

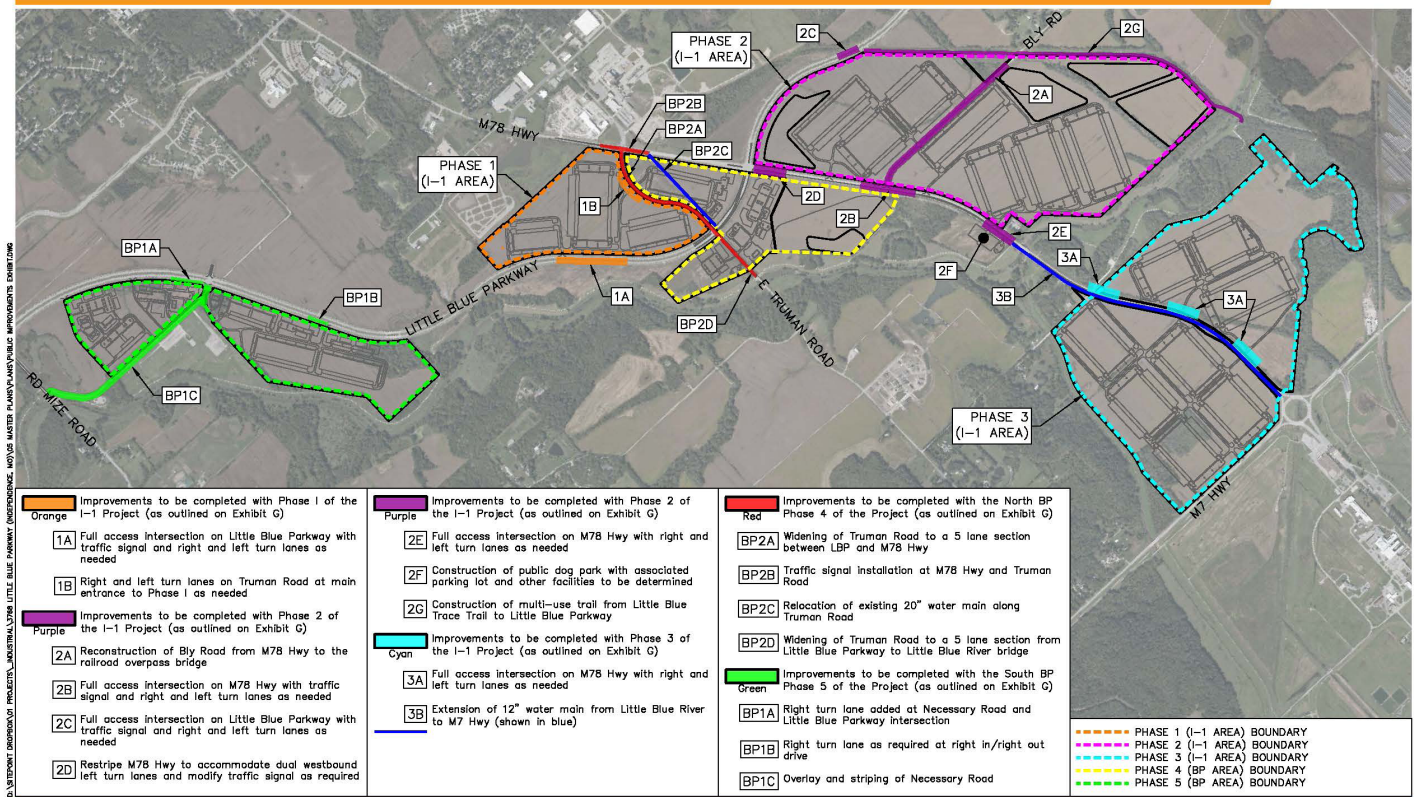
EastGate Commerce Center North Point Development

North Point Development seeks incentives for the EastGate Commerce Center project, which is generally situated along Little Blue Parkway beginning about 3/4 miles north of RD Mize Road to Truman Road where it follows Route 78 to M-7 Hwy that encompasses approximately 1,262 acres and involves the development of a “class A” light industrial and distribution center with approximately 21 buildings totaling roughly 10,800,000 square feet to be constructed over approximately 15 years.

To assist the public, this document outlines key public improvements proposed in the agreement to be entered into by the City and North Point, economic development tools, and potential revenue from utilities and property taxes.

EXHIBIT G PROJECT PUBLIC IMPROVEMENTS

2022.04.22
SCALE 1:1500



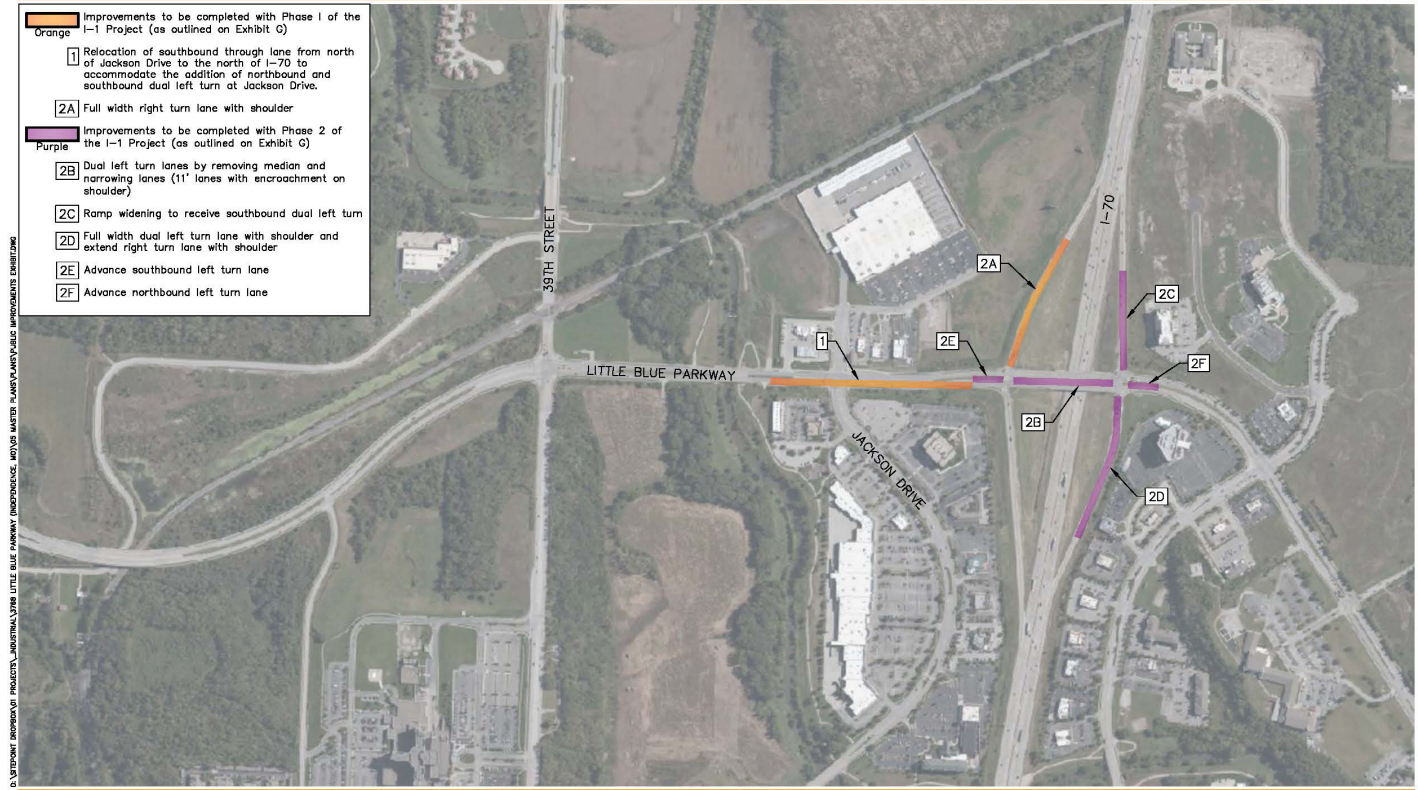
This map details certain public improvements in the area around the proposed development along Little Blue Parkway, M-78 Highway, and Truman Road.

Additional public improvements include a 50 percent match for a cape seal treatment of Little Blue Parkway (\$450,000) and eventual mill and overlay of Little Blue Parkway.

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EXHIBIT H ADJACENT PUBLIC IMPROVEMENTS

2022.04.04
SCALE 1:500



This map details public improvements in the area around Little Blue Parkway, Jackson Drive and I-70. Proposed improvements include a cost share application with MoDOT for I-70 ramp improvements (a 50 percent match), and seeking support from the Department of Economic Development to potentially include this area in the economic development cost share program, which would provide 100 percent state funding on improvements.

Economic Development Tools and Impact

Tax Abatement:

- 85%-Year 1-12
- Decreases from 81% in Year 13 to 0% by Year 21

Sales Tax Exemption on construction materials

- Net present value of \$15M

CID:

- \$.05 per square foot assessment for street maintenance. Approximately \$500,000/yr at full buildout.
- 1% sales tax on district sales (if point of sale designation by tenant is made)

Building Permit Discount:

- 50% discount to reimburse NP for adjacent public infrastructure improvements.

Economic Impact:

- Jobs created: approximately 5,000
- Career Development Center:

North Point will dedicate 20,000 square feet of Career Development Space to be utilized by an entity or entities including, but not limited to, the school districts located within the Property rent free.

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Estimated Utility Revenue

Utility	Projected Utility Revenue	PILOT	City Sales Tax							Total PILOT and Sales Tax
			General	Police	Fire	Streets	Parks	Stormwater	Total Sales Tax	
IPL	\$1,700,000	\$154,360	\$17,000	\$2,125	\$8,500	\$8,500	\$4,250	\$4,250	\$44,625	\$198,985
Water	\$420,000	\$38,136	\$4,200	\$525	\$2,100	\$2,100	\$1,050	\$1,050	\$11,025	\$49,161
Sewer	\$550,000	\$49,940	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$49,940
TOTAL	\$2,670,000	\$242,436	\$21,200	\$2,650	\$10,600	\$10,600	\$5,300	\$5,300	\$55,650	\$298,086

Estimated Property Tax Impact

33 Year Tax/PILOT Revenue Projections			
Jurisdiction	Levy	Without Project	With Project
City	0.6103	\$27,669	\$8,934,381
Handicapped Workshop	0.0663	3,006	970,587
Jr College	0.2028	9,194	2,968,856
MC Library	0.3468	15,723	5,076,919
Mental Health	0.1077	4,883	1,576,656
Independence School District	5.4371	116,920	35,880,009
Fort Osage School District	6.3700	125,628	29,502,117
Blue Springs School District	5.7286	23,552	19,527,672
Jackson County	0.5824	26,404	8,525,944
MO Blind Pension	0.0300	1,360	439,180
Replacement Tax	1.4370	65,150	21,036,713
Total Business Park Tax/PILOT Revenues		\$419,490	\$134,439,033

Support from the community

Letters of support for this project have been received from the following groups throughout Independence and Eastern Jackson County:

- Centerpoint Medical Center
- Independence Economic Development Council
- Fort Osage School District
- Community Services League
- Independence Square Association
- Metropolitan Community College Blue River
- Cornell Roofing and Sheet Metal
- Continental Siding
- Englewood Arts