

**NOTICE TO TAXING JURISDICTIONS**

**To: Taxing Jurisdictions (Distribution List attached)**

**Re: Notice of Industrial Development Project for Blue Springs 70 Logistics, LLC**

On behalf of the City of Blue Springs, Missouri (“**City**”), please find enclosed a copy of the proposed Plan for an Industrial Development Project (“**Plan**”) for Blue Springs 70 Logistics, LLC (“**Company**”), which also contains a Cost Benefit Analysis on the affected taxing jurisdictions.

The City anticipates considering an Ordinance to approve the Plan at its regular meeting on Monday, November 2, 2020 scheduled to begin at 6:00 PM in the City Council Chambers at the Howard L. Brown Public Safety Building, Blue Springs, Missouri. The Plan, if approved, consists of the design and construction of an approximately 584,820 square-foot Class A industrial building in the City, for purposes as further described in the attached Plan.

The City invites all affected taxing districts to attend the meeting on November 2, 2020 and to make oral comments on the proposed Plan to the City or to provide written comments to the City on the Plan prior to the meeting. All comments of the taxing districts will be fairly and duly considered by the City.

A copy of the Plan and Cost Benefit Analysis for the proposed project is enclosed and also will be on file in the office of the City Clerk and will be available for public inspection during normal business hours.

Any questions should be directed to Mike Mallon, Acting Director of Community Development for the City at (816) 228-0124.

Dated: October 13, 2020.

**CITY OF BLUE SPRINGS, MISSOURI**

903 West Main Street

Blue Springs, Missouri 64015

**City of Blue Springs**  
City Clerk  
903 West Main Street  
Blue Springs, MO 64015

**Jackson County**  
County Executive  
415 E. 12th Street, 2nd Floor  
Kansas City, MO 64106

**Jackson County Community Mental Health**  
Executive Director  
1627 Main Street, Suite 500  
Kansas City, MO 64108

**Mid-Continent Public Library**  
Director  
15616 East Highway 24  
Independence, MO 64050

**Central Jackson County Fire Protection District**  
Attn: Fire Chief  
805 N.E. Jefferson St.  
Blue Springs, MO 64014

**Missouri Department of Revenue  
County Tax Section  
State Blind Pension Fund**  
301 West High Street, Room 330  
Jefferson City, MO 65105

**Jackson County Assessment Department**  
Director  
415 E. 12th Street, 1M  
Kansas City, MO 64106

**Jackson County Collections Department**  
Director  
415 E. 12th Street, Suite 100  
Kansas City, MO 64106

**Grain Valley School District**  
Attn: Superintendent  
31606 E. Pink Hill Road  
Grain Valley, MO 64029

**Developmental Disability Services of Jackson County – eitas**  
Executive Director  
8511 Hillcrest Road  
Kansas City, MO 64138

**State Tax Commission of Missouri**  
301 W. High Street, Room 840  
P.O. Box 146  
Jefferson City, MO 65102

**Missouri Director of Revenue  
County Tax Section  
Merchants/Manufacturers Replacement Tax Fund**  
301 West High Street  
P.O. Box 453  
Jefferson City, MO 65102-0453

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**CITY OF BLUE SPRINGS, MISSOURI**

**PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT  
AND COST-BENEFIT ANALYSIS**

**FOR**

**BLUE SPRINGS 70 LOGISTICS, LLC**

NOVEMBER 2, 2020

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# CITY OF BLUE SPRINGS, MISSOURI

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## PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT AND COST-BENEFIT ANALYSIS FOR BLUE SPRINGS 70 LOGISTICS, LLC.

### I. PURPOSE OF THIS PLAN

The City Council of the City of Blue Springs, Missouri (the “City”) will consider an ordinance approving this Plan (defined below) and authorizing the issuance by the City of its taxable industrial development revenue bonds in the approximate aggregate principal amount of \$30,000,000 (the “Bonds”), to finance the costs of an industrial development and commercial project (the “Project”) for Blue Springs 70 Logistics, LLC or its successors and assigns (the “Company”). The Bonds will be issued pursuant to the provisions of Sections 100.010 to 100.200 of the Revised Statutes of Missouri, as amended, and Article VI, Section 27(b) of the Missouri Constitution, as amended (collectively, the “Act”).

This Plan for an Industrial Development Project and Cost-Benefit Analysis (the “Plan”) has been prepared to satisfy requirements of the Act and to analyze the potential costs and benefits, including the related tax impact on all affected taxing jurisdictions, of using industrial development revenue bonds to finance the Project and to facilitate abatement of ad valorem taxes on the bond-financed property.

### II. GENERAL DESCRIPTION OF CHAPTER 100 FINANCINGS

**General.** The Act authorizes cities, counties, towns and villages to issue industrial development revenue bonds to finance the purchase, construction, extension and improvement of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, service facilities that provide interstate commerce, industrial plants and other commercial projects.

**Issuance and Sale of Bonds.** Revenue bonds issued pursuant to the Act do not require voter approval and are payable solely from revenues received from the project. The municipality issues its bonds and in exchange, the benefited company promises to make payments that are sufficient to pay the principal of and interest on the bonds as they become due. Thus, the municipality merely acts as a conduit for the financing and is not responsible to pay debt service on the bonds from its own funds.

Concurrently with the closing of the bonds, the company will convey to the municipality title to the site on which the industrial development project will be located, including all improvements built on the site. (The municipality must be the legal owner of the property while the bonds are outstanding for the property to be eligible for tax abatement, as further described below.) At the same time, the municipality will lease the project site and the improvements thereon back to the benefited company pursuant to a lease agreement. The lease agreement will require the company, acting on behalf of the municipality, to use the bond proceeds to pay the costs or reimburse the costs of purchasing, constructing and installing the project, as applicable.

Under the lease agreement, the company typically: (1) will unconditionally agree to make payments sufficient to pay the principal of and interest on the bonds as they become due; (2) will agree, at its own expense, to maintain the project, to pay all taxes and assessments with respect to the project, and to maintain adequate insurance; (3) has the right, at its own expense, to make certain additions, modifications or improvements to the project; (4) may assign its interests under the lease agreement or sublease the project while remaining responsible for payments under the lease agreement; (5) will covenant to maintain its corporate existence during the term of the bond issue; and (6) will agree to indemnify the municipality for any liability the municipality might incur as a result of its participation in the transaction.

**Property Tax Abatement.** Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. In a typical transaction, the municipality holds fee title to the project and leases the project to the benefited company. Although the Missouri Supreme Court has held that the leasehold interest is taxable, it is taxable only to the extent that the economic value of the lease is less than the actual market value of the lease. See *Iron County v. State Tax Commission*, 437 S.W.2d 665 (Mo. 1968) (*en banc*). If the rental payments under the lease agreement equal the actual debt service payments on the bonds, the leasehold interest should have no “bonus value” and the bond-financed property should be exempt from *ad valorem* taxation so long as the bonds are outstanding.

If the municipality and the company determine that partial tax abatement is desirable, the company may agree to make “payments in lieu of taxes” (sometimes called “PILOTS”). The amount of payments in lieu of taxes is negotiable. The payments in lieu of taxes are payable by December 31 of each year, and are distributed to the municipality and to each political subdivision within the boundaries of the project in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law.

### III. DESCRIPTION OF THE PARTIES

**Blue Springs 70 Logistics, LLC** The Company is a limited liability company organized and existing under the laws of the State of Missouri.

**City of Blue Springs, Missouri.** The City is a constitutional charter city and political subdivision organized and existing under the laws of the State of Missouri. The City is authorized and empowered pursuant to the provisions of the Act to purchase, construct, extend and improve certain projects (as defined in the Act) and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City deems advisable.

### IV. REQUIREMENTS OF THE ACT

**Description of the Project.** The project to be financed by the Bonds consists of building an approximately 585,660 square-foot Class A industrial building. The real property improvements being financed by the Bonds are referred to as the “Project Improvements” which are located on real estate referred to as the “Project Site.” The existing Project Site has an estimated current market value of \$19,950 and an assessed value of \$2,394. The Project Improvements together with the Project Site are referred to as the “Project.”

**Estimate of the Costs of the Project.** The Project is expected to cost approximately \$30,000,000, with approximately \$9,855,950 estimated to be spent on construction materials. The Project Improvements will be developed and constructed in 2021.

**Source of Funds to be Expended for the Project.** The sources of funds to be expended for the Project, including the Project Site with existing improvements and the Project Improvements, will be the proceeds of the Bonds in an approximate principal amount \$30,000,000, to be issued by the City and purchased by the Company or its designee (the “Bondholder”) and, if needed, other available funds of the Company. The Bonds will be payable solely from the revenues derived by the City from the lease or other disposition of the Project (as further described below). The Bonds will not be an indebtedness or general

obligation, debt or liability of the City or the State of Missouri within the meaning of any charter, statutory or constitutional debt limitation or provision.

**Statement of the Terms Upon Which the Project is to be Leased or Otherwise Disposed of by the City.** The City will hold title to the Project during the term of the Bonds. The City will lease the Project to the Company for lease payments equal to the principal and interest payments on the Bonds. Under the terms of the lease agreement with the City, the Company will have the option to purchase the Project at any time and will have the obligation to purchase the Project at the termination of the lease. The lease between the City and the Company is expected to terminate in 2031, unless terminated sooner pursuant to the terms of the lease.

**Affected School District, Fire Protection District, County, and City.** The Grain Valley R-V School District is the school district affected by the Project. Jackson County, Missouri is the county affected by the Project. The City is the city affected by the Project. The Central Jackson County Fire Protection District is the fire protection district affected by the Project. The Cost-Benefit Analysis attached hereto identifies all other taxing districts affected by the Project (other than those taxing entities solely affected by the Project with respect to receipt of tax revenues from the commercial surcharge tax).

**Current Assessed Valuation.** The most recent equalized assessed valuation of the Project Site is \$2,394. The estimated total equalized assessed valuation of the Project Improvements after construction of the Project Improvements (2022) is \$6,440,508. This valuation was calculated based upon an assumed appraised value of \$20,126,589 (approximately 75% of construction costs) for the Project Improvements in year 2022, multiplied by the assessment rate of 32%. The estimated total equalized assessed valuation of the Project Site after construction (2022) is \$1,011,446. This valuation was calculated based upon an assumed appraised value of \$3,160,768, multiplied by the assessment rate of 32%. The estimated total equalized assessed valuation of the Project (2022), therefore, is \$7,451,954.

**Payments in Lieu of Taxes.** If this Plan is approved by the City Council, the City intends to issue the Bonds in 2020 and provide tax abatement to the Company of 100% of the property taxes to be paid related to the Project during construction and for a period of ten years beginning in the year following completion of construction of the Project Improvements; provided, however, that the abatement to the Company of property taxes imposed by the Central Jackson County Fire Protection District shall only be 25%. The Company will not make PILOT payments on the Project to any taxing entity other than the Central Jackson County Fire Protection District equal to 75% of the property taxes expected to be imposed by the fire protection district.

**Sales and Use Tax Exemption on Construction Materials.** Qualified building materials purchased for the construction of the Project Improvements are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062 of the Revised Statutes of Missouri and the underlying bond documents upon delivery of a project exemption certificate by the City to the Company.

The table below shows the approximate amount the Company intends to spend on construction materials in each taxing jurisdiction:

Total Amount of Construction Materials:	\$9,855,950
Construction Materials to be purchased within the State of Missouri (but outside Jackson County):	\$6,805,950
Construction Materials to be purchased within Jackson County (but outside City of Blue Springs):	\$2,450,000

Construction Materials to be purchased  
within the City of Blue Springs:

\$125,000

***Cost-Benefit Analysis and Discussion of Exhibits.*** In compliance with Section 100.050.2(3) of the Revised Statutes of Missouri, this Plan has been prepared to show the costs and benefits to the City and to other taxing jurisdictions affected by the tax abatements and exemptions of the Project. The following is a summary of the exhibits attached to this Plan that show the direct tax impact the Project is expected to have on each taxing jurisdiction. This Plan does not attempt to quantify the overall economic impact of the Project.

***Project Assumptions.*** **Exhibit 1** presents a list of the assumptions related to the determination of assessed valuations and the tax formulas.

***Summary of Cost-Benefit Analysis.*** **Exhibit 2** presents a summary for each affected taxing district of (1) the total estimated tax revenues that would be generated if the Project did not occur, (2) the total estimated tax revenues that would be generated if the Project occurred but did not receive tax abatement, and (3) the total estimated value of the abatement to the Company.

***Real Property.*** **Exhibit 3** provides the projected tax revenues which would be paid on the Project Site without tax abatement and without the Project Improvements. **Exhibit 4** provides the projected tax revenues that would be generated from the Project if the Project Improvements occur but without tax abatement. **Exhibit 5** provides the projected value of the real property tax abatement on the Project to the Company. **Exhibit 6** provides the projected payments in lieu of taxes payable to the fire protection district.

***Sales and Use Tax Exemption on Qualified Construction Materials.*** **Exhibit 7** provides the projected value of the sales and use tax exemption on qualified construction materials to the Company.

## V. ASSUMPTIONS AND BASIS OF PLAN

In preparing this Plan, key assumptions have been made to estimate the fiscal impact of the abatement and exemptions proposed for the Project. See **ATTACHMENT A** for a summary of these assumptions.

Information necessary to complete this Plan, has been furnished by representatives of the City, representatives of the Company and its counsel, the Bondholder and other persons deemed appropriate and such information has not been independently verified for accuracy, completeness or fairness.

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## ATTACHMENT A

### SUMMARY OF KEY ASSUMPTIONS

1. The Project is estimated to cost approximately \$30,000,000, with the Project Improvements to cost approximately \$26,835,452 and the existing Project Site to have an approximate current value of \$3,160,768 when acquired by the Company.

2. The construction of the Project Improvements are expected to be completed in 2021 and the abatement period will begin January 1, 2022.

3. The investment in the Project Improvements will produce an assessed value for the Project in the amount of \$7,451,954, consisting of \$1,011,446 for the Project Site and \$6,440,508 for the Project Improvements.

4. The Project Site will include the site outlined in red, as shown on **Attachment B**.

5. The Project will be owned by the City and leased to the Company with an option to purchase. As long as the Project is owned by the City, it is expected to be exempt from ad valorem taxes.

6. The Project will be excluded from the calculation of ad valorem property taxes during construction and for a period of ten years after construction is completed.

7. During the entire term of the Bonds (expected to be through 2031), the Company will not be required to make payments in lieu of taxes except in accordance with that portion of Section IV above in the Plan entitled "Payments in Lieu of Taxes."

8. Commercial real property taxes are calculated using the following formula:

$$(\text{Assessed Value} * \text{Tax Rate})/100$$

9. The assessed value of the Project Improvements is calculated using the following formula:

$$\text{Estimated Value} * \text{Assessment Ratio of 32\%}$$

10. After development, the assessed value of the Project Improvements is subject to growth at an estimated rate of 2% every year an assessment is made (every odd year).

11. The tax rates used in this Plan reflect the rates in effect for the tax year 2020. The tax rates were held constant through the 2031 tax year.

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**ATTACHMENT B**  
**MAP OF PROJECT SITE**

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**City of Blue Springs, Missouri  
(Blue Springs 70 Logistics, LLC)**

**COST BENEFIT ANALYSIS  
PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT**

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This information is provided based on the factual information and assumptions provided to Gilmore & Bell, P.C. by a party to or a representative of a party to the proposed transaction. This information is intended to provide factual information only and is provided in conjunction with our legal representation. It is not intended as financial advice or a financial recommendation to any party. Gilmore & Bell, P.C. is not a financial advisor or a “municipal advisor” as defined in the Securities Exchange Act of 1934, as amended.

## Project Assumptions

♦ Initial year taxes assessed		2022
♦ Assessed value of project site	\$	2,394
♦ Appraised value of project site after construction	\$	3,160,768
♦ Investment in project improvements	\$	26,835,452
♦ 75% of project improvements	\$	20,126,589
♦ Bi-annual growth rate of appraised value of real property		2.0%
♦ Assessed value as a percentage of appraised value (real)		32.0%
♦ Assessed value of project improvements	\$	6,440,508
♦ Assessed value of project site after construction	\$	1,011,446
♦ Terms of abatement:		
	Years 1 to 10	100%

**Summary of Cost Benefit Analysis**

<b>Taxing Jurisdiction</b>	<b>Tax Rate</b>	<b>Projected Tax Revenues on Project Site Without Project (No Abatement)</b>	<b>Projected Tax Revenues on Project Site With Project (No Abatement)</b>	<b>Projected Value of Tax Abatement</b>	<b>Projected Payment in Lieu of Taxes</b>
Board of Disabled Services	0.0649	\$ 16	\$ 50,840	\$ 50,840	\$ -
City - Blue Springs	0.6817	172	534,017	534,017	-
Fire District - Central Jackson	1.0886	274	852,767	213,192	639,575
Grain Valley School R-V	5.1059	1,285	3,999,765	3,999,765	-
Jackson County	0.6110	154	478,634	478,634	-
Mental Health	0.1056	27	82,723	82,723	-
Mid-Continent Library	0.3696	93	289,530	289,530	-
State Blind Pension	0.0300	8	23,501	23,501	-
	<b>8.0573</b>	<b>\$ 2,028</b>	<b>\$ 6,311,778</b>	<b>\$ 5,672,203</b>	<b>\$ 639,575</b>

**Projected Tax Revenues on Project Site Without Project (No Abatement)**

Estimated Assessed Value of Project Site	\$ 2,394	\$ 2,442	\$ 2,442	\$ 2,491	\$ 2,491	\$ 2,541	\$ 2,541	\$ 2,591	\$ 2,591	\$ 2,643		
Taxing Jurisdiction	Tax Rate per \$100	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Board of Disabled Services	0.0649	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 16
City - Blue Springs	0.6817	16	17	17	17	17	17	17	18	18	18	172
Fire District - Central Jackson	1.0886	26	27	27	27	27	28	28	28	28	29	274
Grain Valley School R-V	5.1059	122	125	125	127	127	130	130	132	132	135	1,285
Jackson County	0.6110	15	15	15	15	15	16	16	16	16	16	154
Mental Health	0.1056	3	3	3	3	3	3	3	3	3	3	27
Mid-Continent Library	0.3696	9	9	9	9	9	9	9	10	10	10	93
State Blind Pension	0.0300	1	1	1	1	1	1	1	1	1	1	8
	8.0573	\$ 193	\$ 197	\$ 197	\$ 201	\$ 201	\$ 205	\$ 205	\$ 209	\$ 209	\$ 213	\$ 2,028

**Projected Tax Revenues on Project Site With Project (No Abatement)**

Estimated Assessed Value of Project Site with Project	\$7,451,954	\$7,600,993	\$7,600,993	\$7,753,013	\$7,753,013	\$7,908,073	\$7,908,073	\$8,066,235	\$8,066,235	\$8,227,560		
Taxing Jurisdiction	Tax Rate per \$100	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Board of Disabled Services	0.0649	\$ 4,836	\$ 4,933	\$ 4,933	\$ 5,032	\$ 5,032	\$ 5,132	\$ 5,132	\$ 5,235	\$ 5,235	\$ 5,340	\$ 50,840
City - Blue Springs	0.6817	50,800	51,816	51,816	52,852	52,852	53,909	53,909	54,988	54,988	56,087	534,017
Fire District - Central Jackson	1.0886	81,122	82,744	82,744	84,399	84,399	86,087	86,087	87,809	87,809	89,565	852,767
Grain Valley School R-V	5.1059	380,489	388,099	388,099	395,861	395,861	403,778	403,778	411,854	411,854	420,091	3,999,765
Jackson County	0.6110	45,531	46,442	46,442	47,371	47,371	48,318	48,318	49,285	49,285	50,270	478,634
Mental Health	0.1056	7,869	8,027	8,027	8,187	8,187	8,351	8,351	8,518	8,518	8,688	82,723
Mid-Continent Library	0.3696	27,542	28,093	28,093	28,655	28,655	29,228	29,228	29,813	29,813	30,409	289,530
State Blind Pension	0.0300	2,236	2,280	2,280	2,326	2,326	2,372	2,372	2,420	2,420	2,468	23,501
	8.0573	\$ 600,426	\$ 612,435	\$ 612,435	\$ 624,684	\$ 624,684	\$ 637,177	\$ 637,177	\$ 649,921	\$ 649,921	\$ 662,919	\$6,311,778



**Projected Value of Tax Abatement**

Estimated Assessed Value of Project Site with Project Abatement Percentage	\$7,451,954	\$7,600,993	\$7,600,993	\$7,753,013	\$7,753,013	\$7,908,073	\$7,908,073	\$8,066,235	\$8,066,235	\$8,227,560		
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
<b>Taxing Jurisdiction</b>	<b>Tax Rate per \$100</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
Board of Disabled Services	0.0649	\$ 4,836	\$ 4,933	\$ 4,933	\$ 5,032	\$ 5,032	\$ 5,132	\$ 5,132	\$ 5,235	\$ 5,235	\$ 5,340	\$ 50,840
City - Blue Springs	0.6817	50,800	51,816	51,816	52,852	52,852	53,909	53,909	54,988	54,988	56,087	534,017
Fire District - Central Jackson*	1.0886	20,280	20,686	20,686	21,100	21,100	21,522	21,522	21,952	21,952	22,391	213,192
Grain Valley School R-V	5.1059	380,489	388,099	388,099	395,861	395,861	403,778	403,778	411,854	411,854	420,091	3,999,765
Jackson County	0.6110	45,531	46,442	46,442	47,371	47,371	48,318	48,318	49,285	49,285	50,270	478,634
Mental Health	0.1056	7,869	8,027	8,027	8,187	8,187	8,351	8,351	8,518	8,518	8,688	82,723
Mid-Continent Library	0.3696	27,542	28,093	28,093	28,655	28,655	29,228	29,228	29,813	29,813	30,409	289,530
State Blind Pension	0.0300	2,236	2,280	2,280	2,326	2,326	2,372	2,372	2,420	2,420	2,468	23,501
	<b>8.0573</b>	<b>\$ 539,585</b>	<b>\$ 550,377</b>	<b>\$ 550,377</b>	<b>\$ 561,384</b>	<b>\$ 561,384</b>	<b>\$ 572,612</b>	<b>\$ 572,612</b>	<b>\$ 584,064</b>	<b>\$ 584,064</b>	<b>\$ 595,745</b>	<b>\$5,672,203</b>

\*The company will pay a PILOT of 75% to the Central Jackson Fire Protection District. As a result, the abatement percentage for the Central Jackson Fire Protection District is 25%.

**Projected Payment in Lieu of Taxes**

Estimated Assessed Value of Project Site with Project PILOT		\$7,451,954	\$7,600,993	\$7,600,993	\$7,753,013	\$7,753,013	\$7,908,073	\$7,908,073	\$8,066,235	\$8,066,235	\$8,227,560	
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Taxing Jurisdiction</b>	<b>Tax Rate per \$100</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
Board of Disabled Services	0.0649	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City - Blue Springs	0.6817	-	-	-	-	-	-	-	-	-	-	-
Fire District - Central Jackson*	1.0886	60,841	62,058	62,058	63,299	63,299	64,565	64,565	65,857	65,857	67,174	639,575
Grain Valley School R-V	5.1059	-	-	-	-	-	-	-	-	-	-	-
Jackson County	0.6110	-	-	-	-	-	-	-	-	-	-	-
Mental Health	0.1056	-	-	-	-	-	-	-	-	-	-	-
Mid-Continent Library	0.3696	-	-	-	-	-	-	-	-	-	-	-
State Blind Pension	0.0300	-	-	-	-	-	-	-	-	-	-	-
	<b>8.0573</b>	<b>\$ 60,841</b>	<b>\$ 62,058</b>	<b>\$ 62,058</b>	<b>\$ 63,299</b>	<b>\$ 63,299</b>	<b>\$ 64,565</b>	<b>\$ 64,565</b>	<b>\$ 65,857</b>	<b>\$ 65,857</b>	<b>\$ 67,174</b>	<b>\$ 639,575</b>

\*The company will pay a PILOT of 75% to the Central Jackson Fire Protection District.

### Projected Sales and Use Tax Exemption on Construction Materials

Tax	Costs of Applicable Construction Materials	Rate	Exempt Amount
State of Missouri Sales Tax	6,805,950	4.2250%	\$ 287,551
State of Missouri Use Tax	3,050,000	4.2250%	\$ 128,863
Jackson County	2,450,000	1.3750%	\$ 33,688
Central Jackson County Fire Protection District	125,000	0.5000%	\$ 625
City of Blue Springs	125,000	2.5000%	\$ 3,125
			\$ 453,851