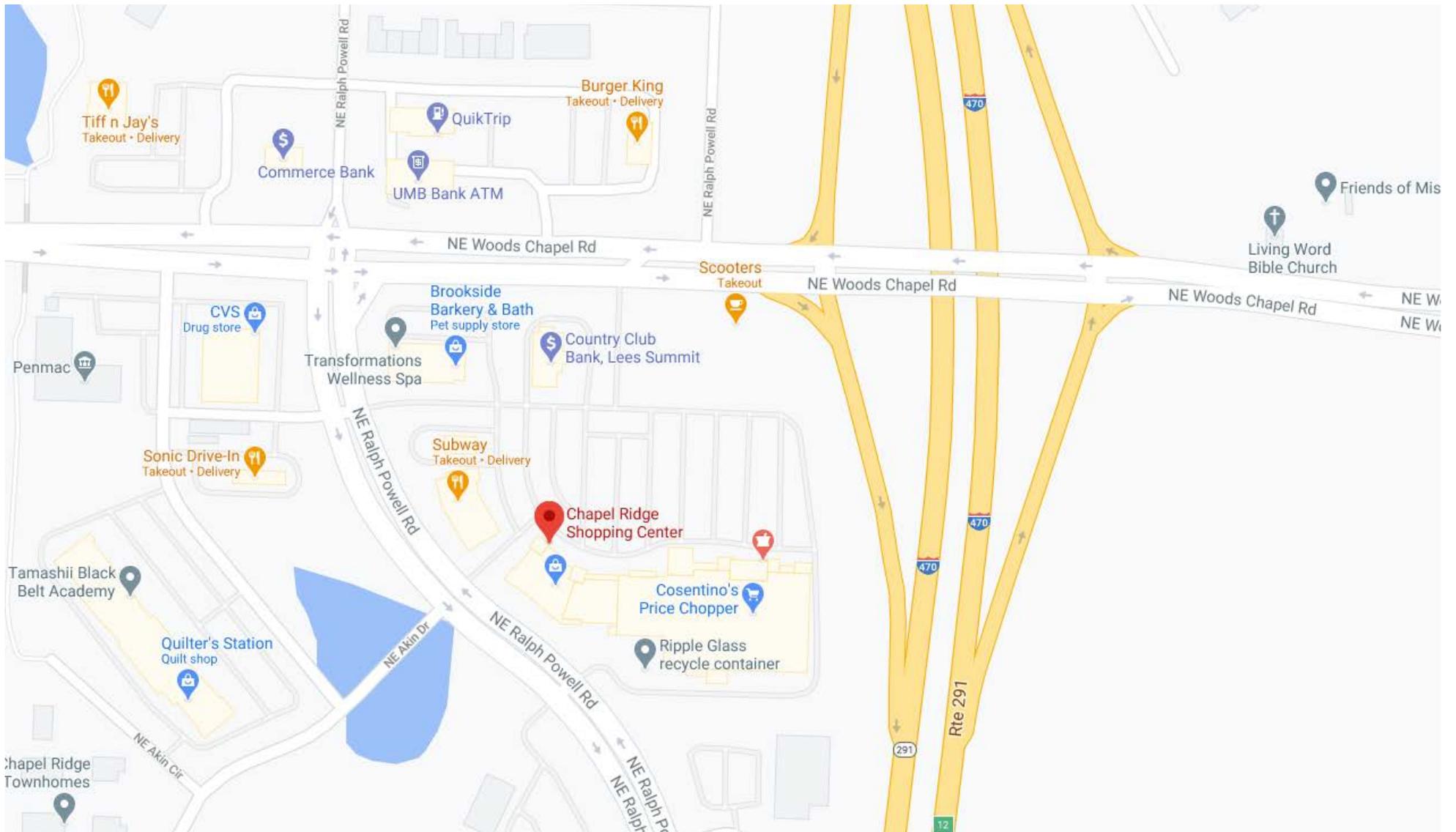
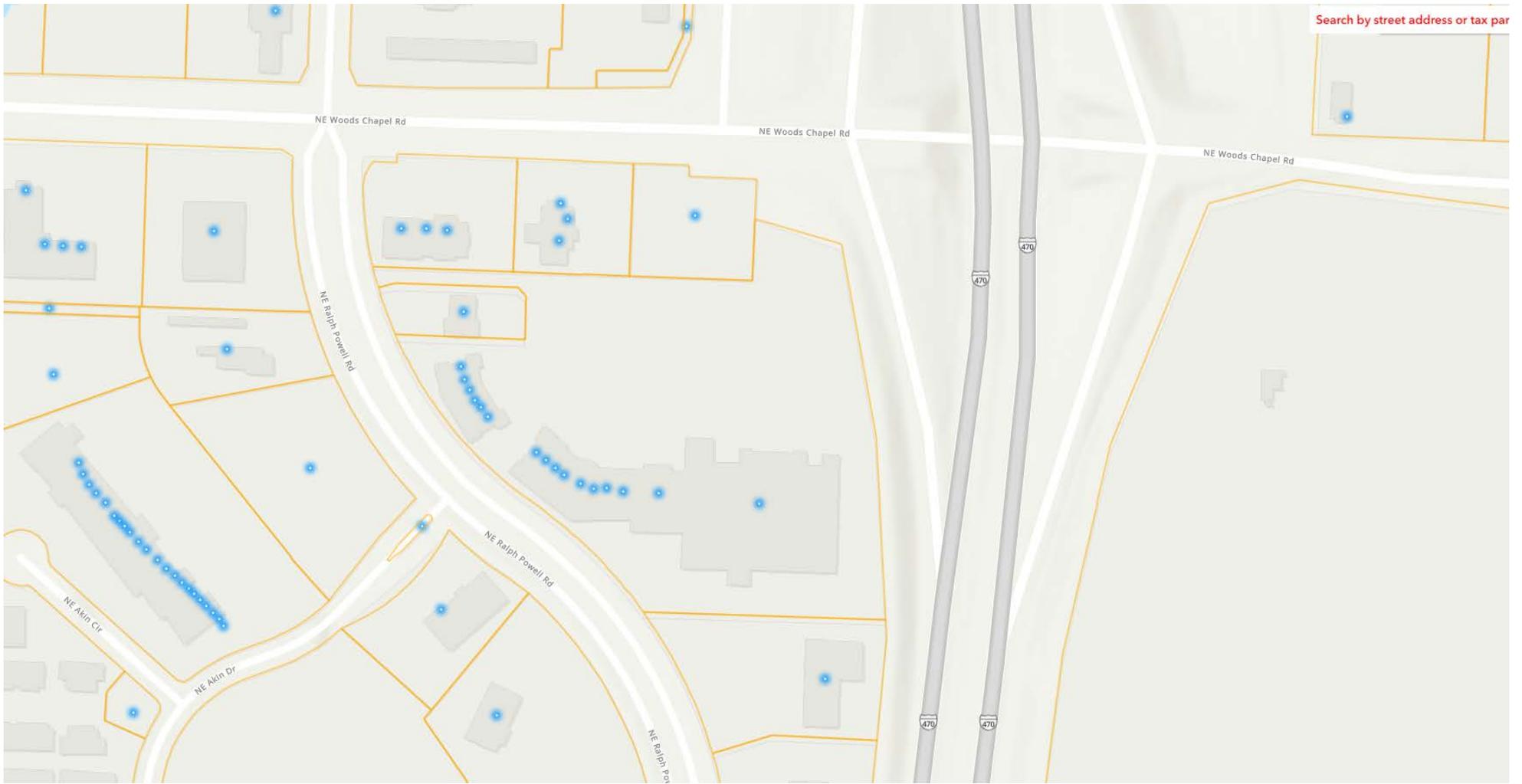


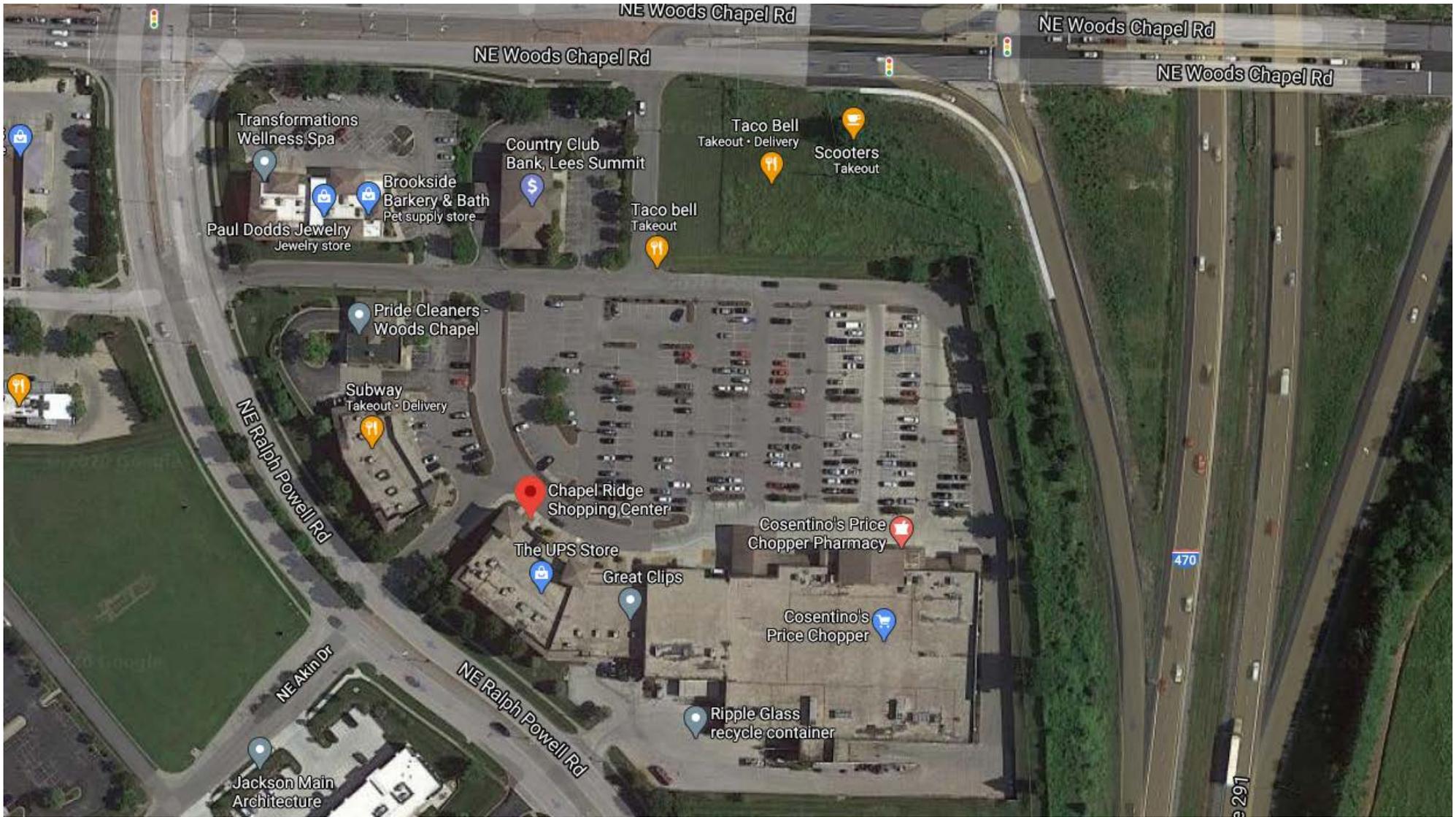
Proposed Chapel Ridge CID Project

Lee's Summit City Council

January 5, 2021









Standing
Seam Metal
Roof

Fabric Awning

Metal Louvers

Brick -
Burgundy

Existing CMU
Repainted

Existing EIFS -
Repainted

Existing Brick -
Re-stained



Chapel Ridge | Exterior Perspective

LEE'S SUMMIT, MISSOURI

75909964.1

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Metal Canopy

Existing EIFS -
Repainted

Wood-look
Panel

Metal Louvers

Brick -
Burgundy

Cementitious
Panel - Gray

Standing
Seam Metal
Roof

Existing CMU -
Repainted



Chapel Ridge | Exterior Perspective

LEE'S SUMMIT, MISSOURI

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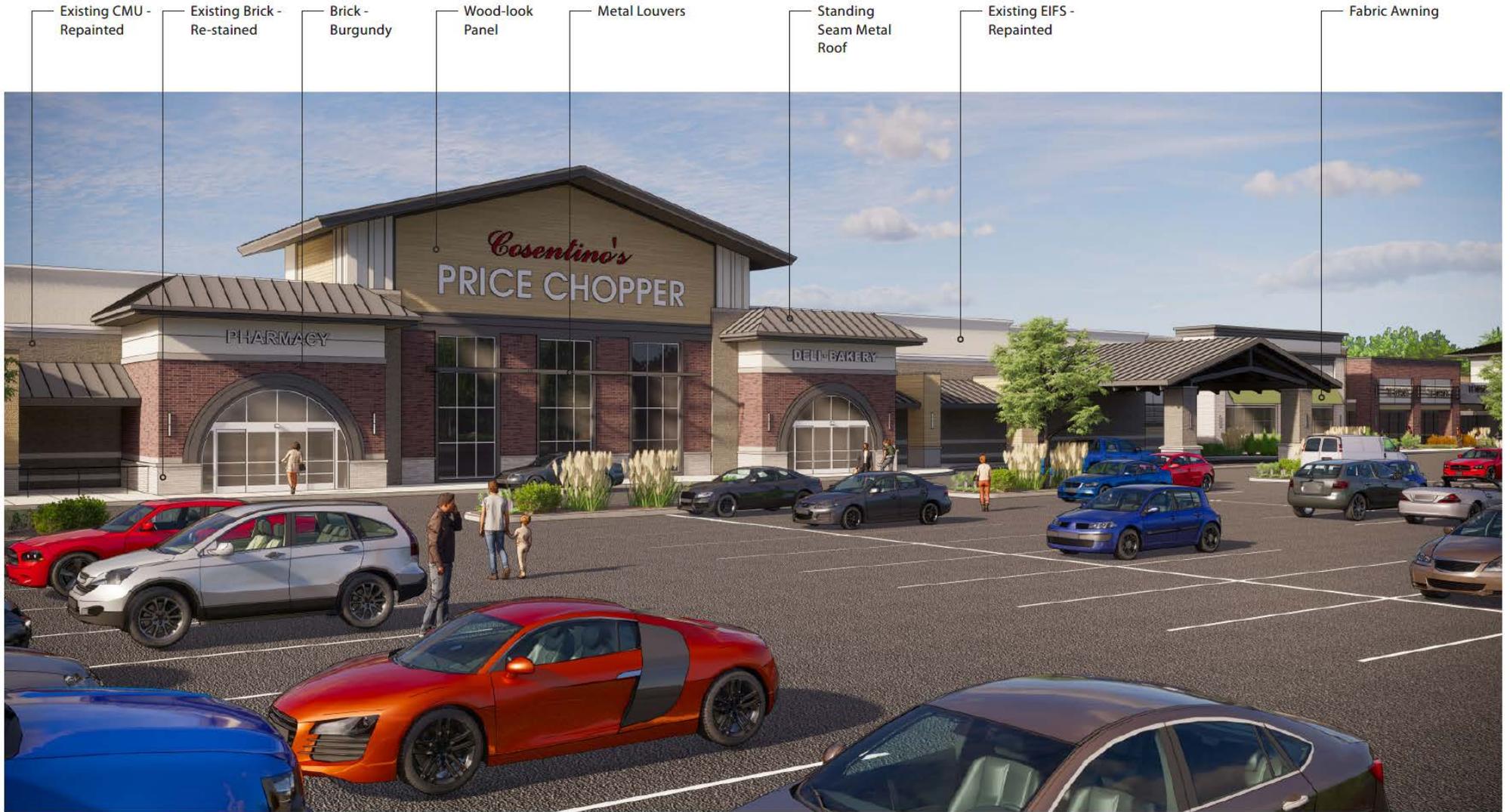


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Redevelopment Project Costs		Estimated Costs	CID Reimbursable
Land Acquisition			
	Main Center + Multi-Tenant Outlot	12,677,970	-
	<i>SUBTOTAL</i>	12,677,970	-
Redevelopment Project Costs			
	Grocery Expansion, Deli Patio, etc.	2,500,000	1,950,000
	Other Hard Costs	2,934,000	1,995,000
	Building Refacade		
	Sidewalk and Curb Replacement		
	Sealcoat, Repair, and Restripe Parking Lot/Drives		
	Signage		
	Landscaping		
	Lighting		
	Roof		-
	Inspections	20,000	-
	TI Allowances	195,000	-
	<i>SUBTOTAL</i>	5,649,000	3,945,000
Soft Costs			
	Architectural/Engineering/Surveying	338,940	-
	Legal	75,000	-
	Commissions	80,000	-
	<i>SUBTOTAL</i>	493,940	-
Financing Costs			
	Bank Charges & Financing Fees	30,000	-
	Construction Interest^		-
	<i>SUBTOTAL</i>	30,000	-
Miscellaneous Costs			
	Construction Management/Development Fee	575,000	-
	Contingency	200,000	-
	<i>SUBTOTAL</i>	775,000	-
	TOTAL	\$ 19,625,910	\$ 3,945,000

20%

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