I. Call to Order / Roll Call

II. Approval of standing committee minutes from September 30, 2013.

III. Presentation

Item No. 1 - APPEARANCE: RICH PIPER REGARDING KCKCC TECH CENTER

Synopsis:
Presentation by Rich Piper, Director of Technical Programs, on the Kansas City, Kansas Community College Technical Education Center.
Tracking #: 130361
IV. Committee Agenda

Item No. 1 - RESOLUTION: BPU UTILITY SYSTEM REVENUE BONDS

Synopsis:
Request adoption of a resolution authorizing the issuance of BPU Utility System Revenue Bonds to finance improvements to the utility system, submitted by Lew Levin, Chief Financial Officer.
Tracking #: 130364

Item No. 2 - DISCUSSION: NORTHPOINT DEVELOPMENT MULTIFAMILY PROJECT

Synopsis:
Discuss NorthPoint Development's proposal for a luxury market-rate multifamily project on the undeveloped portions of Project Area A and the entire Project Area B of the Mission Cliff TIF district, submitted by George Brajkovic, Economic Development Director.
Tracking #: 130370

Item No. 3 - AMENDMENT: WYANDOTTE PLAZA REDEVELOPMENT AGREEMENT

Synopsis:
Request approval of the First Amendment to Wyandotte Plaza Redevelopment Agreement involving modification to the flow of funds for future project costs, submitted by George Brajkovic, Economic Development Director.
Tracking #: 130371

Item No. 4 - RESOLUTIONS: REIMBURSEMENT FOR CMIP PROJECTS

Synopsis:
Request adoption of five reimbursement resolutions, submitted by Debbie Jonscher, Finance.

- Fairfax Industrial Area Improvements, CMIP 970-1220, $100,000
- Emergency Bridge Repair 2014, CMIP 942-0114, $200,000
- Guardrail Replacement 2014, CMIP 941-0514, $25,000
- Neighborhood Street Repair 2014, CMIP 941-0614, $400,000
- RR Crossing Improvements 2014, CMIP 970-1307, $50,000

Tracking #: 130367
Item No. 5 - RESOLUTIONS: CMIP PROJECTS FOR 2014 AND ONGOING PROJECTS

Synopsis:
Request adoption of various resolutions authorizing improvements and the manner for paying for the same, submitted by Debbie Jonscher, Finance.

Schedule A - 2014 approved projects per 2014 CMIP Budget (22 resolutions)

Schedule B - ongoing projects per the CMIP Budget requiring an increase in authority and/or additional financing for the 2014 issue. These projects will require amendments to the original authorizing resolutions listed in the schedule. (5 resolutions)

Tracking #: 130368

Item No. 6 - RESOLUTION: TAXABLE GOB, SERIES 2010-F

Synopsis:
Request adoption of a resolution providing for the reallocation of improvement costs to be financed with the proceeds of Taxable General Obligation Improvement Bonds (Recovery Zone Economic Development Bonds) Direct Pay, Series 2010-F, submitted by Lew Levin, Chief Financial Officer.

This action allocates $1,116,835.04 from the 2010-F Bond issue to the 2014 Neighborhood Street Resurfacing Project, CMIP 941-0214. This results in a corresponding reduction of 2014 debt requirements.

Tracking #: 130374

Item No. 7 - RESOLUTIONS: NEW CMIP PROJECTS

Synopsis:
Request adoption of two resolutions authorizing new CMIP projects as listed below and providing for the manner of paying for the same, submitted by Debbie Jonscher, Finance.

MOB Security & Facility Improvements, CMIP 969-8194, $225,000
Public Levee Improvements, CMIP 969-8831, $500,000

Tracking #: 130369
Item No. 8 - INVESTMENT REPORT AND BUDGET REVISIONS

Synopsis:
Third Quarter 2013 Investment Report and Budget Revisions $10,000 or greater, submitted by Lew Levin Chief Financial Officer.

For information only.
Tracking #: 970146

Item No. 9 - COMPREHENSIVE FINANCIAL POLICIES

Synopsis:
A communication recommending discussion and/or approval of the following comprehensive financial policies, submitted by Lew Levin, Chief Financial Officer.

- Revenue and User Fee Policy - for approval
- Expenditure Policy - for approval
- Budget Policy - for approval

On September 30, 2013, these proposed polices were presented and discussed by the Economic Development Standing Committee.
Tracking #: 130365

Item No. 10 - DISCUSSION: COMPREHENSIVE FINANCIAL POLICIES

Synopsis:
A communication recommending discussion and future adoption of comprehensive financial policies, submitted by Lew Levin, Chief Financial Officer. The three policies are entitled: Long-term Financial Plan, Debt Policy, and CMIP Policy.
Tracking #: 130366
V. Outcomes

Item No. 1 - Outcomes

Synopsis:
Policy review in place of goals.
Tracking #: 120137

VI. Adjourn
The meeting of the Economic Development and Finance Standing Committee was held on Monday, September 30, 2013, at 5:30 p.m., in the 6th Floor Human Resources Training Room of the Municipal Office Building. The following members were present: Chairman McKiernan; Commissioners Walters, Murguia, Townsend, and BPU Board Member David Alvey.

Chairman McKiernan stated as a reminder to everyone here tonight that because of the interest in some of the items, we do have audio and video being fed to the lobby of city hall. We are effectively simulcasting in the lobby as well as this room.

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

II. Approval of standing committee minutes from August 26, 2013. On motion of Commissioner Walters, seconded by Commissioner Murguia, the minutes were approved. Motion carried unanimously.

Chairman McKiernan stated before we get into the committee agenda items, I want to let everyone know that Item No. 11 has been pulled from tonight’s agenda at the request of the developer. That item will be brought back at a future meeting of this committee. Item No. 11 has been pulled from tonight’s agenda and will not be heard.

III. Committee Agenda:

Item No. 1 – 130333… A communication recommending discussion and future adoption of comprehensive financial policies, submitted by Lew Levin, Chief Financial Officer. The three policies are entitled: Budget, Revenue and User Fee, and Expenditure.
Lew Levin, Chief Financial Officer, stated I want to pass out a brief piece of information. Just to give you a brief overview, in the budget document that was presented earlier this summer, in the appendix, there were 13 financial policies listed. Six had already been adopted and then elsewhere in the document there were two additional policies. One contained to the budget process and the second, the CMIP process. Given the magnitude of the budget, our goal was for adoption of these policies; however, we thought it would be best to bring these policies forward to this committee and that would be the policies that have not yet been formally reviewed by the committee and take a more undeliberate approach before we adopt those policies. What we decided, we are going to bring these nine remaining policies, three at a time, over the next three months. We’ll discuss three of those policies this evening. We will solicit feedback from the commission before we formally ask for formal consideration of the policies.

Just a brief discussion with BPU Board Member Alvey, he noted in some of the material that was in the packet some, I’ll say, errors or corrections that needed to improve the clarity of the policy. We appreciate those comments and will make those changes and/or any other suggestions committee members have before we ask for final consideration of the policies. With that said, I’ll briefly go over—and Reginald Lindsay, Manager of the Budget Office, is also here this evening. What I just passed out, there is really a couple of primary reasons we are asking for adoption of the policies. In two of them I tried to highlight are the Government Finance Officers’ Association and we intend to submit our budget document for their review and they strongly recommended that the government maintain financial policies. It supports our basic decision-making. They’re critical for input to the budget or for developing the budget. We feel, as management, it’s important to have these policies as part of the budget process.

Secondly, whenever we have our credit calls with our credit agencies, they ask us usually and most often, has the government adopted any new financial policies and if so, can you share those policies with us. The one they look closely at is certainly the fund balance policy which we’ve adopted. We also have a cash management policy. Some of the other policies that we’re going to present to you are policies they also look for. I’ve noted that Standard and Poor’s, for example, they released a new methodology for review of government’s financial conditions. They are basing 20% of their credit worthiness on the review of management practices, and management practices include the existence of financial policies and how does the government adhere to those policies. Of these nine polices, I’ll say informally following these policies, but what we are trying to look for is formal...
review and consideration of the policies. With that said, Reginald and I will try to highlight these policies and we’ll start with the first one.

**Chairman McKiernan** stated as I talked with staff last week about this—given the number of factors that come together, the complexity of some of these policies, a fairly short lead time in terms of getting this packet before this meeting, the amount of material in this meeting, plus the fact that we are coming together for a strategic planning retreat at which we are going to be discussing issues of the timing of budget creations, we decided that these three will be presented tonight. We have now until our next standing committee meeting to have communication with Lew and Reggie so that anything that comes up, questions can be answered and corrections can be made. We’ll come back next time, approve these three, and get an overview of the next three which will then be approved a month after that. It is going to be a stair-step process where we don’t have to take a large volume of this information, digest it, and review it immediately. We are going to stagger this in terms of our meetings.

**Reginald Lindsey, Budget Director**, stated our first policy is the budget policy. It gives us an overview of the timeline of the budget process. It touches on department submittals. It also touches on consolidation and preparation of the budget. From there, we move into review and revise the budget, then we move for adoption from the Commission, and from there we implement it after it’s adopted. That’s an overview of the budget.

From there, we move into the second part of the policy which is the budget control system. We have to make sure we match state statutes, KCA statutes where revenues and expenditures equal so that we have a balanced budget.

The next phase is controlling the budget. We have different types of budget transfers. Any type of budget transfer we do for contingencies or reserves or between operating capital budgets has to be approved by the County Administrator’s Office. Also, any budget revision that is $10,000 or more has to be approved by the County Administrator’s Office. Anything that has to do with a contract, has to be signed off by the Budget office before it is approved to be executed.

The last phase of the budget policy is the budget amendment process. This is if we were to go over and had to amend something in the budget for any given reason; if we had an emergency or so and we had to increase expenditures over what we originally approved in our budget. The key things
here are the key controls that we have in place to move money around as far as moving capital from operating and also $10,000 budget revisions and over.

**Commissioner Walters** stated I think I understand Item A. Can you explain on Items B and C any participation by the Board of Commissioners in any of those processes? I think what I heard you say is mostly the County Administrator has large discretion on transfers, exceptions to the budget, maybe even amendments. Is there any policy provision or notification to the Commissioners on what participation would be? **Mr. Lindsey** stated I mentioned the $10,000 budget revision. That’s one thing that we bring to this committee every quarter. Any budget revisions that are $10,000 and over that have gone through the Administrator’s office, we bring here for you all’s information.

**Mr. Levin** stated on Item C, the budget amendment process, that is a formal process that requires public notification, public hearing; and actually when we adopt the budget in the summer, we are amending the current year budget. Commission is fully engaged in anytime we go through the budget amendment process. There are specific state statutes that govern the budget amendment process, and there’s full participation by Commission when we go that avenue. Right now, we’ve been limiting our budget amendments to the current year budget, and we do that in conjunction in adopting the following year budget.

**Commissioner Murguia** asked so how often do we make a budget amendment; departments make a budget amendment under $10,000? **Mr. Lindsey** stated that would be a revision. We wouldn’t have to go through the state or anything. When it’s an amendment, that’s when we have to get approval from the Commission and have to let the state know. A revision that is done within a department or from contingency or reserves, we do those in emergency situations. For instance, this past summer the jail needed a new boiler. We had to move money from contingencies and also from another department, Buildings & Logistics, into the Sheriff’s Department when emergencies come up.

**Commissioner Murguia** stated my question is, how many times a year do we make a revision to the budget within a department? **BPU Board Member Alvey** asked that’s less than $10,000? **Commissioner Murguia** stated in here, the policy suggests that the Administrator have total control over that without necessarily the knowledge of the Commission. I want to know how often that happens during the year. **Mr. Lindsey** asked where it’s under $10,000? **Commissioner Murguia**

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stated yes. **Mr. Lindsey** stated it happens pretty often. Departments are allowed to move money within their budgets between different line items, but it has to be within a certain fund. They can’t move money from fund to fund, but they can move money within their department across different object codes. We can have 20 budget revisions in a week. **Commissioner Murguia** asked in a week? **Mr. Lindsay** stated yes. **Commissioner Murguia** stated so in essence, the Administrator could make a decision about $1 million, let’s say, and we wouldn’t have no…. **Mr. Lindsey** stated the ones that I mentioned, they’re under $10,000. **Commissioner Murguia** stated no. I’m talking about there is no limit on the number of budget revisions that the Administrator can make. **Mr. Lindsey** stated the ones I’m talking about are ones that the department initiates. The Administrator wouldn’t even know anything about these.

**BPU Board Member Alvey** stated I get what you’re saying. I think what would happen is within a department area, there would not be probably $1 million. You would not be able to accrue enough change even below $10,000 to reach a $1 million level. Most of the funds are already categorized in object line, right? **Mr. Lindsey** stated yes. We have an office supply line item and then we also have a telephone line item.

**Commissioner Murguia** stated but the examples you’re giving me tonight—just to make up an example, somebody could move a substantial amount of money for a property acquisition, let’s say, within a particular department. What I’m saying is that how many budget revisions under $10,000 across the board within the Unified Government, regardless of department, can the Administrator make right now without the Commission’s knowledge? Is there a limit on the number of revisions that he can make? **Mr. Levin** stated the Administrator does not have to authorize budget revisions under $10,000. The Budget office can do that if there is sufficient money within that department’s budget. An individual department, I’ll say Police Department, might have a budget with 50 different line items. They might have the need to move $100 from one line item to another, and they have that authority with Budget ensuring there are sufficient funds within those respective line items to make those adjustments. That’s where you said, Reginald, you might make 20 revisions a week and they may range from $100.

In my particular department, we have a relatively small budget that we have some discretion with. That’s going to be somewhere overall, the entire budget I’ll say, around $15,000. We might have the need to move small amounts of money from one line item to another. It’s where we ask for Administration to become involved or approve the budget revisions if it’s $10,000 or greater. Those

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revisions we bring forth to this committee. Those would be the only ones that Administration approves. I think over the course of the year, we are somewhere between 10 and 15 of those that might occur on an annual basis.

BPU Board Member Alvey asked for a total annual redirection of revenue, how much? Mr. Levin asked on the larger ones? BPU Board Member Alvey stated on total. In other words, it could be 15 of them. Mr. Levin stated it would depend upon the magnitude or maybe the emergency associated with it. Commissioner Murguia stated well, give us an example of last year. Mr. Lindsey stated I think we probably had maybe about 30 for the whole year. Commissioner Murguia asked $30,000? Mr. Lindsey stated no, around 30 transactions. Commissioner Murguia asked and you don’t know combined about how much money that is? Mr. Lindsey stated no, not right off the top of my head I don’t. Commissioner Murguia asked do you have a relative idea? Was it over $50,000 or was it $5 million? Mr. Lindsey stated it was over $50,000 for sure. I don’t know if it quit net $1 million, but it’s definitely over $50,000.

Chairman McKiernan asked is that something that you could just take a look at and bring back. We’ve actually seen all these transactions because those have passed through our hands. If you could do a summary report and bring that back. Again, even the big ones are budget neutral, correct? Mr. Levin stated, yes. Chairman McKiernan stated that money is not transferred. We don’t adjust the budget. We adjust how money is spent within the budget. Mr. Levin stated the big ones are usually funded by reserves and contingencies. A recent one, we had major damage to a fire vehicle. That would be one where we have to identify funds to do the repair of that vehicle.

Commissioner Townsend stated I have a question as I read through this, and I’ve just gone through one budget cycle. These seemed to be all good policies. What I’m not quite sure I’m following though is, are all of these that we’re discussing today new? What I’m really asking is, when we just went through the budget that we approved the 3rd of August, were any of these procedures in place or similar, or are these all amendments? I don’t know what’s new and what’s not. We didn’t have anything like this as part of that process. Some of this looks familiar, but I’m not sure. Mr. Levin stated I think the budget policy was essentially in place; it just had not been formally adopted by the governing body.

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On some of the other policies, the latter two that we are going to discuss this evening, revenue and user fee policy and expenditure policy, I think Administration has generally followed what’s contained in those policies. There are more, I’ll say, guidelines for developing the budget and expenditure of funds as opposed to the budget policy which has specific requirements on how departments can do budget revisions, when Administration becomes involved and approving those revisions, and then the process for preparation and submission of the budget. Those were more formally in place but they had not been presented in this type of document to the Commission previously. **Commissioner Townsend** asked so those principles were taken into account when we went through the last budget process and now we are formally adopting them? **Mr. Levin** stated correct.

**Commissioner Murguia** asked, Lew, these guidelines that now we are going to make policies, who decided that these were the guidelines that we would follow? **Mr. Levin** stated we looked at recommended practices by the Government Finance Officers’ Association and they said these are policies that governments are recommended for inclusion in their budget document. Some of the ones that we already had in place such as fund balance policy, tax abatement policy, those were ones that, I’ll say, had risen to a different level that we had brought forward to the Commission previously. I think what we tried to include here were ones that were strongly recommended to include in our financial policies and we had not yet formalized. **Commissioner Murguia** asked is there a reason we haven’t made them formal policies and is there a reason we’re doing that now that you’re aware of? **Mr. Levin** stated I think it’s sort of been a goal of mine since I assumed the position five or six years ago to develop these policies and bring them forward. You might say that I took my time or I didn’t do it day one, but it had been on my agenda.

**Chairman McKiernan** stated so our homework before our next meeting is to go thoughtfully through all three of these to get questions clarified, to make comments and corrections as needed, and come back next time ready to finalize these three and then have an open end discussion of the next three. **Mr. Levin** stated and after we get feedback, we’ll go ahead and we’ll send you revised documents in advance of the next meeting. **Chairman McKiernan** stated fantastic. Thank you.

**Mr. Levin** stated I’ll try to be brief given the magnitude of this meeting. The other two policies contained in this document are first being revenue and user fee policy. What I’ve highlighted, and

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that would be Section 2 A-G, are the basic components of that policy. We talked about revenue diversification, equity, the importance of delinquent collections, and the use of tax incentives. You can certainly read these. I’m not going to go through them. The policy is more just the basic principles of the revenues that are included in the budget and user fees.

Mr. Lindsey stated with the expenditure policy we are touching on stresses the efficient of funding and also personnel compensation, non-current liabilities, pensions, and OPEBs, which are other policy employee benefits, and also efficiency and equity. That is what we are touching on in the expenditure policy.

Mr. Levin stated if there are any more questions otherwise we’ll look for your feedback and we’ll try to clean up the documents prior to next meeting.

Action: No action taken.

Item No. 2 – 130328… A resolution approving a Master Equipment Lease Purchase Agreement with Banc of America Public Capital Corp. implementing the financing tool previously approved in the CMIP budget to pay the costs of acquiring and installing certain equipment, submitted by Debbie Jonscher, Finance.

Debbie Jonscher, Finance, stated as Commissioner McKiernan said, this is our master equipment lease agreement. This is the financing tool that we use to finance all of the capital equipment that is listed in the budget as lease finance. Included in this packet with the resolution is a list of all the equipment that was approved for 2013 as well as 2014. The reason I’ve done that is because the original term of this contract goes through December of 2014. We wanted to list all of the equipment that are possible financing items for this original term.

I will say that we went out for an RFP this year. Our last agreement was done in 2008. We went out for RFP. We had three proposals: Banc of America, who was our current leasing company, as well as Commerce Bank, and US Bank. We ultimately went with Banc of America because we felt they had the most favorable rate structure over the others. We did provide an index for them to use and they all provided the same formula and we felt that their rates were best suited to go forward.

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The rates that we normally finance can be anywhere from three to ten years. There is a formula in the agreement that shows how Banc of America will compute our rate. They will look at that rate as we set up the schedule for each one of these pieces of equipment. They will set the rate five days prior to the closing on the lease schedule. At that point, it will determine—I think when they did their example in their proposal, the rates ranged anywhere from three years at 1.07% to ten years at 1.87%. That will vary when we set up the current schedules.

**Action:** Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve.

**Chairman McKiernan** stated I’ve been informed that only Mr. Loudmouth is clearly audible down in the lobby. I’d ask for those who are along the sides here, when you do have a question or comment you pull that microphone down so that it is much closer to you and try to snuggle in close to it.

**Commissioner Townsend** stated when I was reading this, this lease term is a year-to-year lease, but then I saw on the schedule where you have terms for three. Can you go over that again for me because I’m not quite clear on that? **Ms. Jonscher** stated the original term of the master lease agreement is going to go from the date that this agreement is approved through December 2014. That is the original term of the lease agreement. Within that timeframe, we would expect that any of the equipment that is on this list could be financed. We divided up the equipment based on the terms that we would finance. Even though the agreement will expire, the terms—if we finance a piece of fire equipment over ten years, that doesn’t cut off at the end of this master lease agreement. We would still owe that, but we’d have the option to either renew our contract with Banc of America or if we didn’t like the terms, we could choose to go out for another RFP at the end of this term. We do have the option with this one for four renewable one-year terms. The initial year is longer than a year, but each year after that will be for a one-year term.

**Commissioner Townsend** stated there was another clause in here that gave me some pause and it had to do with our obligation under the lease to pay even if there was defective equipment. I think that was Section 403. Explain how this would work in the event, let’s say, any of the equipment on Item 1 is defective. What is the lessor’s obligation in those events since we are obligated to pay nevertheless? **Ms. Jonscher** stated if the equipment was damaged, we...
would still have to pay off the lease. Now we are required on any equipment that we lease to maintain full coverage. If there was a piece of equipment that was under lease finance, and say it was financed for ten years and three years in it was totaled, we would have the insurance to pay off that lease. They’re saying we’d still be obligated for it, but we could pay it off with the insurance proceeds we would receive on the damaged vehicle.

**Commissioner Townsend** asked what if in year one we find that one of these pieces of equipment is a lemon, so to speak, what is the lessor’s obligation to us? **Misty Brown, Legal Department**, stated basically the bank is saying they’re not going to be responsible for the lemon. We would still have to pay our obligation to them. We would have the remedy to take back to the seller of the equipment—and all of our standard contracts with the equipment, like if we bought a defective fire truck, we would still have the same remedies that we had set in place in our contract to buy a fire truck from that company. We would still have to continue making our payments to the bank. As Debbie said, we would have insurance provisions that would cover us for the payments and then we would have our own obligation to go back on the company that sold us the equipment to ensure that they made it right; gave us a new piece of equipment or what not. **Commissioner Townsend** asked so there is another purchasing agreement that is involved with this? **Ms. Brown** stated correct. This is just a financing tool.

Roll call was taken on the motion and there were five “Ayes,” Alvey, Walters, Murguia, Townsend, McKiernan.

**Item No. 3 – 130337…** An ordinance repealing Section 2-295 of the UG Code of Ordinances regarding prevailing wage in compliance with state law, submitted by Misty Brown, Legal

**Misty Brown, Legal Department**, stated I am here basically because the changes in state law, House Bill No. 2069, which as of July 1 basically nullified and voided our current prevailing wage ordinances. The ordinance that you have before you just makes us fall into line with state law and repeals them, leaving a space open in the books in case we’re ever able to bring them back.

**Action:** BPU Board Member Alvey made a motion to approve.

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Commissioner Townsend asked in short, because I’ve not read this, what are we not going to be doing as a result of this? Ms. Brown stated we will no longer be able to require anyone to pay prevailing wage unless we receive federal or state funds that require it. In the past, we required all contracts over $15,000 to pay prevailing wage to their workers. Commissioner Townsend asked meaning? Ms. Brown said union wages, basically.

Commissioner Murguia stated it’s a little different than that. Prevailing wage isn’t necessarily union wage but it’s a higher wage than sometimes the market rate is. Commissioner Townsend stated thank you, Commissioner. Commissioner Townsend asked so now we will not be requiring that? Ms. Brown stated correct. We’re not allowed to require that per state law any longer.

Commissioner Walters seconded the motion.

Roll call was taken and there were four “Ayes,” Alvey, Walters, Townsend, McKiernan; and one “No,” Murguia.

Item No. 4 – 130335… A communication requesting termination of the original developer agreement in favor of the new terms and conditions outlined in the amended agreement regarding Escalade Heights Redevelopment District, submitted by Marlon Goff, Economic Development.

Marlon Goff, Economic Development, stated I want to start by introducing a few gentlemen to our left. Curtis Holland with Polsinelli Law Firm, Craig Gafney with Platte Valley Bank, and Donnie Smith with Community Housing of Wyandotte County. I’ll start by referencing the Executive Summary that was prepared for your agenda packet. Also included in that was a map of the Escalade Heights Redevelopment District. That neighborhood is situated at approximately Meadowlark Lane and Walker Avenue. Tonight’s action item is essentially a request to advance this item to the full Commission on October 17 to consider termination of the existing development agreement in favor of the new terms that the development group has asked us to consider tonight.

In referencing the Executive Summary, the first thing we’ll start with is the ordinance for this redevelopment district approved in 2005, originally contemplated a total of 68 single-family homes. To date, only five structures have been built. Despite that, there is no outstanding bond debt September 30, 2013
associated with this TIF and we actually have a positive fund balance. More particularly, the items that are contemplated in this new redevelopment agreement, the bank has agreed to sell its interest which assigns their interest in the development agreement as well as the existing vacant parcels to CHWC.

CHWC has been awarded tax credits. They will immediately construct 16 single-family structures. The target is to begin in November of this year and complete it by December 2014. In consideration, CHWC will be entitled to a one-time TIF reimbursement. The remaining revenues associated with project Areas A and B of the Escalade Heights TIF will be pledged to Platte Valley Bank. Consideration of that will be the existing TIF eligible cost that were incurred back when this project first got underway, but they were never reimbursed based on the performance of the agreement outlined. If you have any questions for me—also the group is prepared to answer any questions you might have about the proposed development or the terms that we’ve outlined in the Executive Summary.

Commissioner Murguia said I understood that you said that there is currently no outstanding debt on this project. Mr. Goff said that is correct. Commissioner Murguia asked but hasn’t the Unified Government given several thousands of dollars in CDBG money to this project over the years? Mr. Goff stated I don’t believe so. I do remember in looking at the file the area is eligible, for example, within the CHIP program based on this proximity. I’m not aware of any Community Development Block Grant dollars that we might have. Curtis was a party to the original development group so he might be able to speak to that. Are you aware of any?

Curtis Holland, Polsinelli Firm, stated no CDBG money was ever given to this project. Commissioner Murguia stated I’ll look for myself, but I think during a budget process, we set aside $75,000 in cash for this development for incentives. I’ll look again. It was a couple, maybe two or three years ago. It may not have been drawn down. Mr. Holland said there were some incentives.

Mr. Holland stated I don’t know if there were CDBG monies. There were neighborhood resource monies that were used to help provide some down payment assistance to some of the purchasers of those homes. There was an amount of money set aside. It hasn’t all been used, is my understanding, but other than that, there wasn’t any, to my knowledge, any CDBG money provided for that project. There was some TIF assistance available to the project but it hasn’t all been used. As indicated there is a positive balance in the account. No bonds were ever issued.

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Commissioner Murguia asked so the down payment assistance money, does anyone know how much that was? I’m guessing it was $70,000 or $75,000 but was it more than that? Mr. Holland stated I’m just going off memory, but I’m guessing that the approximate dollar amounts were around $26,000 or so spread out over the four or five purchases of properties. It was assistance to help those purchasers provide a down payment or to pay for the down payment on the homes. Commissioner Murguia asked so are you saying there was only $26,000 utilized, total? Mr. Holland stated of the neighborhood resources allocation made for the project, it was around that number, I believe. I’m going off of memory.

Commissioner Murguia asked is this a multi-family, low-income since it’s a tax credit project? Is it multi-family or is it senior units that are going to be built? Mr. Holland stated they’re single-family homes as well as senior housing provided, not multi-family housing.

Mr. Goff stated the first phase of the project contemplates 16 single-family homes financed by low-income housing tax credits. Also, there will be 6 market-rate homes for a total of 22 homes.

The second phase contemplates up to 50 senior housing units which will be in the form of duplex housing. Commissioner Murguia asked fair market? Mr. Goff stated no. Those will also be low-income housing tax credits. Commissioner Murguia asked have the low-income housing tax credits been awarded for the 50 senior units and the 16 single-family? Mr. Holland stated for the 16 yes; not yet for the 50. Commissioner Murguia asked so if they don’t get them, are they still going to build the 50 senior units? Mr. Holland stated no. If there are specific questions about the development itself, I would ask Donnie Smith from CHWC to come up and answer those specific questions. He’s better able to address them.

Doug Bach, Deputy County Administrator, stated if I might clarify, Marlon, the action that is being approved tonight is the approval to move forward with the 16 single-family and the 6. The senior housing project is a second phase. It would come back before this governing body later. If you were concerned that they wouldn’t build the single-family housing and move forward with the senior project, that’s not what you’reauthorizing tonight. You’re authorizing the first 22 homes. Commissioner Murguia asked the 16 single-family homes with tax credits that you’re building, are those all 100% low-income single-family homes? Donnie Smith, CHWC, stated 16 are low-income housing tax credits; 6 are market-rate for sale.

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Commissioner Townsend stated I would like Mr. Smith to flush out the arrangement for the six homes, the time, how people could go about getting into them, and what that benefit might be, the timeframe? Mr. Smith stated under the 15-year tax credit compliance, we have to own the property for 15 years. At the end of the 15 years, the owner can take possession of the property. There are income qualifications to move in. There will be agreements with that family that at the end of the 15 years, they would have the eligibility to own the property.

Commissioner Townsend asked what are the price ranges on these homes? Mr. Smith stated the market-rate for sale, those will be approximately $170,000 for sale. For the lease-to-purchase, the final purchase price will be determined at the end of the 15 year compliance, but it will be nominal to the buyer. The monthly payments in the 15 years are based on their income. Commissioner Townsend asked and you’re looking at banks and funding sources that are working with families who have credit scores in the range of what? Mr. Smith stated our minimum requirement is 580 for their credit score. Commissioner Townsend asked and you would expect to have these completed by what time? Mr. Smith stated we need to have them completed by December 31, 2014.

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

Item No. 5 – 130331… A resolution of intent to issue $17.5M in sales tax construction IRBs for Assisted Living Associates LLC proposal for a 120 room assisted living facility within the Hazelwood Development area at 113th & Parallel, submitted by George Brajkovic, Economic Development Director. The commission approved $15M in IRBs via Ordinance O-66-12 on 12/20/12; however, the project has grown in scale and costs thus necessitating the increase in IRBs.

George Brajkovic, Economic Development, stated actually the next three items in a row are all IRB related. If I could just make a quick comment about the IRB process to remind everyone we really treat that as a two-step process. Step one is receiving the application and teeing it up for this type of meeting we’re having here tonight and doing a resolution of intent. For projects that want to consider September 30, 2013
a tax abatement or a PILOT structure, we would come back and conduct a public hearing and do either a resolution or an ordinance to issue the bonds at a future time. Tonight, all three projects are in what we call will step one of the process with a resolution of intent.

The first project might be familiar to some of you because in came forward in 2012. At that time, it was a $15M project, a senior assisted living at about 113th & Parallel within the Hazelwood Development area. Full Commission went ahead and approved the ordinance to actually issue those bonds. We’ve continued to work with the development team and they are here tonight in case you have any specific questions for them. We continue to work with them and actually their project grew in scale and cost. They came back and said well before we actually issue those bonds we have a request for you. We’ve looked to increase that total dollar amount. Maybe having me stop there and asking a representative or two from their development team to kind of come up and outline to you what entails that increase in scale and cost and then you can get a better idea of what the request is actually here before you tonight.

**Action:** Commissioner Murguia made a motion for approval. You can come up if others have questions, but we’ve heard this development. I understand the IRB process and it’s a big agenda.

**Commissioner Townsend** stated I did want to ask because I know we talked about another one Thursday and the issue of jobs. In this study, is there any requirement as part of this deal that the new jobs identified would be at some portion required to be Wyandotte County residents? **Mr. Brajkovic** stated the answer is yes. We anticipate that there is going to be an abatement/PILOT structure as part of this request. We’ll continue to negotiate with the development team to say that’s an expectation we have, and if they want those abatement percentages associated with the residency component, they will have to make a commitment. I will say in our early discussions they are very much committed to doing that. We are just not quite at that point with the way the deal was structured.

**BPU Board Member Alvey seconded the motion to approve.** Roll call was taken and there were five “Ayes,” Alvey, Walters, Murguia, Townsend, McKiernan.

**Item No. 6 – 130330…** A resolution of intent to issue $9.3M in sales tax construction IRBs for Premier Investments, LLC, the Wilhite family, for the September 30, 2013
redevelopment of one block east of S. 7th St. Trwy (bound by Packard St. on the west, Osage Ave. on the south, S. 4th St. on the east, and Shawnee Ave. on the north) located in the Armourdale area, submitted by George Brajkovic, Economic Development Director. The developer proposes construction of a 170,000 sq. ft. industrial building for lease.

Action: Commissioner Murguia made a motion to approve. Again, it’s a project we’re familiar with. BPU Board Member Alvey seconded the motion. Roll call was taken and there were five “Ayes,” Alvey, Walters, Murguia, Townsend, McKiernan.

Item No. 7 – 130327… A resolution of intent to issue $10M in sales tax construction IRBs for NorthPoint Development's project at Central Industrial Park (CIP), the 80 acre former RACER Trust site in Fairfax, submitted by George Brajkovic, Economic Development Director. This is the first project at this CIP for a 70,000 sq. ft. manufacturing building for Cinergy, a supplier of fuel tanks.

Action: Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve.

George Brajkovic, Economic Development, stated this is a big deal. This is the redevelopment of the RACER Trust site. The 80 acres that the previous GM plant was on and we struck a deal with NorthPoint Development that was finalized earlier this year. We contemplated an incentive structure that includes IRB’s, TID’s, TDD’s and this is the first project out of the gate. The development agreement as a whole says if we want to see a million new sq. ft. and a minimum of $40M capital investment. We are at $10M towards the capital investment and we got out first 70 sq ft and new jobs, new production facility for GM supplier. We are really excited. This is a big deal for us. I know NorthPoint is here so I don’t want to steel in case they want to say anything but appreciate the support.

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Commissioner Murguia stated I just want to say that George does a great job, fantastic job. We really appreciate all the work that NorthPoint is seeking to do with Wyandotte County and we’re in excited.

Commissioner McKiernan stated this is a tremendous first step in that area. Well done.

Roll call was taken and there were five “Ayes,” Alvey, Walters, Murguia, Townsend, McKiernan.

Item No. 8 – 130332… A resolution setting a public hearing date of 11/7/13 to consider Rainbow Real Estate Partners LLC petition for CID #2 for 39th & Rainbow TIF Project Areas 1 and 2, as contemplated by the original development agreement, submitted by George Brajkovic, Economic Development Director.

George Brajkovic, Economic Development, stated the original development agreement for the 39th & Rainbow Project was approved by full Commission in February 2010. At that time we always contemplated doing two CIDS. The first is a 1% sales tax add-on which was approved in 2012. This is coming back as the second phase of the project. It completes to layer in the additional quarter-cent as was originally contemplated in the development agreement. Basically, the way to think about that is between Phase I and Phase II, all the ground floor retail space will have the CID 1.25%. The exclusion is for the hotel which occupies the upper floors of Phase I of the project.

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

Commissioner McKiernan stated I want to echo what Commissioner Murguia said a moment ago. By the time these things come to our table, staff has really done all the heavy lifting and have put in an enormous amount of work. We get the pleasure of seeing a finalized proposal but only after all the hard work. Many thanks to everybody on the teams that have brought these forward.

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Item No. 9 - 130336…  A resolution establishing a blight finding for a proposed downtown grocery store development by RH Johnson near 11th & State Avenue, and scheduling a public hearing date of 11/21/13 to consider the creation of a TIF and CID district, submitted by Marlon Goff, Economic Development.

Marlon Goff, Economic Development, stated also joining me is Matt Dennis, RH Johnson Development Firm, and Korb Maxwell, Polsinelli Law Firm. Also want to recognize Cas Patykiewicz with RH Johnson. Tonight the action item is a request to consider forwarding the resolution to full Commission to consider setting the public hearing to create a TIF and CID districts. This proposal is in response to an RFP the Unified Government issued last fall 2012. One of the respondents to this RFP was RH Johnson and their proposed site and development project at North 11th Street and State Avenue near Big 11 Lake. This project contemplates the use of tax increment financing as well as the community improvement district. I’ll turn it over to Matt Dennis and Korb Maxwell to present an overview of the project and answer any questions you guys might have.

Korb Maxwell, Polsinelli Law Firm, stated it’s a pleasure to be here tonight. We’ve had a great run over the last many months together working on grocery store projects. We are here on another exciting project, we think, for Wyandotte County in bringing forward a downtown northeast grocery store; the beginning of the process of a downtown and northeast grocery store.

As this committee is very familiar with, and the UG as a whole is familiar with, and as the Chairman said just a second ago, these deals take a long time to make. It’s not just this first meeting when we’re engaged in a TIF process. We both have to look at an area, site the area for a TIF district, and we then have to go through the public hearings. We have to go to the Planning Commission and go forward to the full Commission. We create the TIF district that says this is the area where incentives will be available and then we really have to get down to the hard heavy lifting of structuring a development agreement and a business deal with staff that we’re ultimately willing to bring forward to the Commission. We have the beginnings of that, but I don’t think any of that is ready to be put in front of this Commission. We still have a lot of hard work to do.

What we’d like to do and we would ask this body to do is begin that preliminary step of creating a TIF district here allowing us to move forward to set a resolution calling a public hearing.
with the full Commission and in about 30 to 45 days thereafter, come forward for that public hearing for the creation of a TIF district.

I got rolling a little bit here. I should introduce again Matt Dennis with RH Johnson Company. RH Johnson is the developer behind this project that is working with the operator. The operator that RH Johnson has found and is working with is John Ball, Chas Ball Markets, the very successful operator of the 18th Street & I-70 grocery store. This will be an AWG grocery store provided by AWG.

I think what is probably the best to begin with is show the location that we have selected (he referenced a board). As I talk about that, I’ll also talk about the process. We are looking at generally the area between 10th & 11th, State & Minnesota. Big 11 Lake just to our north, Gates Bar-B-Que also just to our north, Security Savings Bank just kind of cut out of the project. That will not be included in our project.

How did we come up with this site? We were discussing that a little bit with UG staff earlier and talking about the process. As many know, this has been on the board and being worked in this Unified Government for a number of years now. It started with the concept and idea. A market study was done that showed there was an underserved community here—the grocery market, and there were groceries that were being underserved and not being bought here.

What we often have in these urban neighborhoods, and this government has spent so much time on, is a food desert. In locating that food desert, put out an RFP that included not only the downtown area, but also all of the northeast area. Then, as the Unified Government has often done, said developers come forward and bring private business to the table that is interested in being an operator of a grocery store.

As we all know, here around this table, the Unified Government itself doesn’t have the ability to sell lettuce and sell all of those items and keep produce stocked. What you have the ability to do and do well is incent capital projects to end up being able to work with George, Marlon, Doug, and all of us to put that we got a certain number of costs to build a grocery store and how do we end up financing that gap. If there is a gap that the private market will not be able to put in, how do we end up building for that gap and financing for that gap?

We went around and looked between RH Johnson with their real estate expertise and AWG with their grocery expertise and found that we thought the best place in this trade area for a grocery store today, not saying that this is the end all, be all, and the only grocery store that will ever be developed, but the grocery store for today was on your two great thoroughfares of State and

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Minnesota that have the highest traffic count in this area. Also, a property that has great access and was easily acquirable and assemblable. As everyone at this table knows, one of the hardest things to do when doing urban redevelopment is to go put all of the little pieces in play to be able to acquire all of that property and be able to get a big enough area, a density large enough that you could end up doing something like a 35,000 to 40,000 sq. ft. grocery store. The beauty of this site between 11th and 10th is that almost half of the site, Matt, if not more, is already in the UG’s hands or in Land Bank’s hands. It’s also a very flat site so we are able to keep down the redevelopment costs and you’re well served by these public infrastructure access areas over it. Both looking at this site and the ability to acquire to keep costs down and in the trade area and the market that it serves, we saw and AWG saw, that we think that this is the top grossing grocery site.

Why is that important? The ability for a grocer to go in and be able to sell enough groceries through time is what’s going to keep the store in good shape, keep it in good repair, keep it well stocked, and keep it to be a first quality operation like what we’ve seen developing in Wyandotte County with 18th St. & I-70 and some of the other projects that Wyandotte County has been involved in. Importantly, also the ability to sell the most groceries is critical because the principal tool of what we’re working on today and what we will bring forward is tax increment financing and TIF. That’s not only the capture of the real estate taxes, but also the capture of the sales taxes. That capture of the sales taxes is what allows us to be able to build these structures in the first place which we need for two reasons: for the long-term viability of this site to end up having it sell the most groceries, and so that we can get those costs low and be able to finance those costs with tax increment financing. In all of that study, that is where RH Johnson and AWG—we came forward and said that this was the correct location and how we ended up deciding on it. After that, it became a matter of site planning that we went through and worked.

We’re still working hard with your planning staff and your engineering staff on the details of this. I would say this is at a preliminary level currently. We’re continuing to work with Mr. Heatherman and Mr. Richardson on the final details of the plan. The things that we’ve been able to do are access this very nice site and be able to put a large grocery store on it. We’re still working through final footprints of that. We think we’re very close to this being final but we’re showing a 40,000 sq. ft. grocery store served in the truck dock back off 11th St., a nice good field of parking. As we all know, with a convenience use like grocery, having good easy access parking is key to it. We think we’ll have enough land over on this part to end up doing some kind of a pad site. We really think this will be some form of a fast, casual restaurant or restaurant use. There could be other users.

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Matt and his team have been working on that, but we think these two components together really begin turning around this piece of property and more importantly, providing incredibly valuable services to the neighborhood.

We’ve been working with Rob hard on looking at what your Downtown Master Plan calls for and what the design of the site would be. As you can see, I think we have a very attractive first cut at that. We’ve been looking at the ability to do some architectural embellishment and flourish and make sure that this really fits in with your Downtown Master Plan and vision for your community as you’ve expressed in that document. Also, given that we have a four-sided site with access and the public being able to view it from all areas; we’ve ended up doing four-sided architecture. Your staff has laid that out as a key to us and we’ve been working through that.

Lastly, Mr. Chairman, one thing that I would like to point out is one of the components as we said before when we looked at the RFP area that was put out by the UG, was it did include both the downtown and the historic northeast of the community. We sited it as we said at State & Minnesota but what we thought interesting was to do a study of how far is this grocery store from various points in the northeast. I believe, Matt, the sites that we actually put here are new houses that have recently been built in the northeast with some of the NSF (NSP?) money. We looked at how far from these investments that are being made by the government in new housing, how far would it be from that grocery store and to be served by that grocery store. Each time we came up with sites that were at the most, two miles away. We have a grocery store for those that have access to a vehicle that’s within two to three minutes of their house. For those that don’t have access to a vehicle, being located on State and Minnesota at 10th & 11th, we have ready access to public transportation. As many know, with some of the towers that are located here with the Housing Authority, we are also very close to walking distance to many of the residences of these districts as well.

We think we found a good location. We would ask this committee to allow us to move forward to the full Commission and allow us to continue to work with your staff to take this beyond the level of a TIF district and bring it into a financing under a development plan and ultimately a development agreement where we sign on the line and commit to this Unified Government to build and operate a grocery store at 11th & State, 11th & Minnesota.

Chairman McKiernan stated thank you so much. A great overview of this project and I really appreciate that. I want to remind everybody here tonight that this opens the discussion on this project really within this committee. The piece that we are being asked to approve tonight is to set the public
hearing date for the TIF and the CID. As Mr. Maxwell said, the development agreement is still a ways off. A TIF and a CID would be two of the tools that would be used to reach that final development agreement. We’re not really considering anything beyond the TIF and the CID tonight. All of the remaining pieces of the development agreement will continue to be discussed and debated and bartered and we, as a Commission, will really touch on this when we come to our strategic planning meeting in October on how this fits in with our strategic vision for redevelopment of this area. It will be part of a continuing discussion between Mr. Maxwell, Mr. Dennis, Mr. Goff, and the rest of our staff. I want to make clear that what we are being asked to do tonight is just set the public hearing date and open the discussion of this potential development.

Commissioner Townsend stated I would like to thank Mr. Dennis and Mr. Maxwell for that presentation. Just so you know, what you see here tonight is not normally customary but it is because of the amount of interest in this project obviously. As the Chairman has said, this is just the opening volley so might as well open it and give you the opportunity to ask questions I know are on the minds of my constituents and some of the others here.

You mentioned the 11th & State location. There were some other locations that people had in mind, for instance, 18th & Parallel and 10th & 11th & Parallel. As you said, we were in a food desert. People will go to the store that is reasonably close. I do know that the proposed location is not far from the last two stores that closed close to that area. What, again, made the 10th & 11th Street location the most ideal in the minds of the developer? I was under the impression I thought I had in some planning that maybe there were other sites that were equally profitable.

Mr. Dennis stated we spent quite a bit of time as you know. AWG is Kansas City, KS, based, one of the largest cooperative grocery distributors in the country. They operate, I think, over 2,400 stores regionally so they have very good experience at siting, locating, and opening new grocery stores. We spent a lot of time with the Ball family and a lot of time with AWG. We looked at every location. We drove every street in the historic northeast as well as downtown for six months. We decided that had we gone too far north, we would lose part of the market that we were trying to serve which is the southern part as well from Minnesota south.

John, the Ball family, obviously operates a store at 18th & I-70. That is a very regional location for them. They do license plate studies and they draw from Topeka, Lawrence, and all over the area, more than just locally. They have that regional location. They felt like they were missing some of the northeast market, if you will.

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Again, State Avenue and Minnesota carry the most amounts of traffic. 11th Street has a light. We felt like it was necessary to get east of 18th Street so we weren’t just bookending the location at 18th & I-70 straight north. It gave us a little bit of separation to help us serve the downtown area. We also believed that there are a lot of shoppers that we wanted to pick up that worked downtown that go to the grocery store after work. As Korb referenced, we have to have a location where we think we can maximize our sales to remain viable for the long-term. It was really about both the central location with the highest visibility, with traffic counts, and proximity to the existing store so that we weren’t cannibalizing too much our existing store but really creating another opportunity in the food desert.

Commissioner Townsend asked what do the traffic counts look like by comparison to 18th & Parallel or 10th & Parallel? Mr. Dennis stated I don’t have those at my tip. I know we have them in the file, but I will be happy to get those to you and send them to you. We can provide those for the committee.

Commissioner Townsend stated I’m visual. I know what the grocery store at Prescott Plaza looks like, very nice. I see 40,000 sq. ft. is proposed for this one. In comparison to Prescott Plaza, what are we talking here with this site in terms of size? Mr. Patykiewicz said 42,000 to 43,000. Mr. Denis said so it is going to be slightly smaller than his existing store.

We have property constraints as well in terms of what we can fit. As Korb said, we’re working with staff to make sure it all fits and flows. The footprint that you see right now, the 40,000 and some change is the maximum size we can fit on the site and still maintain some green space and our parking ratio as well. It’s likely if it goes any direction, it will go closer to 37,500 or 38,000. We’re still working with the operator to right size it and that’s determined a lot by the fixture in the building as well.

Mr. Maxwell stated also, Commissioner, with planning too. We need to continue to work on your right-of-way here and how the store operates and serves and ADA compliance and otherwise that we have in this area. All of that planning process is still on-going to get that store sort of homed in for an exact size. It would be very comparable to the 18th Street & I-70. You can see that not just as you said as a visual person, not just with the site plan, but also in the high level of tenants that you see in the elevations. We walked in yesterday—I walked into the 18th & I-70 store; a very nice architectural finish to the whole Prescott Plaza Center. We are looking at that same level of finishing.

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Mr. Dennis stated I’d like to point out a couple of other things too. What’s not reflected on here that we worked with Rob and Mr. Heatherman on the other day; this will be very pedestrian friendly. We’ll have pedestrian access off of Minnesota as well as pedestrian access off of the State Avenue side. Both would be ADA compliant. We’ll have an ADA complaint pedestrian access here as well as one here off of Minnesota. We’re working with the operator right now to site the sit-down eating deli area so that it has windows overlooking Big 11 to the north.

Commissioner Townsend asked so if this proposed store would be several thousand sq. ft. less…Mr. Maxwell stated two or three. Commissioner Townsend asked what would say Prescott Plaza have in terms of services, amenities that this store may not or would it have the same but just proportionately scaled back? Mr. Maxwell stated I would say the same, maybe even enhanced but on a smaller scale.

Mr. Dennis stated not just this project, but many others, a full service grocery store is running somewhere between that 35,000 to 45,000 and mostly that has to do with site constraints around it. That size is probably properly in the 40,000 sq. ft. and then it can just move a little bit from there. I don’t think there will be any reduction in service and/or quality over 1,000 to 2,000 sq. ft. If you want to think about it this is probably a 4,000 sq. ft. building that’s on here so we’re talking one-half of that sizable square footage, and we can make that up with the efficiency of the store and the planning within the store to make sure it properly flows in services and that all the products and needs of the population are there.

Commissioner Townsend stated I just have one or two more questions. I appreciate your patience. I know these are questions that my constituents are interested in knowing. Would you be considering proportionately funding that’s similar to what the UG put into Prescott Plaza? I’m just throwing out numbers. Let’s say it was 50%. Are we looking at a 50% request here or significantly more because we’re hungry so you’re going to make money there? What are we talking about or is that too far away to know right now? Mr. Dennis stated it’s a little bit too far down the line. I would say in general, this will be—I don’t think that it’s a secret that this will continue the request that has been made on this Unified Government and all of the other projects and that is we’ll likely ask for GO bonds. We have seen that in the last four to five grocery store deals that have been done by the Unified Government that included general obligation bonds. We will likely be asking for general obligation bonds of the grocery store and of the TIF and of the CID.

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The exact proportion of public to private investment, that’s really what we’re working through right now at this time. I think it will likely be a little bit higher than what you saw at Prescott Plaza with, as you say if it was a 50/50, I’m not sure that was the number. If that was the number, I think we’ll be north of that number. I think we have a lot of hard work to do with Marlon, Doug, and the rest, frankly of this Commission, if we’re able to move to that level. What we really are asking of this body today is would you create a TIF district here so that we can harness that increment and we’ll come back to you with all those numbers that really break down the public and private investment that we’re asking both this Unified Government and the operator and developer of this store.

I hope that was enough of a preview there, but I don’t feel comfortable pinning it to an exact number until we’ve work that out with Doug and his staff. Commissioner Townsend stated that’s fair. We’re just talking though. Mr. Dennis stated sure. Commissioner Townsend stated thank you.

Commissioner Maddox stated even though I’m not a part of this standing committee that met tonight, it was important that I be here because this has been the number one biggest concern that my constituents have shared with me since being in office. First of all, I want to commend Mr. Marlon Goff who has had this project since its beginning. It seems like it’s been a long two years but it’s still going and it’s still revolutionizing.

At the beginning of this process when we sat down at the table to begin looking into the places where we would put the grocery store, AWG had did their research and it came back two or three places that were ideal. The first ideal place was 18th & Parallel. I believe the second ideal place was between 10th & 12th. A third place was somewhere downtown. I don’t remember the exact address.

Many of us had concerns that would be called northeast. Would the grocery store be in the northeast, what was called northeast? What are the boundaries of the northeast area which is still a question for us? Anyway, at this point moving forward, we’ve seen a part of this process where we didn’t know if we would have a grocery store. We ran into a brick wall a couple of times. I’m glad that we are at this point that we are at. While I know it’s not the number one location that I or many of the people in the community would have liked to see it, I think it’s very important where it’s located. There are a lot of senior citizen homes that are along that area maybe less than a mile away. I think those are the majority of the constituents that I heard from, the people that were concerned about their grandparents or their aunties that were elderly who could not get to a grocery store.
This location does match that criteria and so I’m excited that we are at this point. I appreciate the work that Marlon Goff and staff has done. I know we’ve heard from the Commissioners. They understand that the northeast needs a grocery store. When you look around the room pastors were involved, people in the community signed petitions, different people were very involved. They wanted to make sure that this grocery store goes forward. I think the Commission understands that, so I’m glad we’re at this point and I’m glad we’re moving forward. Hopefully, whenever the process revolutionizes, we’ll go ahead and get this thing done for the people.

Commissioner Murguia stated this might be a premature question. I was wondering if the market that this grocery store is intended to serve; do you know what their shopping patterns are driven by? I’m curious. Is it price point, product availability, or location? Do you know that yet or are you going to find that out? Mr. Maxwell stated I think all of the above. The people really, Commissioner, that do that less than Matt or I—Matt can find good real estate. I can help put together real estate deals. It’s really AWG. Quite frankly, that’s a little bit of a black box of how you look in and figure out their market studies but that’s what they do. They run demographic analysis that really gets down to the heart of grocery shopping and grocery shopping tendencies and does all that work and wheres of all and they are able to plot that on a map and figure out what the buying and what the draw area will be. The capture area is what they call it. They ran that analysis for this site and came back with the numbers that we’re beginning to work with staff on to end up looking at what does the project look like for the next phase of it. I’m not sure if that’s a perfect answer for you, but it’s really the right answer is that we rely on AWG, the people that sell groceries all the time and tell us that.

Commissioner Murguia stated I think the project is great. I have no problem with it. I just think the level of involvement that the people have had to this point that it might be worth someone’s effort to dig down to that level of detail to figure out what out of those three they value the most because that should be a driving factor I would think.

I’ll just give you an example. It’s no secret that we approved a grocery store in my district. One of things I did to ensure that is I partnered with KU Research and they actually came over and did an analysis of specifically how the people in my district shopped. Specifically, their number one priority was price point more so than location or anything. I was surprised by that. Now location was in the top five, don’t get me wrong. As Commissioner Townsend and Commissioner Maddox have mentioned, location is very important when you don’t have a lot of money. If it comes down to eating

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or getting somewhere you obviously are going to make eating a bigger priority. If you only have so much money, then the price point needs to fit that market. I’m just concerned because I want it to be very successful. I’m not sure that the average resident on the street would understand the difference in price points depending on the grocery store providing the service. It’s a great project. I love it. I just think the community should have some say about those three issues.

Mr. Maxwell stated I know that, Commissioner. You’re study took a fair amount of time to get done and had a fairly hefty price point that needed to be fundraised for. We might not be able to duplicate that. I think the community is so hungry to have this move forward. What we probably could do is go back to the operator and try to probe a little bit more on questions like that and be able to provide that back to the Commission either in this forum or the full Commission or otherwise as we move forward with the process. Commissioner Murguia stated that’s great. I just want to see it be successful especially if it’s going to have that level of government investment. I surely don’t want a grocery store right next door to someone’s house that can’t afford to shop there.

Commissioner Walters stated just a question. Do I understand correctly that we have to decide whether this area is blighted as a part of establishing the TIF district? Are we going to have any testimony on that? Mr. Goff stated, Commissioner, that’s correct. One of the other items that we will be seeking to have as part of the public hearing in addition to creating the TIF and the CID districts, the Commission will be asked to make a finding of blight. That’s necessary before we can set the public hearing. My understanding is the developer has already solicited that study from a third party firm who will take a look at the proposed districts to establish a blight finding. Commissioner Walters asked so we will not be establishing that tonight? Mr. Goff stated, no. Mr. Maxwell stated correct. You’ll do that as a full body. Before you move forward, we’ll schedule a public hearing. We’ll present all the evidence at that meeting. The finding of blight, as I think many at this table know, is a legislative finding by the governing body. To assist you in that finding, we go out and authorize an appraiser, a MAI appraiser to go through, do a full analysis of the property, bring that forward and look at that. That MAI Appraiser is working on that study as we speak, and I expect to deliver that to Mr. Goff probably early next week.

Chairman McKiernan stated I know that there are many people here not at the table at the moment who had a great interest in hearing this. I do want to give anyone who had a particular desire to address the committee the opportunity to do so.

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Chester Owens, 1150 Washington Blvd., appeared stating you probably had discussions already but it’s very difficult for us sitting along the wall to hear because you’re not talking loud enough for some of us to hear, particularly for some of us who have hearing problems. I just wanted to know the boundaries of the TIF and also the boundaries of the CID. What are the proposed boundaries? Chairman McKiernan stated we have not yet discussed those and so thank you for that question.

Chairman McKiernan closed the meeting to the public.

Mr. Goff stated so originally the proposed TIF and CID districts would encompass the project area. More recently, in addition to this project, we’ve been engaged with Mayor Holland’s staff surrounding the Healthy Communities Initiative. The map we have before you is the TIF concept that we are currently going to be looking to advance to the public hearing. Outlined in blue is the project area referenced on the boards, but the red boundaries are essentially what would be encompassing of the district. The northern boundary of the TIF district would be Washington Blvd. The western boundary would be North 12th Street. Then we pick up the right-of-way along Minnesota Avenue and include the CVS Pharmacy on 10th & State Ave.

BPU Board Member Alvey stated one of the questions I would have is would the boundaries drawn for the TIF district, where they’re drawn now, what kinds of redevelopment or opportunities would there be for other businesses, real estate, as we go forward. If this is already now part of a TIF district, would that kind of ace others out of some redevelopment? Mr. Goff stated right now this is the proposed district. None of the existing businesses would be included in the TIF district, but one of the things that’s attractive about using that particular tool is the ability to capture land at a relatively low assessed value. Again, because of what we are proposing, a multi-million dollar retail development, that increment would be available to help finance the project costs. It still remains to be seen as we further flush out some of our financing models. What exactly might be available outside of paying the project costs for other improvements within the district, for example.

Doug Bach, Deputy County Administrator, stated maybe I’ll expand on that a little bit too. You’ve got a couple of options when you look at the TIF district. Remember, if you come into this project and you think about the area they’ve outlined, it’s a starting point for this. If we grow a TIF district out over a larger area, which is contemplated with this, and we can move this line around a little bit—we’re a little limited on where we can go south because there’s already a TIF district from
Waterway there. You can grow it but then you come back to it and establish project areas as you move forward.

In the TIF process, you go through first you establish your TIF district. Then you’ll come back and we’ll have a development agreement and a project plan. Our project plan then can be as narrow as just the grocery store itself and then you could have other phases of the project plan come in. Then we’re able to utilize funding and we can set up different scenarios where the funding can be self-contained to pay for something here but then excess can over to this part of it or this part of the project and have something new happen here and its excess can rollover. You can identify it in ways like that. The advantage to making a greater district is you encompass more property that can take advantage of other aspects of the property. Then you put a plan together that really identified what you’re doing at the beginning.

BPU Board Member Alvey stated but I’m going to assume that the reason the boundaries are drawn the way they are is so that we can capture sufficient revenue to defray the capital costs. Mr. Bach stated actually you set your base. If we outline this area, the base is set. We would only capture additional if something new increased in that area. The CVS is actually outlined on this. What’s being generated from the CVS in terms of sales tax and property tax today cannot go toward the TIF. It can only be new increment that could come to it. In a sense, if you come back to it and because of this project coming into it, it stimulates new activity to enough that it would be noticeable and let’s say raised sales in that area by 15%, then that could be something that could be captured by the TIF. None of the base that’s collected there today would be allowable to be collected under the TIF. That would all come back into the general fund as it is today.

Commissioner Townsend stated the concern I have maybe as I look at this map with the red boundaries, that this is the proposed boundary of the TIF area. Are viable stores, vendors, and markets there? What would be their vulnerability for continued survival if we TIF them? I have no problem with the grocery store and that is what I was focusing on. I would be interested to know or concerned about viable businesses already there and how they’re inclusion in the TIF district may make them vulnerable to have them leave, close, that type of thing. Mr. Bach stated that’s a good question. That’s an education process that we have to get to with everybody. Just like you when you see it you say, oh now I’m in the TIF. Actually, there’s no impact on them. The business as its operating today, what’s going on there, there is no impact on them. If because of this operation we’re now within this TIF district have something that causes us to generate a lot of new revenue, then this
TIF district is able to capture that revenue; none of which is revenue that the store would have got one way or another. If the revenue is new sales tax or property tax, that’s money that comes back to the government.

What we’re saying is if we go to a larger area, and this is really what this is all about as the discussion, if something within that area creates a greater increment, then we’re able to use it within the project area should we chose to. What we’re pledging to the developer today—well, what we’re talking about—we’re not pledging it today, is there were new revenues that are coming within their project area. We’re not even having a discussion about if something came over here on a vacant parcel of ground and built in. We’re not contemplating anything in our development agreement that say, oh and you’re going to get that money. We, as the Unified Government, can use that as a back stop in that project area should revenue projections come in a shortfall in a different area. No harm to the existing development. They wouldn’t even know it. Nothing that they would see would have any impact on it. If some increment came, that would be something we could determine whether or not we wanted to use that new revenue in the project area.

The downside of being to the larger, and this is from you as a policymaker to think about, if you have an area in here and I don’t really want to use anybody’s name because I don’t want to put a hex on anybody, but if there is a development in here and it’s working today and for some reason it closes down after we start the district, we establish our base and its operating and here’s where the base is and we say this or this, then it goes down, then our base just dropped or the money trying to add to our base just dropped. The rest of it has to make up at least that much before we get to that point and then go over that base to give us excess money. That’s not a risk at all to any development within it. It wouldn’t be to the development team because I think we’ll probably have their area coordinate around what’s going on in their project area. If we looked at a future project somewhere else and say there’s a shop here and it just went away a couple of years from now, we just lost money out of our base in that TIF district. We haven’t had a problem with that when we’ve done that previously, but it’s something that you should be aware of.

Commissioner Townsend stated again, I am just concerned about those businesses in this proposed boundary that are viable, functioning, of long standing and that they not be at some later date be told, hey you’re in the TIF, we need this space for something else. That’s my concern. I know we won’t resolve that tonight.
**Commissioner Walters** stated as you’re explaining this process, Doug, we do have to find that all of those areas are blighted in order to include them in the TIF district, do we not? **Mr. Bach** stated yes, it is. So when you expand your boundaries to a greater area then you have to—and Korb can probably speak to this a little bit better than I can—but when you go into it, you just have findings of fact within it. It doesn’t have to mean that the entire area has a particular finding of blight. It’s that within the district, this finding is there. **Mr. Maxwell** stated correct. It really is a predominance of those factors that we use as a legal standard that the appraisers go through and fine tune and it becomes your legislative decision to make on that following after us providing that information to you.

**Mr. Bach** stated we really put this forward tonight for discussion. We’re actively looking to say, what do you think. We could just refine it and just do the TIF district that the project is being proposed in. It seems like it takes a little bit bigger, more of a global thought to expand and come into a larger area and think about future projects and additional projects that we may do around this area as we move forward with this initiative and the Healthy Communities Initiative that we’re driving for in this area.

**Mr. Maxwell** stated, Commissioner, the issue that we’re truly on is working on our grocery store in that small area. I would back up Doug from the private market. Doug is sort of speaking from the government side but I’m speaking from the private side to some extent. Although it does take that education process with businesses and others that are in the area and to explain the notice that they get and anything like that, that would come with the TIF. I would say from the private side, being in a TIF district is usually an extremely positive thing in that those that are looking at real estate and real estate development and the value of real estate, that is usually something that is not going to show up and make your assessments or appraised values jump up tomorrow or anything like that. It is usually a very positive financial impact on those businesses and people’s lives to be included within a TIF district.

I would also say as much as sometimes we’ve had disagreements about this given that Kansas legislature has limited the power of the Unified Government or any others to ever use eminent domain out there. There is no threat that the government or private industry can come and take anyone’s business. It’s not allowed by state law. That has been foreclosed as an option out there.

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Commissioner Townsend stated that’s primarily my concern with the size of the TIF. We need the grocery store but I don’t want it to necessarily be the ruin of long standing businesses that have supported that community. Mr. Maxwell stated clearly, as the developers in this area, our only job and thought is to improve this area and make it stronger and really stand with those that have already brought this area so far and try to take it further, not to be a detriment in any way to those businesses that are already successfully operating there.

Commissioner Murguia stated so just for clarity, this is a CID and a TIF but tonight we’re only setting the TIF boundaries or the CID boundaries as well. Mr. Maxwell stated we’re actually working, Marlon, that you wanted to have input on both, but we were really bringing forward here the concept of a TIF district and the CID district as well for our grocery store component. Commissioner Murguia asked so is the TIF and the CID only encompassed in the blue box? Mr. Maxwell stated I think the discussion—I’ll let staff speak to that. Mr. Goff stated the blue box essentially represents the project area. The red boundaries illustrate this expanded TIF concept to include the vision for the Healthy Communities Initiative and potentially to capture some of the other potential cinergy retail development surrounding the area. Essentially, tonight what we’re asking is for the matter to be advanced to the full Commission to set the public hearing in November to consider the creation of both the TIF and the CID districts. Commissioner Murguia asked and then when you come back forward at that point, you’ll discuss the details within the CID or the TIF. Mr. Goff said correct.

Mr. Maxwell stated, Commissioner, we have not inserted a CID petition. We have not provided that. As you know, the owners of land have to sign a petition. We have to meet certain thresholds. We haven’t done any of that. While we’re talking in theory about the CID, really the CID is not properly in front of you at this point yet. We’ll have to come back with that. Really, discussion right now is with the TIF district process. As you know, a TIF takes longer than a CID. We’re able to do a CID in a relatively truncated period of time. The TIF is a two-step process of district and land. Commissioner Murguia stated got it.

Commissioner Townsend stated for clarity, if we move this forward, and I hope we can, that would not be the end of establishing in stone the proposed TIF district itself? That is the point for the public hearing? This can be altered? Chairman McKiernan stated correct. We could gather additional information through that public hearing process that could then modify if we so chose the boundaries.
that are drawn on the piece of paper that we have tonight. **Mr. Bach** stated a point of clarification to that. If we modify the boundaries at the actual public hearing, does that have to go through a new publication period? We can go smaller, but we can’t go larger. **Mr. Maxwell** stated correct. If you’ve ever noticed, Commissioner, we will have to notice all of the area that’s included within the TIF district so everybody gets an official public hearing and they can come down here and speak to the Commission. We can always go smaller if we decide at that hearing to go smaller. We can’t go larger if we’re not properly notified for that TIF.

**Action:** Commissioner Townsend made a motion, seconded by Commissioner Murguia, to approve the establishment of the public hearing.

**Commissioner Walters** stated I’d like to just clarify that the motion you made is strictly to establish a public hearing. **Commissioner Townsend** stated strictly. **Chairman McKiernan** stated correct. She’s made a motion that will be brought forward to our October 17 full Commission meeting. The motion is to adopt a resolution establishing a blight finding for the proposed district and to schedule a public hearing for the date of November 21 to consider creation of TIF and CID.

Commissioner Walters stated if I could. That is exactly what I just asked because I did not think we were establishing a blight finding tonight. **Mr. Bach** stated that will be the action that night, October 17. You’re correct; we will not be adopting a blight study tonight because you have not been presented the findings of fact. Your motion is to consider a blight study, maybe to clarify, we should have crafted that better. You will consider a blight study on October 17 and consider setting a public hearing for November 21. **BPU Board Member Alvey** stated which is where the Commission will be asked to make a finding of blight at that November 21. We would have had 45 days with that study.

Roll call was taken on the motion and there were five “Ayes,” Alvey, Walters, Murguia, Townsend, McKiernan.

**Item No. 10 – 130338**… A communication regarding the request of City Vision for various UG commitments relative to their proposed multifamily project on UG owned property at 6th & Nebraska, submitted by George Brajkovic, Economic Development Director.

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George Brajkovic, Economic Development, stated I know John Harvey with City Vision is here. If John wants to come up and we’ll have a chance to discuss it. This might sound familiar to some of you because this item was before you and in one sense it is looking for low-income housing tax credits to help finance the project and as such, went through our review process where we score it. As long as it gets 50 points or more on our local review, then we send a resolution of support over to the state as the state considers their LITCH application. We did that July 25 of this year.

The project itself though is an $8.6M project, 49 units, LITHC. 85% of those units are LITHC, so 42 are low-income housing units and 7 market-rate units.

Of the $8.6M, we have been working with John to discuss what the financing sources are for the project. $6M is what is expected to come from their LITHC application if it gets approved. We won’t know if the state approves that until about April 2014 when we should find out for sure. $1.6M then in addition to that is in the form of a private mortgage that the developer will carry and service. That leaves about $1M that we’re still looking for some financing sources.

John had asked staff to look at a TIF and we’ve run some TIF analysis and projections on it. Doing 100% TIF incremental on property tax for 20 years, we think it would produce about $310,000 from the TIF. That still left about a $650,000 gap in the project. Mr. Harvey had approached LITHC about getting a loan to service that gap. What LITHC had proposed back to them was a loan with a three-year term. What LITCH has submitted back to staff for review is that the UG guarantee that loan. Basically, the terms of the loan are that within a three-year period, that loan is paid in full. Again, that’s the ask back to the UG on this project. It is roughly about $1M via the TIF, guaranteeing the LITHC loan, and that we would possibly be gifting the land, the site.

I guess I failed to mention where the site is. It’s at 6th & Nebraska. It’s a large parcel. Willa Gill Center occupies the western half of the property. This is the vacant eastern portion of it. It’s directly across the street from Mr. Harvey’s other project, Turtle Hill Townhomes.

Again, he asks the TIF, guarantee the LITHC loan, gifting the property, and taking care of some survey/replat issues for the site. What we have suggested, as staff, back to Mr. Harvey was why don’t we just wait. Why do we need to advance the TIF? Let’s wait to see if the state actually allocates your tax credit since they’re such a predominant part of your financing, then we can quickly take those necessary steps, if the elected officials deemed that’s where we want to go with this. I’ll let Mr. Harvey speak to it. I think he has got some concerns with his investment group that is involved in the deal and meeting some certain milestones that they are looking for.
John Harvey, City Vision Ministries, stated the history for us, as with any project with multiple layering of financing, is we have to keep everybody holding hands in the deal. We have a development partner in Yarko Companies that would partner with City Vision to own and develop the project. We also have discussions with the lender that would come in with a private mortgage and then more importantly, the buyers of the tax credits. For us to keep this deal moving down the track when there is a gap, the TIF isn’t such an issue, it’s more the $650,000 gap that’s still left. Using a tool like LITHC gap loan fund, which is a new tool that has not really been used here before, what we need at this point is some assurance and the word is commitment that the UG is willing to use that tool. With that expression of support, we’re able to keep the investors involved in holding hands with us while we apply to the state and then wait for the tax credits to be approved. What our investors are not willing to do is to wait until May when the tax credits would be approved and in their minds they’re ready to move to construction docs and to close this thing and to move forward. We can’t wait until that point to find out if the Unified Government is willing to partner in this way. That’s the discussions I’ve had with staff and while I’m back here tonight.

Mr. Brajkovic stated to that end, the ask on the guarantee for the $650,000, I think, is probably staff’s biggest heartburn. We don’t know where that money would come from. Mr. Harvey has thrown out a few suggestions. I know that we’ve discussed it at various levels. There is nothing that we can offer right now without your group, the elected official group making some decision that we’re going to pledge some future revenue funds. The two big ones that we’ve discussed are CDBG monies that could become available for access to some of the STAR bond revenue. If the UG was willing to create its own sort of gap financing fund, would we be able to commit future dollars from that? That’s what we’ve shared with John. We just don’t know where that money can come from. We don’t have the ability to commit from the staff level.

Chairman McKiernan stated from my perspective, I think, we’ve had several discussions. I think conceptually really see the positive benefits of this project. I think we’re at a point where I think I would like to delay just a little bit so that we, as a Commission, can really have that thoughtful strategic discussion about projecting out income and expense, and about looking down the road. We’re going to have to pre-allocate some dollars and make sure that we, as a Commission, are comfortable with the way we’re going to pre-allocate dollars from, let’s say, CDBG or from any other source so that we have a clear plan in place that these dollars for this year are allocated for x purpose.

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and these dollars from the same year are allocated for y purpose so that we have a real good strategic handle on it. I think once we come to that type of conclusion as a Commission and we’ve had the plan and we know that strategically this is where we’re going to put the money then I would feel very good coming back at that point and time, personally, with that sort of commitment.

Commissioner Maddox stated again, I know I don’t sit on this standing committee but I met with Mr. Harvey about two or three months ago in regards to this project. When is the exact year that you need the funding? Mr. Harvey stated that’s a good point. The LITHC funds would come in at ground break. Realistically, we’re talking spring of 2015 probably, maybe fall of next year if we’re lucky. The developers will service the LIHTC loan for three years. We’re really talking about 2018 when the funds would have to come in and repay the LIHTC loan.

Commissioner Maddox stated with that, I wanted to ask Doug. I know we had spoken about CDBG funds. I don’t know if that is available on the table as soon as 2015. Are there other financial statutes or things that are in place that maybe we could look at as a Commission? I know you said discuss it maybe in October. Chairman McKiernan stated I think that is where we, as a Commission, need to go. We need to look at several of these potential funding sources and several of their potential funding directions. As a Commission say okay, this is our strategic plan with those monies. That’s my opinion on that.

Commissioner Townsend stated I remember when this came before us several months ago and conceptionally, it’s a great deal. I’m just financially conservative and my antennas go up when staff says we have not identified a funding source. I have heard in our budget meetings and sessions some private, some public about the use of STAR bonds. I hope we’re not attaching too many things to these STAR bonds before they materialize. I think what Commissioner McKiernan has offered is just a more strategic approach would be one I would support. The idea is great in concept, but it makes me nervous that the professionals, as Mr. Brajkovic and others have said, we’ve looked at this, it’s great, but where’s it coming from. We shouldn’t be robbing Peter to pay Paul when we haven’t seen Peter or Paul yet.

Commissioner Murguia stated I just have a couple of questions. That’s a lot of money. Have we ever subsidized with general operating money, as I would call it, because we’d have it find it from

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somewhere internally? Have we ever subsidized Section 42 Housing in the past? **Mr. Brajkovic** stated not that I recall. **Commissioner Murguia** stated because it already is subsidized by the state. That’s what Section 42 is. You’re already getting $6M in government funding from LIHTC, correct? That’s a lot of tax dollars.

What’s the value of the property that you’re asking to be gifted, that John’s asking to be gifted? **Mr. Brajkovic** stated I don’t recall if we did a private appraisal. I think we had discussed a purchase price of about $25,000 or $30,000 for the eastern portion of it. I know since that time, John had asked we give them an access easement to get on the property and do some environmental work. John did share that with me. There are some findings there that would suggest they’re going to have some environmental remediation to do. I think it’s primarily because of the way the demo had occurred with the existing family homes in that area. I think they pretty much just demoed everything in on top of it. **Commissioner Murguia** stated so the gifting of the property would be about $25,000 and then so I’m going on the low end.

The site preparation, you mentioned that too, George, that you would be required to pay for some surveying and some things. General estimate, don’t be plicate, just about how much would that cost? **Mr. Harvey** stated I would say about $5,000. **Commissioner Murguia** stated so okay, it’s not significant. We are still talking $685,000 in cash that we would have to come up with plus we’re holding a $310,000 TIF note as I would refer to it as. $310,000 worth of TIF debt if anything happened then we’re looking at a million dollar subsidy for a multi-family low-income living facility. **Mr. Brajkovic** stated that’s how I understand what the request is. **Commissioner Murguia** stated I didn’t understand that. So to be for all that you talked on, I was just going to say to be fair when I spoke to you about it, and I’m fine, you know it’s taken me awhile to get comfortable with the whole low-income, single-family housing or multi-family concept. I’ve never had an issue with a senior development. One of the goals of this government and in particular, in those more challenging areas east of I-635, has been our goal for as long as I’ve been up here. To broaden the tax base and to raise the medium-income level so that we don’t have to continue to subsidize these retailers that come into our area. I’m just concerned about that because I think affordable housing or low-income housing is a need. It doesn’t all have to be located east of I-635. It is impeding our ability to broaden our development and our tax base in that particular area. On top of it, to add $1M to it of cash is difficult.

**Mr. Harvey** stated here’s where we’re coming from. We recognize that $1M ask is significant, that’s why I’m coming back and kind of forcing this question and asking what is it that we’re wanting to

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achieve. This project, in our view, is strategic to developing a residential community in our downtown. We have a Master Plan that calls for thousands of housing units in our downtown. We’re really committed to trying to get started in a significant way to achieve a number of housing units. We’re putting together a transit housing plan that’s proposing 500 to 750 units within a three to five minute walking time of the metro station downtown. The challenge to us and the opportunity is that we recognize it’s a significant subsidy up front to get the ball rolling. If we don’t accelerate our housing development downtown, we will never get to that market-rate unsubsidized level that we want.

Our biggest opportunity facing us is Turtle Hill Townhomes and Historic City Hall Lofts that we already developed. Turtle Hill Townhomes, those tax credits are up in four years. At that point, there is an opportunity for that project to flip out and go much more market-rate. That will not happen unless as a community, we continue to build housing downtown and create a residential district with a demand for residents to move into market-rate units.

City Hall Lofts is seven years away from its tax credits going away. That’s a project that has an excellent chance of either becoming market-rate apartments or condos. Again, it will not happen if we do not continue to develop housing in our downtown. The challenge is the sites we have are expensive. The clean-up costs on this site—we trenched the site. You’ve got eight feet of trash, debris, and foundation on this site. It’s $450,000 just to clean it up and make it usable to create a building pad site. The costs to build a quality building like we’re proposing that appeals to that under 30 market that we’re so desperate to attract and yet our rents are at 78 or 80 cents a sq. Here in the beginning to create a downtown residential community we have some big challenges. I think City Vision is proposing a long-term plan, a housing plan for downtown. By long-term I mean a decade at least. Asking us, as a community, together are we willing to do what it takes to begin to roll out housing at a much more significant pace and get to a market rate and like you’re describing what we’d really like to get to. We studied a number of sites. Others are tougher than this one. We’re pushing the question forward. If the answer is no, then we understand where we stand but we also understand we’re saying no we really aren’t interested in developing a strong residential base in our downtown. If the answer is yes, then our commitment is the first couple of projects as we try to get to 500, 700, and 1,000 housing units in our downtown are going to have to be heavily subsidized in order for later on us to realize a stronger market rate community.
Commissioner Murguia stated just a follow-up and I want to mention another project. I believe we just completed—and I’m not the Commissioner in this district so I don’t always understand what’s going on but Horace Mann wasn’t that just finished? Mr. Brajkovic said yes. Commissioner Murguia said isn’t that all fair market? Mr. Brajkovic said it is. Commissioner Murguia said and isn’t that 100% occupied? Mr. Brajkovic said yes. Commissioner Murguia said how much money did we give Steve Foutch to do Horace Mann? Mr. Brajkovic stated he took advantage of the NRA program. We didn’t upfront him. Commissioner Murguia asked that’s it; no cash, no LITEC, no nothing?

Mr. Harvey stated you only have one or two of those opportunities in the downtown. Most of what we have our vacant, infill parking lot sites, what we’re proposing on. Those are the hardest ones to build on. Horace Mann is fantastic. We’re excited as everything that Foutch Brothers is here but we don’t very many of those opportunities and there is not very many units that can be done with historic tax credits which is what they used. Our question is how do I identify enough other sites to get to 1,000 units downtown. At some point, if we want to do that as a community, we’ve got to start biting off on the vacant parking lots and figuring out how we develop on them.

Commissioner Maddox stated I know me and you have spoken for a couple of minutes about this. Have you had a chance to research where some funding opportunities may be available for this project? Mr. Bach stated it is a little bit limited. As we looked through it and I think one of the things was mentioned tonight that there could be an obligation to some future CDBG money. We don’t know the state of that going forward if we’re talking about 2015, 2016. Obviously, Community Development Block Grant money has been reduced every year. As we developed our current 2014 budget I think this governing body put an amount of money aside to say this is for future economic development type projects and whether you wanted to use them for stimulant on a project that was here before like on a grocery store or on housing, you would have the option to do that with either one as long as you did them in eligible areas.

As Mr. Brajkovic went over, we pretty much have everything that this project creates back into the project so there is nothing for the project. That’s the number one rule of thumb on any economic development project that we’ve worked on is that we will always start with does the project pay for itself and can you see new revenues that come in for that project to cover it. That’s where we went through that and then used up its revenue so that’s where it puts us into another one. 

September 30, 2013
think it moves you over to the side of the equation as was outlined when it first started. It’s an obligation of future revenue dollars to say this is the kind of projects we want and we want to make them a priority so we are going to set-aside dollars that will come in future years to make something like this happen.

**Commissioner Maddox** stated if we’re are going to revisit at some point as a general commission can you gather information or different funding possibilities that may be there when we sit down and revisit that. I guess in October at the retreat. **Mr. Bach** stated I can. I want to make sure I understand what I’m being directed to do. We have all of our broad revenues and how we determine to allocate those in future years is our call. I’ll answer the question with yes, but I’m not going to come forward with a list because really what you have is, as we’ve outlined, I think if we start looking at some more of our strategic planning, you know where we have revenue that’s coming in that’s uncommitted and I think that’s maybe where you’re going. It’s that future STAR revenue that we spoke about earlier as some other revenues come into the government that we haven’t put it into our--what it takes us to operate every year. I think as you’re doing your strategic planning you’ll be able to talk about how that will happen.

**Chairman McKiernan** stated from my perspective we can’t piecemeal that. That has to be a coordinated strategic overall view where we don’t suddenly realize that we’ve allocated $27M and we have $12M. We have to be very careful not to piecemeal that.

**Commissioner Maddox** stated I know we talked about at the retreat revisiting the Downtown Master Plan and Midtown Master Plan as a whole so maybe that will be a part of it. Talk about how we are going to rebuild the tax base and will it add residential living to rebuild the downtown.

**Commissioner Townsend** stated the other question I have is as I listen to this conversation is, kind of thinking out of the box, what would this project look like based on the money that you do have; a downscale? Again, my concern is allocating, if you want to use that term, money that we don’t have yet, that we don’t know where it’s coming from and even if we said no to this, I don’t think it’s saying no to a bigger plan. If we just heard about cinergy building around the downtown area with a grocery store, let’s just say for argument sake, and that can be successful; I think that will motivate others to come. Maybe the scale we need to look at here might be smaller. I’m just throwing that out and
where do we go from here. What do we need to do tonight, table this? What is the action for tonight? Chairman McKiernan stated correct me if I’m wrong but I think tonight’s discussion was really to frame everything that we have discussed here at the table so that we have these pieces as we go into strategic planning in the last quarter of this year so that we can make some strategic decisions and have some resolution before the need for a decision is critical for Mr. Harvey.

Mr. Brajkovic stated from a staff perspective what we can do that gives us a little additional time to work with Mr. Harvey and really look at the pro forma and say have we--is this project as lean as it could be. Are your project costs reflective of what’s at hand? The easy things to start with the developers fees, are they as low as they can be? Your construction contingency numbers, are those as low as they could be? I think that will give us some extra time to really refine those numbers. The entire gap may not go away but maybe the ask will be reduced to some other level.

Chairman McKiernan stated these are really some excellent strategic considerations and strategic planning questions that we’re going to have to wrestle with not only with this project but with all the other projects that we have really all over. This frames a good discussion for us to have in our strategic planning meeting.

BPU Board Member Alvey stated I just wanted to say that I think the Commissioners who are gathered here tonight you’ve done an excellent job trying to balance the strategic plan of downtown redevelopment and the constraints on what the Unified Government can do.

Action: No action taken.

Item No. 11 – 130334… A communication stating it would be beneficial to the overall project funding to modify the flow of funds for future project costs associated with the Wyandotte Plaza redevelopment project at 78th & State, submitted by George Brajkovic, Economic Development Director.

Action: Pulled off at request of the developer.

September 30, 2013
IV. Goals and Objectives

V. Adjourn

Chairman McKiernan adjourned the meeting at 7:40 p.m.

tk
**Staff Request for Commission Action**

**Type:** Standard  
**Committee:** Economic Development and Finance Committee

**Date of Standing Committee Action:** 11/7/2013  
(If none, please explain): does not require commission approval

**Proposed for the following Full Commission Meeting Date:** 11/7/2013  
**Confirmed Date:** 11/7/2013

**Contact Name:** Sharon McMillan  
**Contact Phone:** 573-5035  
**Contact Email:** skmcmillan@wycokck.org  
**Ref:**  
**Department / Division:** County Administrator's Office

**Item Description:**
A presentation by Rich Piper, Director of Technical Programs, Kansas City, Kansas Community College Technical Education Center.

**Action Requested:**
For presentation only. Does not require full commission action.

**Publication Required**

**Budget Impact:** (if applicable)

- **Amount:** $
- **Source:**
  - ☑ Included In Budget
  - ☐ Other (explain)  
  - No budget impact

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**File Attachment**

- File Attachment
- File Attachment
- File Attachment
- File Attachment
Item Description:

A resolution authorizing the issuance of Utility System Revenue Bonds of the Unified Government of Wyandotte County/Kansas City, Kansas, for the purpose of providing funds to finance improvements to the Utility System for the Board of Public Utilities.

Purpose of Financing: The BPU wishes to make certain improvements in connection with constructing, reconstructing, altering, repairing, improving, extending or enlarging the System, including installing air quality control systems (AWCS) on Nearman Creek Power Station Unit 1 along with the addition of associated material/reagent handling equipment. The BPU wishes to finance the Improvements through the issuance of Utility System Revenue bonds to be issued by the Unified Government. The total authority requested is $250 million. However, the financing anticipates the issuance of a multiple series of long term Utility System Revenue bonds. The initial issuance would be approximately $100 million in 2014 with subsequent issues in 2015 and 2016.

Action Requested:

Adopt Resolution

Policy action by Commission. This initial step will provide the required government authority to move forward with a long-term financing. The revenue pledge on a future financing will be BPU revenues.
RESOLUTION NO. R-__-13

A RESOLUTION AUTHORIZING THE ISSUANCE OF UTILITY SYSTEM REVENUE BONDS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, FOR THE PURPOSE OF PROVIDING FUNDS TO FINANCE IMPROVEMENTS TO THE UTILITY SYSTEM.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”), successor to the City of Kansas City, Kansas, is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class and is acting as a city of the first class herein.

WHEREAS, the Unified Government now owns and operates a municipal water works plant and a municipal electric-light plant (herein collectively called the “Utility System”), which is managed, operated, maintained and controlled on a day-to-day basis by an administrative agency of the Unified Government known as the Board of Public Utilities (the “BPU”); and

WHEREAS, for the purpose of meeting water, electric power and energy needs of the Unified Government, the Unified Government has periodically issued revenue bonds when requested by the BPU for the acquisition, construction, reconstruction, alteration, repair, improvement, extension and enlargement of the Utility System; and

WHEREAS, the Unified Government has received from the BPU a resolution determining to proceed with certain improvements of the Utility System including installing air quality control systems (AQCS) on the Nearman Creek Power Station Unit 1 along with the addition of associated material/reagent handling equipment. The project will include the installation of selective catalytic reduction (SCR) to reduce NOX emissions, a dry flue gas desulfurization (FGD) scrubber to reduce SO2 and acid gases emissions, a powdered activated carbon (PAC) injection system to reduce mercury, a pulse jet fabric filter system to reduce particulate emissions, and balance of plant equipment required for the AQCS, and all other necessary and related improvements to the Nearman Creek Power Station (the “Improvements”) and requesting the Unified Government to issue and sell one or more series of long-term utility system revenue bonds to provide financing for the Improvements; and

WHEREAS, pursuant to the provisions of Charter Ordinance No. CO-5-01, Article 12, Section 5 of the Kansas Constitution and K.S.A. 10-1201 et seq. (collectively, the “Act”), the governing body of the Unified Government has determined that it is advisable to publish in the official newspaper of the Unified Government a notice of the Improvements to the Utility System at an estimated cost of $250,000,000 and that utility system revenue bonds of the Unified Government will be issued in an estimated amount of $250,000,000 plus the cost of any required reserves, costs of issuance and related expenses; and

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

Section 1. Approval of the Improvements. The governing body of the Unified Government hereby approves the Improvements at a total estimated cost of $250,000,000.
Section 2. Issuance of Bonds. The Unified Government hereby authorizes the issuance of its utility system revenue bonds in the principal amount not to exceed $250,000,000 plus the cost of any required reserves, costs of issuance and related expenses (the “Bonds”) to provide funding for the Improvements. The Bonds shall be issued under the provisions of the Act and shall be payable solely from the revenues derived by the Unified Government from the operation of its Utility System.

Section 3. Necessary Action. The governing body of the Unified Government hereby directs that notice of the Improvements and the issuance of the Bonds be given as provided by the Act, in substantially the form attached hereto as Exhibit A, and that all such action be taken as may be necessary in order to effect the issuance, sale and delivery of the Bonds in accordance with the provisions of the Act.

Section 4. Further Authority. The Mayor, BPU General Manager, Unified Government Clerk, County Administrator, Unified Government Chief Financial Officer, Unified Government Chief Counsel, Unified Government’s financial advisor and bond counsel and other appropriate officers and agents of the Unified Government and the BPU are hereby authorized and directed to take such action, expend such funds and execute such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to provide for the sale of the Bonds, such sale to occur on such date as the BPU General Manager and Unified Government Chief Financial Office determine upon receipt of advice and a recommendation from the Unified Government’s financial advisor.

Section 5. Effective Date. This Resolution shall be in full force and effect following its adoption by the governing body of the Unified Government.

ADOPTED by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, this November 21, 2013.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By: ________________________________
    Mayor/Chief Executive Officer

(SEAL)

ATTEST:

______________________________
Unified Government Clerk
Exhibit A

(Published in The Wyandotte County Echo on November 28, 2013)

NOTICE

Notice is hereby given that pursuant to a resolution of the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”), adopted November 21, 2013, the governing body of the Unified Government has approved making improvements to the Unified Government’s electric and water utility system including installing air quality control systems (AQCS) on the Nearman Creek Power Station Unit 1 along with the addition of associated material/reagent handling equipment. The project will include the installation of selective catalytic reduction (SCR) to reduce NOX emissions, a dry flue gas desulfurization (FGD) scrubber to reduce SO2 and acid gases emissions, a powdered activated carbon (PAC) injection system to reduce mercury, a pulse jet fabric filter system to reduce particulate emissions, and balance of plant equipment required for the AQCS, and all other necessary and related improvements to the Nearman Creek Power Station (the “Improvements”) at a total estimated cost of not to exceed $250,000,000 and issuing utility system revenue bonds under the authority of Charter Ordinance No. CO-5-01 of the Unified Government, Article 12, Section 5 of the Kansas Constitution and K.S.A. 10-1201 et seq. (the “Act”), in a principal amount not exceeding $250,000,000 plus the cost of any required reserves, costs of issuance and related expenses to pay the costs of the Improvements.

Notice is further given that it is the intention of the governing body of the Unified Government to issue its utility system revenue bonds (the “Bonds”) pursuant to the Act in an aggregate principal amount not exceeding $250,000,000 plus the cost of any required reserves, costs of issuance and related expenses to pay the cost of the Improvements. The Bonds will be payable solely from the net revenues derived by the Unified Government from the operation of its utility system.

If within fifteen (15) days after the date of publication of this notice, written protest against the Improvements and/or issuance of the Bonds for the payment of the Improvements is filed with the Unified Government Clerk and signed by not less than twenty percent (20%) of the qualified electors of the City of Kansas City, Kansas, the governing body shall submit the question of the proposed Improvements and the proposed issuance of the Bonds for the payment of the Improvements to the electors of the City of Kansas City, Kansas at an election for such purpose as provided by law. If sufficient protest is not filed, then the governing body of the Unified Government will proceed in accordance with the intentions hereinbefore declared and make the Improvements and issue the Bonds in an aggregate principal amount not in excess of $250,000,000 plus the cost of any required reserves, costs of issuance and related expenses to pay the costs of the Improvements.

DATED: November 21, 2013.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By: ____________________________
Unified Government Clerk
Purpose of Financing

The BPU wishes to make certain improvements in connection with constructing, reconstructing, altering, repairing, improving, extending or enlarging the System, including installing air quality control systems (AQCS) on the Nearman Creek Power Station Unit 1 along with the addition of associated material/reagent handling equipment. The project will include the installation of selective catalytic reduction (SCR) to reduce NOX emissions, a dry flue gas desulfurization (FGD) scrubber to reduce SO2 and acid gases emissions, a powdered activated carbon (PAC) injection system to reduce mercury, a pulse jet fabric filter system to reduce particulate emissions, and balance of plant equipment required for the AQCS (collectively, the “Improvements”). The BPU wishes to finance the Improvements through the issuance of utility system revenue bonds to be issued by the Unified Government. The financing anticipates the issuance of a multiple series of long-term utility system revenue bonds. The initial issuance would be approximately $100 million in 2014 and subsequent issues in 2015 and 2016.
NorthPoint Development is proposing a luxury market rate multi-family project on the undeveloped portions of Project Area A and the entire Project Area B of the Mission Cliffs TIF District. The original TIF Plan called for single family homes and townhomes, but the development has been stalled for a number of years, with no new development in Area A (approved 2006) since 2008; Area B (approved 2008) has never seen any redevelopment. Both projects have UG backing on bond issuances. NorthPoint proposal considers dissolving the effected TIF Project Areas, and uses IRBs to construct up to 190 one and two bedroom units, with a projected capital investment of $23M. Discussions with the Developer have included a fixed PILOT for 10 years, considers a tax abatement of 25%, and reduced Development fees (similar to the Village West Luxury apartments). Developer has conducted meetings with the adjacent property owners, and have adjusted their site plans per input from participants; also, developer will agree to make the amenities available to the townhome and single family owners, as well as repair the trail system. Additionally, coordination is in place to link this development with the KU campus and new 39th and Rainbow project.

Action Requested:
Present proposal to Committee, offer input for staff to work on Development Agreement.
**Staff Request for Commission Action**

**Tracking No. 130371**

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**Type:** Standard  
**Committee:** Economic Development and Finance Committee

**Date of Standing Committee Action:** 11/4/2013

(If none, please explain):

**Proposed for the following Full Commission Meeting Date:** 11/21/2013  
**Confirmed Date:** 11/21/2013

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

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<th>Contact Email</th>
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<td>10/30/2013</td>
<td>George Brajkovic</td>
<td>x 5749</td>
<td><a href="mailto:gbrajkovic@wycokck.org">gbrajkovic@wycokck.org</a></td>
<td></td>
<td>Economic Development</td>
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**Item Description:**
As construction and leasing progresses for the Wyandotte Plaza redevelopment project (78th & State Ave), staff has determined in conjunction with Red Legacy (Developer) that it would be beneficial to the overall project to modify the flow of funds for future project costs. Currently, there is a UG supported bond on the project, which is funded through NRA revenues, with access to future year CID funds - which currently go to the Developer for related project costs. The Developer and their lender are proposing that we change the funding commitment to allow full access to future "CID revenues" to cover all CID eligible expenses. In exchange for allowing this direct flow of funds, the Developer will pledge to add additional property tax CID to the entire project area, if needed to sell the UG supported bonds, in the following manner: 1) UG shall increase CID Sales tax by 0.20%, 2) the UG will levy additional special assessment CID in an amount equal to the revenues generated by the additional CID Sales tax, and 3) if the aggregate revenues of items 1 & 2 are insufficient to refinance the UG backed bonds, the UG may levy additional special assessments uniformly on the property until such revenue is generated to release the UG's pledge.

**Action Requested:**
Consider approval of potential amendment deal points as presented by staff with the understanding that a finalized amendment to the current Development Agreement will be brought back to the Full Commission for approval.

- Publication Required

**Budget Impact:** (if applicable)

- **Amount:** $  
- **Source:**  
  - Included In Budget  
  - **Other (explain)** Have added additional CID assessment and sales tax to minimize government risk on take-out of existing obligation.

**File Attachment**

- File Attachment
- File Attachment
- File Attachment
FIRST AMENDMENT TO WYANDOTTE PLAZA REDEVELOPMENT AGREEMENT

This FIRST AMENDMENT TO WYANDOTTE PLAZA REDEVELOPMENT AGREEMENT (the "First Amendment") is made and entered into as of this ____ day of November, 2013, by and between the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") and Legacy Wyandotte, LLC, a Kansas limited liability company (the "Developer").

RECITALS:

A. The UG and Developer have previously entered into that certain Wyandotte Plaza Redevelopment Agreement dated as of July 27, 2012 (the "Agreement"). All capitalized terms which are not otherwise defined herein shall have the meanings assigned to them in the Agreement.

B. On or about February 24, 2012, Bellemore Homes, Inc., as predecessor-in-interest to Developer, submitted the CID Petition, which CID Petition called for a CID sales tax of 1.0% in connection with the Project, but also specifically stated that the petitioner did not propose to finance the Project with levying of any CID special assessments. The CID Petition was approved by the UG on May 17, 2012.

C. Section 4.3 of the Agreement sets forth the terms and conditions governing the imposition and collection of a 1% CID sales tax, but the Agreement does not contemplate any CID special assessments.

D. The parties now desire to modify the Agreement to specifically allow Developer the right to pledge to the holder (the "Lender") of Developer's Permitted Mortgage in the original principal amount of $2,700,000 (the "Loan") the original one-percent (1%) portion of the CID Sales Taxes.

E. The parties also desire to amend the Agreement to provide for, if necessary: (i) the levy of CID special assessments in certain circumstances, as more particularly set forth herein, and (ii) the increase of the CID Sales Tax by up to an additional .20% in certain circumstances, as more particularly set forth herein.

F. On or about __________, 2013, Developer submitted to the UG an amended CID petition (the "Amended Petition"), which Amended Petition provides for the levy of CID special assessments and increase the CID Sales Tax in certain circumstances, as more particularly set forth in Section 5 thereof.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree that the Agreement is hereby modified and amended as follows:
1. **Incorporation of Recitals.** The parties hereby agree that the Recitals set forth above are hereby incorporated as though more fully set forth herein.

2. **Pledge of CID Sales Taxes.** Notwithstanding anything set forth in Section 4.2 or the balance of the Agreement to the contrary, the UG hereby understands and agrees that Developer may pledge to Lender its rights in, and access to, the portion of CID Sales Taxes generated by the original one-percent (1%) CID sales tax rate (the “Original CID Sales Tax Portion”), which would otherwise be payable to Developer on a pay-as-you-go basis; provided, that notwithstanding any provisions of the Agreement to the contrary, in no event shall any portion of the Original CID Sales Tax Portion be utilized for the Initial Bond Refinancing without the prior consent of Developer.

3. **Initial Bond Refinancing; CID Special Assessments.** If and to the extent that the pledge of net revenues from the NRA Rebates and Sales Tax Rebates are insufficient to fully refinance the Initial Bonds and release the UG’s annual appropriation pledge (defined as the "Initial Bond Refinancing" as set forth in Section 4.2(d) of the Agreement), then the UG shall provide the following additional revenue sources to accomplish the Initial Bond Refinancing and provide for the release of the UG’s annual appropriation pledge:

   (a) the UG shall increase the CID Sales Tax by .20% in order to generate additional CID Sales Taxes above and beyond the Original CID Sales Tax Portion (the “Additional CID Sales Tax Portion”). Developer hereby agrees that it, and its successors and assigns hereby consent to any Additional CID Sales Tax Portion, regardless of the benefits to be received by any owner of property within the District.

   (b) the UG shall levy a CID special assessment uniformly upon the property within the District on a per-square-foot-basis pursuant to the terms of the Amended Petition and K.S.A. Section 12-6a30 (the "CID Assessments"). The amount of any such CID Assessments shall be equal to the revenues generated by the Additional CID Sales Tax Portion as set forth in Section 3(a) above. Developer hereby agrees that it, and its successors and assigns hereby consent to any CID Assessments, regardless of the benefits to be received by any owner of property within the District, and Developer hereby waives its right to prepay the CID Assessments and/or the right to challenge the method of assessments for the CID Assessments, unless such method is inconsistent with the terms hereof. In the event that the UG shall increase the CID Sales Tax as set forth in Section 3(a) and levy the CID Assessments as set forth in this Section 3(b), then the CID revenues shall be drawn equally from the Additional CID Sales Tax Portion and CID Assessments to cover any shortfall required to accomplish the Initial Bond Refinancing. The UG and Developer shall use best efforts to size the Additional CID Sales Tax Portion and CID Assessments such that the aggregate additional annual revenues therefrom shall not exceed the amount of any projected gap and shortfall in the amount needed to accomplish the Initial Bond Refinancing, and release the UG's annual appropriation pledge (as set forth in Section 4.2(d) of the Agreement).

   (c) if and to the extent that the aggregate additional CID revenues from the Additional CID Sales Taxes in Section 3(a) above and the CID Assessments in Section 3(b)
above are not sufficient to fully refinance the Initial Bonds and release the UG's annual appropriation pledge, the UG may, in its discretion, levy additional CID special assessments uniformly upon the property within the District on a per-square-foot-basis pursuant to the terms of the Amended Petition and K.S.A. Section 12-6a30 (the "Additional CID Assessments"). Developer hereby agrees that it, and its successors and assigns hereby consent to any Additional CID Assessments, regardless of the benefits to be received by any owner of property within the District, and Developer hereby waives its right to prepay the CID Assessments and/or the right to challenge the method of assessments for the CID Assessments, unless such method is inconsistent with the terms hereof. Nothing herein shall be deemed to provide for additional CID Sales Taxes above those provided for in Section 3(a) above – any remaining shortfall on the Initial Bond Refinancing shall be supported by the Additional CID Assessments. The UG shall use best efforts to size the Additional CID Assessments such that the aggregate additional annual revenues from the Additional CID Sales Taxes, CID Assessments, and Additional CID Assessments shall not exceed the amount of any projected gap and shortfall in the amount needed to accomplish the Initial Bond Refinancing, and release the UG's annual appropriation pledge (as set forth in Section 4.2(d) of the Agreement).

3.1. In connection with the foregoing, the parties hereby agree that:

a. A new definition for "CID Taxes" shall be added to Annex 1 to the Agreement: "CID Taxes" shall be deemed to mean, collectively, CID Sales Taxes (including any additional CID Sales Taxes as set forth in Section 3.1 above) and CID Assessments and Additional CID Assessments, if any (as defined in Section 3 of the First Amendment to the Agreement).

b. Any references within the following Sections in the Agreement to "CID Sales Taxes" shall be amended to "CID Taxes": Section 4.3(b), Section 4.3(e), Section 4.3(f) and the first sentence (and only the first sentence) of Section 4.3(h), Section 4.3(i), Section 4.6.

c. All references in the Agreement to the "CID Sales Tax Fund" shall be modified to "CID Fund", which CID Fund shall, in addition to the CID Sales Taxes generated within the District, include any revenues from the CID Assessments and Additional CID Assessments, if any.

d. The definition of "CID Bonds" in Annex 1 to the Agreement shall be modified and amended to read as follows:

"CID Bonds" means those notes or bonds issued in one or more series and payable, in whole or part, from all or a portion of the CID Sales Taxes, CID Assessments and/or Additional CID Assessments, if any, as described herein.
e. The parties understand and agree that any use of CID Sales Taxes or CID Assessments may cause any bonds issued in connection with the Initial Bonds Refinancing to be taxable.

4. **Counterparts.** This First Amendment may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

5. **Full Force and Effect.** Except as modified and amended by this First Amendment, the Agreement shall remain in full force and effect in accordance with the respective terms thereof. The provisions of this First Amendment shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns.

**IN WITNESS WHEREOF,** the parties hereto have executed this First Amendment as of the day and year first above written.

---

**UG:**

**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS**

By: __________________________

Mark Holland, Mayor/CEO
IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day and year first above written.

DEVELOPER: LEGACY WYANDOTTE, LLC, a Kansas limited liability corporation

By: ____________________________
Printed Name: ____________________
Title: ____________________________
Staff Request for Commission Action

Tracking No. 130367

- Revised
- On Going

Type: Standard

Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 11/4/2013

(If none, please explain):

Proposed for the following Full Commission Meeting Date: 11/21/2013

Confirmed Date: 11/21/2013

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

Date: 10/29/2013

Contact Name: Debbie Jonscher

Contact Phone: 5847

Contact Email: mschrick@wycokck.org

Ref: Department / Division: Finance

Item Description:

Five Reimbursement Resolutions: The Unified Government of Wyandotte County/Kansas City, Kansas expects to make capital expenditures after the date of these resolutions and the Unified Government intends to reimburse itself for such expenditures with the proceeds of bonds, notes or a lease purchase agreement up to the maximum stated per project.

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<td>B Heatherman 5416</td>
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<tr>
<td>Guardrail Replacement 2014</td>
<td>941</td>
<td>Street</td>
<td>25,000.00</td>
<td>B Heatherman 5416</td>
</tr>
<tr>
<td>Neighborhood Street Repair 2014 (970-1306)</td>
<td>941</td>
<td>Street</td>
<td>400,000.00</td>
<td>B Heatherman 5416</td>
</tr>
<tr>
<td>RR Crossing Improvements 2014</td>
<td>970</td>
<td>Street</td>
<td>50,000.00</td>
<td>B Heatherman 5416</td>
</tr>
</tbody>
</table>

Action Requested:

Adopt resolutions

- Publication Required

Budget Impact: (if applicable)

Amount: $

Source:

- Included In Budget
- Consistent with the CMIP.
- Other (explain)

File Attachment
RESOLUTION NO. ________________

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

1. That the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") expects to make capital expenditures after the date of this Resolution in connection with the Fairfax Industrial Area Improvements Program (CMIP 970-1220) (the "Project"), and the Unified Government intends to reimburse itself for such expenditures with the proceeds of bonds, notes, or a lease purchase agreement.

2. That the maximum principal amount of the bonds, notes, lease agreement, or other obligations expected to be issued for the Project is $100,000.00 plus cost of issuance and interest on any temporary financing. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF __________________, 2013.

(SEAL)

Mark Holland, Mayor/CEO

Attest:

Unified Government Clerk
RESOLUTION NO. ____________________

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

1. That the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") expects to make capital expenditures after the date of this Resolution in connection with the 2014 Emergency Bridge Repair Program (CMIP 942-0114) (the "Project"), and the Unified Government intends to reimburse itself for such expenditures with the proceeds of bonds, notes, or a lease purchase agreement.

2. That the maximum principal amount of the bonds, notes, lease agreement, or other obligations expected to be issued for the Project is $200,000.00 plus cost of issuance and interest on any temporary financing. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _______ DAY OF _________________________, 2013.

(SEAL)

Mark Holland, Mayor/CEO

Attest:

Unified Government Clerk
RESOLUTION NO. __________________________

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

1. That the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") expects to make capital expenditures after the date of this Resolution in connection with the 2014 Guardrail Replacement Program (CMIP 941-0514) (the "Project"), and the Unified Government intends to reimburse itself for such expenditures with the proceeds of bonds, notes, or a lease purchase agreement.

2. That the maximum principal amount of the bonds, notes, lease agreement, or other obligations expected to be issued for the Project is $25,000.00 plus cost of issuance and interest on any temporary financing. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS _____ DAY OF _____________________, 2013.

(SEAL)

Mark Holland, Mayor/CEO

Attest:

Unified Government Clerk
RESOLUTION NO. ____________________

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

1. That the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") expects to make capital expenditures after the date of this Resolution in connection with the 2014 Neighborhood Street Repair Program (CMIP 941-0614) (the "Project"), and the Unified Government intends to reimburse itself for such expenditures with the proceeds of bonds, notes, or a lease purchase agreement.

2. That the maximum principal amount of the bonds, notes, lease agreement, or other obligations expected to be issued for the Project is $400,000.00 plus cost of issuance and interest on any temporary financing. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF __________________, 2013.

(SEAL)

Mark Holland, Mayor/CEO

Attest:

Unified Government Clerk
RESOLUTION NO.__________________________

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

1. That the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") expects to make capital expenditures after the date of this Resolution in connection with the Railroad Crossing Improvements Program (CMIP 970-1307) (the "Project"), and the Unified Government intends to reimburse itself for such expenditures with the proceeds of bonds, notes, or a lease purchase agreement.

2. That the maximum principal amount of the bonds, notes, lease agreement, or other obligations expected to be issued for the Project is $50,000.00 plus cost of issuance and interest on any temporary financing. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _______ DAY OF ___________________, 2013.

(SEAL)

Mark Holland, Mayor/CEO

Attest:

______________________________
Unified Government Clerk
Staff Request for Commission Action

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 11/4/2013
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 11/21/2013

Confirmed Date: 11/21/2013

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

<table>
<thead>
<tr>
<th>Date: 10/29/2013</th>
<th>Contact Name: Debbie Jonscher</th>
<th>Contact Phone: 5847</th>
<th>Contact Email: <a href="mailto:mschrick@wycokck.org">mschrick@wycokck.org</a></th>
<th>Ref: Finance</th>
<th>Department / Division: Finance</th>
</tr>
</thead>
</table>

Item Description:
Please find attached the following two schedules:

Schedule “A”: A list of all CMIP projects for 2014 approved to be funded per the 2014 CMIP Budget.

Schedule “B”: A list of all ongoing projects per the CMIP Budget requiring an increase in Authority and/or additional financing for the 2014 issue. These projects will require amendments to the original authorizing resolutions listed in the schedule.

The 2014 Temporary Note and Bond Authorizing Sale Resolution will be presented to the Board of Commissioners December 19, 2013.

Action Requested:
Adopt resolutions.

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:
- Included In Budget
- Other (explain) Consistent with the CMIP

File Attachment

File Attachment
## SCHEDULE "A"

### 2014 APPROVED PROJECTS PER CMIP BUDGET

<table>
<thead>
<tr>
<th>Project Description</th>
<th>CMIP #</th>
<th>Type</th>
<th>Project Inception</th>
<th>2014 CMIP Budgeted Financing</th>
<th>2014 Total Project Authority</th>
<th>Project Contact &amp; Extension</th>
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<tbody>
<tr>
<td><strong>Series 2014-I (Tax-Exempt)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>82nd &amp; Tauerlee Storm Sewer Recon</td>
<td>5044</td>
<td>Storm Sewer</td>
<td>1/1/14</td>
<td>400,000.00</td>
<td>2,400,000.00</td>
<td>J Menkhus 5712</td>
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<tr>
<td>83rd &amp; Ella Buyouts &amp; Capacity Enhancements</td>
<td>5042</td>
<td>Storm Sewer</td>
<td>1/1/14</td>
<td>300,000.00</td>
<td>2,500,000.00</td>
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</tr>
<tr>
<td>ADA Pedestrian Ramp Improvements 2014 (970-1141)</td>
<td>0814</td>
<td>Streets</td>
<td>8/31/13</td>
<td>600,000.00</td>
<td>600,000.00</td>
<td>B Heatherman 5416</td>
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<tr>
<td>Animal Control Facility Expansion</td>
<td>8439</td>
<td>Public Bldgs</td>
<td>3/1/14</td>
<td>160,000.00</td>
<td>360,000.00</td>
<td>D Jones 5331</td>
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<tr>
<td>Armourdale Comm Cent Gym Roof Replacement</td>
<td>4302</td>
<td>Public Bldgs</td>
<td>3/1/14</td>
<td>262,600.00</td>
<td>262,600.00</td>
<td>M. Witt 8304</td>
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<tr>
<td>Arterial/Collect Resurfacing 2014 (970-1302)</td>
<td>0414</td>
<td>Street</td>
<td>8/1/13</td>
<td>900,000.00</td>
<td>900,000.00</td>
<td>B. Heatherman 5416</td>
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<td>Elevator Upgrades City 2014 (969-8167)</td>
<td>0114</td>
<td>Public Bldgs</td>
<td>3/1/14</td>
<td>220,000.00</td>
<td>220,000.00</td>
<td>D. Jones 5331</td>
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<tr>
<td>Facilities Parking Maint &amp; Repair-City 2014 (969-8513)</td>
<td>0214</td>
<td>Public Bldgs</td>
<td>3/1/14</td>
<td>1,500,000.00</td>
<td>1,500,000.00</td>
<td>D. Jones 5331</td>
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<tr>
<td>FS #2 Infrastructure</td>
<td>8063</td>
<td>Public Bldgs</td>
<td>3/1/14</td>
<td>28,000.00</td>
<td>28,000.00</td>
<td>Craig Duke 5931</td>
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<td>FS #5 Ramp Replacement</td>
<td>8011</td>
<td>Public Bldgs</td>
<td>3/1/14</td>
<td>40,000.00</td>
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<tr>
<td>FS #5 Remodel (2008)</td>
<td>8065</td>
<td>Public Bldgs</td>
<td>3/1/14</td>
<td>90,000.00</td>
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<td>FS #7 Rear Ramp Replacement</td>
<td>8085</td>
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<td>70,000.00</td>
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<td>Industrial District Repairs 2014 (970-1113)</td>
<td>0114</td>
<td>Street</td>
<td>3/1/14</td>
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<td>James Street Viaduct at State Line</td>
<td>2188</td>
<td>Bridge</td>
<td>3/1/14</td>
<td>700,000.00</td>
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<td>Kaw Point Park Connector Trail - 2013</td>
<td>7885</td>
<td>Park Improvements</td>
<td>7/30/13</td>
<td>510,000.00</td>
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<td>B. Heatherman 5416</td>
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<tr>
<td>Merriam Lane 10th to 24th Storm Sewer Upgrades</td>
<td>5315</td>
<td>Storm Sewer</td>
<td>3/1/14</td>
<td>1,200,000.00</td>
<td>1,200,000.00</td>
<td>J Menkhus 5712</td>
</tr>
<tr>
<td>Missouri River/Jersey Creek Trail, 5th Street</td>
<td>1611</td>
<td>Street</td>
<td>7/15/13</td>
<td>470,000.00</td>
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<td>B. Heatherman 5416</td>
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<tr>
<td>Neighborhood Street Resurfacing 2014 (970-1206)</td>
<td>0214</td>
<td>Street</td>
<td>3/1/14</td>
<td>2,200,000.00</td>
<td>2,200,000.00</td>
<td>B. Heatherman 5416</td>
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<td>Pilot I&amp;I Reduction Projects-Loc TBD</td>
<td>6121</td>
<td>Sanitary Sewer</td>
<td>4/1/14</td>
<td>2,500,000.00</td>
<td>2,500,000.00</td>
<td>L. Mundhenke 5708</td>
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<td>Pump Station 41 Improvements</td>
<td>6120</td>
<td>Sewer</td>
<td>4/1/14</td>
<td>1,000,000.00</td>
<td>1,000,000.00</td>
<td>J. Larkin 1301 &amp; L. Mundhenke 5708</td>
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<td>Pump Station 6 Improvements</td>
<td>6197</td>
<td>Sewer</td>
<td>4/1/14</td>
<td>500,000.00</td>
<td>1,250,000.00</td>
<td>J. Larkin 1301</td>
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<td>Relocation of Sewer Maintenance Facilities</td>
<td>6039</td>
<td>Sanitary Sewer</td>
<td>1/1/14</td>
<td>500,000.00</td>
<td>3,200,000.00</td>
<td>J. Larkin 1301</td>
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</tbody>
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**TOTALS** | **14,650,500.00** | **22,500,500.00** |
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STORM WATER IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain storm water improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following 82nd and TAUROMEE STORM SEWER RECONSTRUCTION CMIP 963-5044 improvements (the "Improvements”):

Repair and construction of storm water facilities, in or adjacent to 82nd and Tauromee in Kansas City, Kansas including but not limited to pipe removal, replacement or installation, manhole rehabilitation or installation, and restoration of storm water facilities, including any necessary land acquisition, engineering, design, and associated construction costs, including any appurtenances related thereto

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $2,400,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $2,400,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.
PASSED by the Governing Body on ___ day of __________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST: ____________________________

Mayor/CEO

______________________________
Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STORM WATER IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the “Unified Government”) authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain storm water improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following 83rd & ELLA BUYOUTS and CAPACITY UPGRADES CMIP 963-5042 improvements (the “Improvements”):

Remediation in two areas in Kansas City, Kansas that when experiencing either large intensity rains or with localized flooding can adversely impact some residences. The two areas are: adjacent to 83rd St & Ella Av (East branch of Little Turkey Creek) and 34th St to 40th St on Argentine Blvd (Turner Creek/Santa Fe Ditch). The project includes engineering design and construction of capacity improvements to the existing storm sewer system including right-of-way acquisition and all necessary and appropriate improvements.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $2,500,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $2,500,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.
PASSED by the Governing Body on ___ day of __________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST: ____________________________

Mayor/CEO

_______________________________

Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STREET, CURB AND SIDEWALK IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain street, curb and sidewalk improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following 2014 ADA Pedestrian Ramp Program 941-0814 improvements (the "Improvements"): Removal and replacement of curbs and sidewalks with curbs, sidewalks and ramps to provide street to sidewalk access which complies with the Americans With Disabilities Act, including concrete pouring, resurfacing, utility cover adjustments, and associated construction costs, including any appurtenances related thereto, any necessary land acquisition, engineering, design; at the following locations with the City of Kansas City, Kansas:

82nd Street from I-70 to Leavenworth
Southwest Boulevard from Iowa Street to the State Line
North 18th Street from Quindaro Boulevard to Central Avenue
55th Street from Parallel Avenue to Leavenworth Road
38th Street from Parallel Avenue to Leavenworth Road
Quindaro Boulevard from 22nd Street to 7th Street
Central Avenue from State Avenue to 7th Street
Strong Avenue from S. 42nd Street to S. 24th Street
Shawnee Drive from County Line Road to I-635
Merriam Lane from 10th Street to 24th Street
Southwest Boulevard from 10th Street to Iowa Street
11th Street, Oakland to Central Ave.
81st Street from Riverview Avenue to Leavenworth Road
83rd Street from Riverview Avenue to Leavenworth Road
Tauromee Avenue from 80th Terrace to 86th Street
State Avenue, from 82nd Street to 94th Street
As well as intersections falling on and within the areas bounded as follows:

78th Street to 82nd Street from State Avenue to Parallel
55th Street to 63rd Street, between Parallel Parkway and Leavenworth Road
South 53rd Street to South 65th Street, between County Line Rd and Gibbs Road
West 36th Avenue to West 42nd Avenue, between State Line Road and Springfield Street
I-435 to 82nd from I-70 to Leavenworth Road
47th Street to 22nd Street from Minnesota Avenue to State Avenue
11th Street to 8th Street from Central Avenue to Minnesota Avenue
8th Street to 6th Street from Riverview Avenue to Central Avenue
18th Street to Adams Street from Osage Avenue to Pawnee Avenue

As well as intersections falling within the following additional streets anticipated for street resurfacing in 2013:

AREA 1-49
Freeman Avenue, from 55th Drive west to Dead End
Freeman Avenue, from 55th Street west to Dead End
Everett Avenue, from 55th Drive to 55th Street
55th Drive, from Everett Avenue to Freeman Avenue
Freeman Court, from Freeman Avenue south to Dead End

AREA 1-53
Parallel Parkway, from 43rd Street to 47th Street
Parallel Parkway, from 47th Street west 218 feet

AREA 1-54
3rd Street, from Minnesota Avenue to Richmond Avenue
Parkview Avenue, from Dead End east 645 feet

AREA 1-55
18th Street, from Minnesota Avenue to Tauromee Avenue
18th Street, from Tauromee Avenue south 656 feet

AREA 2-37
Grandview Boulevard, from 18th Street to 14th Street
17th Street, from Riverview Avenue to Grandview Boulevard
16th Street, from Riverview Avenue to Grandview Boulevard
15th Street, from Riverview Avenue to Grandview Boulevard

AREA 2-40
10th Street, from Kansas Avenue to McAlpine Avenue
10th Street, from McAlpine Avenue north 118 feet
Boeke Street, from Kansas Avenue to McAlpine Avenue
Mill Street, from Kansas Avenue to McAlpine Avenue
Scott Avenue, from 10th Street to Mill Street

AREA 2-46
Ann Avenue, from 5th Street to 4th Street
AREA 3-37
West 45th Avenue, from Rainbow Boulevard to Francis Street
West 45th Avenue, from Francis Street to Eaton Street
Francis Street, from West 46th Avenue to West 43rd Avenue
AREA 3-40
Mission Road, from West 47th Avenue to West 43rd Avenue
AREA 3-42
West 46th Avenue, from Mission Road to Minnie Street
West 45th Avenue, from Mission Road to Minnie Street
West 44th Place, from Mission Road to Minnie Street
West 44th Avenue, from Mission Road to Minnie Street
Minnie Street, from West 44th Avenue to West 45th Avenue
Minnie Street, from West 45th Avenue south 108 feet
AREA 3-43
West 43rd Avenue, from Cambridge Street to State Line Road
AREA 3-46
Shawnee Drive, from 18th Street southwest 565 feet
AREA 3-49
Elmwood Avenue, from 29th Street to 28th Street
Ruby Avenue, from 29th Street east to Dead End
28th Street, from Elmwood Avenue to Ruby Avenue
AREA 4-40
Richmond Avenue, from 5th Street to 3rd Street
AREA 4-43
Orient Drive, from Taureme Avenue to 20th Street
20th Street, from Taureme Avenue to Orient Drive
Barnett Avenue, from 20th Street to 18th Street
Ann Avenue, from 20th Street to 18th Street
AREA 4-45
Everett Avenue, from 11th Street to 7th Street
Oakland Avenue, from 9th Street to 7th Street
9th Street, from Washington Boulevard to Walker Avenue
8th Street, from Washington Boulevard to Oakland Avenue
AREA 5-45
Wolcott Drive, from Hutton Road to 93rd Street
93rd Street, from K-5 Highway to Wolcott Drive
AREA 5-50
Corona Avenue, from 78th Street to 75th Drive
New Jersey Avenue, from 78th Street to 77th Street
Walker Avenue, from 77th Street to 76th Terrace
77th Terrace, from Corona Ave to New Jersey Avenue
77th Terrace, from New Jersey Avenue north to Dead End
77th Street, from Walker Ave to 78th Street
76th Terrace, from Walker Avenue south to Dead End
AREA 5-51
99th Street, from Hutton Road to Private Drive
99th Street, from Private Drive south 276 feet

AREA 5-57
123rd Street, from Russell Ave to Donahoo Road
Leavenworth Road, from 123rd Street to 122nd Terrace
Leavenworth Road, from 122nd Terrace east 190 feet

AREA 5-59
79th Terrace, from State Avenue to Washington Avenue
79th Terrace, from Washington Avenue north to Dead End
Washington Avenue, from 79th Terrace west 185 feet

AREA 6-41
Swartz Avenue, from 42nd Street to 44th Street
Swartz Avenue, from 44th Street west 1302 feet

AREA 6-46
40th Street, from Argentine Avenue north to Dead End
39th Street, from Argentine Avenue north to Dead End
38th Street, from Argentine Avenue north to Dead End

County Line Road, from 59th Street to 55th Street

AREA 6-48
Oliver Avenue, from 34th Street to 36th Street
Oliver Avenue, from 36th Street west to Dead End
Lust Drive, from 34th Street to 35th Terrace
Lust Drive, from 35th Terrace to 37th Street
Lust Drive, from 37th Street west to Dead End
Forest Avenue, from 35th Terrace east to Dead End
Locust Street, from 37th Street to 36th Street
35th Street, from Merriam Lane to Lust Drive
36th Street, from Oliver Ave north 286 feet
36th Street, from Locust Street to Lust Drive
35th Terrace, from Lust Drive to Forest Avenue
37th Street, from Locust Street to Lust Drive

AREA 6-51
Strong Avenue, from 53rd Street to 52nd Terrace
Strong Avenue, from 52nd Terrace east to Dead End
Strong Avenue, from 51st Terrace west to Dead End
Powell Avenue, from 53rd Street west to Dead End
Powell Avenue, from 52nd Terrace to 52nd Street
Argentine Boulevard, from 53rd Street to 51st Street
Edgehill Drive, from 52nd Street west to Dead End
Edgehill Drive, from 52nd Street to 51st Street

52nd Terrace, from Strong Avenue to Powell Avenue
52nd Street, from Powell Avenue south to Dead End
52nd Street, from Powell Avenue to Edgehill Drive
52nd Street, from Edgehill Drive north to Dead End
51st Terrace, from Strong Avenue to Argentine Boulevard
AREA 6-59
County Line Road, from 65th Street to 59th Street
AREA 7-17
Swartz Road, from 78th Street to Kaw Drive
AREA 7-21
98th Street, from New Jersey Avenue to Parallel Parkway
AREA 8-40
State Frontage Road, from 73rd Street to 72nd Street
AREA 8-46
69th Street, from State Avenue to 69th Lane
69th Lane, from 69th Street to 70th Street
70th Street, from 69th Lane to Parallel Parkway
AREA 8-46
Roswell Avenue, from 72nd Street to 71st Street
71st Street, from Roswell Avenue to Leavenworth Road
AREA 8-49
Barnes Drive, from Pomeroy Drive to 74th Street
AREA 8-51
69th Street, from State Avenue south to Dead End
AREA 8-52
59th Lane, from Railroad Tracks south 650 feet
61st Street, from Kaw Drive north to bridge
Kaw Drive west bound, from 72 feet west of 61st Street to 943 feet east of 61st Street
Kaw Drive exit ramp, from Kaw Drive west bound to Kaw Drive east bound
AREA 8-55
62nd Street, from Cernech Road north to Dead End
Atlas Avenue, from 62nd Street east to Dead End
AREA 8-56
65th Street, from Cernech Road north to Dead End
64th Terrace, from Cernech Road north to Dead End
63rd Terrace, from Cernech Road north to Dead End

As well as at up to 20 additional intersections in other areas within the city limits of Kansas City Kansas, that are identified by the Department of Justice as public needs.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $600,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $600,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of
this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of __________________, 2013 and APPROVED by the Mayor.

(SEAL)

Mayor/CEO

ATTEST:

Unified Government Clerk
RESOLUTION NO. ______

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public buildings as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following ANIMAL CONTROL FACILITY IMPROVEMENTS CMIP 969-8439 improvements (the "Improvements"):  
  
  Project will provide for the study, evaluation and design of existing animal shelter for upgrades to Animal Control facility at 3301 Park Drive, Kansas City, Kansas. Included will be building electrical, mechanical, HVAC and exterior parking and lighting, appurtenances related thereto and associated engineering, design or construction costs.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $360,000 plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $360,000 plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of _______________________, 2013 and APPROVED by the Mayor.
(SEAL)

ATTEST:

__________________________
Unified Government Clerk

__________________________
Mayor/CEO
RESOLUTION NO. _______

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public buildings as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following ARMOURDALE COMMUNITY CENTER GYM ROOF REPLACEMENT CMIP 971-4302 improvements (the "Improvements"):

Complete removal and replacement of the roof of the Armourdale Community Center located at 730 Osage, Kansas City, Kansas with build-up style roof and masonry restoration of exterior walls and chimney, and associated engineering, design and construction costs.

- **Roof Replacement**
  - Tear-off and dispose of 5 layers of existing roofing
  - Install 20+ year, hot asphalt build-up roof system
  - Install new metal flashings, trim, and gutter scuppers

- **Exterior Wall, Masonry Restoration**
  - Cut and tuck-point all deteriorated masonry joints of all walls
  - Cut and tuck-point all deteriorated masonry joints of all windows / elevation details
  - Stabilize chimney structure
  - Cut and tuck-point all deteriorated masonry joints of chimney
  - Damp-proof all masonry surfaces

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $262,500 plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $262,500 plus capitalized interest
and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of __________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST:

__________________________
Mayor/CEO

__________________________
Unified Government Clerk
RESOLUTION NO. ______________

A RESOLUTION AUTHORIZING CERTAIN STREET IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain street improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following 2014 Arterial/Collector Resurfacing Program 941-0414 improvements (the "Improvements"):

Milling, concrete pouring, asphalt overlay, resurfacing, utility cover adjustments, pavement marking, traffic control modifications, Americans With Disabilities Act compliant street to sidewalk access, including any appurtenances related thereto, any necessary land acquisition, and associated engineering, design, inspection, removal, replacement, and construction costs, at the following locations:

AREA 1-53
Parallel Parkway, from 43rd Street to 47th Street
Parallel Parkway, from 47th Street west 218 feet
AREA 1-54
3rd Street, from Minnesota Avenue to Richmond Avenue
AREA 2-37
18th Street, from Minnesota Avenue to Taurome Avenue
18th Street, from Taurome Avenue south 656 feet
AREA 3-40
Mission Road, from West 47th Avenue to West 43rd Avenue
AREA 4-40
Richmond Avenue, from 5th Street to 3rd Street
AREA 5-57
123rd Street, from Russell Ave to Donahoo Road
Leavenworth Road, from 123rd Street to 122nd Terrace
Leavenworth Road, from 122nd Terrace east 190 feet
AREA 6-46
County Line Road, from 59th Street to 55th Street
AREA 6-59
County Line Road, from 65th Street to 59th Street
AREA 7-21
98th Street, from New Jersey Avenue to Parallel Parkway
Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $900,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $900,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of ________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST:

___________________________
Mayor/CEO

___________________________
Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING,
STRUCTURE, OR PARKING IMPROVEMENTS, AND PROVIDING FOR THE
MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter
Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the
"Unified Government") authorizes the governing body of the Unified Government to make a variety of
improvements as further described in CO-03-09 and to issue its general obligation bonds and/or
temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain
improvements to public buildings, structures and parking facilities, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is
necessary to make the following Elevator Upgrades - City 2014 CMIP 948-0114 improvements (the
"Improvements"): Modifications, repair or replacement of passenger, freight and service elevators located in the
below listed municipal buildings and structures, to insure compliance with City, State and Federal
codes and regulations including ADA mandates. The Improvements will include repair and
replacements of drives, brakes, hoist cables, sheave brakes, governors, motor controls, and other
associated mechanical equipment; and the upgrade or replacement of interior lighting, panels,
flooring and railings of the elevator cab, including new operational systems installed with new
pushbutton automated operations and controls, including any appurtenances related thereto, and
includes any associated engineering, design, inspection or construction costs. Improvements will
be made to elevators at the following locations:

<table>
<thead>
<tr>
<th>Establishment</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Headquarters</td>
<td>700 Minnesota</td>
</tr>
<tr>
<td>City Hall</td>
<td>701 N 7th</td>
</tr>
<tr>
<td>Public Levee</td>
<td>3101 Fairfax</td>
</tr>
<tr>
<td>Parking Garage A</td>
<td>North side of State Ave between 7th &amp; 8th Street</td>
</tr>
<tr>
<td>Parking Garage B</td>
<td>South side of State Ave. Between 6th &amp; 7th Street</td>
</tr>
<tr>
<td>Parking Garage C</td>
<td>North side of Armstrong Between 7th &amp; 8th Street</td>
</tr>
<tr>
<td>Parking Garage D</td>
<td>South Side of Ann between 7th &amp; 8th</td>
</tr>
<tr>
<td>Parking Garage E</td>
<td>North side of Barrett Street Between 6th &amp; 7th Street</td>
</tr>
</tbody>
</table>

Section 2. For the purpose of providing funds for the Improvements, all as approved by the
governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds
pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No.
CO-03-09, in an amount not in excess of $220,000 plus capitalized interest and costs of issuance.
Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by
resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the
Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $220,000 plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of ____________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST: _______________________________

Mayor/CEO

Unified Government Clerk
RESOLUTION NO.  

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING, STRUCTURE, OR PARKING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.  

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the “Unified Government”) authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and  

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public buildings, structures and parking facilities, as more fully described herein.  

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following 2014 Facilities Parking Maintenance, Repair & Inspection CMIP 948-0214 improvements (the “Improvements”):  

Repair, replacement, construction or reconstruction to the concrete surface and deck, stairwells, walls and columns at the below described major downtown parking structures and surface parking lots. The Improvements will include new gates, entry control equipment, lighting, signage and security equipment upgrades, new deck surface treatment, and painting of garage interiors and exteriors, including any appurtenances related thereto and any associated engineering, design, inspection or construction costs  

Surface Lots: Downtown  

Lot # 1 (Parking Stalls – 121) North side of Ann Ave. Between 7th & 8th Street  
Lot # 2 (Parking Stalls – 43) North side of Ann Ave. Between 7th & 8th Street  
Lot # 3 (Parking Stalls – 204) South side of Barrett Street Between 6th & 7th Street  
Lot # 4 (Parking Stalls – 365) South side of State Ave. Between 4th & 5th Street  
Lot # 6 (Parking Stalls – 124) North side of Armstrong Between 5th & 6th Street  

Reardon Civic Center Lot – (Parking Stalls – 180)  
Total Stalls (1,037)  

Parking Garages: Downtown  

Parking garage A (Parking Stalls – 354) North side of State Ave. Between 7th & 8th Street  
Parking garage B (Parking Stalls – 364) South side of State Ave. Between 6th & 7th Street  
Parking garage C (Parking Stalls – 479) North side of Armstrong Between 7th & 8th Street  
Parking garage E (Parking Stalls – 283) North side of Barrett Street Between 6th & 7th Street  
Total Stalls (1,480)
Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $1,500,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $1,500,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ____ day of ______________________, 2013 and
APPROVED by the Mayor.

(SEAL)

__________________________
Mayor/CEO

ATTEST:

__________________________
Unified Government Clerk
RESOLUTION NO. ______

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the “Unified Government”) authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public buildings as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following FIRE STATION # 2 INFRASTRUCTURE CMIP 969-8063 improvements (the “Improvements”):

The project includes electrical service and plumbing updates including other work necessary to finish the areas for functional use, appurtenances related thereto and associated engineering, design or construction costs at the facility located at 6241 State Ave, Kansas City, Kansas

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $28,000 plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $28,000 plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ______ day of ________________, 2013 and APPROVED by the Mayor.

(SEAL)
ATTEST:

Unified Government Clerk

Mayor/CEO
RESOLUTION NO. _______

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public buildings as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following FIRE STATION # 5 RAMP REPLACEMENT CMIP 969-8011 improvements (the "Improvements"):  

The project includes replacement of the drive ramp due to deterioration, appurtenances related thereto and associated engineering, design or construction costs at the facility located at 910 Quindaro Blvd, Kansas City, Kansas

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $40,000 plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $40,000 plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ____ day of __________________, 2013 and APPROVED by the Mayor.

(SEAL)
ATTEST:

______________________________
Unified Government Clerk

______________________________
Mayor/CEO
RESOLUTION NO. _____

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public buildings as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following FIRE STATION # 5 FACILITY REMODEL CMIP 969-8065 improvements (the "Improvements"):

The project includes remodel and renovation of living quarters, kitchen area and day room, installation of gender neutral bath, restroom and sleeping quarters, appurtenances related thereto and associated engineering, design or construction costs at the facility located at 910 Quindaro Blvd, Kansas City, Kansas

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $90,000 plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $90,000 plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of ______________________, 2013 and APPROVED by the Mayor.
(SEAL)

ATTEST:

__________________________
Unified Government Clerk

__________________________
Mayor/CEO
RESOLUTION NO. ______

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public buildings as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following FIRE STATION # 7 REAR RAMP REPLACEMENT CMIP 969-8085 improvements (the "Improvements"): The project includes replacement of rear drive ramp due to deterioration, appurtenances related thereto and associated engineering, design or construction costs at the facility located at 2717 Strong Ave, Kansas City, Kansas

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $70,000 plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $70,000 plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of _________________, 2013 and APPROVED by the Mayor.

(SEAL)
ATTEST:

________________________
Unified Government Clerk

________________________
Mayor/CEO
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STREET IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain street improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following 2014 INDUSTRIAL DISTRICT REPAIRS CMIP 941-0114 improvements (the "Improvements"): Milling, concrete pouring, asphalt overlay, resurfacing, utility cover adjustments, pavement marking, traffic control modifications, railroad crossing enhancements, Americans With Disabilities Act compliant street to sidewalk access, including any appurtenances related thereto, any necessary land acquisition, and associated engineering, design, inspection, removal, replacement, and construction costs, at the following locations in Industrial Districts with the City of Kansas City, Kansas:

AREA 1-56
Brinkerhoff Road, from Funston Road to Stanley Road
Stanley Road, from Brinkerhoff Road to Dodge Road
Stanley Road, from Dodge Road east 328 feet to Railroad Tracks

AREA 2-41
Cheyenne Avenue, from 11th Street to Mill Street

AREA 2-44
Argentine Boulevard, from 17th Street to 14th Street
14th Street, from Argentine Boulevard to Pennsylvania Avenue

AREA 2-48
4th Street, from Kansas Avenue to McAlpine Avenue
4th Street, from McAlpine Avenue north to Dead End
3rd Street, from Kansas Avenue to McAlpine Avenue
2nd Street, from Kansas Ave north to Railroad Tracks

AREA 2-49
Cheyenne Avenue, from 7th Street to Armourdale Boulevard

AREA 3-53
Marshall Avenue, from Southwest Boulevard to Division Street
AREA 6-45
Inland Drive, from 55th Street to 59th Street west ramp
Inland Drive, from 59th Street west ramp west 6034 feet

All work includes necessary traffic control and detour signing, pavement markings, utility box adjustments, and traffic signal modifications necessary to accommodate the improvements. Minor improvements to select sections of curbs and drainage inlets are included, as well as engineering and inspection services.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $500,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $500,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ____ day of _____________________, 2013 and APPROVED by the Mayor.

(SEAL)

Mayor/CEO

ATTEST:

______________________________
Unified Government Clerk
RESOLUTION NO. __________

A RESOLUTION AUTHORIZING CERTAIN STREET AND BRIDGE IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain street and bridge improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following JAMES STREET VIADUCT at STATE LINE CMIP 962-2168 improvements (the "Improvements"):  

Replacement of two center spans totaling 171 centerline feet, and removal of a center column, of the James Street Viaduct, which spans the Kansas and Missouri State Line and the Union Pacific Railroad, located north of the I-635 crossing of the Kansas river and south of the Central Avenue Viaduct. Work includes demolition of the existing bridge structure and columns, permanent removal of the center column (Bent 8), installation of new concrete column footings and piles, erection of steel girders, installation of new concrete bridge deck, sidewalk, and guardrails, as well as other appurtenances, design, construction, railroad permit fees and costs. Costs for this work are shared between the Unified Government and the City of Kansas City, Missouri, who jointly own the bridge, and is being administered by the City of Kansas City, Missouri as part of a larger project that replaces remaining spans of the viaduct in Missouri.

All work includes necessary traffic control and detour signing, and utility adjustments, necessary to accommodate the improvements as well as all necessary engineering, design, inspection, all necessary appurtenances and related construction.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $700,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.
Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $700,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of __________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST:

__________________________
Mayor/CEO

__________________________
Unified Government Clerk
RESOLUTION NO.       

A RESOLUTION AUTHORIZING CERTAIN STREET, SIDEWALK AND RECREATION FACILITY IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the “Unified Government”) authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain street, sidewalk and recreation facility improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following, KAW POINT PARK CONNECTOR TRAIL 2013, CMIP 971-7865 improvements (the “Improvements”):

Construction of a 1,680 foot long, 10-ft wide, continuous bike and pedestrian trail to connect from the existing Riverfront Heritage Trail near the intersection of Armstrong and 3rd Street to Kaw Point Park, located along the north bank of the Kansas River and the west bank of the Missouri River, at their confluence, which is also located south and east of the intersection of Fairfax Trafficway and River City Drive. The trail includes approximately 700 linear feet of on-grade concrete trail along 3rd Street from Armstrong to Minnesota, modification of the bridge deck on the Fairfax Trafficway/Minnesota Avenue viaduct beginning at the intersection of 3rd Street and Minnesota Avenue and extending approximately 700 feet easterly and northerly along the bridge to a point in the middle, where it will connect to a free-standing ramp containing approximately 280 feet of trail to descend and land on or near the western edge of Kaw Point Park. This work includes removal of existing bridge rails and crash barrier, modifications to bridge deck to install new crash barrier and fencing, construction of sidewalk, crosswalk and striping upgrades, and concrete and steel fabrications and construction for the free-standing ramp. Work includes all necessary traffic control and detours signing, pavement markings, and utility box adjustments, necessary to accommodate the improvements as well as all necessary engineering, design, inspection, all necessary appurtenances and related construction.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $510,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $510,000, plus capitalized interest.
and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ____ day of ______________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST:

______________________________
Unified Government Clerk

______________________________
Mayor/CEO
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STORM WATER IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the “Unified Government”) authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain storm water improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following MERRIAM LANE, 10th to 24th STREET STORM WATER UPGRADES CMIP 963-5315 improvements (the “Improvements”):

Repair and construction of storm water facilities in conjunction with the companion street project, including but not limited to pipe removal, replacement or installation, manhole rehabilitation or installation, and restoration of storm water facilities, including any necessary land acquisition, engineering, design, and associated construction costs, including any appurtenances related thereto, in or adjacent to Merriam Lane between 10th and 24th Streets in Kansas City, Kansas.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $1,200,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $1,200,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.
PASSED by the Governing Body on ____ day of __________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST: ________________________________

Mayor/CEO

______________________________
Unified Government Clerk
RESOLUTION NO. ____

A RESOLUTION AUTHORIZING CERTAIN STREET, SIDEWALK AND RECREATION FACILITY IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain street, sidewalk and recreation facility improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following, MISSOURI RIVER / JERSEY CREEK TRAIL, 5th STREET; CMIP 970-1611 improvements (the "Improvements"):

Construction of approximately 1 mile of concrete shared-use path, generally 10-feet in width, for pedestrians and bicycle pathway along 5th Street, beginning approximately 250 feet south of the intersection of 5th Street and Parallel Parkway and extending north along 5th Street to connect to John Garland Park near Rowland Avenue, then continuing on a separate segment continuing along Rowland Avenue from 5th Street west to 7th Street, as well as an east extension from 5th Street at Cleveland Avenue connect to the south parking lot at John Garland Park. This work includes concrete sidewalk and curb construction, removal of existing sidewalks, cross walk, and traffic signal upgrades, plus all necessary traffic control and detours signing, pavement markings, and utility box adjustments, necessary to accommodate the improvements as well as all necessary engineering, design, inspection, all necessary appurtenances and related construction.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $470,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $470,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.
Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ____ day of __________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST:

______________________________

Mayor/CEO

______________________________

Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STREET IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the “Unified Government”) authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain street improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following 2014 Neighborhood Street Resurfacing Program CMIP 941-0214 improvements (the “Improvements”):

Milling, concrete pouring, asphalt overlay, resurfacing, utility cover adjustments, pavement marking, traffic control modifications, railroad crossing enhancements, Americans With Disabilities Act compliant street to sidewalk access, including any appurtenances related thereto, any necessary land acquisition, and associated engineering, design, inspection, removal, replacement, and construction costs, at the following locations:

AREA 1-49
Freeman Avenue, from 55th Drive west to Dead End
Freeman Avenue, from 55th Street west to Dead End
Everett Avenue, from 55th Drive to 55th Street
55th Drive, from Everett Avenue to Freeman Avenue
Freeman Court, from Freeman Avenue south to Dead End

AREA 1-55
Parkview Avenue, from Dead End east 645 feet

AREA 2-40
Grandview Boulevard, from 18th Street to 14th Street
17th Street, from Riverview Avenue to Grandview Boulevard
16th Street, from Riverview Avenue to Grandview Boulevard
15th Street, from Riverview Avenue to Grandview Boulevard

AREA 2-43
10th Street, from Kansas Avenue to McAlpine Avenue
10th Street, from McAlpine Avenue north 118 feet
Boeke Street, from Kansas Avenue to McAlpine Avenue
Mill Street, from Kansas Avenue to McAlpine Avenue
Scott Avenue, from 10th Street to Mill Street

AREA 2-46
Ann Avenue, from 5th Street to 4th Street
AREA 3-37
West 45th Avenue, from Rainbow Boulevard to Francis Street
West 45th Avenue, from Francis Street to Eaton Street
Francis Street, from West 46th Avenue to West 43rd Avenue

AREA 3-42
West 46th Avenue, from Mission Road to Minnie Street
West 45th Avenue, from Mission Road to Minnie Street
West 44th Place, from Mission Road to Minnie Street
West 44th Avenue, from Mission Road to Minnie Street
Minnie Street, from West 44th Avenue to West 45th Avenue
Minnie Street, from West 45th Avenue south 108 feet

AREA 3-43
West 43rd Avenue, from Cambridge Street to State Line Road

AREA 3-46
Shawnee Drive, from 16th Street southwest 565 feet

AREA 3-49
Elmwood Avenue, from 29th Street to 28th Street
Ruby Avenue, from 29th Street east to Dead End
28th Street, from Elmwood Avenue to Ruby Avenue

AREA 4-43
Orient Drive, from Taurome Avenue to 20th Street
20th Street, from Taurome Avenue to Orient Drive
Barnett Avenue, from 20th Street to 18th Street
Ann Avenue, from 20th Street to 18th Street

AREA 4-45
Everett Avenue, from 11th Street to 7th Street
Oakland Avenue, from 9th Street to 7th Street

9th Street, from Washington Boulevard to Walker Avenue

AREA 5-45
8th Street, from Washington Boulevard to Oakland Avenue
Wolcott Drive, from Hutton Road to 93rd Street
93rd Street, from K-5 Highway to Wolcott Drive

AREA 5-50
Corona Avenue, from 78th Street to 75th Drive
New Jersey Avenue, from 78th Street to 77th Street
Walker Avenue, from 77th Street to 76th Terrace
77th Terrace, from Corona Ave to New Jersey Avenue
77th Terrace, from New Jersey Avenue north to Dead End
77th Street, from Walker Ave to 78th Street
76th Terrace, from Walker Avenue south to Dead End

AREA 5-51
99th Street, from Hutton Road to Private Drive
99th Street, from Private Drive south 276 feet

AREA 5-59
79th Terrace, from State Avenue to Washington Avenue
79th Terrace, from Washington Avenue north to Dead End
Washington Avenue, from 79th Terrace west 185 feet

AREA 6-41
Swartz Avenue, from 42nd Street to 44th Street
Swartz Avenue, from 44th Street west 1302 feet
40th Street, from Argentine Avenue north to Dead End
39th Street, from Argentine Avenue north to Dead End
38th Street, from Argentine Avenue north to Dead End

AREA 6-48

Oliver Avenue, from 34th Street to 36th Street
Oliver Avenue, from 36th Street west to Dead End
Lust Drive, from 34th Street to 35th Terrace
Lust Drive, from 35th Terrace to 37th Street
Lust Drive, from 37th Street west to Dead End
Forest Avenue, from 35th Terrace east to Dead End
Locust Street, from 37th Street to 36th Street
35th Street, from Merriam Lane to Lust Drive
36th Street, from Oliver Ave north 286 feet
36th Street, from Locust Street to Lust Drive
35th Terrace, from Lust Drive to Forest Avenue
37th Street, from Locust Street to Lust Drive

AREA 6-51

Strong Avenue, from 53rd Street to 52nd Terrace
Strong Avenue, from 52nd Terrace east to Dead End
Strong Avenue, from 51st Terrace west to Dead End
Powell Avenue, from 53rd Street west to Dead End
Powell Avenue, from 52nd Terrace to 52nd Street
Argentine Boulevard, from 53rd Street to 51st Street
Edgehill Drive, from 52nd Street west to Dead End
Edgehill Drive, from 52nd Street to 51st Street
52nd Terrace, from Strong Avenue to Powell Avenue
52nd Street, from Powell Avenue south to Dead End
52nd Street, from Powell Avenue to Edgehill Drive
52nd Street, from Edgehill Drive north to Dead End
51st Terrace, from Strong Avenue to Argentine Boulevard

AREA 7-17

Swartz Road, from 78th Street to Kaw Drive

AREA 8-40

State Frontage Road, from 73rd Street to 72nd Street

AREA 8-46

69th Street, from State Avenue to 69th Lane
69th Lane, from 69th Street to 70th Street
70th Street, from 69th Lane to Parallel Parkway

AREA 8-46

Roswell Avenue, from 72nd Street to 71st Street
71st Street, from Roswell Avenue to Leavenworth Road

AREA 8-49

Barnes Drive, from Pomeroy Drive to 74th Street

AREA 8-51

69th Street, from State Avenue south to Dead End

AREA 8-52

59th Lane, from Railroad Tracks south 650 feet
61st Street, from Kaw Drive north to bridge
Kaw Drive west bound, from 72 feet west of 61st Street to 943 feet east of 61st Street
Kaw Drive exit ramp, from Kaw Drive west bound to Kaw Drive east bound

AREA 8-55
62nd Street, from Cernech Road north to Dead End
Atlas Avenue, from 62nd Street east to Dead End

AREA 8-56
65th Street, from Cernech Road north to Dead End
64th Terrace, from Cernech Road north to Dead End
63rd Terrace, from Cernech Road north to Dead End

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $2,200,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $2,200,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of ________________, 2013 and
APPROVED by the Mayor.

(SEAL)

ATTEST: ____________________________________________

Mayor/CEO

Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN SANITARY SEWER SYSTEM IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain sanitary sewer system improvements, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following PILOT INFILTRATION and INFLOW REDUCTION PROJECTS CMIP 963-6121 improvements (the "Improvements"):

Project includes engineering study, design and construction of sanitary sewer system improvements to reduce infiltration and inflow of storm water to the collection system. Post construction flow monitoring will be conducted to evaluate effectiveness of improvements. The pilot projects will be located in portions of the Mill Creek watershed, the Brenner Heights watershed and the Brush Creek watershed.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $2,500,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $2,500,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.
PASSED by the Governing Body on ___ day of __________________, 2013 and
APPROVED by the Mayor.

(SEAL)

ATTEST:

______________________________
Mayor/CEO

______________________________
Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN SANITARY SEWER FACILITIES AND SEWAGE TREATMENT AND DISPOSAL PLANT IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to sanitary sewer facilities and sewage treatment and disposal plants, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following PUMP STATION 41 CMIP 963-6120, improvements (the "Improvements"):

This project involves the repair and rehabilitation of Pump Station 41, located at 3252 N 91st Street Kansas City, Kansas which may include, repair and or replacement or additions of the following equipment: electrical switchgear, electronic equipment and controls, pumps, motors, piping and structural supports, sandblasting and painting of metal surfaces for corrosion control, structural building repairs of the pump house such as doors, lighting, roof, roof drains, guttering, including any appurtenances related thereto, and any associated inspection, engineering, design, and construction costs.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $1,000,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $1,000,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.
Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of ________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST: _________________________________

Mayor/CEO

_______________________________
Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN SANITARY SEWER FACILITIES AND SEWAGE TREATMENT AND DISPOSAL PLANT IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to sanitary sewer facilities and sewage treatment and disposal plants, as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following PUMP STATION 6 IMPROVEMENTS CMIP 963-6197, improvements (the "Improvements"): This project involves the repair and rehabilitation of Pump Station 6, located at 8260 Kaw Drive, Kansas City, Kansas which may include repair and or replacement or additions of the following equipment: electrical switchgear, electronic equipment and controls, pumps, motors, piping and structural supports, sandblasting and painting of metal surfaces for corrosion control, structural building repairs of the pump house such as doors, lighting, roof, roof drains, including any appurtenances related thereto, and any associated inspection, engineering, design, and construction costs.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $1,250,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $1,250,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.
Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

PASSED by the Governing Body on ____ day of ________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST:

__________________________
Mayor/CEO

__________________________
Unified Government Clerk
RESOLUTION NO. __

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public building as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following RELOCATION OF SEWER OFFICE, STORAGE AND MAINTENANCE FACILITIES, CMIP 963-6039, improvements (the "Improvements"): This project involves the building of new facilities to house sewer maintenance offices for staff, equipment, and vehicles. Project may or may not include the purchase of ground to build on based on research by outside consultants for optimum site location. Building facility would include offices as well as garage space for large vehicles and equipment, underground fuel tanks, as well as grounds for storage of additional equipment and supplies used in the sewer maintenance section including any appurtenances related thereto, and any associated inspection, engineering, design, and construction costs. Location and size of building has not yet been determined.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $3,200,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $3,200,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and
approval by the governing body of the Unified Government.

PASSED by the Governing Body on ___ day of ________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST:

__________________________
Mayor/CEO

__________________________
Unified Government Clerk
## SCHEDULE "B"

### 2014 TEMPORARY NOTES REQUIRING AN INCREASE IN AUTHORIZATION & AMENDMENTS TO CURRENT RESOLUTIONS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>CMIP #</th>
<th>Type</th>
<th>2013 Authority</th>
<th>Increase in Authority Required</th>
<th>2014 Authority</th>
<th>Project Contact</th>
<th>Amend Reso #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Merriam Lane Imp 10th to 24th</td>
<td>1292</td>
<td>Street</td>
<td>1,950,000.00</td>
<td>1,650,000.00</td>
<td>3,600,000.00</td>
<td>B Heatherman</td>
<td>R-67-11</td>
</tr>
<tr>
<td>FS #18 Roof Replacement</td>
<td>8073</td>
<td>Public Bldg</td>
<td>120,000.00</td>
<td>10,000.00</td>
<td>130,000.00</td>
<td>Craig Duke 5950</td>
<td>R-79.12</td>
</tr>
<tr>
<td>FS #3 Roof Replacement</td>
<td>8070</td>
<td>Public Bldg</td>
<td>115,000.00</td>
<td>-</td>
<td>150,000.00</td>
<td>Craig Duke 5950</td>
<td>R-72-11</td>
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<tr>
<td>Kaw Point Solids Dewatering</td>
<td>6199</td>
<td>Sewer</td>
<td>3,800,000.00</td>
<td>1,200,000.00</td>
<td>5,000,000.00</td>
<td>J Larkin 1301</td>
<td>R-96-12</td>
</tr>
<tr>
<td>Riverview Ave Bridge over</td>
<td>2140</td>
<td>Bridge</td>
<td>321,061.80</td>
<td>60,000.00</td>
<td>380,000.00</td>
<td>B Heatherman 5416</td>
<td>R-81-11</td>
</tr>
</tbody>
</table>

**TOTALS**                             | 6,306,061.80 | 2,920,000.00 | 9,260,000.00 |
RESOLUTION NO. ___________

A RESOLUTION AMENDING RESOLUTION NO. R-78-11
AUTHORIZING CERTAIN STREET AND SIDEWALK
IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING
FOR THE SAME.

WHEREAS, the Unified Government is authorized and empowered pursuant to Charter
Ordinance No. CO-03-09 and Article 12, Section 5(a) of the Constitution of the State of Kansas,
to issue general obligation bonds for the purpose of paying for street improvements; and

WHEREAS, on November 17, 2011, the Unified Government adopted Resolution
R-78-11 authorizing the Merriam Lane, 10th to 24th Street Program CMIP 1292
improvements, as more fully described therein; and

WHEREAS, it is necessary to amend Resolution No. R-78-11 to increase the estimated
cost of the improvements and the amount of general obligation bonds and/or temporary notes to
be issued for the improvements, as provided herein.

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

Section 1. That Section 2 of Resolution No. R-78-11 is hereby amended to read as
follows:

Section 2. For the purpose of providing funds for the Improvements, all as approved by
the governing body, the Unified Government hereby authorizes the issuance of its general
obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of
Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $3,600,000,
plus capitalized interest and costs of issuance. Temporary Notes of the Unified
Government are hereby authorized to be issued from time to time by resolution in an
amount not to exceed the amount of general obligation bonds herein authorized.

Section 2. The Unified Government expects to make capital expenditures in connection
with the Improvements and intends to reimburse itself for such expenditures with the proceeds of
general obligation bonds and/or temporary notes in an amount not to exceed $3,600,000, plus
capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes
issued under the authority of this Resolution may be used to reimburse expenditures made on or
after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S.
Treasury Regulation §1.150-2.
Section 3. Resolution No. R-78-11, as amended by this Resolution, is hereby ratified and confirmed, and shall remain in full force and effect.

Section 4. This Resolution shall take effect and be in full force immediately after its adoption by the governing body.

THIS RESOLUTION WAS PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____ DAY OF ____________________, 2013, AND APPROVED BY THE MAYOR.

(SEAL)

__________________________
Mayor/CEO

ATTEST:

__________________________
Unified Government Clerk
RESOLUTION NO. __________

A RESOLUTION AMENDING RESOLUTION R-79-12 AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, on November 15, 2012 the Unified Government adopted Resolution No. R-79-12, authorizing certain FIRE STATION # 18 ROOF REPLACEMENT CMIP 969-8073 improvements (the "Improvements") as described therein; and

WHEREAS, it is necessary to amend Resolution R-79-12 to increase the estimated cost of the Improvements and the amount of general obligation bonds and/or temporary notes to be issued for the Improvements, as provided herein.

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

Section 1. Section 2 of Resolution R-79-12, is hereby amended to read as follows:

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $130,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 2. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $130,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 3. Resolution No. R-79-12, as amended by this Resolution, is hereby ratified and confirmed, and shall remain in full force and effect.
Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

THIS RESOLUTION WAS PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF __________________, 2013, AND APPROVED BY THE MAYOR.

(SEAL)

ATTEST:

______________________________
Mayor/CEO

______________________________
Unified Government Clerk
RESOLUTION NO. __________

A RESOLUTION AMENDING RESOLUTION R-80-12 AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the "Unified Government") authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, on November 15, 2012 the Unified Government adopted Resolution No. R-80-12, authorizing certain FIRE STATION # 3 ROOF REPLACEMENT CMIP 969-8070 improvements (the "Improvements") as described therein; and

WHEREAS, it is necessary to amend Resolution R-80-12 to increase the estimated cost of the Improvements and the amount of general obligation bonds and/or temporary notes to be issued for the Improvements, as provided herein.

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

Section 1. Section 2 of Resolution R-80-12, is hereby amended to read as follows:

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $150,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 2. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $150,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 3. Resolution No. R-80-12, as amended by this Resolution, is hereby ratified and confirmed, and shall remain in full force and effect.
Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.

THIS RESOLUTION WAS PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF ___________________, 2013, AND APPROVED BY THE MAYOR.

(SEAL)

ATTEST:

______________________________
Mayor/CEO

______________________________
Unified Government Clerk
RESOLUTION NO. ____________

A RESOLUTION AMENDING RESOLUTION NO. R-76-11
AUTHORIZING CERTAIN SANITARY SEWAGE TREATMENT
FACILITIES AND IMPROVEMENTS, AND PROVIDING FOR THE
MANNER OF PAYING FOR THE SAME.

WHEREAS, the Unified Government is authorized and empowered pursuant to Charter
Ordinance No. CO-03-09 and Article 12, Section 5(a) of the Constitution of the State of Kansas,
to issue general obligation bonds for the purpose of paying for sanitary sewage treatment
facilities and improvements; and

WHEREAS, on November 17, 2011, the Unified Government adopted Resolution R-76-11
authorizing improvements to the Kaw Point Solids Dewatering Rehabilitation Project
CMIP 6199, as more fully described therein; and

WHEREAS, on November 15, 2012, the Unified Government adopted Resolution R-96-12
increasing the estimated cost of the improvements and the amount of general obligation bonds
and/or temporary notes to be issued for the improvements; and

WHEREAS, it is again necessary to amend Resolution R-76-11 to increase the estimated
cost of the Improvements and the amount of general obligation bonds and/or temporary notes to
be issued for the Improvements, as provided herein.

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

Section 1. That Section 2 of Resolution No. R-76-11 is hereby amended to read as
follows:

Section 2. For the purpose of providing funds for the Improvements, all as
approved by the governing body, the Unified Government hereby authorizes the issuance
of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of
the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of
$5,000,000 plus capitalized interest and costs of issuance. Temporary Notes of the
Unified Government are hereby authorized to be issued from time to time by resolution in
an amount not to exceed the amount of general obligation bonds herein authorized.

Section 2. The Unified Government expects to make capital expenditures in connection
with the Improvements and intends to reimburse itself for such expenditures with the proceeds of
general obligation bonds and/or temporary notes in an amount not to exceed $5,000,000 plus
capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes
issued under the authority of this Resolution may be used to reimburse expenditures made on or
after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S.
Treasury Regulation §1.150-2.

Section 3. Resolution No. R-76-11, as amended by this Resolution, is hereby ratified and confirmed, and shall remain in full force and effect. This Resolution shall supersede Resolution No. R-96-12.

Section 4. This Resolution shall take effect and be in full force immediately after its adoption by the governing body.

THIS RESOLUTION WAS PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____ DAY OF __________________, 2013, AND APPROVED BY THE MAYOR.

(SEAL)                                           Mayor/CEO

ATTEST:

_______________________________
Unified Government Clerk
RESOLUTION NO. __________

A RESOLUTION AMENDING RESOLUTION NO. R-81-11
AUTHORIZING CERTAIN STREET AND BRIDGE IMPROVEMENTS,
AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, the Unified Government is authorized and empowered pursuant to Charter Ordinance No. CO-03-09 and Article 12, Section 5(a) of the Constitution of the State of Kansas, to issue general obligation bonds for the purpose of paying for street and bridge improvements; and

WHEREAS, on November 17, 2011, the Unified Government adopted Resolution R-81-11 authorizing the Riverview Avenue Bridge over Turner Diagonal CMIP Program 2140 improvements, as more fully described therein; and

WHEREAS, it is necessary to increase the estimated cost of the improvements and the amount of general obligation bonds and/or temporary notes to be issued for the improvements, as provided by Resolution R-81-11.

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

Section 1. That Section 2 of Resolution No. R-81-11 is hereby amended to read as follows:

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $380,000, plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 2. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $380,000, plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 3. Resolution No. R-81-11, as amended by this Resolution, is hereby ratified
and confirmed, and shall remain in full force and effect.

Section 4. This Resolution shall take effect and be in full force immediately after its adoption by the governing body.

THIS RESOLUTION WAS PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF ____________________, 2013, AND APPROVED BY THE MAYOR.

(SEAL)                                               Mayor/CEO

ATTEST:

__________________________
Unified Government Clerk
Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 11/4/2013
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 11/21/2013
Confirmed Date: 11/21/2013

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

<table>
<thead>
<tr>
<th>Date: 10/30/2013</th>
<th>Contact Name: Lew Levin</th>
<th>Contact Phone: 5186</th>
<th>Contact Email: <a href="mailto:mschrick@wycokck.org">mschrick@wycokck.org</a></th>
<th>Ref:</th>
<th>Department / Division: Finance</th>
</tr>
</thead>
</table>

Item Description:
A resolution providing for the reallocation of improvement costs to be financed with the proceeds of Taxable General Obligation Improvement Bonds (Recovery Zone Economic Development Bonds) Direct Pay, Series 2010-F previously issued by the Unified Government of Wyandotte County/Kansas City, Kansas.

This action allocates $1,116,835.04 from the 2010-F Bond issue to the 2014 Neighborhood Street Resurfacing project, CMIP No. 941-0214.

Action Requested:
Adopt resolution.

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:
☑ Included In Budget
☑ Other (explain) Will reduce future long term debt obligations.

File Attachment
RESOLUTION NO. ____________

A RESOLUTION PROVIDING FOR THE REALLOCATION OF IMPROVEMENT COSTS TO BE FINANCED WITH THE PROCEEDS OF TAXABLE GENERAL OBLIGATION IMPROVEMENT BONDS (RECOVERY ZONE ECONOMIC DEVELOPMENT BONDS – DIRECT PAY), SERIES 2010-F, PREVIOUSLY ISSUED BY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS.

WHEREAS, on November 18, 2010, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Issuer”) adopted Ordinance No. O-69-10 and Resolution No. R-105-10 (collectively, the “2010-F Resolution”) authorizing the issuance of the Issuer’s Taxable General Obligation Improvement Bonds (Recovery Zone Economic Development Bonds), Series 2010-F in the original principal amount of $10,785,000 (the “2010-F Bonds”, and together with the 2010-C Bonds and the 2010-D Bonds, the “Bonds”); and

WHEREAS, the 2010-F Resolution provided that the proceeds of the 2010-F Bonds would finance the cost of certain Improvements described therein; and

WHEREAS, the 2010-F Bonds were issued on December 16, 2010; and

WHEREAS, on February 20, 2013, the Issuer adopted Resolution R-19-13 approving the reallocation of $999,073.65 of 2010-F Bond proceeds from the Meadowlark Lane Rehabilitation Project to the State Avenue, 73rd to 82nd Street Project, as described in the 2010-F Resolution; and

WHEREAS, after the completion of certain of the Improvements, there are moneys remaining in the Improvement Funds related to the 2010-F Bonds

WHEREAS, the Issuer hereby finds it necessary and desirable to authorize the further reallocation of the proceeds of the 2010-F Bonds to pay certain costs of the Improvements.

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

Section 1. The Governing Body hereby authorizes further reallocation of the proceeds of the 2010-F Bonds to certain of the Improvements (as defined in the 2010-F Resolution) as follows:
<table>
<thead>
<tr>
<th>Project Number</th>
<th>Project Name</th>
<th>Initial Allocation of Series 2010-F Principal Amount</th>
<th>Revised Allocation of Series 2010-F Principal Amount</th>
<th>Change in Amount Financed</th>
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<tr>
<td>941-0411</td>
<td>Arterial/Collector Resurfacing Program 2011</td>
<td>$849,212.60</td>
<td>$786,378.50</td>
<td>$(62,834.10)</td>
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<tr>
<td>941-0111</td>
<td>Industrial District Resurfacing Program 2011</td>
<td>699,351.55</td>
<td>671,965.10</td>
<td>(27,386.45)</td>
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<tr>
<td>963-6064</td>
<td>Kaw Point Incinerator Rehab</td>
<td>2,997,220.94</td>
<td>2,494,086.27</td>
<td>(503,134.67)</td>
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<tr>
<td>970-1198</td>
<td>Meadowlark Lane Rehabilitation</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>941-0311</td>
<td>Neighborhood Concrete Street Repairs Annual 2011</td>
<td>299,722.09</td>
<td>304,865.09</td>
<td>5,143.00</td>
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<tr>
<td>970-1161</td>
<td>State Avenue - 73rd to 82nd St.</td>
<td>4,196,109.31</td>
<td>4,196,109.31</td>
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<tr>
<td>963-6004</td>
<td>Southwest Boulevard Sewer Interceptor Relocation</td>
<td>769,286.71</td>
<td>431,330.99</td>
<td>(337,955.72)</td>
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<tr>
<td>970-1217</td>
<td>Taurome Avenue - 78th to 80th St.</td>
<td>974,096.80</td>
<td>783,429.70</td>
<td>(190,667.10)</td>
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<td>941-0214</td>
<td>Neighborhood Street Resurfacing 2014</td>
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<td>1,116,835.04</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$10,785,000.00</strong></td>
<td><strong>$10,785,000.00</strong></td>
<td><strong>$0.00</strong></td>
</tr>
</tbody>
</table>

* Allocation shown is as of February 20, 2013, including the reallocation of $999,073.65 of 2010-F Bond proceeds from the Meadowlark Lane Rehabilitation Project to the State Avenue, 73rd to 82nd Street Project, as described in Resolution R-19-13.

**Section 2.** The officers and officials of the Issuer, including the Mayor/CEO, Clerk and Chief Financial Officer, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

**Section 3.** This Resolution shall take effect and be in full force immediately after its adoption by the governing body.

ADOPTED by the governing body of the Issuer this _____ day of November, 2013.

Mayor/CEO

(SEAL)

ATTEST:

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

Publication Required

Budget Impact: (if applicable)

---

Staff Request for Commission Action

Tracking No. 130369

☐ Revised
☐ On Going

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 11/4/2013

Proposed for the following Full Commission Meeting Date: 11/21/2013

Confirmed Date: 11/21/2013

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

<table>
<thead>
<tr>
<th>Date: 10/30/2013</th>
<th>Contact Name: Debbie Jonscher</th>
<th>Contact Phone: 5847</th>
<th>Contact Email: <a href="mailto:mschrick@wycokck.org">mschrick@wycokck.org</a></th>
<th>Ref:</th>
<th>Department / Division: Finance</th>
</tr>
</thead>
</table>

Item Description:

Two resolutions authorizing Certain Public Building Improvements and providing for the manner of paying for the same. These two projects have advanced since budget adoption. The MOB security and improvement project allows for reimbursement of expenses associated with building improvements that have been reviewed with the Commission.

The Public Levee project addresses various improvements required for 1401 Fairfax Trafficway, to extend it's useful life.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>CMP #</th>
<th>Type</th>
<th>Project Inception</th>
<th>2014 CMP Budgeted Financing</th>
<th>2014 Total Project Authority</th>
<th>Project Contact &amp; Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOB Security &amp; Facility Improvements</td>
<td>8194</td>
<td>Public Bldgs</td>
<td>9/1/13</td>
<td>225,000.00</td>
<td>225,000.00</td>
<td>B Roddy 5415</td>
</tr>
<tr>
<td>Public Levee Improvements</td>
<td>8831</td>
<td>Public Bldgs</td>
<td>3/1/14</td>
<td>500,000.00</td>
<td>500,000.00</td>
<td>G. Brajkovich 5749</td>
</tr>
<tr>
<td>TOTALS</td>
<td></td>
<td></td>
<td></td>
<td>725,000.00</td>
<td>725,000.00</td>
<td></td>
</tr>
</tbody>
</table>

Action Requested:
Adopt Resolutions

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:
☐ Included In Budget
☑ Other (explain) Project financing will be offset directly from revenues generated at the Public Levee by the private manager.
RESOLUTION NO. ______

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the “Unified Government”) authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public buildings as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following MUNICIPAL OFFICE BUILDING SECURITY AND FACILITY IMPROVEMENTS CMIP 969-8194 improvements (the “Improvements”):

The project consists of restoration and reconfiguration of 4 areas of the 9th floor of the Municipal Office Building located at 701 N 7th Street, Kansas City Kansas. Those areas are the Commission conference/office area, the Mayor’s office, the 9th floor conference room and the Administrator’s office. The work can include, depending on the site, the following: HVAC, plumbing, wall constructions, electrical work, ceiling and floor covering and other work need to finish the areas for functional use, appurtenances related thereto and associated engineering, design or construction costs.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $225,000 plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $225,000 plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.
PASSED by the Governing Body on ___ day of ____________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST:

_________________________________
Mayor/CEO

_________________________________
Unified Government Clerk
RESOLUTION NO. _______

A RESOLUTION AUTHORIZING CERTAIN PUBLIC BUILDING IMPROVEMENTS, AND PROVIDING FOR THE MANNER OF PAYING FOR THE SAME.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09 of the Unified Government of Wyandotte County/Kansas City Kansas (the “Unified Government”) authorizes the governing body of the Unified Government to make a variety of improvements as further described in CO-03-09 and to issue its general obligation bonds and/or temporary notes for the same; and

WHEREAS, the Unified Government has determined that it is necessary to make certain improvements to public buildings as more fully described herein.

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

Section 1. Pursuant to the above the Unified Government hereby finds and determines that it is necessary to make the following PUBLIC LEVEE BUILDING IMPROVEMENTS CMIP 969-8831 improvements (the “Improvements”):

This project will provide for upgrades and improvements of the Public Levee Building C, a one story, 15,000 S.F. office building located at 1401 Fairfax Trafficway in Kansas City, Kansas. Included will be work on the building electrical, mechanical and plumbing systems, lighting, restroom fixtures, signage, window replacement, American with Disabilities Act modifications, exterior building tuck pointing and caulking, appurtenances related thereto and associated engineering, design or construction costs.

Section 2. For the purpose of providing funds for the Improvements, all as approved by the governing body, the Unified Government hereby authorizes the issuance of its general obligation bonds pursuant to Article 12, Section 5(a) of the Constitution of the State of Kansas and Charter Ordinance No. CO-03-09, in an amount not in excess of $500,000 plus capitalized interest and costs of issuance. Temporary Notes of the Unified Government are hereby authorized to be issued from time to time by resolution in an amount not to exceed the amount of general obligation bonds herein authorized.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements and intends to reimburse itself for such expenditures with the proceeds of general obligation bonds and/or temporary notes in an amount not to exceed $500,000 plus capitalized interest and costs of issuance. Any general obligation bonds and/or temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of adoption of the Reimbursement Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. This Resolution shall take effect and be in full force from and after its passage and approval by the governing body of the Unified Government.
PASSED by the Governing Body on ___ day of ____________________, 2013 and APPROVED by the Mayor.

(SEAL)

ATTEST:

_______________________________
Mayor/CEO

_______________________________
Unified Government Clerk
TO: Economic Development and Finance Standing Committee
FROM: Lew Levin, Chief Financial Officer
SUBJECT: Third Quarter 2013 Investment and Budget Revision Reports
DATE: 10/30/13

Attached are three schedules entitled "Investment by Type, Interest Revenue Earned, and Cash by Fund Type", pertaining to cash investments. A fourth table lists budget revisions approved by Administration in excess of $10,000.

The first schedule contains details of the Unified Government cash currently invested indicating investment type, date invested, maturity date, as well as interest rate.

The second schedule is a chart comparing the total interest earned, and the average invested for the years 2010, 2011, and 2012 through September 30, 2013.

The third schedule indicates the total cash held by fund type.

The final table provides a brief description of the budget revisions referred to above.

These reports are presented for inclusion in the information packet to the Standing Committee members and no action is required.

cc: Cash Management Committee
## INVESTMENT BY TYPE

**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS**  
**September 30, 2013**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Rate</th>
<th>Invest. Date</th>
<th>Mat. Date</th>
<th>Days to Mat.</th>
</tr>
</thead>
<tbody>
<tr>
<td>UMB, NBA, Wyandotte - Oper.</td>
<td>$21,409,000</td>
<td>0.250%</td>
<td>09/30/13</td>
<td>10/01/13</td>
<td>1</td>
</tr>
<tr>
<td>UMB, NBA, Wyandotte - Health</td>
<td>2,848,000</td>
<td>0.250%</td>
<td>09/30/13</td>
<td>10/01/13</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL RE-PURCHASE AGREEMENTS</strong></td>
<td><strong>$24,257,000</strong></td>
<td><strong>0.250%</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Rate</th>
<th>Invest. Date</th>
<th>Mat. Date</th>
<th>Days to Mat.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liberty Bank Local Emphasis</td>
<td>97,220</td>
<td>0.500%</td>
<td>05/12/13</td>
<td>05/12/14</td>
<td>224</td>
</tr>
<tr>
<td>First State Local Emphasis</td>
<td>97,322</td>
<td>0.300%</td>
<td>05/12/13</td>
<td>05/12/14</td>
<td>224</td>
</tr>
<tr>
<td>Capital Federal</td>
<td>5,000,000</td>
<td>0.370%</td>
<td>08/10/12</td>
<td>07/18/14</td>
<td>291</td>
</tr>
<tr>
<td>Commerce</td>
<td>5,000,000</td>
<td>0.480%</td>
<td>12/09/11</td>
<td>09/08/14</td>
<td>312</td>
</tr>
<tr>
<td>Capital Federal</td>
<td>10,000,000</td>
<td>0.570%</td>
<td>12/09/11</td>
<td>09/08/14</td>
<td>312</td>
</tr>
<tr>
<td>Capital Federal</td>
<td>7,000,000</td>
<td>0.430%</td>
<td>12/13/12</td>
<td>08/28/15</td>
<td>697</td>
</tr>
<tr>
<td>Liberty Bank</td>
<td>1,000,000</td>
<td>1.280%</td>
<td>06/28/11</td>
<td>12/30/14</td>
<td>456</td>
</tr>
<tr>
<td>Capital Federal</td>
<td>5,000,000</td>
<td>0.810%</td>
<td>01/20/12</td>
<td>11/03/15</td>
<td>764</td>
</tr>
<tr>
<td>Liberty Bank</td>
<td>1,000,000</td>
<td>1.110%</td>
<td>01/20/12</td>
<td>11/03/15</td>
<td>764</td>
</tr>
<tr>
<td>Commerce</td>
<td>4,000,000</td>
<td>0.700%</td>
<td>01/20/12</td>
<td>11/03/15</td>
<td>764</td>
</tr>
<tr>
<td>Capital Federal</td>
<td>5,000,000</td>
<td>0.470%</td>
<td>05/22/13</td>
<td>07/24/16</td>
<td>1,028</td>
</tr>
<tr>
<td>Liberty Bank</td>
<td>1,000,000</td>
<td>0.622%</td>
<td>12/14/12</td>
<td>12/19/16</td>
<td>1,170</td>
</tr>
<tr>
<td>Capital Federal</td>
<td>5,000,000</td>
<td>0.890%</td>
<td>05/22/13</td>
<td>04/28/17</td>
<td>1,306</td>
</tr>
<tr>
<td>Capital Federal</td>
<td>5,000,000</td>
<td>0.890%</td>
<td>05/22/13</td>
<td>05/22/17</td>
<td>1,330</td>
</tr>
<tr>
<td><strong>TOTAL CERTIFICATES OF DEPOSIT</strong></td>
<td><strong>$65,194,543</strong></td>
<td><strong>0.440%</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Rate</th>
<th>Invest. Date</th>
<th>Mat. Date</th>
<th>Days to Mat.</th>
</tr>
</thead>
<tbody>
<tr>
<td>UMB/ FHLMC</td>
<td>7,048,876</td>
<td>1.120%</td>
<td>05/06/11</td>
<td>04/29/14</td>
<td>211</td>
</tr>
<tr>
<td>UMB/ FFCB</td>
<td>5,000,000</td>
<td>1.710%</td>
<td>04/28/11</td>
<td>03/24/15</td>
<td>540</td>
</tr>
<tr>
<td>UMB/ FHLB</td>
<td>7,037,722</td>
<td>0.356%</td>
<td>02/01/13</td>
<td>05/27/15</td>
<td>604</td>
</tr>
<tr>
<td>UMB/ FHLB</td>
<td>7,015,194</td>
<td>0.356%</td>
<td>02/01/13</td>
<td>05/05/15</td>
<td>613</td>
</tr>
<tr>
<td>UMB/ FHLB</td>
<td>854,326</td>
<td>2.000%</td>
<td>05/06/13</td>
<td>05/13/16</td>
<td>956</td>
</tr>
<tr>
<td>UMB/ FHLB</td>
<td>$13,085,827</td>
<td>0.875%</td>
<td>06/26/12</td>
<td>05/23/16</td>
<td>986</td>
</tr>
<tr>
<td>UMB/ FHLB</td>
<td>5,000,166</td>
<td>0.060%</td>
<td>12/14/12</td>
<td>12/13/16</td>
<td>1,170</td>
</tr>
<tr>
<td>UMB/FNMA</td>
<td>$4,995,774</td>
<td>0.870%</td>
<td>06/06/13</td>
<td>09/06/17</td>
<td>1,345</td>
</tr>
<tr>
<td><strong>TOTAL U.S. TREASURY</strong></td>
<td><strong>$50,037,887</strong></td>
<td><strong>0.698%</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## STATISTICS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Rate</th>
<th>Invest. Date</th>
<th>Mat. Date</th>
<th>Days to Mat.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Investments</td>
<td>$139,484,430</td>
<td>0.57%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overall Average Rate of Interest</td>
<td></td>
<td>0.57%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Investment</td>
<td>$169,401,750</td>
<td>0.57%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Weighted Average Yield</td>
<td>0.47%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>91-day T-Bill Rate (Benchmark)</td>
<td>0.02%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Weighted Maturity</td>
<td>486.42</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Posted Through September 30, 2013</td>
<td>$531,206 *</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ALL ABOVE INVESTMENTS ARE FULLY COLLATERALIZED IN COMPLIANCE WITH THE UNIFIED GOVERNMENT’S INVESTMENT POLICIES AND K.S.A. 9-1402**  
* INTEREST POSTED IS CALCULATED ON A GAAP BASIS.
Average Invested

$2

$1

$0

2010: $130.1 average invested
2011: $142.1 average invested
2012: $140.8 average invested
2013: $169.4 average invested

Interest Revenue Earned 2010-2013
CASH BY FUND TYPE  
September 30, 2013

<table>
<thead>
<tr>
<th>Fund Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENERAL FUND TYPE</td>
<td>24,946,026</td>
</tr>
<tr>
<td>SPECIAL REVENUE FUND TYPE</td>
<td>13,834,583</td>
</tr>
<tr>
<td>DEBT SERVICE FUND TYPE</td>
<td>1,035,016</td>
</tr>
<tr>
<td>CAPITAL PROJECT FUND TYPE</td>
<td>68,094,262</td>
</tr>
<tr>
<td>ENTERPRISE FUND TYPE</td>
<td>15,925,951</td>
</tr>
<tr>
<td>INTERNAL SERVICE FUND TYPE</td>
<td>(1,719,328)</td>
</tr>
<tr>
<td>TRUST AND AGENCY FUND TYPE</td>
<td>5,770,699</td>
</tr>
</tbody>
</table>

**TOTAL CASH**  
127,887,209

The difference between the Cash by Fund Type and the Investment by Type report is the investment of reconciling items, such as outstanding warrants.
<table>
<thead>
<tr>
<th>ENTRY</th>
<th>FUND</th>
<th>DEPARTMENT</th>
<th>CMIP/OPERATING</th>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>City General Fund</td>
<td>Legal</td>
<td>Operating</td>
<td>Funds moved to pay fees associated with lawsuits</td>
<td>$75,000</td>
<td>July 15, 2013</td>
</tr>
<tr>
<td>2</td>
<td>City General Fund</td>
<td>Public Works - Buildings</td>
<td>Operating</td>
<td>Cover cost of contract employees</td>
<td>$15,000</td>
<td>July 18, 2013</td>
</tr>
<tr>
<td>3</td>
<td>City General Fund</td>
<td>Legal</td>
<td>Operating</td>
<td>Funds moved to pay fees associated with lawsuits</td>
<td>$25,000</td>
<td>July 26, 2013</td>
</tr>
<tr>
<td>4</td>
<td>County General Fund</td>
<td>Sheriff</td>
<td>Operating</td>
<td>Sheriff is shifting funds to pay for Contract with Wyandot Center</td>
<td>$120,000</td>
<td>July 26, 2013</td>
</tr>
<tr>
<td>5</td>
<td>City General Fund</td>
<td>Legal</td>
<td>Operating</td>
<td>Funds moved to pay fees associated with lawsuits</td>
<td>$10,000</td>
<td>August 7, 2013</td>
</tr>
<tr>
<td>6</td>
<td>County General Fund</td>
<td>Legal</td>
<td>Operating</td>
<td>To pay attorney fees, appraisers, and court reporters</td>
<td>$37,000</td>
<td>August 7, 2013</td>
</tr>
<tr>
<td>7</td>
<td>City General Fund</td>
<td>Fire</td>
<td>Operating/CMIP</td>
<td>Repair quint that was damaged in an accident with uninsured motorist. Also funds were needed to pay repairs that were result of kitchen fire</td>
<td>$66,000</td>
<td>September 11, 2013</td>
</tr>
<tr>
<td>8</td>
<td>County General Fund</td>
<td>Sheriff</td>
<td>Operating</td>
<td>Shifting funds to pay prisoner transport, uniforms for new recruits, and fuel.</td>
<td>$49,000</td>
<td>September 24, 2013</td>
</tr>
<tr>
<td>9</td>
<td>City General Fund</td>
<td>Fire</td>
<td>Operating</td>
<td>Funds moved to pay for 2013 Captains Assessment Center for 2013</td>
<td>$30,500</td>
<td>September 24, 2013</td>
</tr>
</tbody>
</table>

**Total** | **$427,500**
Finance Department recommendation to adopt a comprehensive set of Financial Policies, in addition to policies presented in the budget document and others previously adopted by the Commission. Strongly recommended by Government Finance Officers Assoc. and Credit Agencies, these policies are integral to basic government operations, capital and financial planning and should be consistent with Commission goals and objectives.

1) Revenue and User Fee Policy - addresses revenue diversification; taxpayer equity; conservative forecasting; aggressive tax collection; and tax incentives for economic development.  
   (Request for approval and forward to Full Commission, 11/21/13)

2) Expenditure Policy - to preserve stability and continuity while maintaining fairness towards services provided to constituents. In addition, expenditure policies support efficiently funding operations, personnel compensation, aligning non-current liabilities with community vision and future pension/OPEB liability increases.  
   (Request for approval and forward to Full Commission, 11/21/13)

3) Budget Policy - Policy assists stakeholders involved in budget process understand various stages in formulating and adopting a budget and clarifies for staff, administration, elected officials, and citizens what their roles are in the budget process. Other features include Budget Control System (in place) and Budget Amendment requirements.  
   (Request for approval and forward to Full Commission, 11/21/13)

Action Requested:
These Financial policies will be presented to the Economic Development and Finance Standing Committee in groups of three through the remainder of 2013.

Adopt policies.
September 23, 2013

Finance Department will be presenting nine policies to the Economic Development and Finance Standing Committee over the next three months. Three policies will be submitted to each of the next three Standing Committee meetings for Commission consideration and input. At each meeting, staff will present the policy; a brief summary statement; and overview. The policies are contained in the budget document. The schedule for review of the policies is indicated below.

<table>
<thead>
<tr>
<th>Standing Committee Date</th>
<th>Policy</th>
<th>Presenter</th>
<th>Location in Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 30th</td>
<td>Budget Policy</td>
<td>Reginald Lindsey</td>
<td>Pref. – PP. 30-33</td>
</tr>
<tr>
<td>September 30th</td>
<td>Revenue and User Fee Policy</td>
<td>Lew Levin</td>
<td>P. 315</td>
</tr>
<tr>
<td>September 30th</td>
<td>Expenditure Policy</td>
<td>Reginald Lindsey</td>
<td>P. 316</td>
</tr>
<tr>
<td>November 4th</td>
<td>CMIP Policy</td>
<td>Debbie Jonscher</td>
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Financial Policy

Revenue & User Fee Policy

Diversification and Stabilization: The goal of Unified Government is to maintain diverse and stable revenue sources. Three primary revenue sources, including property tax, sales tax, and franchise or payment in-lieu of tax provide a strong revenue base. Nearly 60% of revenue received by the UG is from the three sources stated above. A combination of other charges for services, various fees, fines and other miscellaneous revenues broaden the revenue base.

Equity: The Unified Government strives to maintain a sound and fair tax appraisal system, consistent with State statutes. The County’s diversified tax structure results in property, sales or franchise tax payments from most residents and businesses. For example, a business receiving a property tax incentive or abatement is still subject to the local utility franchise or PILOT charges (payment-in-lieu of tax).

Economic Development: Tax incentives will be provided to encourage investment in both residential and commercial sectors that stimulate growth and provide future fiscal and economic impact to the community. Tax incentives will be consistent with the government’s tax abatement and economic development policies.

Delinquent Revenue and Collections: The collection of delinquent taxes is a high priority. Delinquent taxpayer notifications, tax sales, and the Kansas set-off program are important tools used by the government to reduce delinquency and increase governmental revenues.

Non-recurring Revenues: Non-recurring revenues should not be used on a continual basis to balance the budget. Capital investment is a more appropriate use of the funds.

Forecasting Philosophy: The UG takes a conservative forecasting approach in projecting revenues. Forecasting of revenues should consider prior year trends and current economic conditions. Additionally, revenue forecasts should be monitored on an ongoing basis and adjusted as necessary.

New Revenues: New revenue sources will be evaluated in terms of their fairness, economic impact and cost.
**Expenditure Policy**

**Funding Operations:** A primary goal of the Unified Government is to provide both equitable and cost-effective services to citizens. The Unified Government recognizes that to provide its services in an era of declining revenues and increased costs, tax levies may be increased. Each year the UG Commission adopts an operating budget and a 5-year Capital Maintenance improvement Program to fund these services. Maintenance, equipment and other capital improvements, including debt financed projects, are funded at targeted levels for current and future years. Grant funds are also utilized to provide services. When a grant concludes staff will evaluate the program for future continuation.

**Personnel Compensation and Authorization:** The UG recognizes that personnel represent our greatest asset to providing excellent customer service and promoting organizational values. Because the largest expense in the Unified Government is related to employee pay and benefits, the Commission acknowledges that reduction in those areas might be necessary to minimize the tax burden. When those instances arise, employees will be treated in a fair and respectable manner.

The UG expects to provide a competitive compensation package that is sufficient in attracting and retaining quality employees in the public sector. Personnel budgets will be maintained to fund Commission authorized positions and salary adjustments. Staff positions should not exceed the authorized level indicated in the funded personnel inventory. New grant funded position requests require both commission and administration approval.

Administration will authorize the filling of vacant positions, giving consideration to budget availability.

**Funding Non-Current Liabilities:** Maintenance and replacement funding will be prioritized each year to ensure that capital facilities and equipment are sufficiently maintained. Capital improvement tax dollars will be strategically invested to support the commission and community vision.

**Pensions & OPEBs:** The UG recognizes that pension/OPEB costs are a significant future liability. It is important to review policies to minimize future cost impacts.
WHAT IS THE BUDGET?

Budgeting is not a “clerical” process nor is it an exercise in “counting the beans – where they come from and where they go.” The National Advisory Council on State and Local Budgeting (NACSLB) calls the budget document “arguably the single most important document prepared by governments”. It’s one of the single-most important documents produced each year. It is a policy document, financial plan, operations guide, and communications tool all rolled into one. It shares what money is available, where it goes, what services are provided and at what costs. The Unified Government’s budget has four main functions. It is a Policy Document, a Financial Plan, an Operations Guide, and a Means of Communication.

Policy Document: This is the most significant function of the budget document. In its broad context, it pertains to long-term, organization-wide policies that establish broad goals, direct how and where resources are spent, and establish a framework for providing and funding services. As a Policy Document, the budget also describes the County’s short-term financial and operational policies which influence the budget development process for the upcoming year, for example: the goals and objectives of the County’s departments, new programs, staffing requirements, etc. Finally, the policy function articulates the most significant choices and decisions regarding key issues, priorities, ramifications and how these have changed from the current year.

Financial Plan: As a financial planning tool, the budget provides an explanation of the County’s financial structure; descriptions of its funds; summaries of major revenues and expenditures; narratives for the major revenue sources; and assumptions associated with revenue estimates and trends. The budget provides a comprehensive discussion of capital projects and their impact on the operating budget, includes financial data and narrative on current debt levels and debt limits, and addresses the potential effect of existing debt levels on the future operations of the County.

Operations Guide: The budget document is designed to be a readable guide to the County’s varied activities and services. It is a valuable resource which includes summary tables of personnel and positions, community statistical information, measurements of performance, and other information often referred to by department directors, managers, and the citizens.

Communications Device: To be an effective communication tool, the budget must be able to clearly explain significant budgetary issues, trends, and priorities; short-term and long-term financial strategies; capital improvement plans; and significant budgetary impacts to elected officials, department heads and their staff, and to the citizens for whom they work. The Unified Government is has been striving over the past several years to provide the most comprehensive, yet “readable” and usable document possible. The following section describes the budget process.
Budget Policy

**Budget Control System**

The Unified Government's budgeting system is a program based line item process. Departments prepare operating and capital program budgets at a detailed level.

All Unified Government Tax Levy Funds are required to balance according to Kansas Stated Statute (K.S.A 79-2967).

The level of control is established at the fund level by State statutes, which also permits the transfer of budgeted amounts from one category to another within the same fund. Funds cannot be transferred between departments without obtaining approval from administration.

The Unified Government further controls spending by requiring that no expenditures be committed that would exceed the amount appropriated for the spending category (e.g., Personnel, Services, Commodities, Capital) without the department first obtaining approval.

The following types of budget transfers require approval from both from the department director and county administrator's office:

- An appropriation of contingency funds.
- An appropriation of reserve funds.
- Transfers that move funds between operating and capital budgets.
- Transfers within a fund that are equal to or greater than $10,000.

The following actions require budget director's approval before execution:

- Pre Bid Contracts
- Capital Project Contracts
- Capital Equipment Purchases
- Changing status of an unfunded personnel position to funded or creation of a new personnel position.

The following budgetary controls have been implemented and will be adhered to by all departments and divisions:

- Transfers from the salary accounts require department director, chief financial officer, and County Administrator's Office approvals.
- Funds may be transferred between other accounts with department director approval.
Budget Policy

- Transfers from the personnel accounts require approval from the department director, chief financial officer and county administrator's office. Funds may be transferred between other accounts with department director approval. Fund transfers are allowed from one division to another division within the same fund category. Additionally, all transfers must be approved by the department director and the transferring division manager.

In addition to internal budget controls, the Unified Government must comply with the Kansas budget law, K.S.A. 79-2925 et seq., and the Kansas cash basis law, K.S.A. 10-1101 et seq. The budget law requires local governments to adopt a balanced budget and not to raise taxes or spend moneys other than as provided in the budget. The cash basis law is designed to prohibit cities and counties from spending money they don't have or incurring obligations they cannot meet promptly. Both the budget law and the cash basis law make it unlawful to create any indebtedness in excess of the amount of money budgeted and appropriated for the purpose during the current budget year. Any contract of the municipality creating indebtedness, in violation of the law is declared void. Accordingly, multi-year contracts must have a provision that allows cancellation of the contract if the funding to pay the obligation is not appropriated for the budget year. There are certain exceptions to the cash basis law in the Kansas statutes, specifically pertaining to the issuance of certain types of government debt.

Nothing in either the budget or cash basis laws prohibits the transfer of funds from one account within the general fund to another account if needed.
Budget Amendments

Budget Amendments require formal approval of the Commission as allowed by State Statute. An Amendment may only be made for previously unbudgeted increases in revenue other than ad valorem taxes. The UG may authorize an amendment of any current fiscal year budget, at the fund level, for the current fiscal year operating budget.

It is the policy of the UG to amend a fund's budget for emergencies, federal and state mandates, or other circumstances which could not be anticipated, and only if sufficient funds are available. A budget may not be amended simply because additional revenues become available. If unexpected or unfunded expenditures must be made, department directors are expected to manage their available resources and reevaluate priorities before requesting a budget amendment.

The Chief Financial Officer submits to the Commission a request to amend the budget. The request contains explanations written by the director(s) of the department(s) needing additional funds. The request also includes a proposal for financing the additional expenditures. To do this a notice of public hearing to amend the budget must be published in the local newspaper. At least ten days after the publication the hearing may be held and the governing body may amend the budget at that time.
Type: Standard

Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 11/4/2013

Proposed for the following Full Commission Meeting Date: 12/19/2013

Confined Date: 12/19/2013

Date: 10/28/2013

Contact Name: Lew Levin

Contact Phone: 5186

Contact Email: mschrick@wycokck.org

Ref:

Department / Division: Finance

Item Description:

This is the second series of financial polices being presented to Standing Committee for review and consideration. As previously indicated these financial policies are strongly recommended by the Government Finance Officers Association and Credit Agencies and are integral to government operations and financial planning. The three policies being presented are:

1) Long-term Financial Plan-refers to the preparation of a 5-year financial forecast consistent with the 5-year capital plan. The plan will consider current and future fiscal conditions and should be used as input government financial planning.

2) Debt Policy-sets forth guidelines for issuance and payment of debt. The policy establishes targets for debt issuance; indicates purposes for debt issuance; and discusses the government-backing of debt. The policy further details debt restrictions, such as limiting debt issuance for annual projects and the structuring of debt.

3) CMIP Policy-describes the process for preparing and approving the government’s 5-year CMIP. The roles of Departments, Administration, Planning Commission, and the Unified Government Commission are reviewed. The CMIP is a critical piece of the budget review and final adoption.

Action Requested:

These Financial policies are being presented to the Economic Development and Finance Standing Committee in groups of three through the remainder of 2013.

Discussion of the three policies listed in description, with adoption proposed for the 12/2/13 ED/F Standing Committee

Publication Required

Budget Impact: (if applicable)

Amount: $

Source:

☐ Included In Budget

☐ Other (explain)

File Attachment

File Attachment
September 23, 2013

Finance Department will be presenting nine policies to the Economic Development and Finance Standing Committee over the next three months. Three policies will be submitted to each of the next three Standing Committee meetings for Commission consideration and input. At each meeting, staff will present the policy; a brief summary statement; and overview. The policies are contained in the budget document. The schedule for review of the policies is indicated below.

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LONG-TERM FINANCIAL PLAN POLICY

Each year during the budget preparation, Unified Government staff shall develop a 5-year forecast for the general and debt service funds of operating and capital expenditures. In addition, the UG will prepare and adopt a 5-year CMIP plan that is a part of the forecast process. The financial forecast will be updated annually. It is the objective of the forecast to achieve a balanced budget during the 5-year period. As part of the budget message, the County Administrator will advise the Commission of potential long-term positive and adverse trends.

The UG’s financial forecast should reflect the Commissioner’s vision, values, goals, priorities. The forecast will consider current and future fiscal conditions and challenges; and support government fiscal policy and decision-making efforts.

The financial forecast will consider such factors as:

Revenues
Casino related revenue; franchise and utility payments in lieu of tax; interest rate trends; property valuations; retail sales taxes; and STAR Bond revenues.

Expenses
Capital improvement projects 5-year plan; fuel and utility cost trends; pension obligations, including KPERS/OPEB liabilities; insurance/liability, including employee, workers compensation; scheduled debt payments; and union contracts.

Government Actions
Federal and State mandates; and inter-government grants.

Socio-economic
Residential and socio-economic trends

The projections may be derived using both quantitative and qualitative methods. Trend analysis may be an important component of the forecast.

This policy will be reviewed on an annual basis.
**Debt Policy**

The UG Debt Policy sets forth comprehensive guidelines for the issuance and repayment of long-term debt. Debt financing serves as a tool to finance large capital investments that cannot be funded on a pay-as-you-go basis.

The UG should not issue long-term debt to finance current operations. The UG is committed to systematic capital planning and intergovernmental cooperation and coordination. Debt issuance should be consistent with the government’s financial plan.

Debt financing, may include general obligation, special assessment, and revenue bonds; temporary notes; lease/purchase agreements, and other permitted obligations. Debt will be issued in accordance with all applicable federal and state laws. Additionally, the UG will maintain full and complete financial disclosure and reporting.

**Financial Limitations** established by the UG include:

- Annual debt service payments, excluding Enterprise Funds, are targeted at $23-$25 million.
- The UG will follow Kansas Statutes setting financial debt limitations. The amount of outstanding debt cannot exceed 30% of the counties assessed valuation.
- The UG will examine and consider other indicators, such as per capita and net direct debt as measures of the community’s ability to support debt.

**Debt Issuance** factors the UG will consider are:

- The 2013-2014 target for general obligation support for new debt is $13-$14 million.
- The government recognizes the importance of maintaining strong credit ratings. Current bond ratings for Moody’s and Standard & Poor’s are at the AA level.
- Financing terms should not exceed the asset’s useful life.
- Enterprise Funds, including Sewer, Storm-water, EMS, Golf Course and the Public Levee should support debt issued for projects related to these activities.
- General obligation backing should be used for essential government services or projects with an asset life of 5-years or greater.
- Economic development and Tax Increment Financing (TIF) should be supported by project revenues, unless otherwise approved by the Commission.
- The UG will determine if the debt should be issued on city/county basis.
Debt Restrictions for long-term financing include:

- The UG should not issue debt to finance current operations.
- Debt should not be used for annual capital expenditures unless deemed a high priority by the UG Commission.
- The UG will use temporary note financing to complete projects prior to permanent financing, unless final project costs and timelines have been determined.

The UG will use the following criteria to evaluate pay-as-you-go versus long-term debt financing. Factors favoring pay-as-you-go financing for projects include:

- The project can be funded using available revenues within the project timeline.
- Government debt levels are negatively impacting the credit rating.
- Unstable market conditions exist.

Factors supporting long-term debt financing for projects include:

- Interest rates and debt financing demand are favorable for the UG.
- Sufficient funding is not available for mandated federal and state projects or emergencies.
- Project life is 5-years or longer.

Debt Structuring will consider various factors, including the financial forecast, property tax requirements and the objective to retire principal in a timely manner. Specifically:

- Debt schedules will in most instances be structured for a 20-year term or less.
- General obligation bonds will typically be amortized with level principal/interest payments.
- Revenue bonds will be structured, to align with available or projected pledged revenues.
- Enterprise funds will budget a transfer of their obligations to the debt service fund if their projects are financed using general obligation bond authority.
- The UG may include call options in the financing structure to achieve future interest savings by the early refunding of the debt obligation.
- Credit enhancements may be used to reduce borrowing costs, if the project has clear public benefit.
- Capitalization of interest is acceptable to allow interim financing for a project or development that is projected to generate revenue in future years.
**Debt Issuance Process** – Debt issuance will comply with all federal and state requirements. The government’s Board of Commissioners must authorize the debt issuance. Guidelines include the following:

- The UG shall seek to issue its general or revenue bond obligations in a competitive sale, unless the government’s Chief Financial Officer and/or Financial advisor recommend an alternative approach.
- If competitive bids are evaluated to be unsatisfactory, alternative approaches may be considered.
- When a negotiated sale process is determined to be the most efficient financing alternative, the UG will use a competitive process for selection of the investment banking team.

Considerations for a negotiated sale include: interest rates, special obligation financing and the project time schedule.

The UG will use professionals to assist in authorizing and structuring the financing sale. The outside professionals may include the government’s financial advisor, bond counsel, underwriter, bank trustee, or paying agent.

Selection of professional services will be done in accordance with the government’s procurement process.

Debt issued by the UG will be *managed and monitored* by the Chief Financial Officer.

- The investment of bond proceeds will adhere to the government’s Cash Management Investment Policy. Also, the government has adopted and implemented a tax-exempt compliance policy, applicable after debt issuance.

**Bond Refunding** - The UG will consider refunding to achieve interest cost savings, targeted at a minimum of 3% net present value savings; to restructure debt to align with the government’s financial forecast; or to modify the credit backing of a debt obligation.

**Market and Investor Relations** – An official statement will be completed for competitive financing and the UG will comply with ongoing disclosure requirements. The UG’s Comprehensive Annual Financial Report and information about the socio-economic trends will be reported to credit agencies on an annual basis.

**Credit Rating Goal** – The UG’s goal for its general obligation bond financing is to remain at the ‘AA’ rating level. If a specific financing does not have government backing or credit enhancement, then the debt may be issued without a rating.

**Credit Risk** - The UG recognizes the importance of limiting interest, credit or budget risk. The UG will not consider the issuance of derivatives. Variable rate debt will not be used in the issuance of General Obligation debt, but may be considered for development projects backed by project revenue.
CMIP Policy

The Capital Maintenance Improvement Program (CMIP) is a long-term planning tool intended to assist management in financial forecasting that allows for prioritization, financing, coordination, and technical design of all capital assets.

The CMIP is a 5-year plan of capital project improvements and equipment needs. Each year the document is updated and presented to Commission for approval. Changes may include the addition of new projects or equipment, as well as, the reprioritization or removal of other capital.

*Project improvements* can include construction, reconstruction, rehabilitation or maintenance of a capital asset. *Equipment* needs can include replacement, upgrade or purchase of new equipment. Capital assets are usually defined as having a cost estimate greater than $5,000 and may require engineering support or consulting services to evaluate, design, and prepare documents. The capital program may include maintenance projects that result in new fixed assets.

Process for including an item in the CMIP:

- CMIP requests are submitted to the Finance Department by a:
  - Department request in response to need;
  - Public request identified at a public hearing or from direct contact with the department; or a
  - Commission request for an improvement need within a district.

- Administrative Review – Administration and the assigned department will review all projects/equipment submitted.

- Planning Commission Review – The CMIP is presented to a designated Planning Commission Meeting for project review and comment.

- UG Mayor & Commission Review – Project and equipment committee meetings are held for Commissioners to review and comment on items that have been submitted.

Once finalized the CMIP Project and Equipment lists are submitted to the entire Commission for approval during the budget process.
This CMIP is directly linked to the budget process, land-use planning, facility plan implementation, coordination with the state, county, and other local municipalities, and the ongoing direction of the UG leaders.

The operating budget includes capital projects and equipment that are generally of a recurring nature and are appropriated for one year only. Changes from year to year for annual or reoccurring projects represent incremental variances in the cost of doing business.

Projects that result in procurement or construction of major physical assets for the UG are aligned with the government's financial forecast. Resources for the capital plan can come from the same resources as the operating budget, but the more costly projects are funded by bond and temporary note financing.

Expenditures in the CMIP must equal the estimated resources available for capital spending and weigh the full costs of proposed projects in relation to funding sources.

Capital projects and equipment should be funded on a Pay-as-you-go (cash) basis and/or debt financing (lease 3-10 years, general obligation bonds 15-20 years).

Periodic status reports will be presented to the UG Mayor, commissioners and staff to share project progress and identify significant issues associated with a project.

Upon completion of a capital project, any remaining appropriated funds for the project will revert to the fund balance of the funding source.