I. Call to Order / Roll Call

II. Approval of standing committee minutes from March 4, 2013.

III. Consent Agenda

Item No. 1 - ORDINANCE: BONDS FOR THE 39TH & RAINBOW SOUTH PROJECT

Synopsis:
An ordinance authorizing the issuance of Taxable Special Obligation Tax Increment Revenue bonds (39th & Rainbow South Project), Series 2013 in the maximum principal amount of $4.5M, submitted by Lew Levin, Chief Financial Officer.

Tracking #: 130124
Item No. 2 - ORDINANCE/RESOLUTION: HILTON GARDEN INN REFI & IMPV

Synopsis:
An ordinance and a resolution relative to improvements to the Hilton Garden Inn located at 520 Minnesota Avenue, submitted by Lew Levin, Chief Financial Officer. The refinancing has a net present value benefit of $303,000 or 2.7%.

- An ordinance to finance $2M in necessary hotel lobby, meeting room, and guest room renovations.

- A resolution authorizing the offering for sale of GOBs, Series 2013-C and Taxable General Obligation Refunding and Improvement Bonds, Series 2013-D.

  - The 2013-C financing for $10.8M for a refunding and restructuring of the debt associated with the 2004 bond issue. This refinancing has a 10-year term with a net present value savings of $303,000 and reduces annual debt payments by approximately $1M from 2014-2018.

  - The 2013D financing ($4,335,000) takes out the outstanding temporary note on the downtown hotel and provides additional funding for required upgrades. This is a 15-year financing.

Tracking #: 130126

Item No. 3 - PETITION/RESOLUTION: CID FOR HOTEL, REARDON CTR & GARAGE

Synopsis:
A petition and a resolution relative to the creation of a Community Improvement District (CID) relating to the improvement of the hotel, parking garage, and convention center located between 5th and 6th Street and between Minnesota Avenue and State Avenue, submitted by Lew Levin, Chief Financial Officer. The tax is established at 2% and is projected to generate $75,000 on an annual basis to address on-going maintenance, repair, and rehabilitation projects associated with these facilities.

- Petition to create a CID.

- A resolution authorizing the execution of a petition for the creation of a CID.

Tracking #: 130127

IV. Adjourn
The meeting of the Economic Development and Finance Standing Committee was held on Monday, March 4, 2013, at 5:15 p.m., in the 6th Floor Human Resources Training Room of the Municipal Office Building. The following members were present: Commissioner Holland, Chairman; Commissioners McKiernan, Barnes, Maddox, and BPU Board Member David Alvey. Commissioner Kane was absent.

Chairman Holland called the meeting to order. Roll call was taken and members were present as shown above.

II. Approval of standing committee minutes from February 4, 2013. On motion of Commissioner Barnes, seconded by Commissioner McKiernan, the minutes were approved. Motion carried unanimously.

III. Committee Agenda:

Item No. 1 – 130099…REVIEW: FIRE DEPARTMENT CADET PROGRAM

Synopsis: Review of the Fire Department Cadet Program by John Paul Jones, Fire Chief.

On February 4, 2013, the EDF Committee requested that this item be placed on the next standing committee meeting agenda.

Commissioner Barnes said it says for information only. Was that the request from the last meeting? Doug Bach, Assistant County Administrator, said yes, the request was actually—this committee asked to have this put on the agenda for discussion regarding the financing and such previously regarding the Fire Department Cadet Program so we asked Chief Jones to come. Commissioner Barnes said we knew that it was defunded, so I don’t think that was the real question about it not having any money. That was not the issue. They gave us the explanation at the last meeting that they arbitrarily cut the program. It was about the process in which they
went about doing so, and it was not addressed in the budget session and somebody made the decision to just cut the program. That’s where the conversation started. How did it happen and what we were going to do to address it. I don’t have the minutes in front of me from the last meeting but to my understanding, I don’t remember that being the discussion about telling me how you got screwed. To me, it was about how are we going to restore the program. If we can review that in the first place.

Chairman Holland asked what would you like to see out of this presentation tonight. Commissioner Barnes said I’d like for them to say we are going to kill it dead and we can start from there. If your intention is to kill the program, I would like to have that on the record. Just stop the program. If that is your intention to stop the program, I would like for us to just get a point blank answer that we intend to discontinue the program.

John Paul Jones, Fire Chief, said that’s not the intent of the Fire Department, Commissioner. A little history on the cadet program. It goes back to 2003. Originally there were ten positions that were funded. As the cadets moved through the program—I guess there were several that washed out of the program or became firefighters, then those vacancies within the cadet program were filled accordingly. When we went through the state of the economy and the economic crisis that we experienced, the program was defunded. What we are looking at going forward is to go through and make the necessary improvements within the program and to bring the program back and work with the Administrator’s Office to do so; go through the budget process and try to get us where we need to be as far as putting this program back and on a real good footing.

Chairman Holland said your intention then is to review the program and make a proposal for this budget session to reinstitute. Is that right? Chief Jones said that is correct.

Commissioner McKiernan said, Chief, could you just circle back just a little bit in broad brush strokes the objectives of the program and kind of the timeline of it when it started. I know it was probably—it probably hit a rocky patch the same place everybody else did in terms of the
recession; just kind of the general objectives of the program in terms of how many people roughly kind of went through the program.

**Chief Jones** said there were twenty-two individuals that went to the program. Approximately one-third did not make it through the program. To make it through the program, some of the parameters were age requirements; they had to maintain a certain grade point average going through the process. They had to achieve EMS certification because that is a minimum requirement to become a firefighter and with some that took a period of time. We had programs in place to try to work through that, but frankly, some of the criteria needs to be reworked. We want to improve upon the program to guarantee its success so that going forward we can make sure that it is a success. One of the things that did happen is the state of the economy and the bumps in the roads we went through as far as funding and budgetary process. One thing that occurred is we were carrying so many firefighter vacancies at the time, but we had to make it a priority to fill existing firefighter vacancies before we could consider filling the vacancies for the cadet program.

**Commissioner McKiernan** asked what age range did the cadet program target. **Chief Jones** said as far as entrance requirements, I believe it’s 17 ½ to 21. **Commissioner McKiernan** asked how did the cadet program differ from your normal recruitment and training program. **Chief Jones** said that’s a good point because how it differed from our normal recruitment program is that when you would go through the recruitment process, you go through an application process for a firefighter and you would have hundreds of applications. With the cadet program, it was more of a local program and you had to be a Wyandotte County resident. The original program had a clause in it for economically disadvantaged youth. We are going to have to review whether or not that’s going to be a part of it in the future. We want to do whatever it takes to guarantee its success going forward.

**Commissioner Barnes** said as I recall, when we originally thought of this process—right now you come in 21 years old with the EMS certification and we found that a lot of times that was a disadvantage to individuals located in the urban core. Having to be out of school three years, having to go through an EMS course with no guarantee of success and finding those select
jobs—for some reason, and by no fault of any one individual, place, or thing, we just found it hard for individuals from the urban core to make it onto the Fire Department. Normally, it was a tool that we were using to one, recruit those individuals straight out of high school. The average urban youth when they get out of school and they have to wait three years before they qualify for the Fire Department, all kinds of things happen in-between that three-year period. This way we could grab them straight out of high school and get them into the program and they would have a guarantee that they will be actually able to get on the force that way, which I thought was a grand tool to get them; somewhat of a pipeline.

Commissioner McKiernan said so this is like a pre-preparation program preparing them to enter the training program. Chief Jones said right. The preference was given to those that went through the cadet program as far as a recruit class when they turned 21 and met the criteria. Commissioner McKiernan said this would engage the 18-21 year olds who were really too young for the official training program, engage them and begin to get them started on the path… Commissioner Barnes said no, there was no such training program. They had to come to the fire department with their EMS certification already before they could even apply. Commissioner McKiernan said that’s what I’m saying. So this program attempted to engage those youths and help them through the process of getting prepared including the EMS certification so that when they turned 21 then they were eligible for the official training program. Chief Jones said yes.

Commissioner Barnes said now they would be trained at 21 already wouldn’t they. Chief Jones said yes. Commissioner Barnes said they would already be trained when they turned 21. They would get that training prior to age 21. When they turned 21, they would be ready to go onto the force. Chief Jones said they would actually be prepared to go into that recruit academy class. You are correct. There is a lot of training outside of the EMS part of training that they would be involved in. They just wouldn’t actually enter the academy, which is necessary before they could actually become an official Kansas City, KS Firefighter.

Commissioner McKiernan said so they would ultimately have to go through the complete academy training program as any other recruit would have to do. Chief Jones said yes.

March 4, 2013
**Commissioner Barnes** said but they would have somewhat of a background already. That was a great tool going into our high schools. One of the avenues that wasn’t taken advantage of was that several of the firefighters that I spoke with had some comments that were made about the recruiting process. The ones that actually got into the program—better screening, better matching up individuals that would really meet the future qualifications, and it had some things that needed to be addressed. I thought it was a great outreach tool to go into the schools and give these kids somewhat of a career choice straight out of high school. The other part about it, we collect a quarter cent sales tax and that sales tax comes from all of the citizens of Wyandotte County yet our Fire Department is not representative of Wyandotte County and this was a tool to somewhat get us there. For us to throw that tool out, I question our intentions. When we are collecting $6.1M a year in sales tax for a program that was voted upon by the people and we fail to include the people, that is not representative of the people that we serve. I think that it is a travesty that we don’t do something to continue to—

**Chief Jones** said I think it is a great tool, Commissioner, and one thing we have introduced and we’re trying to refine that and get more participation from the community college is within the TEC program, developing a high school curriculum for first responders so that could be merged into the EMT program. Not only would that be effective in getting those interested in the cadet program, which I think the cadet program should be an essential part of that recruitment program especially for Wyandotte County residents only; but if we can merge that program through the community college to the TEC program, which will get them interested and also get them started in a curriculum in high school that they could bridge into the EMT program, that would further increase our success rate. That’s really what we’re after; we want the cadet program to be a success.

Yes, we went through some issues with not having the necessary budget to continue the program, but we are more confident than ever that we can continue the program and improve upon it and maybe merge these two programs together with TEC and into the EMT program and also the cadet program to where we can have a better success rate to increase the demographics within the Fire Department to reflect that of the community. **Commissioner McKiernan** asked this is funded through the general fund. **Chief Jones** said yes.

March 4, 2013
Commissioner Maddox asked who initiated the cadet program and who approved it to be in function. Commissioner Barnes said I don’t want to take full credit for it because there was a lot of people, but I was one of the few individuals that raised the issue. I think it was under Chief DeKeyser. He embraced it and I don’t know if it was implemented under him, but I think he was one of the principals in starting the program. The discussion we had was how can we make the department more reflective of the community that it serves. That is where it started from. This was simply one of those tools. If we make note on about the second or third page back it says, and my question was in that meeting was, Mr. Chairman, I would like to see some type of a format in place when we are going to eliminate a program that goes through a process and procedure, whether it’s the program or some other program, rather than some arbitrary process that says we’re not going to fund it. I paid pretty good attention to the budget and I’m not doubting what you said, Mr. Hays, but that’s one I did miss if we just arbitrarily cut it out. It baffles me that we have a process in place that a department head can say I don’t want to do this anymore and it doesn’t go through a formalized process. That’s what I was saying.

Commissioner Maddox said that was my question I was asking who approved it. Was it the commission that approved it? Commissioner Barnes said in the beginning, yes. Commissioner Maddox said that follows my next question. Whose idea was it to stop it or stop funding it? Commissioner Barnes said that was the question that was put on the floor per our last meeting. What is the format for taking something off to document it? If we had a formalize process where we deleted it from the budget and we actually voted on it, that document should be present here today. If that document is not present here today, that means that somebody arbitrarily just said hey, we are going to defund it and that is the end of it. I don’t see anything that was presented to us saying here is —I don’t even know the program cost. I don’t know the dollar value. Then we voted on a budget last month when this came up, what was it a million dollars or something that we were doing and this is still not included and it is talking about funding firefighters where the grant was.

It is almost like this is a sidebar; we are pushing it aside and I think it deserves a little bit more respect than that. It deserves a little bit more of an explanation than that. I am very disappointed that this is the best effort we can put forward to secure such a program going forward. I just think it is a travesty that we have not paid more attention to this one when so
many people have went through this program and it has changed lives. Not only has it changed lives, it has changed neighborhoods because these people come from the urban core and they get a job and they want to stay in the urban core. They want to fix up their properties. They want to support their families and it is almost like we want to do the opposite. I really just don’t get it and this is no reflection on you, Chief, but this is a poor response to the question that was asked which is right here in the minutes.

**Commissioner Maddox** asked, Doug, do you have any info on who stopped it? **Mr. Bach** said as far as coming through the budget process, yes. The concept came up. It was built in to the budget that was presented in what would you say 2002. **Chief Jones** said it started in 2003. **Mr. Bach** said it came through and was built into the budget back at that time. It moved through the budget process and then a couple years ago, as the chief said when we were doing priorities on it looking for different things to fund, we were cutting many areas and we cut 15% of our staffing out a couple of years ago. I believe that was the year where we stopped funding any of those vacancies that were in the budget and that was the budget that was presented to the commission.

I can’t sit here today and say we called out the cadet program specifically. I would have to look back and see whether we had that put into the document or not but we were specifically not funding vacant positions and then we came back through and did fund back in public safety positions I think as we came through the next year, chief, if I am recalling right how that played out where we put police and firefighters back in. I know the chief did, as he said earlier, put his emphasis on funding the vacant actual suppression personnel above where he was at with the cadets, however, I’ll say the chief never did come to the point of saying I don’t want to do the cadet program. It was a matter of priorities and how much money he was able to work with.

**BPU Board Member David Alvey** said if I am correct, so that budget process, especially when there was the 15% cut, the way it works is the department heads are given the parameters and say this is how much money you have to work with. They they start looking to say these are the services we have to cover and when they reach the point where they project to spend all the money that is allotted to them, they don’t pick up other programs. This is what you’re saying. They did not seek out this program to excise it. It was just far enough down the priority list.

March 4, 2013
Other services, they believed, had to be fulfilled before they were able to fund that particular program.

**Mr. Bach** said for the most part that’s how it works, but really when you are dealing with personnel and we were under an active directive where we were not going in and firing people we were looking and we went through the years where we were putting our incentive programs in for retirement. We were trying to get a lot of people to move through your organization or move out of the organization. One area is a cadet program because it comes in and the turnover is quick. You are only in a few years. It’s not like somebody that comes in and puts in a 25 or 30 year career. They are in for a couple of years. They are either moving on up—if they are already at 21 they moved on up into the vacancies that we would have to make them actual firefighters and then we did not fund their vacancy as a cadet position. That moved those programs through quicker.

**Chief Jones** said that would have been just the vacancies because the cadet program for those that were still cadets continued to be funded. **Mr. Bach** said right. I think we just moved out our last ones last—we had some come through the end of last year. **Commissioner Barnes** said I won’t prolong this, Mr. Chair, but I would just like to say but in my tenure here, and I don’t remember the young man’s name but I do remember him from dance contests when he was a 10 or 12-year old, Parties in the Park, and to see him walk across that stage when I know he was at risk. If I had bet on it at 10, I would have bet that he would not have been walking in a firefighter uniform. To see this young man accomplish that achievement out of all the things that I have seen and I have participated in my history here, that was my proudest moment. There were only three of them in that graduating class. That was my proudest moment at City Hall.

A program that I actually put my fingerprint on and was implemented by our gracious chief at that time and to see the success of it and to see it work the way it was supposed to work, that was my proudest moment. This is my saddest moment, to see somebody kill it. This is my saddest moment and I teared up that night seeing that young man walk across and become certified as a firefighter. I really did. For us to reverse that action and to say maybe we shouldn’t lend it to the urban core, that’s where it was born. When you take that away, it’s not what it was meant to be in the first place. I know there are some sentiments from individuals on

March 4, 2013
the Fire Department right now that didn’t like the program because they felt that it was reversed discrimination. Let’ just be real about it, but it wasn’t. Reverse discrimination is when you have a town with the percentage of minorities in this town underrepresented on the Fire Department, that is discrimination. This was a tool that we were going to use in order to try to reverse that in some kind of way, form, or fashion. This is my saddest moment for the record.

Chief Jones said I will say that we want to see this program continue. We want to bring back the cadet program and I think it is a good tool. I think there have been some very good success stories like the Commissioner has mentioned to where I think that is absolutely a worthwhile program and we do wish to continue. Chairman Holland said that I would ask that as you shape that if you would bring it back to this group ahead of the budgeting process, that would be helpful for us. Chief Jones said sure.

Action: Discussion only. Chief Jones to come back with requested information.

Item No. 2 – 130083…RESOLUTION: SECTION 42 TAX CREDITS FOR ANDA

Synopsis: Resolution of support for Argentine Neighborhood Development Association for the use of Section 42 Tax Credits for the Simmons Senior Housing Project, submitted by Charles Brockman, Economic Development. The $5.8M project includes site improvements and a 24-unit scattered site renovation of two historic buildings, one existing house, one new duplex, and three new single-family homes located in the area of 37th and Strong Avenue in the Argentine district.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Barnes, to approve. Roll call was taken and there were five “Ayes,” Alvey, Maddox, McKiernan, Barnes, Holland.

Item No. 3 – 130090…RESOLUTION: MODIFICATION FOR REDEMPTION OF STAR BONDS

Synopsis: Resolution authorizing the UG to enter into a First Amendment to Sixth Amended and restated Redevelopment District Tax Distribution Agreement, submitted by Lew Levin,
Chief Financial Officer. The amendment modifies the order for redemption of STAR Bonds to reduce “make whole premiums” on the early call of 2004 bonds.

Lew Levin, Chief Financial Officer, said we have two outstanding STAR Bond issues. The 2004 issue has approximately $3.8M remaining and then our 2010 STAR Bonds which financed the soccer stadium. The current debt on that is $167M. It’s by far the larger of the two. What this amendment does it allows us to retire the debt on the 2010 STAR Bonds before the 2004. It’s a more efficient way to retire the debt. There is an extra expense associated with early retirement of the 2004 Bonds due to the prevailing low interest rates. It will allow for actually earlier retirement of the STAR Bonds. It may only be by a month or so, but it is a positive action to take.

Commissioner Barnes said we did all this for a thirty day change. What’s the value in doing it and what was the investment in trying to this for thirty days? Mr. Levin said when we retire the 2004 Bonds the bond, document has a make whole provision so the bondholders are paid at an interest rate of approximately 5% through 2020. If they are paid off earlier and the current interest rates that they can invest that principal in where it is today which is a low rate and the specific method of calculation, we have to make up the difference to the bondholders of that loss of interest earnings to them. We want to delay that to make our last payment of retirement of STAR Bonds of 2004 rather than incurring that additional cost from 2013 through 2016, we save on the interest expense on those 2004 Bonds. I can’t say for certain what the projected savings is, but it is definitely a savings. It is really instead of paying interest on $3.7M or $3.8M, that is the balance on the 2004 Bonds, for the seven-year period, to reimburse the bondholders, we are only going to be doing it on approximately a four-year period.

Mr. Bach said, Commissioner, if you note, well thirty days doesn’t seem like much. As you recall, in 2017 the value of the STAR Bonds coming back to our community in a thirty-day time period is worth a million dollars to our budget. Commissioner Barnes said for thirty days. Mr. Bach said yes, because we are calculating that the STAR Bonds will be worth $10M-$12M annually. A month, it is $800,000 to $1M in our 2017 budget calculations. Chairman Holland
said it matters. **Mr. Bach** said it is a strong move by Finance. **Commissioner Barnes** said it’s a mill levy.

**Action:** Commissioner McKiernan made a motion, seconded by Commissioner Barnes, to approve. Roll call was taken and there were five “Ayes,” Alvey, Maddox, McKiernan, Barnes, Holland.

**Item No. 4 – 130096…DEVELOPMENT AGREEMENT AMENDMENT: SCHLITTERBAHN**

**Synopsis:** Amendment to the Development Agreement with Schlitterbahn Vacation Village, submitted by George Brajkovic, Economic Development Director. SVV submitted a petition for the creation of a CID for a portion of their site located at 94th - 98th and State Avenue for a 2% sales tax add-on on a pay-as-you-go basis, for an estimated $8.9M in total project costs.

**George Brajkovic, Economic Development Director**, said as you probably recall, last month we were here with the staff from Schlitterbahn to discuss their proposed CID 2% sales tax add-on for the water park. We had committed at that time to come back to standing committee prior to the scheduled public hearing, which is this Thursday night, on the CID to present the final amendment to the development agreement that incorporates the CID. Based on what you heard during last month’s conversation, the deal points stayed the same. In the packet within the sixth amendment is an exhibit showing the detailed CID eligible cost within the project itself. Additionally, there is a provision in there because you will note, there are two public infrastructure projects, a traffic signal and a sewer line and those two projects were given priority with the CID funds meaning that no other CID reimbursable expense will be considered until those two projects are completed. I know their staff is here tonight and I am sure they are available to answer any other questions you may have. **Commissioner Barnes** asked where did that last part come from. Was that a negotiated agreement when you say no other CID—**Mr. Bach** said I believe this committee asked specifically to make sure our projects were funded first. **Chairman Holland** asked Schlitterbahn is in agreement with that. **Mr. Brajkovic** said yes.
Action: Commissioner Barnes made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were five “Ayes,” Alvey, Maddox, McKiernan, Barnes, Holland.

Item No. 5 – 130097…DEVELOPMENT AGREEMENT: NORTHPOINT DEVELOPMENT

Synopsis: Development with NorthPoint Development as the purchaser/developer of the former GM locations, including the old GM site in Fairfax, an 80-acre site at Fairfax and Kindleberger Road, submitted by George Brajkovic, Economic Development Director. The agreement contemplates the use of IRBs, a CID, and a TDD for redevelopment of the site into 1M sq. ft. of new industrial space for a $40M investment. The Revitalizing Auto Communities Environmental Response (RACER) Trust recommends approval.

George Brajkovic, Economic Development Director, said similar fashion to last month, we had—you might recall Bruce Racher was here from the RACER Trust. We did not ask him to come back tonight. Again, it was the same kind of commitment to bring this item back to you. I should point out there was an error on my part within the RFA where under action item requested, I believe it states that the item would be moving toward the March 7th full commission meeting and that is not the case. We are not asking it to be fast tracked. It should be on track for March 21st. Again, field points are the same as you heard in February with one minor change. The attorney suggested a change. Originally we set it up as an IRB/CID combo and you might recall there was a certain amount allotted to the CID. There is a provision within the statue of how you use the CID. CID funds have to be used within the district. So we had this idea to really expand the use throughout Fairfax, particularly on Kindleberger and Fairfax Trafficway. What the attorney suggested was to create a TDD. We are going to layer IRB, CID and TDD. It has the same overall financial impact as the previous structure, but it allows a straighter flexibility use of the TDD to do those types of improvements on the two roads that I mentioned earlier. It is the same financial structure; we are just layering a different incentive.

Commissioner Barnes said and that will qualify to fix the crossing at the railroad tracks where everyone is complaining about. Mr. Brajkovic said it would certainly be an eligible cost under

March 4, 2013
the TDD. I know that Nathaniel is here if you have any questions. I’m sure he would be happy
to answer those, otherwise, we will put this in front of you for the public hearing setting on the
21st.

Chairman Holland said it looks like a great start. I am glad this is our second Fairfax
redevelopment in the last few months. This is the right direction.

Action: Commissioner McKiernan made a motion, seconded by BPU Board Member
Alvey, to approve. Roll call was taken and there were five “Ayes,” Alvey,
Maddox, McKiernan, Barnes, Holland.

V. Adjourn

Chairman Holland adjourned the meeting at 5:41 p.m.

tp
**Staff Request for Commission Action**

**Type:** Standard  
**Committee:** Economic Development and Finance Committee  
**Proposed for the following Full Commission Meeting Date:** 04/04/2013

**Date of Standing Committee Action:** 5/25/2013

(If none, please explain):

☐ Changes Recommended By Standing Committee (New Action Form required with signatures)

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/20/2013</td>
<td>Lew Levin</td>
<td>5186</td>
<td><a href="mailto:mschrick@wycokck.org">mschrick@wycokck.org</a></td>
<td></td>
<td>Finance</td>
</tr>
</tbody>
</table>

**Item Description:** **ONLY VISIBLE TEXT WILL BE PRINTED**

An ordinance authorizing the issuance of taxable Special Obligation Tax Increment Revenue Bonds (39th & Rainbow South Project), Series 2013 in the maximum principal amount of $4,500,000 of the Unified Government of Wyandotte County/Kansas City, Kansas, for the purpose of paying certain Redevelopment project costs in connection with the redevelopment plan; and making certain covenants with respect thereto;

This bond issuance is an interim financing that allows the government to redeem temporary notes due May 1, 2013.

This financing enables the Unified Government of Wyandotte County/Kansas City, Kansas to move forward with a permanent public financing when it is determined that the project revenue stream has sufficient capacity.

The financing is backed strictly by TIF revenues with no additional government credit enhancement.

**Action Requested:** **ONLY VISIBLE TEXT WILL BE PRINTED**

Pass ordinance.

☐ Publication Required

Publication Date: ____________

**Budget Impact:** (if applicable)

<table>
<thead>
<tr>
<th>Amount: $</th>
<th>Source:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

☐ Included In Budget

☐ Other (explain)
# Supporting Documentation

<table>
<thead>
<tr>
<th># of Documents:</th>
<th>1</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>3.20.13 Bond Ordinance v1.doc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Microsoft Office Word</td>
</tr>
<tr>
<td>97 - 2003 Document</td>
</tr>
<tr>
<td>38.0 KB</td>
</tr>
<tr>
<td>File Attachment</td>
</tr>
<tr>
<td>File Attachment</td>
</tr>
<tr>
<td>File Attachment</td>
</tr>
</tbody>
</table>
ORDINANCE NO. O-____-13

AN ORDINANCE AUTHORIZING THE ISSUANCE OF TAXABLE SPECIAL OBLIGATION TAX INCREMENT REVENUE BONDS (39th & RAINBOW SOUTH PROJECT), SERIES 2013 IN THE MAXIMUM PRINCIPAL AMOUNT OF $4,500,000 OF THE UNITED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, FOR THE PURPOSE OF PAYING CERTAIN REDEVELOPMENT PROJECT COSTS IN CONNECTION WITH THE REDEVELOPMENT PLAN; AND MAKING CERTAIN COVENANTS WITH RESPECT THERETO.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), is a municipal corporation and political subdivision duly organized and validly existing under the laws of the State of Kansas as a consolidated city-county having all the powers, functions and duties of a county and a city of the first class; and

WHEREAS, the Unified Government has the authority to adopt tax increment financing pursuant to the Kansas Tax Increment Redevelopment Act, constituting sections K.S.A. 12-1770 et seq., as amended (the "Act"); and

WHEREAS, the Unified Government created the 39th and Rainbow Tax Increment Redevelopment District by the adoption of Ordinance No. 0-79-09 on October 29, 2009, which consists of the four redevelopment project areas; and

WHEREAS, the Unified Government adopted the redevelopment project plan for Project Areas 1 and 2 (the "Redevelopment Plan") by the adoption of Ordinance No. 0-18-10 on February 4, 2010; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to issue its Special Obligation Tax Increment Revenue Bonds (39Rainbow South Project), Series 2013 (the "Bonds"), in the maximum aggregate principal amount of $4,500,000 to pay or refinance a portion of the Redevelopment Project Costs, fund capitalized interest on the Bonds, and pay the costs of issuing the Bonds;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNITED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. Definitions of Words and Terms. In addition to words and terms defined elsewhere in this Ordinance, the following capitalized words and terms as used in this Ordinance shall have the following meanings:

"Redevelopment Project Costs" means those costs as defined in K.S.A. § 12-1770a(q), that may be paid through tax increment financing and which the Unified Government has agreed to pay as
eligible expenses under the Redevelopment Agreement (as hereinafter defined) and such other redevelopment project costs allowed under the Redevelopment Plan.

"Tax Increment Fund" means the Tax Increment Fund of the Unified Government created for the Incremental Tax Revenues (as defined in the Indenture) of the 39th & Rainbow Project Area 2.

Section 2. Authorization of the Bonds. The Unified Government is hereby authorized to issue and sell the Bonds in the original aggregate principal amount of not to exceed $4,500,000, the proceeds of which will be used to pay the Redevelopment Project Costs, fund capitalized interest on the Bonds and pay certain issuance costs related to the Bonds. The Bonds shall be (i) issued and secured pursuant to the herein authorized Indenture (ii) shall be issued in a principal amount of not to exceed $4,500,000 and in minimum denominations of not less than $100,000, (iii) shall bear interest at an interest rate of not to exceed _____%, (iv) shall have a final maturity no later than 20__, (v) shall have a scheduled weighted average maturity of not less than 11 nor more than 12 years, (v) purchase price not less than _____% and (vi) shall be privately placed with _____________.

The final terms of the Bonds shall have such other terms and provisions, shall be issued, executed, authenticated and delivered in such manner and shall be subject to such provisions, covenants and agreements, as are set forth in the Indenture upon the execution thereof. The signatures of the Mayor/CEO when executing such Indenture and the Bond Purchase Agreement shall constitute conclusive evidence of the Mayor’s approval and the Unified Government’s approval thereof.

The Bonds, together with interest and premium, if any, thereon are not general obligations of the Unified Government but are limited obligations payable solely from the trust estate pledged to the payment thereof under the Indenture and shall be a valid claim of the respective holders thereof only against the trust estate and other moneys held by the Trustee and the revenues so pledged as aforesaid. In no event shall the Bonds be payable out of any funds or properties other than those pledged or acquired under the Indenture, and the Bonds shall not be deemed to constitute a debt or liability of the State of Kansas, the Unified Government or of any political subdivision thereof and the issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State of Kansas or any political subdivision thereof to levy any form of taxation therefor or to budget or make any appropriation for their payment. Nothing in the Bonds, the Indenture, the proceedings of the Unified Government authorizing the Bonds or the Act shall be construed to be a debt or loan of credit of the Unified Government, the State or any political subdivision thereof within the meaning of any constitutional or statutory debt limitation or restriction.

Section 3. Security for the Bonds. The Unified Government shall deposit the Incremental Tax Revenues into the Tax Increment Fund. The moneys and securities now or hereafter held in, and moneys and securities to be deposited in the Tax Increment Fund and all interest and earnings thereon and proceeds thereof are hereby pledged to secure the payment of the Bonds. The moneys in the Tax Increment Fund shall be administered and applied solely for the purposes and in the manner provided in this Ordinance. The Incremental Tax Revenues shall be determined and collected in the manner provided by law and as provided in the Indenture.

Section 4. Authorization and Approval of Documents. The following documents are hereby approved in substantially the forms presented to and reviewed by the Unified Government at this meeting (copies of which documents shall be filed in the records of the Unified Government), and the Unified Government is hereby authorized to execute and deliver each of such documents to which the
Unified Government is a party (the “City Documents”) with such changes therein as shall be approved by the officer or officers of the Unified Government executing such documents, such officers' signatures thereon being conclusive evidence of their approval and the Unified Government's approval thereof:

(a) Bond Trust Indenture dated as of the date stated therein (the “Indenture”), between the Unified Government and UMB Bank, N.A., Kansas City, Missouri, as trustee (the “Trustee”);

(b) Bond Purchase Agreement dated as of the date of delivery thereof (the “Bond Purchase Agreement”), among the Unified Government, the Develop and _________; and

Section 5. Execution of Bonds and Documents. The Mayor/CEO of the Unified Government is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the Unified Government in the manner provided in the Indenture. The Mayor/CEO of the Unified Government is hereby authorized and directed to execute the Unified Government Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the Unified Government. The Clerk of the Unified Government is hereby authorized and directed to attest to and affix the seal of the Unified Government to the Bonds, the Unified Government Documents and such other documents, certificates and instruments as may be necessary.

Section 6. Tax Covenants. The Unified Government covenants and agrees that (a) it will comply with all applicable provisions of the Code, including Sections 103 and 141 through 150, necessary to maintain the exclusion from federal gross income of the interest on the Bonds; and (b) it will not use or permit the use of any proceeds of Bonds or any other funds of the Unified Government, nor take or permit any other action, or fail to take any action, which would adversely affect the exclusion from federal gross income of the interest on the Bonds. The Unified Government will also adopt such other ordinances or resolutions and take such other actions as may be necessary to comply with the Code and with other applicable future law, in order to ensure that the interest on the Bonds will remain excluded from federal gross income, to the extent such actions can be taken by the Unified Government.

Section 7. Further Authority. The Issuer shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, and to carry out, comply with and perform the duties of the Unified Government with respect to the Bonds and the Unified Government Documents, including, but not limited to, agreements with respect to the investment of funds held under the Indenture.

Section 8. Governing Law. This Ordinance and the Bonds shall be governed by and construed in accordance with the applicable laws of the State.
Section 9. **Effective Date.** This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication in the official City newspaper.

**PASSED** by the governing body of the Unified Government on _____________, 2013 and **APPROVED AND SIGNED** by the Mayor/CEO.

(SEAL)  

ATTEST:  

__________________________________________  

Mayor/CEO  

__________________________________________  

Unified Government Clerk
Staff Request for Commission Action

Type: Standard
Committee: Economic Development and Finance Committee
Proposed for the following Full Commission Meeting Date: 04/04/2013

Date of Standing Committee Action: 3/25/2013
(If none, please explain):

Changes Recommended By Standing Committee (New Action Form required with signatures)

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/20/2013</td>
<td>Lew Levin</td>
<td>3186</td>
<td><a href="mailto:mschrick@wyckokck.org">mschrick@wyckokck.org</a></td>
<td></td>
<td>Finance</td>
</tr>
</tbody>
</table>

Item Description: **ONLY VISIBLE TEXT WILL BE PRINTED**

A Home Rule ordinance of the Unified Government of Wyandotte County/Kansas City, Kansas, authorizing an Economic Development Grant to finance improvements to certain Real Property and authorizing the issuance of General Obligation Bonds of the Unified Government to pay the costs thereof.


These actions accomplish two objectives for the downtown hotel, including the refinancing of the current Downtown Temporary Note, with an outstanding balance of $2,215,000, and the authorization of an additional $2,000,000 in authority to address necessary upgrades to the hotel. The improvements include lobby, meeting room, and guestroom renovations plus an upgrade of hotel internet service to current standards. Financing is for a 15 year period.

A companion item to this financing is the advanced refunding and structuring of a 2004 bond issue that is callable in 2014. This issue was originally financed on a 15-year basis. The restructuring extends the bond issue for five years, and results in reduction of annual debt payments of approximately $1,000,000 per year through 2018. The annual debt service from 2019-2023 is projected at the $1,000,000 level. Overall, this refinancing has a net present value benefit of $303,000 or 2.7%.

Action Requested: **ONLY VISIBLE TEXT WILL BE PRINTED**

Please pass Home Rule ordinance and then adopt authorizing resolution.

Publication Required

Publication Date:

Budget Impact: (if applicable)

Amount: $__________
Source: ____________________________

□ Included In Budget
□ Other (explain) ____________________
### Supporting Documentation

<table>
<thead>
<tr>
<th>#</th>
<th>File Attachment</th>
<th>File Attachment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><img src="#" alt="Home Rule Ordinance Downtown Hotel.pdf" /> 62.8 KB</td>
<td><img src="#" alt="Sale Reso 2013-C &amp; D.pdf" /> 722 KB</td>
</tr>
</tbody>
</table>
ORDINANCE NO.______

A HOME RULE ORDINANCE OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AUTHORIZING AN
ECONOMIC DEVELOPMENT GRANT TO FINANCE IMPROVEMENTS TO
CERTAIN REAL PROPERTY AND AUTHORIZING THE ISSUANCE OF
GENERAL OblIGATION BONDS OF THE UNIFIED GOVERNMENT TO PAY
THE COSTS THEREOF.

WHEREAS, the governing body of the Unified Government of Wyandotte County/Kansas City,
Kansas (the “Unified Government”) has considered the needs of the Unified Government for the stimulation
and retention of business and commercial activities within the environs of the Unified Government in order
to enhance and provide for the general and economic development and welfare of the Unified Government
and its citizens; and

WHEREAS, the Unified Government is authorized by Article 12, Section 5 of the Constitution of
the State of Kansas (the “Home Rule Amendment”) to determine its local affairs and government, and
provides that such power and authority granted thereby to cities shall be liberally construed for the purpose
of giving to cities the largest measure of self-government; and

WHEREAS, there is no enactment of the Kansas legislature which prohibits the Unified
Government from paying the costs of acquiring, constructing and improving certain real property and
payment of other costs related thereto, all for economic development purposes, and the issuance of general
obligation bonds or notes to finance the costs thereof; and

WHEREAS, the governing body of the Unified Government hereby finds that pursuant to and in
the furtherance of the purposes of the Home Rule Amendment, it is in the interest of the public health, safety
and welfare of the Unified Government to authorize the issuance of general obligation bonds for the purpose
of financing the cost of making a grant to KCK Hotel Group, LLC (the “Developer”), in order to provide
funds to make improvements to the Hilton Garden Inn located at 520 Minnesota Avenue, Kansas City,
Kansas 66101 including but not limited to internet service upgrades, improvements to guestrooms and
improvements and renovations to the lobby and meeting rooms and all other necessary and related
improvements, (the “Project”), all for economic development purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Project Authorization. It is hereby authorized, ordered and directed that the Unified
Government proceed with financing the Project at a cost not to exceed $2,000,000 plus costs of issuance and
interest on any temporary financing.

Section 2. Financing Authorization. The costs of the Project may be paid, in whole or in part,
from the proceeds of general obligation bonds of the Unified Government (the “Bonds”), which are hereby
authorized to be issued for such purposes pursuant to the authority of the Home Rule Amendment.

Section 3. Further Authority. The Unified Government shall, and the officers, employees and
agents of the Unified Government are hereby authorized and directed to, take such action, expend such
funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the Unified Government with respect to the Project and the Bonds.

Section 4. Effective Date. This Home Rule Ordinance shall be effective from and after final passage by the governing body, approval by the Mayor and publication once in the official Unified Government newspaper.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]
PASSED by the governing body of the Unified Government of Wyandotte County/ Kansas City, Kansas, on April 4, 2013 and APPROVED AND SIGNED by the Mayor/CEO.

(SEAL)

__________________________
Mayor/CEO

ATTEST:

__________________________
Clerk

(Signature page to Ordinance)
G.O. SALE DOCUMENTS

A. Excerpt of Minutes of Meeting authorizing offering for sale of Bonds
B. Resolution for a Public Sale
C. Certificate Deeming Preliminary Official Statement Final
D. Notice of Sale
E. Bid Forms
F. Summary Notice of Bond Sale
RESOLUTION NO.

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2013-C AND TAXABLE GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2013-D, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Issuer"), has heretofore authorized certain internal improvements described as follows (the "Improvements"):

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Ord./Res. No.</th>
<th>Authority</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development Grant</td>
<td>O--13</td>
<td>Art. 12, Section 5 of the</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>(Hilton Garden Inn Improvements)</td>
<td></td>
<td>Constitution of Kansas</td>
<td></td>
</tr>
<tr>
<td>Economic Development Grant</td>
<td>O-92-09</td>
<td>Art. 12, Section 5 of the</td>
<td>$2,515,000</td>
</tr>
<tr>
<td>(Hilton Garden Inn Improvements)</td>
<td></td>
<td>Constitution of Kansas</td>
<td></td>
</tr>
</tbody>
</table>

; and

WHEREAS, the Issuer desires to issue its general obligation bonds in order to permanently finance the costs of such Improvements and to retire the following temporary notes of the Issuer, which were issued to temporarily finance a portion of the costs of the Improvements (the "Notes"):

<table>
<thead>
<tr>
<th>Series</th>
<th>Dated Date</th>
<th>Maturity Date</th>
<th>Outstanding Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009-VI</td>
<td>December 1, 2009</td>
<td>June 1, 2013</td>
<td>$2,215,000</td>
</tr>
</tbody>
</table>

; and

WHEREAS, the Issuer proposes to issue its general obligation bonds to pay the costs of the Improvements and to retire the Notes; and

WHEREAS, the Issuer has heretofore issued and has outstanding general obligation bonds; and

WHEREAS, the Issuer desires to issue its general obligation refunding bonds in order to restructure the payments on all or a portion of the debt represented by such general obligation bonds described as follows (the "Refunded Bonds"):

<table>
<thead>
<tr>
<th>Series</th>
<th>Dated Date</th>
<th>Years</th>
<th>Amount</th>
<th>Redemption Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004-A</td>
<td>January 15, 2004</td>
<td>2014 to 2018</td>
<td>$10,265,000</td>
<td>August 1, 2014</td>
</tr>
</tbody>
</table>

; and

WHEREAS, the Issuer has selected the firm of Springsted Incorporated, St. Paul Minnesota ("Financial Advisor"), as financial advisor for one or more series of general obligation bonds of the Issuer to be issued in order to provide funds to permanently finance the Improvements, to retire the Notes and to refund the Refunded Bonds; and
WHEREAS, the Issuer desires to authorize the Financial Advisor to proceed with the offering for sale of said general obligation bonds and related activities; and

WHEREAS, one of the duties and responsibilities of the Issuer is to prepare and distribute a preliminary official statement relating to said general obligation bonds; and

WHEREAS, the Issuer desires to authorize the Financial Advisor, in conjunction with the Clerk, Chief Financial Officer, and other officers and representatives to proceed with the preparation and distribution of a preliminary official statement and notice of bond sale and to authorize the distribution thereof and all other preliminary action necessary to sell said general obligation bonds.

BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. The Issuer is hereby authorized to offer for sale the Issuer’s General Obligation Refunding Bonds, Series 2013-C and Taxable General Obligation Refunding and Improvement Bonds, Series 2013-D (collectively, the “Bonds”) described in the Notice of Bond Sale, which is hereby approved in substantially the form presented to the governing body this date.

Section 2. The Mayor/Chief Executive Officer and Clerk are hereby authorized to cause to be prepared a Preliminary Official Statement, and such officials and other representatives of the Issuer are hereby authorized to use such document in connection with the sale of the Bonds.

Section 3. The Clerk, in conjunction with the Financial Advisor and Gilmore & Bell, P.C., Kansas City, Missouri (“Bond Counsel”), is hereby authorized and directed to give notice of the Taxable General Obligation Refunding and Improvement Bonds, Series 2013-D bond sale by publishing a summary of the Notice of Bond Sale not less than 6 days before the date of the bond sale in a newspaper of general circulation in Wyandotte County, Kansas, and the Kansas Register and by distributing copies of the Notice of Bond Sale and Preliminary Official Statement to prospective purchasers of the Bonds. Proposals for the purchase of the Bonds shall be submitted upon the terms and conditions set forth in said Notice of Bond Sale, and shall be delivered to the governing body at its meeting to be held on such date, at which meeting the governing body shall review such bids and shall award the sale of the Bonds or reject all proposals.

Section 4. For the purpose of enabling the purchaser(s) of the Bonds (collectively, the “Purchaser”) to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”), the appropriate officers of the Issuer are hereby authorized: (a) to approve the form of said Preliminary Official Statement and to execute the “Certificate Deeming Preliminary Official Statement Final” in substantially the form attached hereto as Exhibit A as approval of the Preliminary Official Statement, such official’s signature thereon being conclusive evidence of such official’s and the Issuer’s approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to the Municipal Securities Rulemaking Board; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the Rule.

Section 5. The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of the Rule and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.
Section 6. The Mayor/CEO, Clerk and the other officers and representatives of the Issuer, the Financial Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to carry out the sale of the Bonds.

Section 7. The officers and representatives of the Issuer are hereby authorized and directed to take such action as may be necessary, after consultation with the Financial Advisor and Bond Counsel, to subscribe for the United States Treasury Securities to be purchased and deposited in the escrow for the Refunded Bonds and to provide for notice of redemption of the Refunded Bonds.

Section 8. This Resolution shall be in full force and effect from and after its adoption.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]
ADOPTED by the governing body on April 4, 2013.

(SEAL)

ATTEST: ____________________________

Mayor/CEO

______________________________
Clerk
EXHIBITA

CERTIFICATE DEEMING
PRELIMINARY OFFICIAL STATEMENT FINAL

April 25, 2013

To:

__________________________

__________________________

Re: Approximately $10,835,000 Unified Government of Wyandotte County/Kansas City,
Kansas, General Obligation Refunding Bonds, Series 2013-C

Approximately $4,335,000 Unified Government of Wyandotte County/Kansas City,
Kansas, Taxable General Obligation Refunding and Improvement Bonds, Series 2013-D

The undersigned are the duly acting Mayor/Chief Executive Officer and Clerk of the Unified
Government of Wyandotte County/Kansas City, Kansas (the “Issuer”), and are authorized to deliver this
Certificate to the addressees (the “Purchaser(s)”) on behalf of the Issuer. The Issuer has heretofore caused
to be delivered to the Purchaser copies of the Preliminary Official Statement (the “Preliminary Official
Statement”) relating to the above-referenced series of bonds (collectively, the “Bonds”).

For the purpose of enabling the Purchaser(s) to comply with the requirements of Rule 15c2-
12(b)(1) of the Securities and Exchange Commission (the “Rule”), the Issuer hereby deems the
information regarding the Issuer contained in the Preliminary Official Statement to be final as of its date,
except for the omission of such information as is permitted by the Rule, such as offering prices, interest
rates, selling compensation, aggregate principal amount, principal per maturity, delivery dates, ratings,
identity of the underwriters and other terms of the Bonds depending on such matters.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By: ______________________
Title: Mayor/Chief Executive Officer

By: ______________________
Title: Clerk
NOTICE OF SALE

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

$10,835,000*
GENERAL OBLIGATION REFUNDING BONDS
SERIES 2013-C

$4,335,000*
TAXABLE GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS
SERIES 2013-D

(GENERAL OBLIGATIONS PAYABLE FROM UNLIMITED AD VALOREM TAXES)

BIDS

Written and electronic (as explained below) bids for the purchase of above-referenced bonds (the “Bonds”) of the Unified Government of Wyandotte County/Kansas City, Kansas (the “Issuer”) herein described will be received on behalf of the Issuer by the Issuer’s Financial Advisor, in the case of written bids, at the address hereinafter set forth, and in the case of electronic bids, via PARITY® until 11:00 a.m., Central Time, on May 16, 2013 (the “Sale Date”). All bids will be publicly evaluated at said time and place and the award of the Bonds to the successful bidder(s) (the “Successful Bidder”) will be acted upon by the governing body at its meeting to be held at 7:00 p.m. on the Sale Date. No oral or auction bids will be considered.

THE SERIES 2013-C BONDS (Tax-Exempt)

Terms of the Series 2013-C Bonds. The Series 2013-C Bonds will consist of fully registered bonds in the denomination of $5,000 or any integral multiple thereof (the “Authorized Denomination”). The Series 2013-C Bonds will be dated the Issue Date (currently expected to be May 30, 2013), and will become due on August 1 in the years as follows:

<table>
<thead>
<tr>
<th>Maturity Date (August 1)</th>
<th>Principal Amount*</th>
<th>Maturity Date (August 1)</th>
<th>Principal Amount*</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>$915,000</td>
<td>2019</td>
<td>$950,000</td>
</tr>
<tr>
<td>2015</td>
<td>1,235,000</td>
<td>2020</td>
<td>965,000</td>
</tr>
<tr>
<td>2016</td>
<td>1,245,000</td>
<td>2021</td>
<td>980,000</td>
</tr>
<tr>
<td>2017</td>
<td>1,260,000</td>
<td>2022</td>
<td>1,000,000</td>
</tr>
<tr>
<td>2018</td>
<td>1,265,000</td>
<td>2023</td>
<td>1,020,000</td>
</tr>
</tbody>
</table>

The Series 2013-C Bonds will bear interest from the Issue Date at rates to be determined when such Series 2013-C Bonds are sold, which interest will be payable semiannually on February 1 and August 1 in each year, beginning on February 1, 2014.

*Preliminary; subject to change.
Authory, Purpose and Security for the Series 2013-C Bonds. The Series 2013-C Bonds are being issued pursuant to the laws of the State of Kansas, including without limitation, K.S.A. 10-101 et seq., and K.S.A. 10-427 et seq., all as amended and supplemented, for the purpose of refunding a portion of the Issuer's outstanding General Obligation Bonds, Series 2004-A. The Series 2013-C Bonds and the interest thereon are general obligations of the Issuer payable as to principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the Issuer, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Issuer. The full faith, credit and resources of the Issuer are irrevocably pledged for the prompt payment of the principal and interest on the Series 2013-C Bonds as the same become due.

**THE SERIES 2013-D BONDS (Taxable)**

Terms of the Series 2013-D Bonds. The Series 2013-D Bonds will consist of fully registered bonds in the Authorized Denomination. The Series 2013-D Bonds will be dated the Issue Date, and will become due on August 1 in the years as follows:

<table>
<thead>
<tr>
<th>Maturity Date (August 1)</th>
<th>Principal Amount*</th>
<th>Maturity Date (August 1)</th>
<th>Principal Amount*</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>$75,000</td>
<td>2022</td>
<td>$330,000</td>
</tr>
<tr>
<td>2015</td>
<td>100,000</td>
<td>2023</td>
<td>335,000</td>
</tr>
<tr>
<td>2016</td>
<td>106,000</td>
<td>2024</td>
<td>350,000</td>
</tr>
<tr>
<td>2017</td>
<td>295,000</td>
<td>2025</td>
<td>360,000</td>
</tr>
<tr>
<td>2018</td>
<td>300,000</td>
<td>2026</td>
<td>370,000</td>
</tr>
<tr>
<td>2019</td>
<td>305,000</td>
<td>2027</td>
<td>385,000</td>
</tr>
<tr>
<td>2020</td>
<td>310,000</td>
<td>2028</td>
<td>400,000</td>
</tr>
<tr>
<td>2021</td>
<td>320,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The Series 2013-D Bonds will bear interest from the Issue Date at rates to be determined when such Series 2013-D Bonds are sold, which interest will be payable semiannually on February 1 and August 1 in each year, beginning on February 1, 2014.

Authority, Purpose and Security for the Series 2013-D Bonds. The Series 2013-D Bonds are being issued pursuant to the laws of the State of Kansas, including without limitation, K.S.A. 10-101 et seq., and Article 12, Section 5 of the Constitution of Kansas, all as amended and supplemented, for the purpose of paying the cost of an economic development project of the Issuer. The Series 2013-D Bonds and the interest thereon are general obligations of the Issuer payable as to principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the Issuer, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Issuer. The full faith, credit and resources of the Issuer are irrevocably pledged for the prompt payment of the principal and interest on the Series 2013-D Bonds as the same become due.

**PROVISIONS APPLICABLE TO BOTH SERIES OF BONDS**

Place of Payment. The principal of and interest on the Bonds will be payable in lawful money of the United States of America by check, draft or wire transfer of funds of the Treasurer of the State of Kansas, Topeka, Kansas (the "Paying Agent" and "Bond Registrar"). The principal of each Bond will be payable at maturity or earlier redemption to the owners thereof whose names are on the registration books (the "Bond Register") of the Bond Registrar (the "Registered Owner") upon presentation and surrender at the principal office of the Paying Agent. Interest on each Bond will be payable to the Registered Owner of such Bond as of the fifteenth day (whether or not a business day) of

* Preliminary; subject to change.
the calendar month next preceding each Interest Payment Date (the “Record Date”): (a) mailed by the Paying Agent to the address of such Registered Owner as shown on the Bond Register or at such other address as is furnished to the Paying Agent in writing by such Registered Owner; or (b) in the case of an interest payment to Cede & Co. or any Owner of $500,000 or more in aggregate principal amount of Bonds, by wire transfer to such Registered Owner upon written notice given to the Paying Agent by such Registered Owner, not less than 15 days prior to the Record Date for such interest, containing the wire transfer address to which such Registered Owner wishes to have such wire directed.

Bond Registration. The Bonds will be registered pursuant to a plan of registration approved by the Issuer and the Attorney General of the State of Kansas (the “State”). The Issuer will pay for the fees of the Bond Registrar for registration and transfer of the Bonds and will also pay for printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Bond Registrar, will be the responsibility of the Owners.

Book-Entry-Only System. The Depository Trust Company, New York, New York (“DTC”), will act as securities depository for the Bonds. The Bonds will initially be issued exclusively in “book entry” form and shall be initially registered in the name of Cede & Co., as the nominee of DTC and no beneficial owner will receive certificates representing their interests in the Bonds. During the term of the Bonds, so long as the book-entry-only system is continued, the Issuer will make payments of principal of, premium, if any, and interest on the Bonds to DTC or its nominee as the Registered Owner of the Bonds. DTC will make book-entry-only transfers among its participants and receive and transmit payment of principal of, premium, if any, and interest on the Bonds to those participants who shall be responsible for transmitting payments to beneficial owners of the Bonds in accordance with agreements between such participants and the beneficial owners. The Issuer will not be responsible for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. In the event that (i) DTC determines not to continue to act as securities depository for the Bonds, or (ii) the Issuer determines that continuation of the book-entry-only form of evidence and transfer of ownership of the Bonds would adversely affect the interests of the beneficial owners of the Bonds, the Issuer will discontinue the book-entry-only form of registration with DTC. If the Issuer fails to identify another qualified securities depository to replace DTC, the Issuer will cause to be authenticated and delivered to the beneficial owners replacement Bonds in the form of fully registered certificates. Reference is made to the Preliminary Official Statement for further information regarding the book-entry-only system of registration of the Bonds and DTC.

Redemption of Bonds Prior to Maturity.

General. Whenever the Issuer is to select Bonds for the purpose of redemption, it will, in the case of Bonds in denominations greater than the minimum Authorized Denomination, if less than all of the Bonds then outstanding are to be called for redemption, treat each minimum Authorized Denomination of face value of each such fully registered Bond as though it were a separate Bond in the minimum Authorized Denomination.

Optional Redemption. The Series 2013-C Bonds are not subject to optional redemption. At the option of the Issuer, Series 2013-D Bonds maturing on August 1, 2024 and thereafter may be called for redemption and payment prior to maturity, on August 1, 2023, in whole or in part at any time (the maturities and principal amounts of the Bonds of each maturity to be redeemed will be determined by the Issuer), at the redemption price of 100% (expressed as a percentage of the principal amount), plus accrued interest to the date of redemption.

Mandatory Redemption. A bidder may elect to have all or a portion of the Bonds of a series scheduled to mature consecutively issued as term bonds scheduled to mature in the latest of said consecutive years and subject to mandatory redemption requirements consistent with the schedule of serial maturities set forth above, subject to the following conditions: (1) not less than all of the Bonds of the same serial maturity of a series shall be converted to term bonds with mandatory redemption requirements and (2) a bidder shall make such an election by completing the applicable paragraph on the Official Bid Form or including such information in an electronic bid submitted via PARITY®.

Notice and Effect of Call for Redemption. Unless waived by any owner of the Bonds to be redeemed, if the Issuer elects to call any Bonds for redemption and payment prior to the maturity thereof, the Issuer shall cause the
Bond Registrar to give written notice of its intention to call and pay the Bonds on a specified date, the same being described by maturity, said notice to be mailed by United States first class mail addressed to the owners of said Bonds, such notice to be mailed not less than 30 days prior to the date fixed for redemption. The Issuer shall also give such additional notice as may be required by Kansas law or regulation of the Securities and Exchange Commission in effect on the date of such notice. If a Bond is called for redemption and payment, all interest on such Bond will cease from the date for which the call is made, provided funds are available for its payment at the redemption price.

Adjustment of Issue Size. The Issuer reserves the right to increase or decrease the total principal amount of the Bonds, depending on the amount of the premium, discount and interest rates bid by the Successful Bidder. The principal amount of any maturity may be adjusted by the Issuer in order to properly size the issue based on the premium, discount and interest rate bid on the Bonds. The Successful Bidder may not withdraw its bid or change the interest rates bid as a result of any changes made to the principal amount of the Bonds. If there is an increase or decrease in the final aggregate principal amount or the principal amount of any maturity of the Bonds, the Issuer will notify the Successful Bidder by means of telephone or facsimile transmission, subsequently confirmed in writing, no later than 3:00 p.m., Central Time, on the Sale Date. The actual purchase price for the Bonds shall be calculated by applying the percentage of par value bid by the Successful Bidder against the final aggregate principal amount of the Bonds, as adjusted, plus accrued interest from the date of the Bonds to the date of delivery, if any.

Pre-Bid Revisions. The Issuer reserves the right to issue a Supplemental Notice of Sale not later than 48 hours prior to the sale date via the MUNIFACTS News Service. If issued, the Supplemental Notice of Sale may (i) modify the principal amount of one or more series of the Bonds, (ii) withdraw one or more series of the Bonds from the sale, and/or (iii) modify such other terms of this Notice of Sale as the Issuer determines. Any such modifications will supersede the terms of this Notice of Sale as set forth herein.

Submission of Bids. Written bids must be made on forms which may be procured from the Chief Financial Officer or the Financial Advisor and shall be addressed to the undersigned, and marked “Proposal for General Obligation Bonds, Series 2013__.” Written bids submitted by facsimile should not be preceded by a cover sheet and should be sent only once to (651) 223-3046. Confirmation of receipt of facsimile bids may be made by contacting the Financial Advisor at the number listed below. Electronic bids via PARITY® must be submitted in accordance with its Rules of Participation, as well as the provisions of this Notice of Sale. If provisions of this Notice of Sale conflict with those of PARITY®, this Notice of Sale shall control. Bids for the Bonds must be received before 11:00 a.m., Central Time on the Sale Date and accompanied by the Deposit, which may be submitted separately, provided such Deposit is received by the Issuer or the Financial Advisor prior to 11:00 a.m., Central Time on the Sale Date. The Issuer shall not be responsible for any failure, misdirection or error in the means of transmission selected by any bidder.

PARITY®. Information about the electronic bidding services of PARITY® may be obtained from i-Deal LLC at 1359 Broadway, 2nd Floor, New York, New York 10018, Phone No. (800-850-7422) and from the following website: www.newissuehome.i-deal.com.

Conditions of Bids. Bids may be submitted for one or more series of the Bonds. A separate bid must be submitted for each series of Bonds. Proposals will be received for the Bonds bearing such rate or rates of interest as may be specified by the bidders, subject to the following conditions: (a) the same rate shall apply to all Bonds of a series with the same maturity; (b) no interest rate may exceed a rate equal to the daily yield for 10-year treasury bonds published by THE BOND BUYER in New York, New York, on the Monday next preceding the day of which the Bonds are sold, plus 6% for the Series 2013-C Bonds and plus 7% for the Series 2013-D Bonds; (c) no supplemental interest payments will be considered; and (d) each interest rate specified shall be a multiple of 1/8 or 1/20 of 1%. The interest rate specified for any maturity shall not be more than 1% lower than the highest interest rate specified for any preceding maturity. No bid of less than 99.4% of the principal amount of the Series 2013-C Bonds and 98.9% of the principal amount of the Series 2013-D Bonds and accrued interest thereon to the date of delivery will be considered and no supplemental interest payments will be considered. Each bid for a series of Bonds must specify the total interest cost to the Issuer during the term of such Bonds on the basis of such bid, the premium, if any, offered by the bidder, and the net interest cost to the Issuer on the basis of such bid, all certified by the bidder to be correct and the Issuer will be entitled to rely on the certificate of correctness of the bidder. Each bid for a series of Bonds must also
specify the TIC (as hereinafter defined) to the Issuer on the basis of such bid. Each bidder shall certify to the Issuer the correctness of the information contained on the Official Bid Form; the Issuer will be entitled to rely on such certification. Each bidder agrees that, if it is awarded the Bonds, it will provide the certification as to initial offering prices described under the caption “Certification as to Offering Price” in this Notice.

**Good Faith Deposit.** Each bid for a series of the Bonds shall be accompanied by a good faith deposit (the “Deposit”) in the amount of 2% of the principal amount of the applicable series of Bonds, in the form of (1) a certified or cashier’s check drawn on a bank located in the United States of America, payable to the order of the Issuer, (2) a financial surety bond (the “Surety Bond”), or (3) a wire of federal reserve funds, immediately available for use by the Issuer, transmitted to the Financial Advisor on behalf of the Issuer. Good faith checks and wires submitted by unsuccessful bidders will be returned. No interest on the Deposit will be paid by the Issuer. The Financial Advisor on behalf of the Issuer reserves the right to withhold reasonable charges for returning any wire transfers.

All Surety Bonds must be from an insurance or surety company rated “AA” by Standard and Poor’s Ratings Services and “Aa” by Moody’s Investors Service, and licensed to issue such a surety bond in the State of Kansas. The Surety Bond must be submitted to the Issuer prior to the Submittal Hour on the Sale Date and must identify each bidder whose deposit is guaranteed by such Surety Bond. If the sale of a series of the Bonds is awarded to a bidder utilizing a Surety Bond, the Successful Bidder is required to submit to the Issuer a cashier’s or certified check or wire transfer of immediately available federal funds to such financial institution designated by the Issuer, not later than 2:00 p.m., Central Time on the next business day following the Sale Date. If such funds are not received by such time, the Surety Bond may be drawn on by the Issuer to satisfy the Deposit requirement.

Deposits sent to the Financial Advisor on behalf of the Issuer in the form of a wire transfer of federal reserve funds shall be sent to:

Wells Fargo Bank, N.A., San Francisco, CA 94104
ABA #121000248
for credit to Springsted Incorporated, Account #635-5007954
Ref: Unified Government of Wyandotte County/Kansas City, Kansas Series 2013—Good Faith Deposit

All Deposits sent via wire transfer must be received by the Financial Advisor, on behalf of the Issuer, prior to 11:00 a.m. Central Time on the Sale Date. Contemporaneously with such wire transfer, each bidder shall send an e-mail to bond_services@springsted.com, including the following information: (i) notification that a wire transfer has been made, (ii) the amount of the wire transfer, (iii) the issue to which it applies, and (iv) the return wire instructions if such bidder is not awarded the Bonds.

The Deposit of the Successful Bidder shall constitute a good faith deposit and shall be retained by the Issuer to insure performance of the requirements of the sale by the Successful Bidder. In the event the Successful Bidder shall fail to comply with the terms of its bid, the Deposit will be forfeited as full and complete liquidated damages. Upon delivery of the Bonds, the Deposit will be applied to the purchase price of the Bonds but no interest shall be allowed thereon.

**Basis of Award.** The award of a series of the Bonds will be made on the basis of the lowest true interest cost (“TIC”), which will be determined as follows: the TIC is the discount rate (expressed as a per annum percentage rate) which, when used in computing the present value of all payments of principal and interest to be paid on the Bonds, from the payment dates to the Dated Date, produces an amount equal to the price bid, including any adjustments for premium or discount, if any. Present value will be computed on the basis of semiannual compounding and a 360-day year of twelve 30-day months. Bidders are requested to supply an estimate of the TIC for the Bonds on the Official Bid Form, computed as specified herein on the basis of their respective bids, which shall be considered as informative only and not binding on either the bidder or the Issuer. If there is any discrepancy between the true interest cost specified and the interest rates specified, the specified interest rates shall govern and the true interest specified in the bid shall be adjusted accordingly. If two or more proper bids providing for identical amounts for the lowest TIC are
received, the governing body of the Issuer will determine which bid, if any, will be accepted, and its determination is final.

The Issuer reserves the right to reject any and/or all bids and to waive any irregularities in a submitted bid. Any disputes arising hereunder shall be governed by the laws of Kansas, and any party submitting a bid agrees to be subject to jurisdiction and venue of the federal and state courts within Kansas with regard to such dispute. Any bid for the Bonds received after 11:00 a.m. Central Time on the date of sale will not be considered.

The Issuer’s acceptance of the Successful Bidder’s proposal for the purchase of the Bonds in accordance with this Notice of Bond Sale shall constitute a contract between the Issuer and the Successful Bidder for the purposes of Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”) and Rule G-32 of the Municipal Securities Rulemaking Board (“Rule G-32”) and a bond purchase agreement for purposes of the laws of the State. The method of acceptance shall be determined solely by the governing body of the Issuer.

CUSIP Numbers. CUSIP identification numbers will be assigned and printed on the Bonds, but neither the failure to print such number on any Bond nor any error with respect thereto shall constitute cause for failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds in accordance with the terms of this Notice. All expenses in relation to the assignment and printing of CUSIP numbers on the Bonds will be paid by the Issuer.

Optional Municipal Bond Insurance. Applications have been submitted to Assured Guaranty Corp. and Assured Guaranty Municipal Corp. for municipal bond insurance relating to the Bonds. The Bonds may be purchased with or without this insurance at the option of the Successful Bidder. Any insurer selected by a bidder must be rated at least “AA” by Standard & Poor’s Rating Services, Moody’s Investors Service and Fitch Ratings at the time the bid is submitted. All expenses associated with the purchase of said insurance (including appropriate rating agency fees) will be the responsibility of the Successful Bidder. The amount of such premium and rating agency fees may be obtained from the above-named insurers. Bidders desiring to purchase the optional municipal bond insurance must so indicate on the Official Bid Form.

Bond Ratings. The outstanding general obligation bonds of the Issuer are rated Aa3 by Moody’s Investors Service and AA by Standard & Poor’s Ratings Services. The Issuer has applied to Moody’s Investors Service and Standard and Poor’s Ratings Services for a rating on the Bonds herein offered for sale. Such application and ratings are further described in the Preliminary Official Statement, hereinafter described.

Delivery and Payment. The Issuer will pay for printing the Bonds and will deliver the Bonds properly prepared, executed and registered without cost on or about May 30, 2013, at DTC for the account of the Successful Bidder. The Successful Bidder will be furnished with a certified transcript of the proceedings evidencing the authorization and issuance of the Bonds and the usual closing documents, including a certificate that there is no litigation pending or threatened at the time of delivery of the Bonds affecting their validity and a certificate regarding the completeness and accuracy of the Official Statement. Payment for the Bonds shall be made in federal reserve funds, immediately available for use by the Issuer. The Issuer will deliver one Bond of each maturity registered in the nominee name of DTC.

Certification as to Offering Prices. To provide the Issuer with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”), the Successful Bidder will be required to complete, execute and deliver to the Issuer prior to the delivery of the Bonds, a written certification (the “Issue Price Certificate”) containing the following: (a) the initial offering price and interest rate for each maturity of the Bonds; (b) that all of the Bonds were offered to the public in a bona fide public offering at the initial offering prices on the Sale Date; and (c) on the Sale Date the Successful Bidder reasonably expected that at least 10% of each maturity of the Bonds would be sold to the “public” at prices not higher than the initial offering prices. For purposes of the preceding sentence “public” means persons other than bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters or wholesalers. However, such Issue Price Certificate may indicate that the Successful Bidder has purchased the Bonds for its own account in a capacity other than as an underwriter or wholesaler, and currently has no intent to reoffer the Bonds for sale to the public.
Subsequent to the Submittal Hour, such initial offering prices to the public shall be provided to the Issuer or the Financial Advisor not more than 20 minutes after requested by the Issuer or the Financial Advisor.

At the request of the Issuer, the Successful Bidder will provide information explaining the factual basis for the Successful Bidder’s Issue Price Certificate. This agreement by the Successful Bidder to provide such information will continue to apply after the Closing Time if: (a) the Issuer requests the information in connection with an audit or inquiry by the Internal Revenue Service (the “IRS”) or the Securities and Exchange Commission (the “SEC”) or (b) the information is required to be retained by the Issuer pursuant to future regulation or similar guidance from the IRS, the SEC or other federal or state regulatory authority.

Preliminary Official Statement and Official Statement. The Issuer has prepared a Preliminary Official Statement dated April 25, 2013, “deemed final” by the Issuer except for the omission of certain information as provided in Securities and Exchange Commission Rule 15c2-12, copies of which may be obtained from the Clerk or from the Financial Advisor. Upon the sale of the Bonds, the Issuer will adopt the final Official Statement and will furnish the Successful Bidder, without cost, within seven business days of the acceptance of the Successful Bidder’s proposal, with a sufficient number of copies thereof in order to comply with the requirements of Rule 15c2-12(3) and (4) of the Securities and Exchange Commission, Rule 15c2-12, and Rule G-32 of the Municipal Securities Rulemaking Board (jointly the “Rules”). Additional copies may be ordered by the Successful Bidder at its expense. The Issuer’s acceptance of the Successful Bidder’s proposal for the purchase of the Bonds shall constitute a contract between the Issuer and the Successful Bidder for purposes of the Rules.

Continuing Disclosure. The Securities and Exchange Commission (the “SEC”) has promulgated amendments to Rule 15c2-12 requiring continuous secondary market disclosure for certain issues. In the documents authorizing the Bonds, the Issuer will covenant to provide annually certain financial information and operating data and other information necessary to comply with the Rule, and to transmit the same to the Municipal Securities Rulemaking Board. This covenant is for the benefit of and is enforceable by any Registered Owner of the Bonds. For further information, reference is made to the caption “CONTINUING DISCLOSURE” in the Preliminary Official Statement.

Assessed Valuation and Indebtedness. The total assessed valuation of the taxable tangible property within the Issuer for the year 2013 is $1,206,951,278. The total general obligation bonded indebtedness of the Issuer as of the date of the Bonds, including the Bonds being issued, but excluding the Series 2004-A Bonds to be refunded and Series 2009-VI temporary notes to be retired with the proceeds of the Bonds and other funds of the Issuer, is $3,665,000, of which $359,865 is indebtedness of the Issuer payable only from taxes on taxable tangible property in the City of Kansas City, Kansas, and $13,800,000 is indebtedness of the Issuer payable from taxes on taxable tangible property within Wyandotte County, Kansas.

Legal Opinion. The Bonds will be sold subject to the approving legal opinion of Gilmore & Bell, P.C., Kansas City, Missouri, Bond Counsel, which opinion will be furnished and paid for by the Issuer, will be printed on the Bonds, and will be delivered to the Successful Bidder when the Bonds are delivered. Said opinion will also include the opinion of Bond Counsel relating to the interest on the Series 2013-C Bonds being excluded from gross income for federal income tax purposes and the interest on all series of the Bonds being exempt from income taxation by the State of Kansas. Reference is made to the Preliminary Official Statement for further discussion of federal and Kansas income tax matters relating to the interest on the Bonds.

Additional Information. Additional information regarding the Bonds may be obtained from the undersigned, or from the Financial Advisor, at the addresses set forth below:


UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

7
Financial Advisor – Written and Facsimile Bid and Good Faith Deposit Delivery Address:

Springsted Incorporated
380 Jackson Street, Suite 300
Saint Paul, Minnesota 55101
Attn: Bond Services
Phone No. 651-223-3000
Fax No. 651-223-3046
Email: bond_services@springsted.com

By: Lew Levin
Chief Financial Officer
701 N. 7th Street
Kansas City, Kansas 66101
Phone No. 913-573-5186
Fax No. 913-573-5003
OFFICIAL BID FORM

PROPOSAL FOR THE PURCHASE OF UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
GENERAL OBLIGATION REFUNDING BONDS
SERIES 2013-C

TO: Chief Financial Officer
Unified Government of Wyandotte County/Kansas City, Kansas

May 16, 2013

For $10,835,000 principal amount of General Obligation Improvement Bonds, Series 2013-C, of the Unified Government of Wyandotte County/Kansas City, Kansas, to be dated May 30, 2013, as described in your Notice of Sale dated April 4, 2013, said Bonds to bear interest as follows:

<table>
<thead>
<tr>
<th>Maturity</th>
<th>Principal Amount*</th>
<th>Interest Rate</th>
<th>Maturity</th>
<th>Principal Amount*</th>
<th>Interest Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 1</td>
<td>$915,000</td>
<td></td>
<td>August 1</td>
<td>$950,000</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td></td>
<td></td>
<td>2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>$1,235,000</td>
<td></td>
<td>2020</td>
<td>$965,000</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>$1,245,000</td>
<td></td>
<td>2021</td>
<td>$980,000</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$1,260,000</td>
<td></td>
<td>2022</td>
<td>$1,000,000</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>$1,265,000</td>
<td></td>
<td>2023</td>
<td>$1,020,000</td>
<td></td>
</tr>
</tbody>
</table>

the undersigned will pay the par value of the Bonds plus accrued interest to the date of delivery, less a total discount, plus a total premium in the amount set forth below.

Total interest cost to maturity at the rates specified .......................................................... $
Premium (if any) .................................................................................................................................................. $
Discount (if any) (not to exceed 0.60% or $65,010) ............................................................................ $( )
Net interest cost ........................................................................................................................................... $( )
Average annual net interest rate ..................................................................................................................... %
True Interest Cost ........................................................................................................................................... %

☐ The Bidder elects to purchase Municipal Bond Insurance from [Assured Guaranty Corp] [Assured Guaranty Municipal Corp], Circle One.

☐ The Bidder elects to have the following Term Bonds:

<table>
<thead>
<tr>
<th>Maturity Date</th>
<th>Years</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 1, ___</td>
<td>to ___</td>
<td>$ ___</td>
</tr>
<tr>
<td>August 1, ___</td>
<td>to ___</td>
<td>$ ___</td>
</tr>
</tbody>
</table>

subject to mandatory redemption requirements in the amounts and at the times shown above.

This proposal is subject to all terms and conditions contained in said Notice of Sale, and if the undersigned is the Successful Bidder, the undersigned will comply with all of the provisions contained in said Notice. A cashier’s or certified check or a qualified financial surety bond in the amount of $216,700 payable to the order of the Issuer accompanies this proposal as an evidence of good faith. The acceptance of this proposal by the Issuer shall constitute a contract between the Issuer and the Successful Bidder for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission.

Submitted by: ________________________________

By: ________________________________
Telephone No. (___)

[List Account Members on Reverse]

*Preliminary; subject to change as provided in the Notice of Sale.
ACCEPTANCE

Pursuant to action duly taken by the Governing Body of the Unified Government of Wyandotte County/Kansas City, Kansas, the above proposal is hereby accepted on May 16, 2013.

Attest:

__________________________  __________________________
Clerk                                   Mayor/Chief Executive

NOTE: No additions or alterations in the above proposal form shall be made, and any erasures may cause rejection of any bid. Sealed bids may be filed with the Unified Government of Wyandotte County/Kansas City, Kansas c/o Springsted Incorporated, 300 Jackson St., Suite 300, St. Paul, Minnesota 55101, facsimile bids may be filed with Springsted Incorporated, Fax No. (651) 223-3046, electronic bids may be submitted via PARITY®, at or prior to 11:00 a.m., Central Time, on May 16, 2013. Any bid received after such time will be returned to the bidder.
OFFICIAL BID FORM

PROPOSAL FOR THE PURCHASE OF UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS TAXABLE GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS SERIES 2013-D

TO: Chief Financial Officer
Unified Government of Wyandotte County/Kansas City, Kansas

May 16, 2013

For $4,335,000* principal amount of Taxable General Obligation Improvement Bonds, Series 2013-D, of the Unified Government of Wyandotte County/Kansas City, Kansas, to be dated May 30, 2013, as described in your Notice of Sale dated April 4, 2013, said Bonds to bear interest as follows:

<table>
<thead>
<tr>
<th>Maturity</th>
<th>Principal Amount*</th>
<th>Interest Rate</th>
<th>Maturity</th>
<th>Principal Amount*</th>
<th>Interest Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 1</td>
<td></td>
<td></td>
<td>August 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>$75,000</td>
<td></td>
<td>2022</td>
<td>$330,000</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>100,000</td>
<td></td>
<td>2023</td>
<td>335,000</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>100,000</td>
<td></td>
<td>2024</td>
<td>350,000</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>295,000</td>
<td></td>
<td>2025</td>
<td>360,000</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>300,000</td>
<td></td>
<td>2026</td>
<td>370,000</td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>305,000</td>
<td></td>
<td>2027</td>
<td>385,000</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>310,000</td>
<td></td>
<td>2028</td>
<td>400,000</td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td>320,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

the undersigned will pay the par value of the Bonds plus accrued interest to the date of delivery, less a total discount, plus a total premium in the amount set forth below.

Total interest cost to maturity at the rates specified .............................................. $______________
Premium (if any) .................................................. ($______________)
Discount (if any)(not to exceed 1.10% or $47,685) .................................................. ($______________)
Net interest cost .................................................. $______________
Average annual net interest rate .............................................. %______________
True Interest Cost .................................................. %______________

☐ The Bidder elects to purchase Municipal Bond Insurance from [Assured Guaranty Corp] [Assured Guaranty Municipal Corp]. Circle One.

☐ The Bidder elects to have the following Term Bonds:

<table>
<thead>
<tr>
<th>Maturity Date</th>
<th>Years</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 1,</td>
<td>to</td>
<td>$________</td>
</tr>
<tr>
<td>August 1,</td>
<td>to</td>
<td>$________</td>
</tr>
</tbody>
</table>

subject to mandatory redemption requirements in the amounts and at the times shown above.

This proposal is subject to all terms and conditions contained in said Notice of Sale, and if the undersigned is the Successful Bidder, the undersigned will comply with all of the provisions contained in said Notice. A cashier's or certified check or a qualified financial surety bond in the amount of $86,700 payable to the order of the Issuer, accompanies this proposal as an evidence of good faith. The acceptance of this proposal by the Issuer shall constitute a contract between the Issuer and the Successful Bidder for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission.

Submitted by: ____________________________

By: ____________________________

Telephone No. (____) ____________________________

*Preliminary; subject to change as provided in the Notice of Sale.
ACCEPTANCE

Pursuant to action duly taken by the Governing Body of the Unified Government of Wyandotte County/Kansas City, Kansas, Kansas, the above proposal is hereby accepted on May 16, 2013.

Attest:

__________________________  __________________________  __________________________
Clerk                        Executive                        Mayor/Chief

NOTE: No additions or alterations in the above proposal form shall be made, and any erasures may cause rejection of any bid. Sealed bids may be filed with the Unified Government of Wyandotte County/Kansas City, Kansas c/o Springsted Incorporated, 300 Jackson St., Suite 300, St. Paul, Minnesota 55101, facsimile bids may be filed with Springsted Incorporated, Fax No. (651) 223-3046, electronic bids may be submitted via PARITY®, at or prior to 11:00 a.m., Central Time, on May 16, 2013. Any bid received after such time will be returned to the bidder.
SUMMARY NOTICE OF BOND SALE

$4,335,000

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
TAXABLE GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS
SERIES 2013-D

(GENERAL OBLIGATION BONDS PAYABLE FROM UNLIMITED AD VALOREM TAXES)

Bids. SUBJECT to the Notice of Bond Sale dated April 4, 2013, written and electronic bids will be received on behalf of the Clerk of the Unified Government of Wyandotte County/Kansas City, Kansas (the “Issuer”) in the case of written bids, at the address set forth below, and in the case of electronic bids, through PARITY® until 11:00 a.m., Central Time, on May 16, 2013 for the purchase of the above-referenced bonds (the “Bonds”). No bid of less than 98.9% of the principal amount of the Bonds and accrued interest thereon to the date of delivery will be considered.

Bond Details. The Bonds will consist of fully registered bonds in the denomination of $5,000 or any integral multiple thereof. The Bonds will be dated May 30, 2013 and will become due on August 1 in the years as follows:

**SERIES 2013-D BONDS**

<table>
<thead>
<tr>
<th>Maturity Date (August 1)</th>
<th>Principal Amount*</th>
<th>Maturity Date (August 1)</th>
<th>Principal Amount*</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>$75,000</td>
<td>2022</td>
<td>$330,000</td>
</tr>
<tr>
<td>2015</td>
<td>100,000</td>
<td>2023</td>
<td>335,000</td>
</tr>
<tr>
<td>2016</td>
<td>100,000</td>
<td>2024</td>
<td>350,000</td>
</tr>
<tr>
<td>2017</td>
<td>295,000</td>
<td>2025</td>
<td>360,000</td>
</tr>
<tr>
<td>2018</td>
<td>300,000</td>
<td>2026</td>
<td>370,000</td>
</tr>
<tr>
<td>2019</td>
<td>305,000</td>
<td>2027</td>
<td>385,000</td>
</tr>
<tr>
<td>2020</td>
<td>310,000</td>
<td>2028</td>
<td>400,000</td>
</tr>
<tr>
<td>2021</td>
<td>320,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The Bonds will bear interest from the date thereof at rates to be determined when the Bonds are sold as hereinafter provided, which interest will be payable semiannually on August 1, and February 1 in each year, beginning on February 1, 2014.

Book-Entry-Only System. The Bonds shall be registered under a book-entry-only system administered through DTC.

Paying Agent and Bond Registrar. Treasurer of the State of Kansas, Topeka, Kansas.

Good Faith Deposit. Each bid shall be accompanied by a good faith deposit in the form of a cashier’s or certified check drawn on a bank located in the United States of America, a qualified financial surety bond or a wire transfer in Federal Reserve funds immediately available for use by the Issuer in the amount of $86,700.

Delivery. The Issuer will pay for preparation of the Bonds and will deliver the same properly prepared, executed and registered without cost to the successful bidder on or about May 30, 2013, to DTC for the account of the successful bidder.

* Preliminary; subject to change.
Assessed Valuation and Indebtedness. The Equalized Assessed Tangible Valuation for Computation of Bonded Debt Limitations for the year 2013 is $1,206,951,278. The total general obligation indebtedness of the Issuer as of the Dated Date, including the Bonds being sold but excluding the notes and bonds to be refunded with proceeds of the Bonds, is $373,665,000.

Approval of Bonds. The Bonds will be sold subject to the legal opinion of Gilmore & Bell, P.C., Kansas City, Bond Counsel, whose approving legal opinion as to the validity of the Bonds will be furnished and paid for by the Issuer, printed on the Bonds and delivered to the successful bidder as and when the Bonds are delivered.

Additional Information. Additional information regarding the Bonds may be obtained from the undersigned, or from the Financial Advisor at the addresses set forth below:


UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

/s/ Lew Levin
Chief Financial Officer
701 North 7th Street
Kansas City, Kansas 66101
Phone: (913) 573-5186
Fax: (913) 573-5003

Financial Advisor - Facsimile Bid and Good Faith Deposit Delivery Address:
Springsted Incorporated
380 Jackson St. Suite 300
St. Paul, MN 55101
Attn: Bond Services
Phone No.: (651) 223-3000
Fax No.: (651) 223-3046
Email: advisors@springsted.com
Staff Request for Commission Action

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 3/25/2013
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 4/4/2013
Confirmed Date: 4/4/2013

☐ Changes Recommended By Standing Committee (New Action Form required with signatures)

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref.</th>
<th>Department / Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/20/2013</td>
<td>Lew Levin</td>
<td>5186</td>
<td><a href="mailto:mschrick@wycokck.org">mschrick@wycokck.org</a></td>
<td></td>
<td>Finance</td>
</tr>
</tbody>
</table>

Item Description:
1. Authorize the submittal of a petition to create a Community Improvement District and authorize the proposed projects hereinafter set forth.
2. Authorizing resolution directing the Mayor/CEO to execute the Community Improvement District (CID) Petition.

This petition creates a Community Improvement District for the Downtown Hotel, Reardon Center, and adjacent parking garage.

The Tax is established at 2% and is projected to generate $75,000 on an annual basis to address on-going maintenance, repair and rehabilitation projects associated with these facilities.

Action Requested:
Authorize submittal of petition and adopt resolution.

☐ Publication Required

Budget Impact: (if applicable)
Amount: $
Source:
☐ Included In Budget
☐ Other (explain)

☐ File Attachment
☐ File Attachment
PETITION FOR THE CREATION OF A
COMMUNITY IMPROVEMENT DISTRICT

TO: Board of Commissioners,
Unified Government of Wyandotte County/Kansas City, Kansas

The undersigned, being the owners of record, whether resident or not, of the following:

1. More than fifty-five percent (55%) of the land area contained within the hereinafter described community improvement district; and
2. More than fifty-five percent (55%) by assessed value of the land area contained within the hereinafter described community improvement district.

hereby petition the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") to create a community improvement district and authorize the proposed projects hereinafter set forth, all in the manner provided by K.S.A. 12-6a26, et seq. (the "Act"). In furtherance of such request, the petitioners state as follows:

1. GENERAL NATURE

The general nature of the proposed projects (the "Projects") are:

The improvement of the hotel, parking garage and convention center located between 5th and 6th Street and between Minnesota Avenue and State Avenue, including, but not limited to, the acquisition, improvement, construction, renovation, rehabilitation, maintenance, restoration, replacement, renewal, repair and installation, of buildings, structures, parking garages, personal property and fixtures, utility systems and communication systems and infrastructure and on-going maintenance and repair.

2. ESTIMATED COST

The estimated cost of the Projects is $3,221,000 plus financing and interest expense.

3. PROPOSED METHOD OF FINANCING

It is proposed that the Projects be financed through a combination of private equity, private debt, and CID financing, either as Pay-as-you-go financing or through the issuance of full faith and credit bonds and/or special obligation bonds, as defined in the Act.
PROPOSED AMOUNT OF SALES TAX

It is being proposed that the Projects be financed in part through the levying of a two percent (2.00%) community improvement district sales tax as authorized by the Act (the "Sales Tax").

4. PROPOSED METHOD AND AMOUNT OF ASSESSMENT

It is not being proposed that the Projects be financed in part through the levying of assessments.

5. MAP AND LEGAL DESCRIPTION OF THE PROPOSED DISTRICT

A map of the proposed community improvement district (the "District") is attached hereto as EXHIBIT "A".

The legal description of the District is attached hereto as EXHIBIT "B".

7. NOTICE TO PETITION SIGNERS

NAMES MAY NOT BE WITHDRAWN FROM THIS PETITION BY THE SIGNERS HEREOF AFTER THE CITY COMMENCES CONSIDERATION OF THIS PETITION, OR LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CLERK, WHICHEVER OCCURS FIRST.
IN WITNESS WHEREOF, the undersigned petitioners have executed the above foregoing petition to create the district at the dates set forth opposite their respective signatures below:

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

[SEAL]

By: ____________________________
Name: Joe Reardon
Title: Mayor/CEO

ATTEST:

By: ____________________________
Name: Bridgette D. Cobbins
Title: Unified Government Clerk

ACKNOWLEDGMENT

STATE OF KANSAS )
) SS.
COUNTY OF WYANDOTTE )

BE IT REMEMBERED that on this _______ day of March, 2013, before me, a notary public in and for said county and state, came Joe Reardon, Mayor/CEO of The Unified Government of Wyandotte County/Kansas City, Kansas, a municipal corporation and political subdivision duly organized and existing under and by virtue of the Constitution and laws of the State of Kansas, and Bridgette D. Cobbins, Unified Government Clerk of said City, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

Notary Public

My commission expires ______________.
EXHIBIT "B"

LEGAL DESCRIPTION OF DISTRICT

The following property located in Wyandotte County, Kansas City, Kansas:

Beginning at the point of intersection of the North right-of-way line of Minnesota Avenue and the West right-of-way line of 5th Street as they now exist;

thence North along the West right-of-way line of 5th Street to the intersection of the South right-of-way line of State Ave and the West right-of-way line of 5th Street;

thence West along said South right-of-way line of State Ave, a distance of 600.30 feet more or less to the Northwest corner of Parcel 3, CENTER CITY, a subdivision in Kansas City, Wyandotte County, Kansas;

thence South 02 degrees 11 minutes 43 seconds East a distance of 123.22 feet more or less;

thence North 87 degrees 47 minutes 43 seconds East a distance of 20.00 feet more or less;

thence South to a point on the North face of the building located at the Southwest corner of Parcel 3, CENTER CITY;

thence East along said building face to the Northeast corner of said building;

thence South along the East face of said building to a point on the North right-of-way line of Minnesota Avenue;

thence East along said North right-of-way of Minnesota Avenue to the Point of Beginning.
RESOLUTION NO. ________________

BE IT RESOLVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

That the Mayor of the Unified Government of Wyandotte County/Kansas City, Kansas ("Unified Government") is hereby authorized and directed to execute in the name of the Unified Government and to attach the seal of the Unified Government thereto as the voluntary act of the Unified Government a Petition for the Creation of a Community Improvement District relating to the improvement of the hotel, parking garage and convention center located between 5th and 6th Street and between Minnesota Avenue and State Avenue in Kansas City, Kansas, attached hereto as Exhibit A.

ADOPTED BY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

THIS _______ DAY OF ______________, 2013.

______________________________
Joe Reardon, Mayor/CEO

ATTEST:

______________________________
Bridgette Cobbins
Unified Government Clerk