

**Paragon Star Public Incentives Budget
Working Draft for January 4, 2018 City Council Meeting**

| REDEVELOPMENT PROJECT COSTS | Redevelopment Project Costs | Regional TDD | Community Improvement District | Tax Increment Financing Plan RPA#1 | View High GO Bond | State of Missouri Project Funding | Jackson County, Missouri | Developer Equity or Private Financing |
|---|-----------------------------|---------------------|--------------------------------|------------------------------------|--------------------|-----------------------------------|--------------------------|---------------------------------------|
| 1. Real Property Costs | | | | | | | | |
| Private Real Property | 2,000,000 | | | | | | | 2,000,000 |
| Property of City of Lee's Summit | 1,006,494 | | | 417,536 | | | | \$588,958 |
| Property of Jackson County, Missouri | | | | | | | | |
| Alternative North Route ROW | 2,965,500 | 2,500,000 | | 465,500 | | | | |
| Other Land Costs | - | | | | | | | |
| Wetlands Mitigation | 1,200,000 | | | 1,200,000 | | | | |
| Rock Island Railroad Trail (2 miles) | 2,000,000 | | | | | 2,000,000 | | |
| Capital Replacement Fund for Fields | 3,000,000 | | | | | 3,000,000 | | |
| Trailhead Parking Deck | 2,000,000 | | | | | 2,000,000 | | |
| Trolley Cars | 1,000,000 | | | | | 1,000,000 | | |
| Total Real Property Costs | 15,171,994 | 2,500,000 | | 2,083,036 | | 8,000,000 | | 2,588,958 |
| 2. Sports Complex, Roads, Utility, Water, Sewer & Infrastructure Improvements - 2 of 2 | | | | | | | | |
| Sports Complex | 14,101,833 | | 3,326,802 | 10,775,031 | | | | |
| Sports Complex Technology | 4,000,000 | | | | | 4,500,000 | | |
| Clearing & Grubbing | 325,000 | 292,500 | 5,363 | 27,137 | | | | |
| Cut | 1,387,000 | 1,249,000 | 22,770 | 115,230 | | | | |
| Fill, including fill for flood plan | 2,305,000 | 1,305,000 | 165,000 | 835,000 | | | | |
| Landscape | 500,000 | 450,000 | 8,250 | 41,750 | | | | |
| Bridge #1 (140x68) | 1,428,000 | 1,428,000 | | | | | | |
| Bridge #2 (140x68) | 1,428,000 | 1,428,000 | | | | | | |
| Sanitary Sewer within right of way | 415,000 | 207,500 | 34,238 | 173,262 | | | | |
| Storm Sewer within right of way | 582,000 | 465,600 | 19,206 | 97,194 | | | | |
| Water Main within right of way | 660,000 | 528,000 | 21,780 | 110,220 | | | | |
| Seeding | 232,000 | 185,600 | 7,656 | 38,744 | | | | |
| Road #1 | 291,000 | - | | 291,000 | | | | |
| Road #2 | 770,000 | - | | 770,000 | | | | |
| Road #3 | 792,000 | 792,000 | | | | | | |
| Road #4 | 486,000 | 486,000 | | | | | | |
| Roundabout | 1,500,000 | 1,500,000 | | | | | | |
| Parking #1 | 1,727,000 | 1,727,000 | | | | | | |
| Parking #2 | 493,000 | 493,000 | | | | | | |
| Erosion Control (4%) | 542,000 | 433,600 | 17,886 | 90,514 | | | | |
| Primary Electrical Duct Bank within right of way | 625,000 | 562,500 | 10,313 | 52,157 | | | | |
| Improvements to Existing Interchange | 6,000,000 | 5,000,000 | | | 1,000,000 | | | |
| View High North of DDI | 800,000 | | | | | 800,000 | | |
| Lee's Summit Waterline Extension | 1,300,000 | | | 1,300,000 | | | | |
| North Village Infrastructure | 694,000 | | | 694,000 | | | | |
| South Village Infrastructure | 2,205,000 | | | 2,205,000 | | | | |
| Walking Trails (Little Blue Trace) | 1,167,216 | | | | | 1,167,216 | | |
| Shared Trail | 506,000 | 506,000 | | | | | | |
| View High Extension | - | | | | | | | |
| Alternative North Route / North South Access Road | 3,000,000 | 3,000,000 | | | | | | |
| Additional Transportation Design for DDI | 775,000 | 775,000 | | | | | | |
| Storm Water Pipe (Village) | 1,000,000 | | | 1,000,000 | | | | |
| Parking Garage (Village) | 8,000,000 | 4,000,000 | | | | | | 4,000,000 |
| Subtotal Road, Utility, Infra, | 60,037,049 | 26,814,300 | 3,639,264 | 18,616,239 | 1,000,000 | 6,467,216 | - | - |
| Contractor Overhead & Profit (9%) | 5,403,334 | 2,413,287 | 327,534 | 1,675,462 | | 582,049 | | - |
| Architecture Engineering (8%) | 4,802,964 | 2,145,144 | 291,141 | 1,489,299 | | 517,377 | | - |
| Contingency (15%) | 9,005,557 | 4,022,145 | 545,890 | 2,792,436 | | 970,082 | | - |
| Total Sports Complex, Road, Utility, Infra, | \$79,248,905 | \$35,394,876 | \$4,803,828 | \$24,573,435 | \$1,000,000 | \$8,536,725 | \$0 | \$0 |

| 3. Building Costs | | | | | | | | |
|---|----------------------|---------------------|--------------------|---------------------|--------------------|---------------------|------------|----------------------|
| Hotel | 18,078,000 | | | | | | | 18,078,000 |
| Retail (non-restaurant / bar) | 4,900,000 | | | | | | | 4,900,000 |
| Garage (300 stalls) | 4,500,000 | | | | | | | 4,500,000 |
| Retail (restaurant / bar) | 6,000,000 | | | | | | | 6,000,000 |
| Entertainment Center | 23,580,000 | | | | | | | 23,580,000 |
| Office | 27,000,000 | | | | | | | 27,000,000 |
| Residential | 50,000,000 | | | | | | | 50,000,000 |
| Clubhouse / Restaurant | 8,090,560 | | | | | | | 8,090,560 |
| | | | | | | | | |
| Subtotal Building Costs | 142,148,560 | | | | | | | 142,148,560 |
| Contractor Overhead & Profit (9%) | included | | | | | | | |
| Architecture Engineering (7%) | included | | | | | | | |
| Contingency (15%) | included | | | | | | | |
| Total Building Costs | \$142,148,560 | | | | | | | \$142,148,560 |
| 4. Soft Costs | | | | | | | | |
| Infrastructure | 124,000 | | 20,460 | 103,540 | | | | |
| Traffic Study | 28,000 | | 4,620 | 23,380 | | | | |
| Excise Tax | 700,000 | | | | | | | 700,000 |
| Environmental Impact Statement Wetlands | 150,000 | | 24,750 | 125,250 | | | | |
| Site Survey | 25,000 | | 4,125 | 20,875 | | | | |
| Other Studies (including not limited to RERC, HVS, hotel, Integra) | 310,000 | | 51,150 | 258,850 | | | | |
| Legal Fees - Development | 350,000 | | 57,750 | 292,250 | | | | |
| Legal Fees - Development | 200,000 | | 33,000 | 167,000 | | | | |
| Legal Fees - Transaction | 850,000 | | 24,750 | 125,250 | | | | 650,000 |
| Other Professional Consultants, predevelopment, including City consultants, plan implementation | 450,000 | | 74,250 | 375,750 | | | | |
| Other Professional Consultants, predevelopment, including City consultants, plan implementation | 200,000 | | 33,000 | 167,000 | | | | |
| Developer Fee | 1,500,000 | | 247,500 | 1,252,500 | | | | |
| Title Costs, closing costs, Taxes, Insurance & Misc. | 200,000 | | 33,000 | 167,000 | | | | |
| Construction Management & Design / Engineering Contingency | 4,549,115 | | | | | 4,549,115 | | |
| Construction Interest and Financing Costs | 455,000 | | 12,538 | 75,985 | | | | 364,000 |
| Total Soft Costs | \$10,091,115 | \$0 | \$620,893 | \$3,154,630 | \$0 | \$4,549,115 | \$0 | \$1,714,000 |
| TOTAL PROJECT COSTS | \$246,660,574 | \$37,894,876 | \$5,424,721 | \$29,811,101 | \$1,000,000 | \$21,085,840 | \$0 | \$146,451,518 |
| Total Project Costs (Rounded) | \$247,000,000 | \$38,000,000 | \$5,000,000 | \$30,000,000 | \$1,000,000 | \$21,000,000 | | \$146,000,000 |
| Percentage of Contribution to Project Costs | | 15.38% | 2.02% | 12.15% | 0.40% | 8.50% | 0.00% | 59.11% |
| Approved TIF Plan 2-17-16 | 212,000,000 | 21,904,000 | 1,038,000 | 13,141,000 | 1,000,000 | 20,000,000 | | 151,000,000 |
| | | 10.33% | 1.90% | 6.20% | 0.47% | 9.43% | | 71.23% |

Yellow cells are the cells that would change compared to the budget in the TIF Plan approved in 2016.