



Exhibit A

Financial Incentive Pre-Application Worksheet

DATE: 8.23.2022 APPLICANT: NorthPoint Development, LLC.

ADDRESS: 3315 N Oak Trafficway, Kansas City, MO 64116

PHONE #: 816.888.7380 EMAIL: bbenjamin@northpointkc.com

CONTACT PERSON: Brian Benjamin, Brad Haymond, Brent Miles

DEVELOPMENT CENTER  
PROJECT NAME: Summit Square 3 Apartments

**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 (Multi Family)
  - 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: 700 NW Ward Rd, Lee's Summit, MO 64086

CURRENT PROPERTY OWNER: Townsend Summit, LLC.

WILL APPLICANT BE PURCHASING THE PROPERTY: X YES \_\_\_\_\_ NO

TOTAL ACRES: (Lot 10B) 11.38 Acres Building Sq. Ft. 316,449

### INVESTMENT

Total new investment: \$ 72,050,187

Acquisition of land/existing buildings:	\$ <u>3,000,000</u>
Annual lease of land/existing buildings:	\$ <u>N/A</u>
Preparation of plans, studies, surveys:	\$ <u>1,241,100</u>
Site preparation costs:	\$ <u>N/A</u>
Building improvements:	\$ <u>55,556,000</u>
Site improvements:	\$ <u>Included in Building Improvements</u>
Utilities/Infrastructure Costs: (streets, sewer, etc.):	\$ <u>400,000</u>

### TIMELINE

Calendar year in which applicant plans to begin construction: Q2 2023

Approximate opening date: Q3 2024

### WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full-time employees	# new part-time employees	Average hourly wage/employee
<b>Year 1</b>	Management	2		\$28/hr.
	Sales Professional	3		\$18/hr.
	Service Professional	2		\$22/hr.
<b>Year 2</b>	Service Professional	1		\$22/hr.

% of health care premium paid for by the employer: 85%

### 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