortKC)	Skyport Industrial Park	762,000	22 years	90% (Yrs 1-12); 50% (Yrs 13 - 22) [plus 10-yr personal property abatement on equipment]	
Kansas City (EEZ)	Hunt Midwest Business Center (HMBC I - III)	623,785	25 years	100% (Yrs 1 - 25)	
Belton	Southview Commerce Center (Building I)	454,489	20 years	96% (Yrs 1-5); 93% (Yrs 6-8); 90% (Yrs 9-10); 88.5% (Yrs 11-12); 55% (Yrs. 13-20)	\$0.05 psf (Yrs 1-5); \$0.08 psf (Yrs 6-8); \$0.12 psf (Yrs 9-10); \$0.14 psf (Yrs 11-12); \$0.55 psf (Yrs 13-20)
Blue Springs	Faurecia	250,000	15 years	100% (Yrs 1-10); 50% (Yrs 11-15) [plus 15-yr personal property abatement on equipment]	
Liberty	Liberty Logistics Center (three buildings)	922,000	10 years	100% (Yrs 1-10)	
Liberty	Heartland Meadows Commerce Center	181,321	10 years	90% (Yrs 1-10)	
Liberty	Broadacres Industrial Park	3,300,000	20 years	90% (Yr 1); Decline from 90% to 18% (Yrs 2 - 20)	
Kansas City	Executive Park Logistics Center (2 buildings)	396,455	15 years	100% (Yrs 1 - 10); 50% (Yrs 11 - 15)	
Kansas City (Port KC)	Blue River Commerce Center	2,590,000	20 years	94% (Yrs 1-10); 50% (Yrs 11-20)	\$0.08 psf (Yrs 1-10); 50% (Yrs 11 - 20)
Kansas City (Port KC)	Niagra (NWC 112th and North Congress Ave.)	630,000	16 years	-92% (Yrs 1-7); -83% (Yrs 8-11); -73% - 35% (Yrs 12 -16) [plus personal prop. abatement]	-\$0.11 psf (Yrs 1-7); -\$0.23 psf (Yrs 8-11); -\$0.36 psf rising to \$0.88 psf (Yrs 12 - 16)
Raymore	Raymore Commerce Center	564,970	20 years	-97.5% (Yrs 1--20)	\$0.03 psf (Yrs 1 - 20)
Lee's Summit	LS Logistics (NE Tudor and NW Main)	798,000	20 years	95% (net 75% to tenant) (Yrs 1-10); 75% (net 50% to tenant) (Yrs 11-20)	"Net" to tenant b/c 20% public assessment (Yrs 1-10); 25% public assessment (Yrs 11-20)
Lee's Summit	Zerega Pasta (expansion project)	160,000	10 years	75% (Yrs 1-10) for [plus same for \$27M personal property purchases]	

Translate Fixed Pilot PSF to

15

2020 Mill Levies
 8.3466%
 9.2969% tax code 007 - Blue River
 8.3299%