



# LEE'S SUMMIT MISSOURI

## Exhibit A

### Financial Incentive Pre-Application Worksheet

DATE: 5/11/21 APPLICANT: Bowlin Rd Investments, LLC

ADDRESS: 7021 Johnson Drive, Mission, KS 66202

PHONE #: 913.562.5608 EMAIL: Kevin@stagcommercial.com;  
Ryan@stagcommercial.com

CONTACT PERSON: Kevin Tubbesing

DEVELOPMENT CENTER

PROJECT NAME: Stag's Field

#### 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: 1215 NE Bowlin Road, Lee's Summit, MO 64064

CURRENT PROPERTY OWNER: RL Sallee Real Estate Investments LLC

WILL APPLICANT BE PURCHASING THE PROPERTY: X YES        NO

TOTAL ACRES: 34.82 Building Sq. Ft. 601,442

### INVESTMENT

Total new investment: \$ 84,306,456

Acquisition of land/existing buildings:	\$ <u>3,560,000</u>
Annual lease of land/existing buildings:	\$ <u>0</u>
Preparation of plans, studies, surveys:	\$ <u>1,052,188</u>
Site preparation costs:	\$ <u>3,651,561</u>
Building improvements:	\$ <u>62,892,409</u>
Site improvements:	\$ <u>9,037,011</u>
Utilities/Infrastructure Costs: (streets, sewer, etc.):	\$ <u>(included in Site improvements)</u>

### TIMELINE

Calendar year in which applicant plans to begin construction: June 2021

Approximate opening date: June 2022

### 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>	<b>Unskilled Tradesmen</b>	<b>79</b>		<b>\$32</b>
	<b>Skilled Tradesmen</b>	<b>169</b>		<b>\$60</b>
	<b>Administrative Staff</b>	<b>60</b>	<b>34</b>	<b>\$62</b>
<b>Year 2</b>	<b>Unskilled Tradesmen</b>	<b>95</b>		<b>\$32</b>
	<b>Skilled Tradesmen</b>	<b>202</b>		<b>\$60</b>
	<b>Administrative Staff</b>	<b>72</b>	<b>42</b>	<b>\$62</b>

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

### 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