Call to Order / Roll Call

Approval of standing committee minutes from September 29, 2014.

Committee Agenda

Item No. 1 - RESOLUTIONS: FINANCING FOR VARIOUS CMIP PROJECTS

Synopsis:
Resolutions authorizing the financing of various improvement projects approved in the CMIP budget for the 2015 temporary note and bond financing, submitted by Debbie Jonscher, Finance.

- Schedule D: 6 projects identified in the budget as Major Arterial Roadway Reconstruction (Federal Aid) TBD
- Schedule E: 5 projects requiring an increase in authority and additional financing for the 2015 issue (Approval will amend the 2015 CMIP Budget)
• Schedule F: 2 projects approved to be funded per the CMIP budget

*This item was presented at the November 3, 2014, Economic Development and Finance Standing Committee as an information only item.*
Tracking #: 140364

Item No. 2 - RESOLUTION: FINANCING FOR VARIOUS CNIP PROJECTS

Synopsis:
A resolution authorizing various improvement projects approved in the CMIP budget for the 2015 temporary note and bond financing, submitted by Debbie Jonscher, Finance.

• Schedule G: projects contained in the Commission Neighborhood Infrastructure Program (CNIP)

*This item was presented at the November 3, 2014, Economic Development and Finance Standing Committee as an information only item.*
Tracking #: 140365

Item No. 3 - RESOLUTION: OFFER SALE OF TEMP NOTES AND GOBS

Synopsis:
A resolution authorizing the offering for sale of the following notes and bonds, submitted by Debbie Jonscher, Finance.

Temporary Notes
Series 2015-I (tax-exempt), $73,426,713.61
Series 2015-II (taxable), $7,109,497.50

General Obligation Improvement Bonds
Series 2015-A (tax-exempt), $25,646,807.37
Series 2015-B (taxable), $1,730,000.00
Series 2015-C (tax-exempt co.), $5,148,258.25
Tracking #: 140388

Item No. 4 - ORDINANCES: TERMINATE FOUR REDEVELOPMENT DISTRICTS

Synopsis:
Four ordinances terminating the following redevelopment districts and terminating tax increment financing with respect to each redevelopment district, submitted by Debbie Jonscher, Finance.
Freemont Corp Center Redevelopment District
Tremont Redevelopment District
Turner Hills Redevelopment District
Wolcott Redevelopment District

This action will generate $693,000 in tax revenue to be distributed among local tax entities.

*Information forthcoming.*

Tracking #: 140395

**Item No. 5 - RESOLUTION: HEWLETT-PACKARD FINANCIAL SERVICES AGREEMENT**

**Synopsis:**
A resolution authorizing a lease purchase agreement with Hewlett-Packard Financial Services Company for the acquisition and installation of a storage area network (SAN), submitted by Todd Kinney, DOTS.

Tracking #: 140387

**Item No. 6 - REVIEW DEV. AGREEMENT: FAIRWAY NORTH SHOPPING CENTER**

**Synopsis:**
Request review of a development agreement with Lane4 Property Group regarding the proposed redevelopment of the Fairway North Shopping Center, located just east of W. 47th Ave. & Mission Road, submitted by George Brajkovic, Economic Development Director.

*Information forthcoming.*

Tracking #: 140396

**Item No. 7 - PRESENTATION: CRICKET WIRELESS 2014 ACTIVITIES AND UPDATES**

**Synopsis:**
Presentation on the 2014 activities and other updates regarding Cricket Wireless Amphitheater, by Joe Connor, Interim Assistant County Administrator; Chris Fritz, New West Productions; and Dave Gerardi, Live Nation.

*For information only.*

Tracking #: 140383
IV. Public Agenda

Item No. 1 - APPEARANCE: E.H. WALDMAN, ARTPLEX STUDIOS

Synopsis:
Appearance of E.H. Waldman, President, Artplex Studios, to discuss actions by IRG and NorthPoint that caused the loss of a business that had recently moved into the Fairfax area.
Tracking #: 140397

V. Adjourn
The meeting of the Economic Development and Finance Standing Committee was held on Monday, September 29, 2014, at 5:37 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman (left at 6:33 p.m.); Commissioners Townsend, Murguia, Walters; and BPU Board Member David Alvey. The following officials were also in attendance: Doug Bach, County Administrator; Joe Connor, Interim Assistant County Administrator; Jody Boeding, Chief Legal Counsel; Ken Moore, Deputy Chief Counsel; Ellen Hanson, Chief of Police; Lew Levin, Chief Financial Officer; Rob Richardson, Director Urban Planning & Land Use and Jason Banks, Assistant to the Mayor/Manager.

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

Approval of standing committee minutes for August 4, 2014. On motion of Commissioner Murguia, seconded by BPU Board Member Alvey, the minutes were approved. Motion carried unanimously.

Chairman McKiernan said we all did get a blue sheet item. I believe that is Item No. 3 under our regular Committee Agenda so we will take original Items No. 1 and No. 2 and then move on to our blue sheet item.
Committee Agenda:

**Item No. 1 – 140320...REQUEST: ADD NEW SOUTH PATROL FACILITY TO 2015 CMIP**

**Synopsis:** Request approval to include the new south patrol facility in the 2015 CMIP with GOB debt financing, not to include the tactical unit at this time, submitted by Mike Tobin, Public Works.

Mike Tobin, Public Works, said I presented this at your last meeting as you will recall and all the information is basically the same. At this time we’re actually—that was an informational presentation. Now we’re asking for action for this to be included in the CMIP. You will note from the attached information that there would be no expense to the General Fund until at the earliest 2016. I will let Lew address the financial part of it but if we move forward with this, we will have temporary financing and construction would be during 2015, might possibly even run a little bit into 2016.

Chairman McKiernan said so it would basically be the same as we looked at last year where for the first six years after the financing payments start, we’re looking at roughly $100,000 that we need to fit into CMIP annually and then we hit a period of several years where we don’t have a payment or where the earnings make the payment for us from the TIF and from other sources. Everything is really as we laid it out last time in terms of our responsibility, correct? Mr. Tobin said correct.

Commissioner Townsend said the questions that I recall from our last discussion about this was what is not going to happen with the CMIP. It seems like that’s what I remember the discussion kind of coming down to. I was hoping and expecting that there may be some identification now of what long-term planning the CMIP budget is going to be set-aside because from the attachments it kind of boiled down to the fact that there would be $700,000 needed for the years 2016-2022 before the TIF revenues make this an in the black project. The issue was what’s going to be identified as not being done in those years. Chairman McKiernan said I think our discussion last time was that’s a dynamic process every year and that our staff generally do—because we always have new projects that come in, not even prediscussed like these, but projects

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and things that come up and needs to be addressed and so our staff generally has a way where they can make it all work. Something undoubtedly does not get the full allocation that we anticipate today but I think they’ve always done a great job of trying to balance all of the competing demands for money, which of course there are many more demands than we have money and just making the decisions that put high priority items further up on the list and possibly shifting some of those not necessarily lower priority but those things that can be moved a year or so to allow us to take advantage of some opportunities like this one.

Mr. Tobin said identifying it would be the first expense possibly in 2016. In 2016 while there are numbers in the CMIP, as you stated commissioner, it is a dynamic document and so there is some flexibility in 2016. We presented some of the work last time at the Public Works Standing Committee of the projects we have going right now in 2014 and we’re getting ready to bring back to the Public Works Standing Committee, in this month, the 2015 CMIP just to go over it again for everybody.

Commissioner Murguia said, Lew, I have some financial questions. Currently, the Superfund site has a CID and a TIF on it, correct or just a TIF. Mr. Levin said the Superfund site has a TIF. If the out parcels develop we can add the CID to that. The CID is currently in place for the Dollar General. Commissioner Murguia said just for clarity for everybody on this committee, the CID is what, it’s the sales tax. Mr. Levin said it’s an additional 1% tax. Commissioner Murguia said and that’s if the out parcel—Mr. Levin said let me correct myself. The CID is in place for the Save-A-Lot not the Dollar General or the Walmart. Commissioner Murguia said there’s a TIF though on the Superfund site where the Walmart is located. Mr. Levin said correct. Commissioner Murguia said right now your prediction is over the next 20 years there will be a $3M excess revenue from the Walmart developmental loan, correct? Mr. Levin said what you have in the table that’s attached to this RFA, that that’ll be an excess to pay off the current debt that’s been obligated for that project. Commissioner Murguia said right. If other property or tax paying properties are to be developed on that site, that would increase the property tax collected and therefore the dollar amount that could be used to buy down the debt on the police substation, correct? Mr. Levin said yes. Commissioner Murguia said then I would think no better now than the present, Commissioner Townsend I understand your concerns, but I
just received an announcement today that ANDA’s (Argentine Neighborhood Development Association) been awarded $730,000 from the federal government for this site to build a new fast food franchise which will generate additional property tax dollars that Lew doesn’t even have yet because I just received the notice today. I would tell you that as I said in meetings passed, ANDA is going to continue to recruit development for this site and look for grant funds to offset the cost of development deals to make sure they happen, which will just increase the property tax collected which goes in to pay for the South Patrol facility. As Mr. Tobin said, the beauty of Mr. Bach and Mr. Tobin pushing the first payment out until 2016 is it buys more time for ANDA to seek additional dollars and additional development so that the regular current CMIP budget would not likely or hopefully not be affected. We wouldn’t even have to do what Brian is suggesting which is move things around and make this a higher priority. It could potentially pay for itself.

**Commissioner Townsend** said I’d like to hear that. You’re to be congratulated, ANDA is, but on a more overarching idea about this; not just this project but it seems the way the commission had been going with the strategic planning, that type of thing, I would like to see when the projects come up that also brought with them and we’ve had this before with the 7th St. development, some idea at that time what is not going to be done. Some of the things that are being talked about have yet to materialize and I’m hoping that they will, but just so we have some idea at the time that these things that are not here to for plan are presented that we do this with full disclosure and our eyes open that if we do A then B, C and D may not be done and what B, C and D are.

I remember Chief Hanson’s presentation and me asking her what happens if you don’t have this, so I can appreciate the need for it, but not just this project but anything that is not on the strategic plan. I think that’s just a good idea to have in terms of a full presentation. **BPU Board Member Alvey** said maybe to your point are you looking for perhaps that because there is flexibility, it is kind of a rolling expenditure that there would be a listing of the CMIP projects according to priority and those that perhaps would be in the least priority, those would be the ones most vulnerable to being shifted to a later date. Is that what you’re looking for? **Commissioner Townsend** said I would think that would give us at least some idea of what may be impacted. I recall from the Administrators 2015 budget preparation that 2016 wasn’t looking
very good at all. As we come up with new things we have not considered, I think we do need to look at what may be impacted. It’s good we have that flexibility but I would like to see something identified so we know what we are giving up or what may be at risk.

Mr. Levin said the one other item I want to add is the state grant associated with the project. I think that in part was one of the rationales for moving it forward. We’re able to reduce the cost of the project by $400,000 and we’ve been notified. The state actually sent us a request to provide information for payment of that grant. That grant’s firmly in place.

Action: BPU Board Member Alvey made a motion, seconded by Commissioner Murguia, to approve adding the South Patrol to the 2015 CMIP. Roll call was taken and there were five “Ayes,” Alvey, Walters, Murguia, Townsend McKiernan.

Item No. 2 – 140321…ORDINANCE: BONDS FOR KISC PROJECT

Synopsis: An ordinance authorizing the issuance of not to exceed $13M of Sales Tax Special Obligation Revenue Refunding Bonds (Kansas International Speedway Corporation Project), Series 2014, submitted by Lew Levin, Chief Financial Officer. This is a refunding of the 1999 Kansas Speedway current interest STAR Bonds. Preliminary projected net present value savings associated with this refinancing is $2.1M.

Lew Levin, Chief Financial Officer, said Commissioners, we’ve probably had more conversations about Village West Star Bonds but there is also a second STAR Bond issue at a much lower amount and that was the original STAR Bonds associated with Kansas Speedway in 1999. There is a portion of those bonds that have now become callable and we refer to those as Current Interest Bonds. What you have before you is a request to do a refinancing associated with those bonds and the significant cost savings projected with that refinancing. The ordinance actually has specific parameters that must be met for that financing to go forward. Our current estimate is that the financing will result in reduction of debt service by over $2M through the next 14 years. We’ll have a net present value savings currently projected in excess of 12%. What the ordinance says is that we at least have to have a net present value saving of 7% so that
gives us a little bit of latitude if there is movement in the bond market. We feel this is a very good opportunity for refinancing and we’re just seeking approval to move forward with it. We’ve been working with our bond underwriter Citigroup on this project and we’re ready to go forward to the marketplace in the last two weeks in October.

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

**Item No. 3 – 140325…REVIEW/DISCUSSION: US SOCCER NATIONAL TRAINING CENTER**

**Synopsis:** Review and discussion regarding the US Soccer National Training Center within the Vacation Village STAR District Area 4, submitted by George Brajkovic, Economic Development Director.

Commissioner Walters excused himself from the discussion.

George Brajkovic, Economic Development Director, said as you can see we’ve got a pretty large group here. Would you prefer everyone kind of do quick introductions and then we roll in. Chairman McKiernan said would you please. Mr. Brajkovic said sure.

Todd LaSala, Stinson Leonard Street, Chase Simmons, Polsinelli Law Firm, representing the developer; Robb Heineman, OnGoal; and Doug Bach, County Administrator.

Mr. Brajkovic said you all probably remember last month you, as a full commission, approved an expanded STAR District for what we call the Vacation Village District and this map kind of shows that expanded district.
What the expanded district also did is create five separate project areas. On that same night that the district and the project areas were approved, full commission also approved three project plans, specifically for three project areas which begins that twenty year clock on the incentive window. Those three areas are Project Area 1, which is kind of the tan shaded area on the south side that incorporates the existing waterpark. The yellow orange colored Project Area 2 which incorporates the auto plaza with some retail pad sites. The purple area which we call the US Soccer Project Area incorporates forty acres on the original Schlitterbahn site, 120 acres roughly on the east side of 94th St. and then an overlay back into Village West once those existing bonds are retired. There could be an overlay to capture increment generated to Village West to help pay for that Project Area 4. What we’re here tonight to kind of discuss in some more detail is what’s related to the US Soccer Project. We’ve had a longstanding relationship with OnGoal, Mr. Heineman and the group with the Cerner project, the stadium and all the great things we’ve done out there. What we see with U. S. Soccer is kind of an opportunity to shore up a few areas

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that we didn’t quite complete as originally expected. Mr. LaSala will go through a term sheet that kind of highlights some of the larger negotiation items since we don’t have those agreements quite completed. What I wanted to outline is really the three areas that we’re focusing on. One is the futsal component and the programing that goes along with futsal. Secondly, is the actual, the National Training Center for U.S. Soccer and the corresponding programs and activities both facilities and fields that go with that project and the third component being the youth tournament fields and any facilities that might accompany that. When we originally presented the project plan you can even see in the purple shaded area there was a representation that a portion of the U.S. Soccer would go there and then we had some discussion about some of the youth tournament fields moving to the 120 acres on the east side of 94th. What we’re here for tonight is to hear from the developer’s team about a request for some flexibility as we see those three components come together, how any one of those three components are affected or could affect these sites and where they feel there could be the best fit for those types of products. With that, unless Mr. Bach wants to add anything into the intro, I think the plan is to let the developer’s team kind of talk about what they are envisioning and maybe come back with Mr. LaSala to roll with some of those points in the executive summary.

**Chase Simmons, Polsinelli Law Firm**, said I’m going to just run through a few of the things as George indicated we’re still negotiating the development agreement. I think we have a pretty good sense of where it’s going. We have drafts going back and forth and it encompasses really four different agreements. Those are going back and forth. I think everything we say today is based on where I think we are and where I think we’re headed. It’s possible, obviously, when it comes back to you that there will be a detail here and there that will have changed and if that happens we’ll be sure to bring that to your attention. In a second I’m going to turn it over to Robb to talk about why we would like to have some site planning flexibility and answer any questions on that and what their thought process is.

Prior to that I’m going to maybe lay out what I envision what the agreement ultimately would say. George, could you go back to that exhibit you just had up there. The original contemplation has been if you see Village West in the purple over on the left side of the screen, ignore that part of the purple for a second here and we’re really talking about the other two purple pieces. One piece that you see fields kind of drawn on it and some buildings is in the

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Schlitterbahn ownership. That’s subject to a lease right now. There’s a due diligence period on the lease so they are not actually leasing the property right now but they are going through their due diligence and if they move forward they would lease. The OnGoal group would lease from the Schlitterbahn group that there in purple at the top of the page. That’s the Schlitterbahn property that I’ll talk about. When I say Schlitterbahn I’m not talking about any other part of the Schlitterbahn but that. To the right of the screen, which is east on the map is the Spear Family property. That is property that the affiliate of OnGoal has under contract to purchase. It’s about 125 acres. We’re going through due diligence on that.

It’s contemplated that if the rest of this transaction goes forward that would also close and this is something we’re working on with the development agreement but the idea would be that the portion that is used for athletics and soccer and the things that were identified in this project would be owned by OnGoal or US Soccer, some combination there and the area that was not being used for this project would be owned by the Unified Government. Those are the two parcels that we’re talking about. As George indicated, originally the thought was that the U. S. Soccer buildings and the fields directly associated with U.S. Soccer would go up on the Schlitterbahn property and that the youth fields that George talked about would go over onto the Spear property. As we’ve gotten into site planning and Robb will talk about this and ideas back and forth with U. S. Soccer there have been and we’ll show you some of them. There have now been a lot of ideas thrown about, everything from putting everything on the Spear property. That’s a site plan that’s floated around to mixing and matching.

What I have tried to draft into the agreement is the idea that we would have flexibility within. Obviously all of this has to be zoned. We do have to come before the Planning Commission and the UG Commission for zoning but subject to the zoning we’d like an agreement that allows us—we understand what we’re going to build and then we decide through the zoning process where we build things. To the extent that you would like more direction right to us right now on that we’d like to begin to hear it either tonight or soon thereafter. Here’s why it’s so important, because there is a planning process going on with U.S. Soccer and they’re a third party. As they come and say we’d like to see this, we’d like to see that, we’d like to maybe have some youth fields closer by or we’d like to have separation from the youth fields, we’d like to be able to react to those ideas from them with some education on what you all like to see.

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We’ve kind of had this conversation with the staff and we want to extend it again to you. We’re not expecting all of your feedback tonight but as we move forward if there are certain things that are important to you, I’d like to see this building here or it’s really important that this happen on the Spear property and not the Schlitterbahn property, those are the types of things we’d like to hear as we go through the site planning process. From a structural standpoint as a lawyer, that’s what I’m looking for ultimately, to get into these agreements and for Todd and I to work out. With that I’m certainly available for questions. I’m going to turn it over to Robb so he can talk to you a little bit about the process he’s going through with Populous and his designers in U.S. Soccer. If you don’t mind if Todd goes through the rest of the executive summary, because there are other things in the agreement, I may have a comment or two on that.

Robb Heineman, OnGoal, said I think to kick off I’d like to make two really important points to this. Number one, when we first approached you all with this concept, the concept was we would create a preeminent sports science and performance center in the country anchored by U.S. Soccer. Number two, I will say that the Entertainment Properties and the Henry Family have been very very helpful as a catalyst to get us down the road. We kind of were stuck in the muck for a while so for them to come to us with the opportunity that they provided on their piece of property, that was a huge point in all of this. Having said that, as we continue to look at site design as Chase mentioned and in talking to other groups in addition to not only U.S. Soccer but other Olympic type opportunities; we just want to have flexibility with how we develop the site. I can give you a couple of examples. I think there is a huge opportunity for us to get a lot of the Olympic training assets that are located today in Chula Vista, CA, which is looking for a new home to relocate to the site. That’s something that I would like to have the opportunity to provide to them if we had the appropriate kind of indoor facilities which will be contained already in the original building that we’re building and also add some additional land potentially to build them fields or other space that may be attracted to them. What they will all bring is incremental economic development rather it’s room nights, conferences, or whatever the heck it may be, we’ll basically go to all of them and say if you justify us relocating some of your assets here we’d like to have the ability to do that.

The other thing is I believe as U.S. Soccer has gotten more invested in this whole site design they’ve begun to bring us bigger investment opportunity ideas for their long-term growth.
plan. I want to make sure I have got land to accommodate that. I don’t think there is really any intention on part to do sort of a bait and switch on sites but I will say kind of the original site in and of itself it’s a tight site. It’s about 35 developable acres and for us to get everything we want on that and to have future growth potential is a little tough. Originally, that’s what we were very committed to doing and as we negotiated with you this whole concept of adding incremental fields was brought up and that’s really where the Spear property came into the fold.

**BPU Board Member Alvey** said essentially what you’re saying is the opportunities are expanding so you need more room to accommodate that. **Mr. Heineman** said yes. I think so. I think that’s the best way to put it. Regardless of what the opportunity is, a lot of it’s going to be centered on that building and having access to that building. Having said that, you know we talked about tonight kind of theirs segment two or segment three. I don’t think of it that way. We think of this entire thing as the U.S. Soccer Complex and someday there may be kids playing on it, other days there may be professionals playing on it. We don’t really look at it in any sort of segmentation. We’re going to program this thing as full as we can to all of our benefit from an economical perspective. We’re just not far enough along in the design to definitively say what to you what goes where and you know, honestly there’s still a lot of due diligence that needs to happen out here as well. There are some site constraints on both. There are some deed restrictions on the Spear property that we’re going to have to work through. We’re still very early in kind of where the site revolution is going. I just know having heard what I have heard over the course of the last six months it’s going to evolve and we’re going to want to have the flexibility to do that to attract as much as we can to the site.

**Commissioner Murguia** said at the end of the day I think I heard Chase say that you’re going to have to come in front of us for planning and zoning anyway, correct? **Mr. Heineman** said yes, absolutely. **Commissioner Murguia** said really, I would guess the only reason you’re here tonight is to like you said Chase, to make sure that if right now you have a very specific place you want to put U.S. Soccer in your mind and you’re a no vote unless it goes there; you want to give us a chance to say that right now. **Mr. Heineman** said yes. **Commissioner Murguia** said because you don’t want to go through all this planning because of all the details for example, like deed restrictions, you’re juggling a lot of different bumps in the road sort to speak. You don’t
want to go through all that planning and come back to us and have somebody say well I’ll never vote for the soccer complex right here. **Mr. Heineman** said and I’ve also got U.S. Soccer that I’ve got to answer to kind of around this as well with them saying this is what we’d like to have available to us at the site. **Commissioner Murguia** said I know you’ve said this and I really don’t want to drag the meeting out. I tend to leave the Village West area to people that represent directly that area and people that have been involved from the start. I try to just, unless something is a major red flag, I kind of leave it up to them and considering our Administrator lives out in that direction I’m sure he keeps a close eye on how things develop, but one thing that I’m not completely clear on, can you explain to me, you’re developing the sports complex and tell me what is U.S. Soccer’s hope in all this. What is their goal and their involvement in this? **Mr. Heineman** said yes, so there are two probably what I call primary activities that they want to utilize the facility for. One is all of their education programs. They do education programs today for coaches and referees all throughout the country. They do hundreds of them on an annual basis. They would like to bring most of those here and centralize them out of this facility.

What those look like, just to give you an example, I may be a coach in Cincinnati that signs up to get my A license and I would fly to Kansas City and pay $2,200 to spend seven nights here and I would train in the facility with the coaching curriculum and staff that will be here on premise year round to get that A license. We’ll have, hopefully, thousands of those coaches coming in over the course of the year. That’s a big part of this; especially from a room night, restaurant tabs and things of that nature it’s a huge part of this.

The second piece of it is really the national teams and their training facilities. The national team which is comprised of obviously the men, women and then the youth side throughout the course of the year in the months of January, April, July and August have different training regimens where they will come in for three days or three weeks. We would hope that this facility would be a major attraction for lots of those facilities. I can give you an example. We’re hosting the Women’s World Cup Qualifier at Sporting Park in a couple of weeks. It’s the United States, Mexico and then two other teams. Right now we don’t necessarily have a great place for them to train so they are going to train down in Swope Park in Kansas City, MO where Sporting plays, for ten days they are going to be there. If this facility was up and available they’d be training here without a doubt. Those are the sorts of activities we think will come here

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on a very frequent basis just because we’ll have the top facilities in the country. **Commissioner Murguia** said okay thanks.

**Commissioner Townsend** asked may I see the first slide again. It’s easier for me to follow the color coding. As I understand this, the purple segment’s identified in the northern section and the purple area identified to the most eastern section of what we’re talking about and you would like the flexibility to move these different elements from one to two or two to one even though even currently you may think some project is going to the east and it may be better suited to the northern facility. Is that pretty much it? **Mr. Simmons** said that’s exactly right. I’m sorry to keep going on but there’s one thing that I didn’t mention that would probably be helpful for context. These are, from a site planning perspective, you could try to think of these as two different projects. There’s the youth tournament project and the U.S. Soccer project but they do overlap in one respect and that is we believe and it was something we worked through with Doug and his team in the state in the summer, that in order to attract the right tournaments that you need ultimately twelve high quality tournament fields. Now you don’t need twelve high quality tournament fields every day but when you’re going to bid on those big tournaments you need twelve. We’re doing eight high quality tournament fields as part of the tournament complex. We’re going to have an agreement where we can use four fields for tournaments within the U.S. Soccer facility. That’s where the overlap is. Does that mean they have to be on top of each other and all mixed in, not necessarily but that’s one of the concerns that we’re bouncing is how close do you want them and how do you want the interplay between those facilities to be. **Commissioner Townsend** asked what is the current plan with where you envision putting the tournament fields versus the U.S. Soccer facility. **Mr. Simmons** said I think that’s what’s—**Commissioner Townsend** said that’s the issue. **Mr. Simmons** said let me talk about what we had originally shown was the U.S. Soccer facility in that northern portion of the Schlitterbahn site. You can see buildings up there and you can see fields up there. The eight additional tournament fields are going to be on a portion of the Spear property. That could still happen or other things could happen. That’s what we’re trying to understand. By the way, when you start seeing site plans, I’m going to make this disclosure so that—we’ve got site plans that show many more fields than is required in this agreement and that may happen, what we also want and Todd hasn’t seen this part of the agreement, we want to make sure we’re allowed to build more fields.
of different sizes and qualities but we’re required to build what’s in this agreement. A lot of the site plans that we’re starting to see, you end up with other areas and maybe some of the fields don’t have to be high quality tournament fields, they can be something else, so you’ll see those on some of the site plans. We just hope the requirement to do that doesn’t show up in the agreement.

Commissioner Townsend said with the flexibility that you’re seeking, will it require more land than those two sites now. Everything you’re think you might want to do, regardless if you move it to the north or to the east is there currently enough land there. Are we talking about augmenting the amount of space? Mr. Simmons said we think there is enough land there. As Robb indicated we’re still doing a due diligence. There are some environmental issues, not contamination but regulatory issues on some of them. There is a deed restriction on some of the properties. There are a few things that I guess could change things. Obviously, some parts of these properties there are some pretty heavy grades. We think we’ve got a pretty good handle on that. Right now I don’t envision there being a problem to fit on these two sites. We appear to have plenty of land.

Commissioner Townsend asked would the flexibility that you are seeking add any more money to what the UG would have to pay as a result of this. Mr. Simmons said no, what we’re proposing is that we have a certain budget and if U.S. Soccer wants to go above that budget, then that’s another agreement; they fund it or whatever it may be. We have a certain budget here and this is just about site planning flexibility, not changing the budget. Commissioner Townsend said thank you.

BPU Board Member Alvey asked is there anything, George, from staff that would inform them as to any kinds of concerns before they start this process. Apparently not otherwise you wouldn’t have brought them here. Doug Bach, County Administrator, said my thinking in having them come before the committee is so you would have the opportunity to understand what they’re thinking about with the flexibility and as Commissioner Murguia said, she was right on in the sense that if you saw something here that said boy we don’t want that to happen and I will say this, I don’t expect you all will have to have it tonight. You may have something come
up later or we have the other commissioners that would view this meeting later. They would be able to offer that feedback to me in the coming days about something that may cause concern. As we go forward to negotiate this over the next week or two I think that’s really where Robb and Chase wanted to be. We would know we would be in a position if we came back with a document that left the final approval in the planning and zoning process, I think spelled out that gives us another chance to look at it but the design of how everything comes together is going to be one that put together with the flexibility in the plan that gave them the option of putting a building here or moving it over there. There are reasons that they kind of need to finalize that plan. Obviously, a big one is just on their own design. They have their own push that they need to get that done to be able to open this project by May 2016, but also the neighbors over at Schlitterbahn and what they’re putting together, they need to know what they’re marketing and what’s going to be next to them. Is it the youth field component or the U.S. Soccer piece and how that will work? As we build through that what protections we’d put in place for projected bonds that are coming off on different pieces of this project and how they melt into the project area. It really is from that standpoint of looking at your feedback. I think when staff went through it we didn’t see any design concerns. In fact, opening it up so the U.S. Soccer project could work over the 126 acres seemed to add a lot additional potential to our area. We thought this could come later but then you saw it would be separated from one of the training facility was to what might happen down on State Avenue. A lot of things made sense from the design perspective. There are still questions we’re asking from the economics of it and how that all comes together and works the same way.

Todd LaSala, Stinson Leonard Street, said Doug, there’s only one thing I would like to add to that. In our agreements with Schlitterbahn and the development agreement that was just approved with them, there is an extended stay hotel and a couple of pad sites that are located east of 98th. If U.S. Soccer doesn’t land on that Schlitterbahn site, those obligations that Schlitterbahn has to deliver that hotel and those restaurants do not have to be fulfilled by Schlitterbahn. They are contingent on U.S. Soccer going there. In the event that that just someday wound up being youth fields, I don’t think the developer of Schlitterbahn has the obligation to deliver that hotel or those restaurants east of 98th, just to be clear.

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Chairman McKiernan said this is kind of peripheral in a way. From my perspective, I considered that Project Area 4 and I don’t care where the chess pieces move around on Project Area 4. They can go wherever they best fit. Something, and this may be more for our staff I don’t know, something I really haven’t heard a discussion of yet is—do we have an estimate of economic impact. As we build all this, as we have all these project areas do we have an estimate of what this will generate let’s say in terms of property tax. Do we have an estimate? I know we’re going to generate potentially a lot of sales taxes, a lot of transient guest taxes, but do we have an idea of how much of those will just pay down STAR Bonds early. How much of those will be available for General Fund? That’s something I don’t think that I have heard yet and if I have I apologize for not remembering. I would just love to try to wrap my brain around the economic impact in terms of General Fund dollars that we might be looking at, at the completion of all these projects. Mr. Simmons said let me take a shot at just what we have. I’m probably not prepared tonight to give you a presentation on the economic impact, although we’d be happy to come back and do that. Let me tell you what we’ve had prepared. When we did the original stadium, Cerner and field’s project, we did a global economic impact analysis that was critiqued and kind of molded by staff and the state of Kansas. Now we’ve gone back since we’ve gone from the Wyandotte County fields to a very different project. We’ve gone back and taken that piece of it and had the same company which is CSL (Conventions Support and Leisure.) They’ve done a lot of the impact studies out here, they’ve done a lot of stuff in the region and they are really the leader in the country on these. They’ve gone back and looked at the futsal program, tournament fields and then the U.S. Soccer component. The overall impact I can tell you is much larger than our original project. Trying to quantify that, I can look through some of that stuff but I think the better thing for us would be to maybe do a presentation for you on it. That’s one thing and the other thing that’s ongoing right now is RERC and I can’t tell you, I don’t know what that stands for, but they are retail consultants. What they are coming in to do just like they have done many times in Village West and they did around the stadium project is to come in and do a study of what will the retail sales be out there. Normally they do a low, moderate and kind of aggressive scenario. I will tell you their last study that was done for the stadium they shot it on the low side. The sales have been greater out there. It was bumpier than you might expect because we’re in the middle of a recession but on a gross basis the sales have been higher. We’ll get that report back in two weeks in draft form and we’ll have that available.
to go with you all. We have those and we have the CSL study that really just talks about the overall economic impact to the county and to the state and really to the region. We’ve got the sales tax which we don’t have the results of that yet. Those will be coming back to you.

Mr. Bach said I would caveat to that too because you also asked the question about property taxes. I will say as they presented one for our tournament fields that’s going to be property we’ll own, so there’s no property taxes on that. From the U.S. Soccer component the position they came to is it’s their full intent that they will not be paying property taxes, that that will be a property tax-exempt type organization. Some of that is still to be figured out just how that works but they are operating from that perspective with U.S. Soccer not building that into that Performa that there would be a tax piece to it. So that’s what we’re working with at this point. Mr. Simmons said it’s like insurance or anything else they are tax-exempt. Chairman McKiernan said and that actually just kind of sharpens my question then. Given the fact that we won’t generate property tax on at least a portion of the total project area, I’m just curious if we can quantify above and beyond that. Mr. Bach said well now, the hotel portion, buildings and those of course the ones that were not projected to be part of this that was part of the presentation that George delivered a few weeks ago. Those components were within that. Let’s say you moved a hotel down onto the other site that obviously would pay property taxes and such.

Mr. Simmons said so we’re clear on the way we view this, the direct tax generation from all these sports activities that we’re talking about will be very small. There won’t be property tax, there will be some sells and some concessions and things like that but it’s fairly small and that was the same with the original fields complex out in Wyandotte County Park. Where the impact comes from is how does this activity and the hotel rooms and all of that how does it impact the sales and the property tax and the success in the surrounding area. It’s the same as it’s always been on that account.

Commissioner Murguia said so Doug, I have two questions for you. Will the projected ancillary benefits outside of property taxes from these projects outweigh, will the benefits of these projects outweigh the investment that the government is making? I know we can’t know that until it’s done but what are the projections saying? Mr. Bach said the initial projections that
we were looking at and it’s a little bit of a confusing formula because you have a crossover between what this project will cause and what will be naturally created in the area. When you look at it and you make an assumption that this project—you’re looking across the whole base area that is generating a lot of the property taxes that are within this whole area. 1% can make a big different. Something could happen in the whole district area that could throw off a little bit, it could throw it way down or something positive can happen that can make the whole thing go up. If you cause an impact on it of a couple of percent, then you start to cause an impact that can generate upwards to $25M or $30M more a year very easy. I think that’s a good one for us to try to break down a little bit more but yes that is what we’re looking at. The overall cost because of what happens with U.S. Soccer and what happens from the fields being located around it will generate over the time more money than this project will cost as to pay.

Commissioner Murguia said that’s personally the big picture of what I care about. Mr. Bach said but I will say it’s a very clouded type number because you’re mixing it in with everything else within Village West which allows the bonds to be buyable bonds because you’re working on an existing product. Commissioner Murguia said last question, I’m just curious another question for Doug is does the general community out west get as involved in these kinds of economic development deals as they do in the city. Mr. Bach said I will say you have a very active interest in a lot of the community members about the tournament field’s component and what’s going on with that. Commissioner Murguia said but do they get involved in like the layout and the design work. Mr. Bach said no. Commissioner Murguia said not as much as they do in the city. Mr. Bach said there are people that live around this area and it’s kind of what geographic area you’re talking about. I can assure you all of the people who live on the southern side of State Avenue and all through that area are very interested in what’s going on and there’s a big difference between having a field across the street from me than there is having a hotel or a building. Any design concepts we work with, with that you have to really be cognizant of what you see into from a neighbor’s yard or housing project like that but if you’re a mile away from there I don’t think there, is a general concern about whether or not the U.S. Soccer is on the north end or the south end of this project.

Action: Commissioner Murguia made a motion to approve.

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Mr. Bach said I will say this, in the tone of what we have and I appreciate that. I think we all do. We don’t have the development agreement in front of you today. The intent and where we were going in breaking out and showing you the deal points is our hope is to put this into a development agreement and if at all possible get this back before the full commission before the next standing committee. We were hoping not to be still negotiating in November, if possible, so that’s why as long as we can put the deal points together that we have that the caveat of having flexibility in the deal to move on sites doesn’t raise a lot of issue with you all or other commissioners and then—Commissioner Murguia said you don’t want to vote on if we’re flexible or not. You don’t want to hear from us individually. It doesn’t matter—Mr. Bach said I do want to hear from you individually, probably if you want to give me feedback or not, but as long as this committee is good with us moving forward with this and that would be a good vote if you want to take it to say we support the terms that are here and that’s something that we would move forward with. We need to put it all in a development agreement for you to really vote on and advance. Commissioner Murguia said alright. I’m good.

Commissioner Townsend said there’s just one other thing I’d like to hear. I believe it was Mr. LaSala made mention of the respected flexibility. There was some circumstance that you said would make optional the building of some restaurants and hotels. Could you repeat that circumstance again? This came to me listening to the questions about the taxes. Flexibility, the way I’m hearing that could result in the loss of some development. Mr. LaSala said only if none of the U.S. National Training Center Facility, only if U.S. Soccer does not wind up on the Schlitterbahn property is there the potential for those restaurants that George is pointing to. There is a restaurant and an extended stay hotel that was contemplated in the Schlitterbahn development agreement. If U.S. Soccer does not end up on that property in Schlitterbahn, that purple property to the north, if that happens then that developer does not have to deliver that extended stay hotel for those restaurants at that location. It is conditional upon U.S. Soccer being there. Commissioner Townsend said if that eventuality becomes reality can anybody, Mr. Administrator, is there a cost to the UG what may be lost in that eventuality. Mr. Bach said you certainly can and I would say that’s where if the removal from that site is one where it’s going to cause a relocation of the hotel and such then that becomes a requirement back on these guys that they would have to fulfill what we’re looking at in the other site when we see
something like that happened so we don’t just lose it from the development area or that there’s some discussion with Schlitterbahn where they see it built in a different way. They haven’t agreed to that term yet but it is one that makes a lot of sense. Commissioner Townsend said that would be my only concern about flexibility as long as we don’t lose some other opportunity that doesn’t increase the acreage of the proposal and it doesn’t cost the UG anymore. Those would be my concerns. Other than that, flexibility is okay as long as it’s not a loss to some other development.

BPU Board Member Alvey said and yet it would see if there is a tournament quality soccer complex and other things you’ve described, there would be plenty of reasons for a developer to want to build restaurants and an extended stay hotel there in close proximity, would it not? Mr. Heineman said yes it would. Commissioner Townsend said I guess they would be obligated to under certain circumstances. Mr. Heineman said that is the difference.

Chairman McKiernan said in lieu of a vote, based on this discussion, at least as I have heard the conversation around the table; there has been support of flexibility in moving the pieces around so that we can get the best possible project given the project area. We’re also going to try and sharpen our pencils and get out our crystal balls and try to look ahead at cost and benefit and just try to estimate to the best of our ability knowing that it’s potentially years away where that’s all going to end up. If we, as a committee, have any other further questions or comments we should direct those to you Mr. Bach. Mr. Bach said yes. Chairman McKiernan said and other commissioners should as well. Your plan is to finalize the development agreement with these gentlemen and bring it back to a full commission meeting. Mr. Bach said that is our hope that we’ll be able to do that during the month of October because I believe our next standing committee is November 3, 2014. We’re in excess of a month just the way things are timed out this year.

Chairman McKiernan left the meeting.

Acting Chairman Murguia said we’re going to wait on the return of Commissioner Walters.

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Commissioner Walters returned to the meeting.

Acting Chairman Murguia said Commissioner McKiernan needs to be excused from the meeting. I’ll take over from here.

Outcomes

Item No. 1 – 140322…RECOMMENDATION: LIHTC POLICY

Synopsis: Recommendations and discussion regarding the Low-Income Housing Tax Credit (LIHTC) policy, submitted by Charles Brockman, Economic Development.

Charles Brockman, Economic Development, said as you know last standing committee we went through and concentrated on some of the verbiage in there. We corrected that. We changed the matrix and the local review to suite rehab. We want to talk about those two things tonight as well as we have a map with all the commission district projects for when they received the tax credit, when their sixteenth year starts and when the project is over the thirty year mark for each district and each project. I will say, I apologize Commissioner Walters, on the map we’re going to bring up there is a project Delaware Highlands in your area that was not previously on any other documentation. We received off the state’s website that we use for documentation and so we added that. I contacted the state and they apologized. They are going to put that on the rest of their documentation. It’s located at 12600 Delaware Parkway. It’s a 121 unit assisted living complex. It’s now growing. I’d like to start with the map and we can go over that.
Once again, there are additional changes to the documents. We’re discussing recommendations tonight and district compliance dates of the project. You all have this in your packet. We went through—I wanted to explain something about how these tax year acceptance works, the sixteenth year and the thirtieth year. We can give a resolution of support to a project and it goes on to the state and they are awarded tax credits. They may not accept their tax credits. It could be two years down the line. They may only have the facility halfway filled so they don’t want to take advantage of the tax credits until its fully filled and then that starts the tax year. Typically it’s only about a year out. This is the year that they accepted their tax credits. At the end of the fifteenth year, the beginning of the sixteenth year is the end of the Section 42 federal tax credit compliance that they don’t have and they can go back and reapply. It’s not atypical to do that. This is the thirty year mark from the date of acceptance until the end of the tax credit project where it can be refurbished, torn down and rebuilt or somebody can come back and do another
LIHTC project, things like that. This is the Delaware Highlands that we have here on the map. **Commissioner Murguia** said it’s a great map. Great job.

**Mr. Brockman** said additionally in your packet there are two other items. There’s a performance agreement and a city application. Previously, the previous standing committee, that application and that performance agreement was a part of the changing of the LIHTC policy which had to be approved. I added those in there. Those are directly correlated to the changes in the matrix. If you want to go over them we can or you can approve them because it’s going to be exactly what the matrix plays out. If you want we can start in on the matrix and what I did was highlighted in yellow so we could follow along really well on that compared to the local review. This isn’t all of the changes that we did like we changed all new construction. We changed a lot of verbiage in there. This is only the ones, the new changes and the discussions that we had from the last Economic Development & Finance Standing Committee meeting are highlighted. **Commissioner Murguia** asked does the committee prefer that Charles run through these again. Or do we just—it’s a lot of changes or do you have questions about any specific item that’s been changed. **BPU Board Member Alvey** said I for myself, I’m just looking for the new language on the rehab versus—just for clarification. I think that’s on page 8. **Mr. Brockman** said there are a couple items I’d like to discuss that are here as well. **Commissioner Murguia** said then go ahead Charles.
Mr. Brockman said starting on page 8, the rehab. In d. we distinguished what the rental units are. This is apartments. We had a discussion on what exactly is a rental unit, and so Mr. Levin

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came up and he discussed that back in that time it was completed we were concentrating on apartments. When a LIHTC project came in it would have less impact because there are less apartments in these areas. We wanted to clarify that language.

I basically mirrored the new construction with rehab. Everybody is equal because the discussion came up does it show that it’d be more points if you do new construction and nobody would do rehab or vice versa. I mirrored them and you can do either/or and get the same amount of points. We started here on e. and this is Rehabilitation of Existing Structures and it lays out what you can or what is considered an existing structure. We just briefly have single-family, duplexes, townhomes, apartments, multi-family, all non-residential buildings, Land Bank property, LIHTC development properties and any previous assisted housing that was bought that was discussed, we wanted to put this in there now so in the future when this comes up we don’t have to come back with a change. Then we have rehabilitation of Blighted Structures. As you’ll note, in the new construction it’ll be rehabilitation of new construction which means you can tear the property down, if it’s blighted. Here you get the five points if you rehab the blight.
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  g. Promotes Rehabilitation of Existing Scatter Site Single-Family Development (0 - 35 Points)
     • If the proposal is for the rehabilitation of existing or blighted structures and is scatter site single-family, fifteen points will be awarded.
     • If the proposed development meets Kansas requirement of rehabilitation; Kansas requires a minimum of $10,000 per unit, five points will be awarded.
     • If the average rehabilitation expense exceeds $15,000 per unit, an additional five points will be awarded.
     • All proposals must have a minimum of 25% market-rate units.
     • If 33% of the units are market-rate an additional ten points are awarded.

  h. Promotes Rehabilitation of Family-Unit Complex Development (0 – 35 Points)
     • If the proposal is for the rehabilitation of existing or blighted structures and is a family-unit complex development fifteen points will be awarded.
     • If the proposed development meets Kansas requirement of rehabilitation; Kansas requires a minimum of $10,000 per unit, five points will be awarded.
     • If the average rehabilitation expense exceeds $15,000 per unit, an additional five points will be awarded.
     • All proposals must have a minimum of 25% market-rate units.
     • If 33% of the units are market-rate an additional ten points are awarded.

  i. Promotes Rehabilitation of Alternative-Use Development (0 -35 Points)
     • If the proposal is for the rehabilitation of building that went through a conversion development that had been previously used for non-residential, fifteen points will be awarded. An example of conversion/rehabilitation might be residential lofts or a mixed-use in a building that had been previously used for non-residential purposes.
     • If the proposed development meets Kansas requirement of rehabilitation; Kansas requires a minimum of $10,000 per unit, five points will be awarded.
     • If the average rehabilitation expense exceeds $15,000 per unit, an additional five points will be awarded.
     • All proposals must have a minimum of 25% market-rate units.
     • If 33% of the units are market-rate an additional ten points are awarded.

  j. Promotes Rehabilitation of Mixed-Use Development (0 - 35 Points)
     • If the proposal is for the rehabilitation of a mixed-use development fifteen points will be awarded.
     • If the proposed development meets Kansas requirement of rehabilitation; Kansas requires a minimum of $10,000 per unit, five points will be awarded.
On page 9. Promotes Rehabilitation of Scatter Sites just like new construction, scattered sites and these are all the same setup 25% minimum marketrate and you get 30 pints. There are less Land Bank properties in this of course. You won’t see that so the points will have to be made up in a different way to get to the 30.

We have h. Promotes Rehabilitation of Family-Unit Complex.

i. Promotes Rehabilitation of Alternative-Use Development which we did not have in there and that was added. The way that it was wrote in the original policy, if you go and convert a non-residential into housing then you would get points. What I did is just took that, shaped it into new and rehab, mirrored them both.

j. Promotes Rehabilitation of Mixed-Use. Since we added a lot of mixed-use in the new construction there may be mixed-use that we’re not aware of that could be rehabbed for housing and get points as well.
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- If the average rehabilitation expense exceeds $15,000 per unit, an additional five points will be awarded
- All proposals must have a minimum of 25% market-rate units
- If 33% of the units are market-rate an additional ten points are awarded

k. Promotes Rehabilitation of Structures for Senior or Assisted-living Mixed-income Community (0 - 35 points)
   - If the proposal is for the rehabilitation of a single structure or scattered site for either a senior or assisted-living developments it does not have a minimum requirement for market-rate units, and will receive at minimum of twenty-five points, but has the ability to receive additional points (see chart below)

Points in this category are awarded as follows, for Senior or Assisted-living developments.

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<th>Market Rate Units Percentage</th>
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l. Promotes New Construction (5 Points)
   - All proposals must have a minimum of 25% market-rate units

m. Promotes the Removal of Blighted Structures (5 Points)
   - A development plan that removes blighted structures by means of new construction will be awarded an additional five points. Blighted structures may include vacant or abandoned existing housing or building structures that have been cited for code violations.
   - All proposals must have a minimum of 25% market-rate units

n. Promotes New Construction of Scatter Site Single-family Development (0 - 35 Points)
   - If the proposal is for the scatter site single-family unit development it will receive fifteen points.
k. Promotes Rehabilitation of Structures for Senior or Assisted-living. Right there we’re going to mirror the new construction. They automatically get 25 points. With this matrix if they add on market-rate they can get an additional 10 points to meet the 30.

The bottom of page 10, m. this is where they talk about blighted structures, new construction. Commissioner Murguia said you said m., so this is where if I decide to, making up a scenario if decide to buy Silver City Apartments, tear it down and build a new LIHTC development there I’ll get five extra points. Mr. Brockman said correct. Commissioner Murguia asked is that five extra points—I mean that’s fine if they get extra points but that’s a really hard deal to do. I would think the points to do that would be really high. There’s no value in tearing down a structure. Do you see what I’m saying? Mr. Brockman said yes. Commissioner Murguia said so you would think that the points you’d be given on that would be a lot higher than just rehabilitation. The highest number of points in my mind you should get is if you’re going to buy an existing facility like Silver City Apartments, tear it down and put the same thing back with new construction. That’s almost impossible to make happen and anybody that can do that should get the maximum points possible. Mr. Brockman said one thing Commissioner, about tearing down the old LIHTC is we still have to wait until the 30 years that it comes out, unless you can buy it. Commissioner Murguia said not for tear down. Mr. Brockman said if it goes into foreclosure. Commissioner Murguia said you can buy LIHTC properties and tear them down after 15 years if you’re going to still continue to use the land. I view it as this way. It’s an easy way to understand and it is if the land remains the same level of use which is for affordable housing. You can de-concentrate. You could have a 300 unit apartment complex, buy it after the 15th year, demolish 150 units, and improve the remaining 150 you’d still be in federal compliance. Mr. Brockman said correct but that’s if they want to sell after 15 years. Commissioner Murguia said understood, well they still have to be willing to sell after 20 whether they have LIHTC or not. If they’re the property owner they’ve got to be willing to sell period. We can’t take—in some cases we could. Most of the time we’re not taking anybody’s property. Charles, do you have anything else you want to—do you have more to go through that you want to highlight. Mr. Brockman said just a few. Commissioner Murguia said go ahead.
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- If it includes demolition of structures or infill it will receive an additional five points.
- If the infill or demolition is Land Bank property an additional five points will be awarded.
- **All proposals must have a minimum of 25% market-rate units**
- If 33% of the units are market-rate an additional ten points are awarded.

o. Promotes New Construction of Mixed-Use Development (0 - 15 Points)
- If the proposal is for mixed-use development it will receive an additional ten points.
- If the mixed-use project is on a transportation corridor it will receive an additional five points.
- **All proposals must have a minimum of 25% market-rate units**

1A transportation corridor is North, South, East, and West in which at least one main bus line travels

p. Promotes New Alternative-Use Development (0 - 35 Points)
- If the proposal is for a new alternative-use development it will receive fifteen points. An example of conversion might be residential lofts or a mixed-use in a building that had been previously used for non-residential purposes.
- If it includes infill or the use of Land Bank property it will receive an additional ten points.
- **All proposals must have a minimum of 25% market-rate units**
- If 33% of the units are market-rate an additional ten points are awarded.

q. Promotes New Construction of Family-Unit Complex Development (0 - 35 Points)
- If the proposal is for a family-unit complex development it will receive fifteen points.
- If it includes demolition of structures or infill it will receive an additional five points.
- If the infill or demolition includes Land Bank property an additional five points will be awarded.
- **All proposals must have a minimum of 25% market-rate units**
- If 33% of the units are market-rate an additional ten points are awarded.

r. Promotes New Construction of a Senior or Assisted-living Mixed-income Community (0 - 35 points)
- If the proposal is for either a senior or assisted-living developments it does not have a minimum requirement for market-rate units, and will receive at minimum of fifteen points, but has the ability to receive additional points (see chart below).

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Mr. Brockman said p. existing structures 35 points, we added that.
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- If the proposal includes Land Bank property an additional ten points will
  be awarded.

Points in this category are awarded as follows, for Senior or Assisted-living
developments.

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<th>Market Rate Units Percentage</th>
<th>Points Received</th>
<th>Market Rate Units Percentage</th>
<th>Points Received</th>
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<tr>
<td>25-29%</td>
<td>2</td>
<td>50-54%</td>
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<td>30-34%</td>
<td>3</td>
<td>55-59%</td>
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<td>35-39%</td>
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<td>60-64%</td>
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<tr>
<td>40-44%</td>
<td>5</td>
<td>65% or More</td>
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<tr>
<td>45-49%</td>
<td>6</td>
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s. Owner-Occupied Component (3 Points)

Three points are awarded if development proposal includes a viable option for
the tenant to purchase the unit at the conclusion of the 15-year compliance
period.

t. Units for Larger Families (1 - 3 Points)

Proposals that include 3 bedroom units will receive one point in this category.
- If Land Bank property is used an additional one point is awarded
- If 33% of the units are market-rate an additional one point is awarded
- All proposals must have a minimum of 25% market-rate units

u. Minimal Adverse Impact Upon Public-Assisted Housing (5 Points)

The Local Review Committee members will make this determination. The
location in the community of other tax credit developments, public housing sites,
and HUD listed section 8 properties will be considered in evaluating the impact of
the proposed development:
- Five points are given if the proposed development is expected to have
  only minimal impact upon existing properties.
- If the development is located near existing developments (1-2 miles) and
  is expected to be in direct competition for rental units, then no points are
  awarded.

v. Set-Aside Units for Persons w/Special Needs or Transitional Housing (1 - 2
   Points)

This category is for proposals that include units with special features. Examples
include: supportive housing for disabled; transitional housing for homeless; and
assisted living housing. Proposals that include a minimum of 5% special-need
Go to page 12, I changed that under u. because there was a third bullet there and it didn’t matter. The discussion came up that it didn’t matter the distance from another housing project because of the management of it. We took that five points away and we just kept it two points and just gave them strictly five points across the board. It was two to seven points prior. We went back, got rid of that and made it just a flat five.
LOCAL REVIEW CRITERIA FOR REVIEW OF HOUSING TAX CREDIT PROPOSALS
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

A tax-exempt applicant conforming to the guidelines of 501 (c) (3) or (c) (4) of the Internal Revenue Service Code, and participating as the owner, developer, or manager will receive this one point.

h. Local, Minority and Women Involvement (1 – 2 Points)

The use of LBE/MBE/WBE Subcontractors or Supplier during the construction portion of the development will receive points. Either each of the individual percentages must be met or the combined goal must be achieved. The two credit tiers can be found below.

Tier 1 - (1 point) combined 25% Tier 2 - (2 points) combined 35%

L = 15% L = 20%
M = 10% M = 15%
W = 5% W = 10%

6. Planning and Development Standards

a. Design Standards and Architecture and Construction Quality, (6 Points)

Six points maximum can be earned in this category. Points will be given for each of the standards provided below.

1. Two points for 100% brick/stone construction or one point for 50% brick/stone construction;
2. One point for exceeding the landscaping ordinance by 35%;
3. One point if all units have balconies/patios;
4. Three points if 60% of the units have garages or two points if 30% of the units have garages; or one point if no garages and 60% of the units have carports;
5. One point for neo-traditional design;
6. One point if plans for buildings include significant building articulation. Roof lines should be articulated at the unit level and include gables and dormers. The facade articulation should be at the unit level for major articulation (greater than 24 inches) and at the room level for minor articulation (8-23 inches). Unit entry points should be covered and accented as a major architectural feature of the building.

b. New or Rehabbed Development Amenities for Family-Unit Complex, Scattered-Site Single-Family, Mixed-Use, or Alternative-Use (1 - 6 Points)

**NOTE:** All new or rehabbed development plans must be approved by the Director of Planning & Zoning to be awarded points in this category. Additional Planning & Zoning requirements may be needed.

Six points maximum can be earned in this category. Points will be given for each of the amenities provided below.

If we go to page 14, b. this is new. New or Rehabbed Development Amenities strictly went for family-unit complex that we should allow that in rehab and new construction at all time. If we
have mixed-use if they want or if they are adding a tennis court, they should allow points for amenities only on approval of the Planning & Zoning Director because it may have to be a temporary or a change of zone. Something else may be required, they may have to go through the Planning & Zoning Committee. If we go back, those were the highlights that we did to mirror the construction versus rehab.
If we go to page 3, 2a. Neighborhood Revitalization Area, this was not in there before. At the bottom I added at note, the NRA Plan is updated every three years. We’ve had this question...
asked. They are getting the old plan somehow; well we didn’t know it changed. We want to incorporate this that yes, it’s now part of the review, it changed. Be sure you check out the NRA
on the website and make sure where you want to develop is within the right plan area.

LOCAL REVIEW CRITERIA FOR REVIEW OF HOUSING TAX CREDIT PROPOSALS
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

WYANDOTTE COUNTY
RESEARCH AND ANALYSIS NEIGHBORHOOD AREAS

Neighborhood Groupings For Tax Credit Policy Study.
1. - Station Neighborhoods
2. - Hudson/Adair Park
3. - North Central Neighborhoods
4. - Warren Murdock
5. - Pikes/295
6. - Brookside/Plattsmouth

d. Infill Site (1 - 2 Points)

Infill sites east of I-635 receive two points. An infill site located in areas 3 and 4 (Figure C-2) will receive one point. An infill site in areas 3 and 4 will receive an additional point, if the Economic Development staff determines that the property has not been used for agricultural purposes in the most recent 24 month period. Fallow ground is considered to be agriculture.

e. Area Part of a Revitalization Plan or Designated Redevelopment Area (2 Points)

The Unified Government Economic Development staff will verify with the Community Development Director and the Director of the Land Use and Planning Department to determine if the proposed site is situated in one of these areas. If so, two points are awarded. These areas may include: special planning areas, Tax Increment Financing Districts (TIF) areas, CDBG targeted neighborhood or development areas, or other designated area.

f. Qualified Census Tract (1 Point)

A proposed development located in a qualified census tract, in accordance to HUD regulations receives one point. A qualified census tract has either a poverty rate greater than 25% or over 50% of the households have incomes below 60% of the KC area median household income. (Figure C-3 displays qualified census tracts.)
If we go to page 5, d. Infill Site (1-2 points) that was based on fallow ground, it’s plowed but it’s not seeded. You now the jest behind this was it was platted infill sites and that was areas one and two. That wasn’t very many at three and four. Now we’re moving out and we’re going to equal then everybody whenever it’s an infill recommending that you should get two points. That’s a recommendation from staff.

**Commissioner Murguia** asked are there any other comments or questions. **Mr. Brockman** said I think I have one more in here. **Commissioner Murguia** said not trying to cut you off. **Mr. Brockman** said I understand. I thought I had one more.
LOCAL REVIEW CRITERIA FOR REVIEW OF HOUSING TAX CREDIT PROPOSALS
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

tax-credit units in their proposal receive one point. Two points are awarded if
10% of the tax credit units in the proposal meet this condition.

w. Provide Residential Support Services (1 - 2 Points)

Residential support services may include: transportation van services; assisted-
living; information and referral; and a resident association. One point is given for
each support service provided, up to two points.

5. Financing Characteristics

a. Future Maintenance and Reserve Escrow Plan (3 Points)

A proposal clearly indicating a future maintenance and reserve plan, as part of its
operating plan will be given three points for this category. At minimum, 5% of
operating revenues should be set-aside as a future reserve to receive these
points (this section is also a part of the pre-requisites for (h)(1)(b)).

b. Low Percentage of Soft Costs (2 Points)

Two points will be awarded for this category, if the combined developer and
consultant fees are less than 10% of the total development cost.

c. Returns of Part of Income Stream to Community (1 - 2 Points)

A proposal that returns a percentage of income to either a non-profit housing
organization or a Unified Government housing rehabilitation program is eligible
for these points. One point is awarded for each percent of income, derived from
the tax credit units, that is allocated to one of the organizations referred to above.
Two is the maximum number of points that can be received for this category (a
not-for-profit applicant cannot give back to its self).

d. Strength of Applicant (1 - 2 Points)

If the applicant has extensive development experience for similar proposals, two
points will be awarded. Market-rate and tax-credit apartment development
and/or management will be considered as relevant experience. If the applicant’s
experience is limited (1-2 similar developments), then one point will be given.

e. Applicant Not Fully-Funded in Prior Submission (1 Point)

One point is received, if the applicant received only partial tax credits in a
previous submission for this proposal.

f. Leverages other Local or Federal Funding (1 Point)

A proposal that also leverages Federal funding, such as CDBG, HOME, or HOPE
funds at the federal level or local government funding, through possibly a TIF or
benefit district, the proposal will receive one point for this category.

g. Applicant is a Tax-Exempt Organization (1 Point)
to themselves and this was never in there and we never allowed that under the review. I want to insert that there at this time as part of the local review, so they know don’t even try it, no points. That is it.

I don’t know if you wanted to review the application. Like I said before it correlates to the exact same policies specifically the development of the previous projects in Code Enforcement and things like that. What we want to do right now the Economic Development & Finance Standing Committee approved a moratorium until October 1st. After tonight’s review and we make any changes that are recommended we would like to move this forward to full commission for full approval.

**Action:** Acting Chairman Murguia made a motion, seconded by BPU Board Member Alvey, to approve. Roll call was taken and there were four “Ayes,” Alvey, Walters, Murguia, Townsend.

**Acting Chairman Murguia** said, Charles, I want to tell you fantastic job. It’s not the most exciting topic but clearly you see what happens when people don’t pay attention to it and we’ve got lots of bad examples. You really did a really great job. I mean that sincerely.

**Mr. Brockman** said every project that comes up for LIHTC; you know it’s going to be approved. **Acting Chairman Murguia** said nice try. I don’t know about that.

**Commissioner Townsend** asked will we see the point sheet with the applications when they come forth. **Mr. Brockman** said yes ma’am. Typically I put that in there.

**Acting Chairman Murguia** said there is one request. You don’t have to bring it back to standing committee. I’d like to see on this map also, could you provide me if you have knowledge the number of Section 8 units by commission district in addition to the LIHTC. Later on, no hurry. **Mr. Brockman** said on the previous map it showed the Housing Authorities from the last meeting that we had. I have it on the slide. **Acting Chairman Murguia** said well this is one thing I don’t understand then. There is an apartment complex in my district called Cross Lines Retirement. They are 100% subsidized. Are they Section 8? I know they’re not LIHTC.

*September 29, 2014*
Where are they getting their subsidy from? I don’t understand that relationship. That’s the piece we’re missing. Mr. Brockman said excuse me, Commissioner you said Cross-Line. Acting Chairman Murguia said it looks like Rob is standing up. Mr. Bach said we can look at that. One thing to note on and maybe Rob knows, one thing to note on Section 8 is that is a voucher type program so we will have no knowledge. Someone can take that to various places around and it pays for a percentage of rent. It does not always go into something that’s low income. It could go into anything. Acting Chairman Murguia said but I understand—Rob don’t leave. I understand the Housing Authority has given X amount of vouchers every year to pass out. The people that get those vouchers, from my understanding, may not chose to use them in Wyandotte County but you would think the Housing Authority would have data that would tell us the number of people that have used that voucher in Wyandotte County. I’d be curious about that number. Rob, can you tell me what is Cross-Lines then. Rob Richardson, Director Urban Planning & Land Use, said I didn’t know the answer to that one. I was going to say what Doug said. The only criteria for a unit for Section 8 is that it meets the federal housing guidelines and that it’s approved for that. If you have a unit that’s approved for that, you could rent a house in Piper, Leawood or wherever you wanted to as long as you could afford the other portion of the rent. It’s a very mobile certificate. I don’t know about the Housing Department numbers but the only criteria for the unit is that it’s been approved as meeting the federal criteria as a livable unit.

Acting Chairman Murguia said I’m more worried about—again it goes back to the bigger discussion, I’m more worried about the impact of the number of low-income people we have choosing to reside in Wyandotte County and the overall impact on our median income. We already know what that does in regards to economic development. I’m less concerned about where they are located, just how many are located within the county. We don’t need to have that discussion tonight. If you could get that Charles it would be great and if someone could help me figure out how the 100% of the 235 units at Cross Line Retirement receive a subsidy. How do they get that? That’s 235 units of more very low-income people residing in our community. They do have an impact on our median income and our ability to attract retail. I just want to know where we are with all that. Mr. Bach said we’ll see what we can find out.
Acting Chairman Murguia said the next thing on the agenda are our goals I believe and unfortunately Commissioner McKiernan did not leave me with direction on the goals. If we could table those until next month, if that’s okay with the committee, and I think that’s the last item on the agenda.

Mr. Bach asked can I make one note. This is really an outcome in terms of finance. A couple of weeks ago we had a fairly high number of staff start to leave our Motor Vehicle area. In discussion with Lew Levin and Debbie Pack our County Treasurer, I authorized them to hire above what we have for current staffing, looking at provisional employees. The intent there is we can staff all our desk positions and not have it go down below that.

We’re still trying to hire to it. Now my hope is—right now I don’t have a financial issue with it because we haven’t been able to get back up to full staffing. If I get to that point that we’re actually looking at that it’s going to cost more than it would be an issue to come back in and see. At times we’ve used that strategy in previous years like in the Sheriff’s Department or even in Police years ago where we would staff higher than the number that way it would never drop below what our authorized strength was to run that operation. In our estimation we’re at the baseline as low as we can operate when we have all of them there but at least we’re operating all of our terminals in getting things going.

That’s a direction I’m moving in. There could be cost in the future if we get everybody staffed up and I have extra employees sitting there, I know I would have work for them to do, but it would be over and above the budget. That’s more of a goal of customer service I would say. I just wanted to report to this committee that that’s an action I’ve taken and hoping to see positive results from that.

Acting Chairman Murguia said I’m sure you thought of this. I’m just going to throw it out there. You’ve only been our Administrator for six months or so and I know you’re looking at each and every department but we have a lot of departments. Since there is kind of an emergency need to react to what’s going on at the annex within our Motor Vehicle Department is there an opportunity to maybe hire part-time or temporary employees that would cost us less in the interim until we can develop a longer termed strategy for dealing with that department. Mr. Bach said that is a strategy that we do use today. We employ part-time employees because that’s
the type of job that’s easy to have somebody come in and work a 20 hour week or such like that. Probably one of the issues we’ve had with that is we’ve asked a lot of these people that have come in to do it to work more than that schedule when we get behind and they’re not necessarily interested in a full-time job from that perspective. On the flip side I think Lew and Debbie have found some of these employees that do start to work part-time then opt to go back to work full-time then they are ready to slide right into that. The other thing we’ve put into place is utilizing employees in other jobs. Some of them which may have moved out of Motor Vehicle because they found other opportunities within the Unified Government but they are already trained to do title work and such like that so we can put the work at their desk so they can be programmed so they can sit there and do some of this work. Mr. Connor is working on that right now and finding some so we can do that. It’s a bigger deal when you have to relocate them and put them in the Motor Vehicle office and have them train for a time period to understand how to do it, but if they already have that skill set then you can just give them work and they can—you know if you’re busy eight hours and you never have a moment to do anything else then it doesn’t work, but if you can get over here and maybe spend thirty minutes of your day working because you’re in a position where you have to tend to duties but you may be able to pull away for a little while. We’re putting that area of emphasis in it too, trying to get additional bodies and minds working on that. Commissioner Townsend asked are these jobs that you’ve mentioned available to outside present UG employees. Who are the people that we’re bringing in for these jobs? Are there some that are open to members of the community who may be looking for employment? Mr. Bach said yes, pretty much always, when we hire and fill in Motor Vehicle, Lew, I’d probably say they’re probably always outside employees. Commissioner Townsend asked should people who may be interested in these jobs be looking at our website or where would they see the requirements and criteria for applying for these jobs. Where would they find them? Mr. Bach said yes, they are posted on our website and in our Human Resource Department and that’s where the jobs go on.

Commissioner Walters asked is there any thought on extending hours. Mr. Bach said yes. It’s either extended hours or the potential of considering maybe Saturday or something like that so it gets it outside of the normal operation of the business day is one thing that we’re evaluating of how we can do that. Commissioner Walters said one of the comments that I’ve taken to heart
of some people that have contacted me is there is a very short window during the day that you can actually show up and get your name on the list of people to be served that day. It may be only a couple of hours long. I would say opening earlier and staying open later would be a real help to people that have to take off work to take off work to get their license taken care of.

Item No. 2 – 120137…OUTCOMES

Synopsis: Overview/discussion of the next phase.

EDF’s outcomes presented at the following standing committee meeting:

December 3, 2012
Environmental Trust Fund

August 26, 2013
Economic Development. Forster an environment in which small and large business thrive, jobs are created, redevelopment continues, tourism continues to grow, and businesses located in the community.

January 6, 2014
1. Relook at the tax credit policy
2. Scoring system
3. Strategy countywide for attracting economic development as it relates to housing
4. How much low-income housing
5. How much fair-market housing
6. Over the last five years, what percentage of new housing has income restrictions-report from Charles Brockman, Economic Development Dept. and Mike Grimm, UG Research Division
7. Data on number of new housing starts; types of new housing starts
8. Total number of dwellings for each project

February 3, 2014
Discussion and presentation on workforce housing and its relationship to the LIHTC Program.

March 3, 2014
Communication presenting a TIF financial status report which details each TIF since 1991, submitted by Charles Brockman, Economic Development. In addition to the separation of residential and commercial projects, the financial status is broken into three categories: 1) Current 2) TIF’s paid off early, and 3) Other.

September 29, 2014
Adjourn

**Acting Chairman Murguia** adjourned the meeting at 7:01 p.m.

*tp*
Staff Request for Commission Action

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 12/1/2014
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 12/18/2014

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

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<td>10/22/2014</td>
<td>Debbie Jonscher</td>
<td>5847</td>
<td><a href="mailto:avillarreal@wycokck.org">avillarreal@wycokck.org</a></td>
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Item Description:
Please find attached the following three schedules:

Schedule "D": A list of projects presented to the Public Works Standing Committee on 8/25/14 as information only to replace the budget line item "Major Arterial Roadway Reconstructions (Fed Aid) TBD".

Schedule "E": Five projects requiring an increase in authority and additional financing for the 2015 issue. Approval of these resolutions will amend the 2015 CMIP Budget.

Schedule "F": Two projects approved to be funded per the CMIP budget.

Action Requested:
Please adopt resolutions.

☐ Publication Required

Budget Impact: (if applicable)

Amount: $1,260,000
Source:
☑ Included In Budget Schedule E does authorize additional long-term debt spending to complete the projects.
☐ Other (explain)
## SCHEDULE "D"
### MARC/FEDERAL GRANT PROJECTS

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<th>Type</th>
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<td>970 1222</td>
<td>Streets</td>
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**TOTALS**  
$1,500,000.00  
$9,540,000.00
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 12th/10th STREET BIKEWAY Program CMIP 970-1222 improvements (the "Improvements"): 

Designate bike lanes on existing street pavements in each direction along a 4.5 mile route that follows 12th Street from Metropolitan Avenue to Argentine Boulevard, thence along Argentine Boulevard from 12th Street to 10th Street, and thence along 10th Street from Argentine Boulevard to Quindaro Boulevard. The work includes pavement markings, signage, alterations to parking assignments and markings, upgrades or replacements of storm drainage inlets to meet bicycle safety standards, adjustments to utilities in the bike path, modifications to curbs, pavements and sidewalks at select intersections along the route for safety improvements, and alterations to the traffic signal and turn lane assignments at signalized intersections to accommodate the bicycle lane.

All work includes necessary traffic control and detour 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 $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 $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 __________________, 2014 and APPROVED by the Mayor.

(SEAL)

Mayor/CEO

ATTEST:

Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STREET AND INTERSECTION 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 intersection 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 CENTRAL AVENUE and 18th STREET INTERSECTION CMIP 970-1223 improvements (the "Improvements"): Improve the intersection of Central Avenue and 18th Street, including removal of the Park Avenue leg of the existing intersection and rerouting Park Avenue traffic via 19th Street to Central. Work includes demolition of existing pavement along Park Avenue, resurfacing of existing pavements on each approach leg up to 800 feet in each direction, as well as resurfacing of 19th Street from Park Avenue to Central Avenue, removal and replacement of existing traffic signal, widening of roadway pavements, replacement of curb, sidewalk, ADA ramps, driveways, drainage inlets, storm piping, and street lighting. 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 $480,000, 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 $480,000, 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 ________________, 2014 and APPROVED by the Mayor.

(SEAL)

ATTEST:

______________________________
Mayor/CEO

______________________________
Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STREET AND INTERSECTION 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 intersection 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 LEAVENWORTH ROAD, 63rd to 38th STREET, CMIP 970-1224 improvements (the “Improvements”):

Construct improvements along 2.8 miles of Leavenworth Road (also designated K-5 State Highway), from 38th Street to 63rd Street. The work includes widening for turn lanes, grading of roadway shoulders, removal and replacement of guardrails, installation of new sidewalk, curbs, and ADA ramps, replacement of existing storm drainage inlets and pipes, extension of existing drainage culverts, replacement of 3 traffic signals, street lighting, installation of bike lanes or bikeway markings, new signing and pavement striping.

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 $7,340,000, 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 $7,340,000, 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 ________________, 2014 and APPROVED by the Mayor.

(SEAL)

ATTEST: ________________________________

Mayor/CEO

______________________________
Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STREET 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 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 ROUTE 107 BUS STOP AND STATION UPGRADES, CMIP 970-1225 improvements (the “Improvements”):

Construction of 4 new transit stops at the following intersections; 7th Street & Ann Avenue, 7th Street and Central Avenue, 7th Street and Kansas Avenue, Rainbow Blvd. & W. 39th Avenue, as well as the enhancement of existing bus stops at 7th Street & Pacific Avenue, 7th Street and Osage Avenue, 7th Street & Miami Avenue, 7th Street & Stine, Rainbow Blvd. & Rainbow Extension, Rainbow Blvd. & W. 36th Avenue and Rainbow Blvd. & Olathe Avenue. This work includes concrete sidewalk and curb construction, removal of existing sidewalks, cross walk 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 $760,000, 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 $760,000, 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 _______________, 2014 and APPROVED by the Mayor.

(SEAL)

ATTEST:

__________________________
Mayor/CEO

__________________________
Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STREET, SIDEWALK AND INTERSECTION 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 intersection 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 SAFE ROUTES TO SCHOOL, GROUP D 970-3334 improvements (the "Improvements"): Construct new and replacement sidewalks and make other pedestrian walkway improvements within one-half mile of the following existing schools:

- Hazel Grove Elementary, at Cleveland Avenue and 67th Street;
- Midland Trail Elementary, at 51st Street and Locust Avenue; and
- Frank Rushton Elementary, at 43rd Avenue and Fisher Avenue.

Work includes the addition of sidewalks, repair and replacement of curbs, existing sidewalk and driveways, repair and patching of existing pavement, the addition of ADA-compliant curb ramps, select traffic calming measures such as curb bulb-outs or speed humps, storm drainage upgrades including pipe and inlets, and new pavement markings, crosswalks, and signage, as well as associated restoration.

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 $270,000, 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 $270,000, 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 __________________, 2014 and APPROVED by the Mayor.

(SEAL)

ATTEST:

______________________________
Mayo/CEO

______________________________
Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN STREET, SIDEWALK AND INTERSECTION 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 intersection 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 SAFE ROUTES TO SCHOOL, GROUP E 970-3335 improvements (the "Improvements"):

Construct new and replacement sidewalks and make other pedestrian walkway improvements within one-half mile of the following existing schools:
- T.A. Edison Elementary, at 10th Street and Locust Avenue;
- Noble Prentis Elementary, at 14th Street and Gibbs Road; and
- William Allen White Elementary, at 44th Street and Rowland Avenue.
Work includes the addition of sidewalks, repair and replacement of curbs, existing sidewalk and driveways, repair and patching of existing pavement, the addition of ADA-compliant curb ramps, select traffic calming measures such as curb bulb-outs or speed humps, storm drainage upgrades including pipe and inlets, and new pavement markings, crosswalks, and signage, as well as associated restoration.

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 $290,000, 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 $290,000, 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 __________________, 2014 and APPROVED by the Mayor.

(SEAL)

ATTEST:

__________________________
Mayor/CEO

__________________________
Unified Government Clerk
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RESOLUTION NO. ___

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

WHEREAS, K.S.A. 19-15,114 et seq., as amended (the “Act”), authorizes the improvement of any building or structure determined by the Board of County Commissioners to be necessary to the County for any public County purpose and further authorizes the issuance of general obligation bonds for the purpose of paying for certain County public building improvements; and

WHEREAS, the Unified Government finds it necessary and desirable to authorize the improvement of the Communications Center by replacing the roof of said County building.

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 Act, the governing body hereby determines that it is necessary to make the following COMMUNICATION CENTER ROOF REPLACEMENT CMIP 969-8444 improvements (the “Improvements”):

Communications Center Roof Replacement
6730 Riverview Ave.

Communications Center constructed in 1997, is the main communications Center for Police and Fire Departments for the Unified Government. This project will remove the old roofing system and replace with a new roofing system that will provide improved drainage and new exterior and interior water controls / drainage from the roof. The replacement roof is approximately 7,000 square feet. Project will include any and all repairs to the roof deck and associated structural repairs, installation of new curbs, mounting and supports for all mechanical units and skylights on the roof. Additional work will include wall repair, coping and flashing repairs to the building as required to insure watertight roofing system, appurtenances related thereto and associated engineering, design or construction costs.

Section 2. The total cost of the Improvements shall not exceed $135,000, which cost shall be paid in part by the issuance of general obligation bonds and/or temporary notes pursuant to the Act, in an amount not to exceed $135,000.

Section 3. The Unified Government expects to make capital expenditures in connection with the Improvements on and after the date of this Resolution 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 $135,000.

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

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PASSED by the governing body on December 18, 2014, and APPROVED by the Mayor.

(SEAL)

ATTEST:

________________________
Unified Government Clerk

________________________
Mayor/CEO
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 ROOF REPLACEMENT - CITY HALL CMIP 969-8148 improvements (the "Improvements"):

City Hall constructed in 1972, is a 9 story office building with mechanical penthouse as the 10th Floor level of the building. This project will remove the upper penthouse and lower perimeter old roofing systems and replace with new roofing systems that will provide improved water controls / drainage from the roof. The replacement roof is approximately 12,000 square feet, will include any and all repairs to the roof structural deck and associated structural repairs, installation of new curbs, mounting and supports for all mechanical units, and provide for a new stairwell enclosure with roof. Additional work will include wall repair, coping and flashing repairs to the building as required to insure watertight roofing system, a new window washing support system to allow for the regular window washing of the building. The project includes 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 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 ________________, 2014 and APPROVED by the Mayor.

(SEAL)

ATTEST:

________________________
Mayor/CEO

________________________
Unified Government Clerk
RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN SANITARY SEWER FACILITIES AND INFRASTRUCTURE, 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 UPPER CONNOR CREEK INTERCEPTOR SEWER CMIP 963-6122 improvements (the "Improvements"):

Construction of approximately 9,200 feet of sanitary sewer main extension from Delaware Parkway at approximately 115th Street, north to approximately 117th and Leavenworth Road all in Kansas City, Kansas. The project includes but not limited to pipe removal, replacement or installation, manhole rehabilitation or installation, and restoration of sanitary facilities, including any necessary land acquisition, engineering, design, associated construction costs, and 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 $2,200,000, 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 ___________________, 2014 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 REPAIR, CMIP 941-0614 improvements (the "Improvements"):

At the intersection of 50th Terrace and Pawnee Avenue, the work will include the removal of existing failed curb, gutter, and road surface on all sides of the intersection, and to be replaced with new curb, gutter, and road surface.

At 109th Terrace, South of Independence Boulevard, the work will include the removal of existing failed curb, gutter, and road surface extending approximately 800 feet south of the intersection of 109th Terrace and Independence Boulevard, and to be replaced with new curb, gutter, and road surface.

At South 9th Street between Esterly Avenue and Federal Avenue, the work will include the undersealing of existing pavements, removal and spot repair of existing failed concrete sections of pavement, and roto-milling approximately 320 feet of existing concrete surface, and repave with asphalt over complete road course.

At North 72nd Terrace between Georgia Avenue and Yecker Avenue, the work will include the full depth mill and overlay of the entire street run of 785 feet, along with the removal and replacement of existing curb on both sides.

For the Storm Box Culvert (544503-541500) on 123rd Street project, the work will include the removal of existing stone structure culvert located approximately 2,600 feet north of Polfer Road, existing guard rail, and the road surface above the existing culvert. All removed items to be replaced with new concrete box culvert, guard rail, pavement markings, and roadway restoration.

All work includes necessary 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, necessary to accommodate the 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 $275,000, 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 $275,000, 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 _________________, 2014
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 RAILROAD CROSSING IMPROVEMENTS, CMIP 970-1307 improvements (the "Improvements"): 

Remove and replace two (2), 88 foot railway street crossing surfaces on Kindleberger Road 200 feet east of 7th Street (MP 2.56 Fairfax Industrial Lead, DOT#814993M). Removal and replacement of project items to include the crossing surfaces, ties, rails, other track materials, and roadway approaches. Also included in this project will be all necessary traffic marking, detours, pavement markings, and area restoration. Some work to be completed by the Union Pacific Rail Road Company in conjunction with the Unified Government of Wyandotte County/ Kansas City, Kansas. This Resolution represents the Unified Government of Wyandotte County/ Kansas City, Kansas financial commitment to this project.

The work includes any appurtenances related thereto, any necessary land acquisition, and associated engineering, design, inspection, removal, replacement, and construction costs, necessary to accommodate the 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 $175,000, 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 $175,000, 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 __________________ , 2014 and APPROVED by the Mayor.

(SEAL)

Mayor/CEO

ATTEST:

Unified Government Clerk
<table>
<thead>
<tr>
<th>Project Description</th>
<th>CMIP #</th>
<th>Type</th>
<th>Project Inception</th>
<th>2015 CMIP Budgeted Financing</th>
<th>2015 Total Project Authority</th>
<th>Project Contact &amp; Extension</th>
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<tr>
<td>South Patel Facility</td>
<td>571 9242</td>
<td>Public Building</td>
<td>10/1/2014</td>
<td>$ 1,850,000.00</td>
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<td>Debbie Roniher</td>
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<tr>
<td>Elevator Upgrades</td>
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<td>3/1/2013</td>
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TOTAL: $ 2,170,000.00 $ 2,170,000.00

*Estimates 2014 & 2015 amounts
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 SOUTH PATROL FACILITY, CMIP 978-9242, improvements (the "Improvements"):

To provide design/build services to prepare engineering plans and to construct a new 10,000 square foot facility to house the South Patrol Division of the Kansas City Kansas Police Department at a proposed site located generally at 2300 Metropolitan Avenue in Kansas City Kansas. The facility would include, but not be limited to offices, restrooms, storage and garage space, as well as grounds for storage of additional equipment, and including any appurtenances related thereto any associated land acquisition, 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 $1,850,000, 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 $1,850,000, 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 _________________, 2014 and APPROVED by the Mayor.

(SEAL)

Mayor/CEO

ATTEST:

Unified Government Clerk
RESOLUTION NO. _____________

A RESOLUTION AMENDING RESOLUTION NO. R-99-13
AUTHORIZING CERTAIN PUBLIC BUILDING, STRUCTURE, OR
PARKING 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 21, 2013, the Unified Government adopted Resolution No.
R-99-13 authorizing the Elevator Upgrades – City 2014 CMIP 948-0114 improvements, as
more fully described therein; and

WHEREAS, it is necessary to amend Resolution No. R-99-13 to revise the description
of the Improvements and 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 Sections 1 and 2 of Resolution No. R-99-13 are hereby amended to read
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 2014-2015 CMIP 948-0115
improvements (the “Improvements”):

Memorial Hall New Elevator:
600 N. 7th Street
This project will provide for all engineering and design to facilitate the new installation of ADA
compliant Elevator at Soldiers and Sailors Memorial Hall. Project will include upgrade and
redesign of adjacent lobby and stairwell existing to facilitate the new elevator.

City Hall, 701 N. 7th Street, and Police Headquarters, 700 Minnesota Avenue, Elevators:
The scope of work will include but not limited to the repair and replacements of drives, brakes,
hoist cables, sheave brakes, governor, motor controls, and other associated mechanical
equipment. Included will be upgrades and improvements to elevators located at City Hall and
Police Headquarters. Project will insure compliance with City, State and Federal codes and
regulations including ADA mandate as part of the overall upgrade and Rehabilitation Project.
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 $320,000, 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 $320,000, 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-99-13, 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 __________________, 2014, AND APPROVED BY THE MAYOR.

(SEAL) ________________________
Mayor/CEO

ATTEST:

______________________________
Unified Government Clerk
Staff Request for Commission Action

Tracking No. 140365

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 12/1/2014
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 12/18/2014
Confirmed Date: 12/18/2014

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

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<th>Contact Phone</th>
<th>Contact Email</th>
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<th>Department / Division</th>
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<td>10/22/2014</td>
<td>Debbie Jonscher</td>
<td>5847</td>
<td><a href="mailto:avillarreal@wycockck.org">avillarreal@wycockck.org</a></td>
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Item Description:
Please find the attached schedule:

Schedule “G”: A list of projects contained in the Commission Neighborhood Infrastructure Program (CNIP).

Action Requested:
Please adopt resolution.

Publication Required

Budget Impact: (if applicable)

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

File Attachment
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<tr>
<th>Project Description</th>
<th>CMIP #</th>
<th>Type</th>
<th>Project Inception</th>
<th>2015 CMIP Budgeted Financing</th>
<th>2015 Total Project Authority</th>
<th>Project Contact &amp; Extension</th>
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<tbody>
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<td>Commission Neighborhood Impr Project (CNIP)</td>
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<td>Streets</td>
<td>1/1/2015</td>
<td>$2,000,000.00</td>
<td>$2,000,000.00</td>
<td>Bill Heatherman 5416</td>
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RESOLUTION NO. ___

A RESOLUTION AUTHORIZING CERTAIN COMMUNITY AND NEIGHBORHOOD INFRASTRUCTURE 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, pedestrian way, public building, parking, public park, recreation facility, storm water, sewer, and public utility 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 COMMISSION NEIGHBORHOOD INFRASTRUCTURE PROGRAM CMIP 970-1294 improvements (the “Improvements”):

Construction or installation of neighborhood public infrastructure improvements within the City of Kansas City, Kansas as recommended by the respective district Commissioners, including all appurtenances related thereto as well as any necessary land acquisition, engineering, and design. Projects and locations are as follows:

A. SIDEWALKS AND CURBS: Construction of new or replacement sidewalks along one or both sides of the following streets, including removal and demolition of existing sidewalks, curbs and pavements, installation of new sidewalks, curbs, ADA compliant curb ramps, lighting adjustments, utility adjustments, seeding or sodding for restoration, restoration and repairs to street surfaces, pavement markings at crosswalks, and adjustments to signing. Many, but not all, of the following locations will be included:

District 1
Sidewalks near 47th And Parallel
Repairs to walks and curb and Gutter in Fairfax area

District 2
Sidewalks around John Fiske School including the following streets:
Scott Avenue, from 11th to 14th Street
Custer Avenue, intermittent sections from 10th street to 14th street
Hasbrook Avenue, from Valley Street to 14th
Osage Avenue, intermittent sections from Argentine Boulevard to 14th Street
Valley Street, intermittent sections from Osage to Scott Avenue
12th Street, intermittent sections from Custer Avenue to Scott Avenue; and
11th Street ADA ramps from where to where?

As well as the following additional sidewalks:
13th Street from Taurome Avenue to Ann Avenue,
Internal Walkway Path improvements at Shawnee Park at 7th Street and Osage

District 3
42nd Avenue, from Lloyd to Booth; and
22nd Street, from Lawrence Avenue to Steele Road

District 4
Westview Subdivision Sidewalk replacement
Sidewalk Replacement at 334 Parallel Avenue
North 10th Street, Freeman Avenue to Oakland Street
Walker Street Sidewalk Replacement – 7th Street to 9th Street

District 5
No sidewalk work is allocated in District 5.

District 6
53rd Street, for a portion of the area from Locust Street to Oak Grove Avenue
51st Street, for a portion of the area from County Line Road to Gibbs
Intermittent repairs along Strong Avenue between 32nd Street and 42nd Street

District 7
Taurome Avenue, 84th to 86th
84th Street, Taurome Avenue to Isabel Street
Isabel Street, 84th to 86th

District 8
Taurome Avenue, 80th Street to 82nd Street;

Additional sidewalks at select sections in the vicinity of Hazel Grove School,
including portions of possible locations as follows:
64th Terrace, from Nogard to Georgia Avenue,
67th Terrace from Nogard to Georgia Avenue,
Georgia Avenue, from 64th Terrace to 67th Terrace

District 1 At-Large
No sidewalk work is allocated under this District’s designation

District 2 At-Large
14th Street, Steele Road to Gibbs Road, near Noble Prentis School
B. OTHER PROJECTS: Work also includes the following additional neighborhood infrastructure improvements as listed:

**District 1?**
Walking Trail at John Garland Park: John Garland Park is a neighborhood park that currently only has a narrow stone walking circuit. The requests for this park are to create a shorter circuit utilizing a portion of the old path, widen it to 10 feet, provide an asphalt base and rubberized surface treatment. Along with this, three park benches, and trash receptacles would be added around the perimeter of the path to encourage Pedestrian use.

Futsal Court at John Garland Park – This will be to prepare the base of a futsal court within the park including excavation, drainage and asphalt court. The intention is then for Sporting KC to incur the cost of finalizing the court for use.

Play Equipment at John Garland Park – Playground equipment would be added within the park, to allow for local residential use.

Baseball Diamond upgrade at Quindaro Park – This will be a new back stop and benches for the baseball diamond.

Parkwood Park Improvements – This would supplement previously completed work with four round tables and chairs.

**District 2**
Futsal Court at Shawnee Park – This will be to prepare the base of a futsal court within the park including excavation, drainage and asphalt court, as well as final surfacing of the court, erection of nets and barriers and markings.

**District 3**
Vega Park Futsal Court – This will be to prepare the base of a futsal court within the park including excavation, drainage and asphalt court as well as final surfacing of the court, erection of nets and barriers and markings.

**District 4**
Skateboard Park between Heathwood Ball Park and Spray Ground- this would be similar to other skateboard parks recently constructed within the City.

Walking Trail at Westheight Park – This will entail an asphalt walking circuit in an established park.

Mac Park – Full size basketball court with new posts and glass backboards

**District 5??**
District 5 allocation is being dedicated in its entirety to the Piper Community Center kitchen facility and equipment improvements.

**District 6**
All work has been previously described under sidewalks.

**District 7**
Futsal Court at Stony Point Park: This will be to prepare the base of a futsal court within the park including excavation, drainage and asphalt court, as well as final surfacing of the court, erection of nets and barriers and markings.
District 8

Walking Trail at Presidential Highlands Park – This neighborhood park will receive a walking circuit within the park boundaries.

**Bus Stop Locations:** Install pedestrian waiting areas at approximately three designated stops for school buses in within District 8, where such work includes sidewalks, concrete pads for pedestrian standing, grading, pavement widening, reshaping ditches and shoulders, storm sewer and culvert upgrades, pavement markings, signage, lighting modifications, utility adjustments, and ADA compliant curb ramps. Locations may be selected from among the following, or among such other alternate locations as are identified in consultation with the school district:

- College Park entrance
- Terrace Point entrance
- Taoromee & 65th St
- Creekwood Apartments
- Creekside MHP entrance
- 69th St & State Ave

District 1 At Large

**Playground Equipment:** Installation of playground equipment in Unified Government parks, including site work and grading, new playground equipment, ground pads and cover, border material, concrete sidewalks and walkways, ADA compliant ramps and playground features, signage, and landscaping. Between four to eight playgrounds would be constructed in several of the following parks, including but necessarily limited to:

- Mac Park, near Glendale and Garfield
- Wyandotte County Lake Park, near 91st and Leavenworth Rd
- Thomison Park, near 59th and Nogard
- City Park North, near 32nd and Ford
- Wyandotte County Park, near 126th and State Ave.
- Quindaro Park South, near 34th and Sewell
- Klamm Park, near 22nd and Cleveland
- Northrup Park, near 10th and Grandview

District 2 At Large

**Alvey Field:** Re-seed or replace field surface with natural turf.

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 $2,000,000, 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 $2,000,000, 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 ________________, 2014 and APPROVED by the Mayor.

(SEAL)

__________________________
Mayor/CEO

ATTEST:

__________________________
Unified Government Clerk
Staff Request for Commission Action

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 12/1/2014
(If none, please explain):

 Proposed for the following Full Commission Meeting Date: Confirmed Date: 12/18/2014 12/18/2014

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

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<td>5847</td>
<td><a href="mailto:avillarreal@wycokck.org">avillarreal@wycokck.org</a></td>
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<td>Finance</td>
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Item Description:
Resolution authorizing the offering for sale of Municipal Temporary Notes and General Obligation Improvement bonds of the Unified Government of Wyandotte County/Kansas City, Kansas.

**Temporary Notes**
- Series 2015-I (Tax-Exempt) $73,426,713.61
- Series 2015-II (Taxable) $7,109,497.50

**General Obligation Improvement Bonds**
- Series 2015-A (Tax-Exempt) $25,646,807.37
- Series 2015-B (Taxable) $1,730,000.00
- Series 2015-C (Tax-Exempt Co.) $5,148,258.25

Action Requested:
Please adopt resolution

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:

- Included In Budget
- Other (explain) This action is consistent to the adopted CMIP, with changes brought forward to the Nov. & Dec. 2014 Economic Development and Finance Standing Committee.
RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF MUNICIPAL TEMPORARY NOTES AND GENERAL OBLIGATION IMPROVEMENT BONDS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS.

WHEREAS, pursuant to the provisions of the laws of the State of Kansas applicable thereto, by proceedings duly had, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas (the “Issuer”) has heretofore authorized certain internal improvements described as follows (the “Improvements”):

Series 2015-I Notes (Tax-Exempt)

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<td>12th/10th Street Bikeway</td>
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<td>963</td>
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<td>Central Avenue and 18th Street Intersection</td>
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<td>Digester Roof &amp; Gait Structure Repairs</td>
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<td>6216</td>
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<tr>
<td>970</td>
<td>1224</td>
<td>Leavenworth Road, 63rd &amp; 38th Street</td>
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<td>3109</td>
<td>Leavenworth Road, 72nd &amp; 55th Intersections (Traffic Signals)</td>
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<td>5315</td>
<td>Merriam Lane 10th to 24th Storm Sewer Upgrades</td>
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<td>Merriam Lane, County Line Road to 24th</td>
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<td>Pierson Lake Dam Study &amp; Repair</td>
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<td>Pilot I&amp;I Reduction Projects-Loc TBD</td>
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<td>Reardon Center Facility Improvements</td>
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<td>Safe Routes to School, Group D</td>
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<td>Traffic Signal Replacements (Priority)</td>
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<td>978</td>
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<td>WYCO Lake Marina Service Docs</td>
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Series 2015-I Estimated Total Project Fund Deposit = $73,426,713.61

Series 2015-II Notes (Taxable)

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<tr>
<td>978</td>
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<td>Midtown Redevelopment TIF</td>
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Series 2015-II Estimated Total Project Fund Deposit = $7,109,497.50

Series 2015-A Bonds (Tax-Exempt)

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<tbody>
<tr>
<td>941</td>
<td>0813</td>
<td>ADA Pedestrian Ramp Improvements 2013 (970-1141)</td>
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<td>Facilities Parking Maint &amp; Repair-City 2013 (969-8513)</td>
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<td>FS #18 Roof Replacement</td>
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<td>FS #3 Roof Replacement</td>
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<td>FS #5 Remodel</td>
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<td>SW Blvd Bicycle Lanes - Iowa to State Line (CMAQ)</td>
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**Series 2015-A Estimated Total Project Fund Deposit =** $25,646,807.37

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<td>964</td>
<td>7870</td>
<td>Hawkins v. UG Settlement</td>
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<td>LIUNA Settlement</td>
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**Series 2015-B Estimated Total Project Fund Deposit =** $1,730,000.00

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<tr>
<td>974</td>
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<td>Emergency Radio</td>
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<td>969</td>
<td>8444</td>
<td>Communication Center Roof Replacement</td>
<td>135,000.00</td>
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</table>

**Series 2015-C Estimated Total Project Fund Deposit =** $5,148,258.25

**WHEREAS,** it is necessary for the Issuer to provide cash funds (from time to time) to meet its obligations incurred in constructing the Improvements prior to the completion thereof and the issuance of the Issuer’s general obligation bonds, and it is desirable and in the interest of the Issuer that such funds be raised by the issuance of one or more series of temporary notes of the Issuer;

**WHEREAS,** the Issuer has heretofore issued $62,740,000 principal amount of Municipal Temporary Notes, Series 2014-I; $7,090,000 principal amount of Taxable Municipal Temporary Notes, Series 2014-II; $5,005,000 principal amount of Municipal Temporary Notes, Series 2014-III; and $257,500 principal amount of Taxable Municipal Temporary Notes, Series 2014-IV;
WHEREAS, all aspects of the Improvements being financed with the temporary notes will not be completed prior to the maturity date of the Existing Notes and it is necessary for the Issuer to provide cash funds to meet its obligations on a portion of the Existing Notes by the issuance of one or more series of additional temporary notes of the Issuer;

WHEREAS, the Issuer desires to issue its general obligation bonds in one or more series in order to permanently finance a portion of the costs of the Improvements and to retire a portion of the Existing Notes which were issued to temporarily finance a portion of the costs of the Improvements;

WHEREAS, the Issuer hereby selects the firm of Springsted, Incorporated, Saint Paul, Minnesota (“Financial Advisor”), as financial advisor for one or more series of municipal temporary notes and one or more series of general obligation bonds of the Issuer to be issued in order in order to provide funds to pay the costs of the Improvements;

WHEREAS, the Issuer desires to authorize the Financial Advisor, in conjunction with the Clerk, Chief Financial Officer, and other officers and representatives of the Issuer to proceed with the offering for sale of said municipal temporary notes and general obligation bonds, and related activities;

WHEREAS, the Issuer hereby selects the firm of Springsted, Incorporated, Saint Paul, Minnesota (“Financial Advisor”), as financial advisor for one or more series of municipal temporary notes and one or more series of general obligation bonds of the Issuer to be issued in order in order to provide funds to pay the costs of the Improvements;

WHEREAS, the Issuer desires to authorize the Financial Advisor, in conjunction with the Clerk, Chief Financial Officer, and other officers and representatives of the Issuer to proceed with the offering for sale of said municipal temporary notes and general obligation bonds, and related activities;

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

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

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

Section 1. The Issuer is hereby authorized to offer at competitive public sale one or more series of municipal temporary notes and one or more series of general obligation improvement bonds to fund total project costs of approximately $113,061,276.73 plus interest and costs of issuance (collectively, the “Obligations”) as described in the Notice of Sale to be prepared by officials and representatives of the Issuer, as authorized below. Such project costs may be paid through the issuance of tax-exempt or taxable Obligations.

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

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

Section 4. For the purpose of enabling the purchaser(s) of the Obligations (collectively, the “Purchasers”) to comply with the requirements of Rule 15c2-12 of the Securities Exchange Commission (the “Rule”), the appropriate officers of the Issuer are hereby authorized: (a) to approve the form of said Preliminary Official Statement; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to certain national repositories and the Municipal Securities Rulemaking Board, as applicable; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary; to enable the Purchasers to comply with the requirement of the Rule.

Section 5. The Issuer agrees to provide to the Purchasers within seven business days of the date of the sale of Obligations or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchasers, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchasers to comply with the requirements of Rule 15c2-12(3) and (4) of the Securities and Exchange Commission and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 6. The Mayor/Chief Executive, Clerk and the other officers and representatives of the Issuer, Bond Counsel and the Financial Advisor are hereby authorized and directed to take such other action as may be necessary to carry out the public sale of the Obligations.

Section 7. This Resolution shall be in full force and effect from and after its adoption.
ADOPTED by the governing body on December 18, 2014.

(SEAL)

__________________________
Mayor/Chief Executive

ATTEST:

__________________________
Clerk
Staff Request for Commission Action

Tracking No. 140395

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 12/1/2014
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 12/18/2014
Confirmed Date: 12/18/2014

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

<table>
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<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
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<tbody>
<tr>
<td>11/20/2014</td>
<td>Debbie Jonscher</td>
<td>5847</td>
<td><a href="mailto:djonscher@wycokck.org">djonscher@wycokck.org</a></td>
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<td>Finance/Admin</td>
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Item Description:
Ordinances terminating four (4) Redevelopment Districts and terminating tax increment financing with respect to each Redevelopment District as follows:

Freemont Corp Center Redevelopment District
Tremont Redevelopment District
Turner Hills Redevelopment District
Wolcott Redevelopment District

This action will generate $900,000 in tax revenue to be distributed among local tax entities.

Information forthcoming.

Action Requested:
Pass four (4) ordinances.

Publication Required
Publication Date: ______________________

Budget Impact: (if applicable)

Amount: $
Source:
  □ Included In Budget
  □ Other (explain)

File Attachment
File Attachment
File Attachment
File Attachment
Staff Request for Commission Action

Tracking No. 140387

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 12/1/2014
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 12/18/2014

Confired Date: 12/18/2014

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

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<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
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<tr>
<td>11/18/2014</td>
<td>Todd Kinney</td>
<td>X5185</td>
<td><a href="mailto:tkinney@wycokck.org">tkinney@wycokck.org</a></td>
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Item Description:
A resolution authorizing the Unified Government to enter into a lease purchase agreement with Hewlett-Packard Financial Services company for the acquisition and installation of a storage area network (SAN). The lease is for a 51 month term with an average interest rate of 3.07%. The annual cost of this lease is $76,386.36. The total amount required to purchase this equipment with cash is $303,991.00. The SAN is required to store and protect Unified Government data.

Action Requested:
Forward to the Full Commission for approval.

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:
- [ ] Included In Budget
- Consistent with the CMIP operating budget.
- [ ] Other (explain)
STATE AND LOCAL GOVERNMENT SINGLE SCHEDULE LEASE PURCHASE AGREEMENT

When we use the words you and your in this Lease, we mean you, our customer, which is the Lessee indicated below. When we use the words we, us and our in this Lease, we mean the Lessor, Hewlett-Packard Financial Services Company. Our address is 200 Connell Drive, Suite 5000, Berkeley Heights, NJ 07922

CUSTOMER INFORMATION

<table>
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<tr>
<th>Lessee Name</th>
<th>Tax ID #</th>
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<tr>
<td>Unified Government of Wyandotte County</td>
<td>526838910300001</td>
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Billing Street Address/City/County/State/Zip: Phone No.:

Equipment Location Street Address/City/County/State/Zip: Phone No.:

701 N 7TH ST, KANSAS CITY, KS, 66101

Supplemental Information:

SUPPLIER INFORMATION

<table>
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<th>Supplier Name (“Supplier”)</th>
<th>Phone No.</th>
<th>Fax No.</th>
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<tbody>
<tr>
<td>Technology Group Solutions, LLC</td>
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Street Address/City/State/Zip: Contact Name: Phone No.:

EQUIPMENT DESCRIPTION

See attached Quote #14727 made a part hereof for specific equipment description.

TERM AND LEASE PAYMENT SCHEDULE

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<th>Lease Term (Months)</th>
<th>Lease Payment</th>
<th>Documentation Fee</th>
<th>Payment Timing (Check one)</th>
<th>Plus Applicable Taxes and Insurance</th>
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<td>51</td>
<td>Month 1 @ $0 followed by Months 2 thru 51 @ $6,365.53</td>
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Additional Provisions: Total Cash Price: $303,991.00

Annual Rate of Interest: 3.07%

Payment Frequency (Check one)

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Latest Commencement Date: December 31, 2014

PART I

You agree to lease the equipment described above (collectively, “Equipment”) on the terms and conditions of this lease agreement (“Lease”). The term of this Lease is set forth above. This Lease shall be effective with respect to the Equipment from and after the date of your acceptance of the Equipment. Each Lease Payment (singly, a Lease Payment and collectively, the “Lease Payments”) are to be made in the manner specified above and shall commence on the date the Equipment is accepted by you as evidenced by your execution and delivery to us of a Delivery and Acceptance Certificate with respect to the Equipment. You must notify us of any change in the Equipment to be included in any proposed Lease and we reserve the right to accept or reject such change. Our acceptance of this Lease shall be evidenced by our execution hereof.

PART II

1. TERMS AND CONDITIONS. In consideration of our purchase of the Equipment selected by you, we lease to you, and you lease from us, the Equipment identified above pursuant to the terms and conditions set forth herein. THIS LEASE AND THE DOCUMENTS REFERRED TO HEREIN CONSTITUTE THE FULL AND ENTIRE AGREEMENT between you and us in connection with the Equipment and MERGES ANY OTHER UNDERSTANDING. In no case shall the preprinted terms and conditions on the Supplier's standard transactional documentation (e.g., order forms and invoices) apply to us. Neither you nor we rely on any other statement, representation or assurance of cure. This lease can be neither canceled nor modified except by a written agreement signed by both parties except as set forth in Section 6.

2. YOUR WARRANTIES TO US. You expressly represent and warrant to us, and we rely on, each of the following statements: (a) you have read and understood this Lease; (b) you have selected the equipment and specifications, and the equipment will meet your needs; (c) you will authorize us to pay for the Equipment only after you have received and accepted the Equipment as fully operable for your purposes; (d) the interest portion of the Lease Payments shall be excluded from gross income for federal income tax purposes, and you will do nothing to cause, nor fail to take action which results in, the interest portion of the Lease Payments being includible in gross income for federal income tax purposes; (e) NEITHER THE SUPPLIER OF THE EQUIPMENT NOR ANY OF ITS SALESPERSONS ARE, OR HAVE ACTED AS, OUR AGENTS OR EMPLOYEES; (f) financial information and other statements
provided to us are accurate and correct and will be updated upon our request during the term of this Lease; g) you are a political subdivision or agency or department of a State; (h) the entering into and performance of this Lease are authorized under the laws and constitution of your state and do not violate or contradict any judgment, law, order, or regulation, or cause any default under any agreement to which you are a party; (i) you have complied with all bidding requirements and, where necessary, have properly presented this Lease for approval and adoption as a valid obligation on your part; j) this Lease is a legal, valid and binding obligation enforceable in accordance with its terms; k) you have sufficient appropriated funds or other moneys available to pay all amounts due under this Lease for your current fiscal period; (l) the use of the Equipment is essential for your proper, efficient and economic operation, you will be the only entity to own, use or operate the Equipment during the term of this Lease and you will use the Equipment only for your governmental purposes; (m) You do not and will not: 1) export, re-export, or transfer any Equipment, software, source code or any direct product thereof to a prohibited destination, or to nationals of proscribed countries wherever located, without prior authorization from the United States and other applicable governments; and 2) use any Equipment, software or technology, technical data, or technical assistance related thereto or the products thereof in the design, development, or production of nuclear, missile, chemical, or biological weapons or transfer the same to a prohibited destination, or to nationals of proscribed countries, without prior authorization from the United States and other applicable governments. You are not an entity or person designated by the United States government or any other applicable government with which transacting business without the prior consent of such government is prohibited. Upon our request, you agree to provide us with an opinion of counsel as to clauses (g) through (i) above, a certificate of appropriations as to clause (k) above, an essential use letter as to clause (l) above, and any other documents that we request, including information statements to be filed with the Internal Revenue Service, with all such documents being in a form satisfactory to us.

3. YOUR WAIVER OF DAMAGES AND WARRANTIES FROM US. YOU LEASE THE EQUIPMENT FROM US "AS IS, WHERE IS." EXCEPT AS TO QUIET ENJOYMENT, WE MAKE ABSOLUTELY NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE EQUIPMENT IS NOT PROPERLY INSTALLED, DOES NOT OPERATE AS REPRESENTED OR WARRANTED BY THE SUPPLIER, OR IS UNSATISFACTORY FOR ANY REASON WHATSOEVER, YOU SHALL MAKE ANY CLAIM ON ACCOUNT THEREOF SOLELY AGAINST THE SUPPLIER AND YOU HEREBY WAIVE ANY SUCH CLAIM AGAINST US. ALL WARRANTIES FROM THE SUPPLIER TO US, TO THE EXTENT ASSIGNABLE, ARE HEREBY ASSIGNED TO YOU FOR THE TERM OF THIS LEASE FOR YOUR EXERCISE AT YOUR EXPENSE. YOU SHALL HOLD US HARMLESS AND SHALL BE RESPONSIBLE FOR ANY LOSS, DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE EQUIPMENT. NO REPRESENTATION OR WARRANTY BY THE SUPPLIER OR SALESPERSON IS BINDING ON US NOR SHALL BREACH OF SUCH WARRANTY RELIEVE YOU OF YOUR OBLIGATIONS TO US. IN NO CASE SHALL WE BE LIABLE TO YOU FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

4. PAYMENTS. You agree to make Lease Payments as set forth above and to pay such other charges as provided herein. IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT THIS LEASE SHALL BE NON-CANCELABLE (EXCEPT AS SET FORTH IN SECTION 6 HEREOF), AND THAT THIS LEASE IS A NET LEASE. YOU AGREE THAT YOU HAVE AN ABSOLUTE AND UNCONDITIONAL OBLIGATION TO PAY ALL LEASE PAYMENTS AND OTHER AMOUNTS WHEN DUE. You hereby authorize us to reduce the lease payments by up to twenty percent (20%) in the event that the actual total cost of the equipment at the time of closing is less than the estimate. Lease Payments shall be increased by any cost or expense we incur to preserve the Equipment or to pay taxes, assessments, fees, penalties, liens, or encumbrances. Unless we give written notice of a new address, all payments under this Lease shall be sent to us at the address provided at the beginning of this Lease. Each payment received, at our discretion, will be applied first to the oldest charge due under this Lease. YOU AGREE THAT TIME IS OF THE ESSENCE AND TO MAKE PAYMENTS REGARDLESS OF ANY PROBLEMS YOU MIGHT HAVE WITH THE EQUIPMENT INCLUDING ITS OPERATION, CAPABILITY, INSTALLATION, OR REPAIR AND REGARDLESS OF ANY CLAIM, SETOFF, DEFENSE YOU MIGHT HAVE AGAINST THE SUPPLIER, MANUFACTURER, SALESPERSON, OR OTHER THIRD PARTY. Without our prior written consent, any payment to us of a smaller sum than due at any time under this Lease shall not constitute a release or an accord and satisfaction for any greater sum due, or to become due, regardless of any endorsement restriction, unless otherwise agreed by both parties in a signed writing.

5. FUNDING INTENT. You reasonably believe that funds can be obtained sufficient to make all Lease Payments and other payments during the term of this Lease. You agree that your chief executive, chief financial or administrative officer will provide for funding for such payments in your annual budget request submitted to your governing body. You and we agree that your obligation to make Lease Payments under this Lease will be your current expense and will not be interpreted to be a debt in violation of applicable law or constitutional limitations or requirements. Nothing contained in this Lease will be interpreted as a pledge of your general tax revenues, funds or moneys.

6. NONAPPROPRIATIONS OF FUNDS. If (i) sufficient funds are not appropriated and budgeted by your governing body in any fiscal period for all Lease Payments and all other payments due under this Lease for such fiscal period, and (ii) you have exhausted all funds legally available for such payments, then you will give us written notice and return the Equipment to us, and this Lease will terminate as of the last day of the fiscal period for which funds are available to pay amounts due under this Lease. Such termination is without any expense or penalty, except for the portions of the Lease Payments and those expenses associated with your return of the Equipment in accordance with this Lease for which funds have been budgeted and appropriated or are otherwise legally available.

7. TAXES, ASSESSMENTS AND FEES. You will pay when due, either directly or to us upon our demand, all taxes, fines and penalties relating to this Lease or the Equipment that are now or in the future assessed or levied by any state, local or other government authority. We will file all personal property, use or other tax returns (unless we notify you otherwise in writing) and you agree to pay us a fee for making such filings. We do not have to contest any taxes, fines or penalties. You will pay estimated property taxes with each invoice or annually, as invoiced. In addition, you authorize us to file at our option financing statements and/or fixture filings without your signature. If we request, you will execute such financing statements and/or fixture filings. To the extent permitted by law, you hereby grant us a security interest in all Lease Payments and Equipment, and all of your interest therein, and all proceeds and products thereof. You agree to pay us a documentation fee to be billed with the first Lease Payments to cover account setup and administrative costs. You agree to reimburse us for reasonable costs incurred in collecting taxes, assessments, or fees for which you are liable, and any collection charges attributable thereto, including reasonable attorney fees.

8. NOTICE. All notices shall be given in writing by the party sending the notice and shall be effective when deposited in the U.S. mail, addressed to the party receiving the notice at its address shown on page 1 of this Lease (or to any other address specified by that party in writing) with first class postage prepaid.

9. SUCCESSORS AND ASSIGNMENTS. YOU AGREE NOT TO TRANSFER, SELL, SUBLEASE, ASSIGN, PLEDGE OR ENCUMBER EITHER THE EQUIPMENT OR ANY RIGHTS UNDER THIS LEASE WITHOUT OUR PRIOR WRITTEN CONSENT, and even with our consent, you shall remain jointly and severally liable to the full extent with your assignee. WE WILL NOT SELL, DISCOUNT, FACTOR, HYPOTHECATE OR OTHERWISE DISPOSE OF OUR INTEREST IN THE EQUIPMENT OR THIS LEASE.

10. OWNERSHIP AND TITLE. You will have title to the Equipment upon your acceptance of it; provided, however, that title will immediately vest in us or our assignee if this Lease is terminated because you have not appropriated funds for payment of Lease Payments or other amounts due hereunder, as provided in Section 6 of this Lease or if you are in default of this
Lease pursuant to the terms of Section 16 of this Lease. We have the right to inspect the Equipment, and have the right to affix and display a notice of our security interest in the Equipment. The Equipment shall remain personal property whether or not affixed to realty and shall not be part of any real property on which it is located. At our request, you shall obtain a landlord and/or mortgage waiver for the Equipment. All additions, attachments, and accessories placed on the Equipment become part of the Equipment unless removed prior to the termination of this Lease. You agree to maintain the Equipment so that it may be removed from the property or building where located without damage.

11. OPERATION AND TERMINATION. You shall be solely responsible for the installation, operation, and maintenance of the Equipment, shall keep it in good condition and working order, and shall use and operate the Equipment in compliance with applicable laws. If the Equipment is of the type not normally maintained by you, then you, at your expense, shall maintain in full force and effect throughout the term of this Lease Supplier's standard maintenance contract. You agree to keep and use this Equipment only at the address specified above, to never abandon or move the Equipment from that address, nor relinquish possession of the Equipment except to our agent. If you are required to return the Equipment to us for any reason, you shall, at your expense, wipe clean or permanently delete all data contained on the Equipment, including without limitation, any data contained on internal or external drives, discs, or accompanying media, immediately crate, insure and return the Equipment to the designated location in as good a condition as when you received it, excepting only reasonable wear and tear. In the case of any item of Software to be returned to us, you will also deliver to us the original certificate of authenticity issued by the licensor of such Software, if any.

12. RISK OF LOSS AND INSURANCE. During the term of this Lease, you bear the entire risk of loss or damage to the Equipment. You shall immediately notify us of the occurrence of any loss or other occurrence affecting our interests and shall make repairs or corrections at your expense. In such event, and to the extent permitted by law, you agree to continue to meet all payment and other obligations under this Lease. You agree to keep the Equipment insured at your expense against risks of loss or damage from any cause whatsoever. You agree that such insurance shall not be less than the replacement value of the Equipment. You also agree that the insurance shall be in such additional amount as is reasonable to cover us for public liability and property damage arising from the Equipment or your use of it. You agree to name us as the loss payee and an additional insured. Upon our request, you agree to furnish proof of each insurance policy including a certificate of insurance and a copy of the policy. The proceeds of such insurance shall be applied at our sole election toward the replacement or repair of the Equipment or payment towards your obligations. If you so request and we give our prior written consent, in lieu of maintaining insurance as described herein, you may self insure against such risks, provided that our interests are protected to the same extent as if the insurance had been obtained by third party insurance carriers and provided further that such self insurance program is consistent with prudent business practices with respect with such insurance risk. You will give us certificates or other evidence of such insurance on the commencement date of this Lease, and at such times as we request. Such insurance obtained will be in a form, amount and with companies acceptable to us, and will provide that we will be given 30 days’ advance notice of any cancellation or material change of such insurance.

13. INDEMNITY. You agree, to the extent permitted by law and without waiving any of the provisions set out in the Kansas Tort Claims Act (K.S.A.) as to Claims (defined below) other than third party claims, to indemnify and hold us harmless from and against, any and all losses, damages, injuries, claims, demands, and expenses, including any and all attorney’s fees and legal expenses (“Claims”) arising from or caused by third parties relating to any actual or alleged use, possession, maintenance, condition (whether or not latent or discoverable), operation, location, delivery or transportation of any item of Equipment.

14. TRANSFER OF EQUIPMENT AT END OF TERM OF LEASE AND PURCHASE OPTION. When you have paid all Lease Payments and all other amounts due under this Lease and have satisfied the other terms of this Lease, we shall transfer all of our interest in the Equipment to you “AS IS, WHERE IS,” without any warranty, express or implied, from us. With 30 days prior written notice, you may purchase the Equipment (other than software that we may not be authorized to sell) on any Lease Payment date for an amount equal to the rent due on the Lease Payment date, the remaining Lease Payments due under this Lease discounted at the annual rate of 3% and all other amounts due under this Lease. You may exercise this purchase option only if you are not in default under the terms of this Lease.

15. COLLECTION CHARGES AND ATTORNEY’S FEES. If any part of any sum is not paid when due, you agree to pay us: (i) in the first month, a late charge to compensate us for collecting and processing the late sum, such late charge is stipulated and liquidated at the greater of $.05 per dollar of each delayed sum or $15; plus (ii) a charge for every month after the first month in which the sum is late to compensate us for the inability to reinvest the sum, such charge is stipulated and liquidated at 1 1/2% per month, or when less, the maximum allowed by law.

16. DEFAULT. You shall be in default of this Lease on the occurrence of any of the following events: (a) you fail to pay any Lease Payment or any other amount due under this Lease within 10 days after it first becomes due; (b) you assign, move, pledge, subordinate, sell or relinquish possession of the Equipment, or attempt to do so, without our written authorization; (c) you breach any other obligations under this Lease, or any other agreement with us, and fail to cure such breach within ten days after we send notice of the existence of such breach; (d) you breach any warranty to us; (e) any execution or writ of process is issued in any action or proceeding to seize or detain the Equipment; or (f) you file a voluntary petition in bankruptcy, you are adjudicated as a bankrupt, or any proceeding is filed against you under the bankruptcy or similar laws of the United States or the state where the Equipment is located, and the proceeding is not dismissed within 60 days after filing.

17. REMEDIES. Should you default, we have the right to collect and to exercise any or all of the following: (a) we may cancel or terminate this Lease or any or all other agreements that we have entered into with you or withdraw any offer of credit; (b) we may require you to pay us, as compensation for loss of our bargain and not as a penalty, all Lease Payments for the remainder of your current fiscal period; (c) we have the right to immediately retake possession of the Equipment without any court order or other process of law and for such purpose may enter upon any premises where the Equipment may be, remove the same and apply any proceeds from any sale or lease of the Equipment to the payment of amounts which would have been due, if the default had not occurred; and (d) we have the right to exercise any remedy at law or equity, notice thereof being expressly waived by you. Our delay or failure to exercise a remedy constitutes neither a waiver of any other remedy or a release of your liability to return the Equipment or for any loss or Claim with respect thereto. You shall be liable for all reasonable costs and expenses incurred in the repossession, recovery, storage, repair, sale, re-lease or other disposition of the Equipment.

18. SEVERABILITY. The provisions of this Lease are severable and shall not be affected or impaired if any one provision is held unenforceable, invalid, or illegal. Any provision held in conflict with any statute or rule of law shall be deemed inoperative only to the extent of such conflict and shall be modified to conform to such statute or rule.

19. RELEASES. To the extent permitted by applicable law, you hereby waive your rights to: (a) cancel or repudiate this Lease other than pursuant to Section 6; (b) revoke acceptance of or reject the Equipment; (c) claim a security interest in the Equipment; (d) accept partial delivery of the Equipment; (e) sell or dispose of the Equipment upon rejection or revocation.

20. MITIGATION OF DAMAGES. Should we use or dispose of any returned or reposessed Equipment, we will credit the amount that you owe with any excess which we actually recover over the cost of retaking and disposing of the Equipment. Any action under this Lease by you for claims against us for indemnity, misrepresentation, breach of warranty and contract default or any other matter shall be commenced within one (1) year after any such cause of action.
accrues. The provisions of this Section 20 shall be applied only to the extent permitted by the laws of the state where the Equipment is located.

21. MISCELLANEOUS. Regardless of any conflicting provisions in this Lease, this Lease will be governed by the laws of the state in which the Equipment is located. Any change in any of the terms and conditions of this Lease must be in writing and signed by us. If we delay or fail to enforce any of our rights under this Lease, we will still be entitled to enforce those rights at a later time. It is the express intent of the parties not to violate any applicable usury laws or to exceed the maximum amount of time price differential or interest, as applicable, permitted to be charged or collected by applicable law, and such excess payment will be applied to Lease Payments in inverse order of maturity, and any remaining excess will be refunded to you. If you do not perform your obligations under this Lease, we have the right, but not the obligation, to take any action or pay any amounts that we believe are necessary to protect our interests. You agree to reimburse us immediately upon our demand for any such amounts that we pay.

22. As required by K.S.A. 10-1116c(d), you acknowledge as follows:

(1) The capital cost that would be required to purchase the Equipment if paid for by cash would be $303,991.00.

(2) The annual average effective interest cost of this Lease is 3.07% per annum.

(3) $147,895.00 is included in Lease Payments (assuming continuation of the Lease Term through the Maximum Lease Term) for service, maintenance, insurance and other charges exclusive of capital cost and interest cost.

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**BY SIGNING BELOW YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND ALL OF THE TERMS AND CONDITIONS OF THIS LEASE.**

**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY**

X ____________________________

Authorized Signature

Douglas G. Bach, County Administrator

Print Name & Title Date

**HEWLETT-PACKARD FINANCIAL SERVICES COMPANY**

X ____________________________

Authorized Signature

Print Name & Title Date

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**CERTIFICATION**

I, the undersigned, DO HEREBY CERTIFY that I am a duly elected or appointed and acting officer (or duly authorized designee of such officer) of Unified Government of Wyandotte County (the “Customer”), a political subdivision or agency or department of the State of Kansas and that I have custody of the records of the Customer; that the individual executing the above State and Local Government Single Schedule Lease Purchase Agreement (the "Lease") on behalf of the Customer is incumbent in the office printed or typed below his/her signature and is duly authorized to execute and deliver the Lease and all related documents, in the name and on behalf of the Customer; and that the signature of such individual is his/her authentic signature.

IN WITNESS WHEREOF, I have hereto set my hands and affixed the seal of the Customer this ____ day of __________, 2014.

Certifier’s Signature [To be executed by person other than individual executing above lease.]

Bridgette Cobbins

Print Name

City Clerk

Print Title
The first payment of Rent will be due on the Acceptance Date and all payments will be due monthly thereafter.

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RESOLUTION NO. R-___-__

RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF ACQUIRING AND INSTALLING CERTAIN EQUIPMENT AND TO APPROVE THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) desires to obtain funds to pay the costs of acquiring and installing some or all of the equipment identified on Exhibit A attached hereto (the “Equipment”); and

WHEREAS, in order to facilitate the foregoing and to pay the cost thereof, it is necessary and desirable for the Unified Government to enter into an annually renewable State and Local Government Single Schedule Lease Purchase Agreement (the “Lease”) with Hewlett-Packard Financial Services Company, pursuant to which the Unified Government, as lessee, will lease the Equipment from Hewlett-Packard Financial Services Company, as lessor (“Lessor”), on a year-to-year basis with an option to purchase Lessor’s interest in the Equipment, a form of which is attached hereto.

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

Section 1. Authorization of Lease Transaction. The Unified Government states its intent to lease pursuant to the Lease some or all of the Equipment in a maximum principal amount of $310,000. The Chief Financial Officer of the Unified Government is hereby authorized to accept the proposal of Hewlett-Packard Financial Services Company for the lease transaction. The Equipment to be leased will be approved by subsequent resolution(s) of the Board of Commissioners.

Section 2. Authorization and Approval of Unified Government Documents. The Lease is hereby approved in substantially the form submitted to and reviewed by the Board of Commissioners on the date hereof, with such changes therein as are approved by the County Administrator, the County Administrator’s execution of the Lease being conclusive evidence of such approval.

The obligation of the Unified Government to pay Lease Payments (as defined in the Lease) under the Lease is subject to annual appropriation and will constitute a current expense of the Unified Government and will not in any way be construed to be an indebtedness or liability of the Unified Government in contravention of any applicable constitutional, charter or statutory limitation or requirement concerning the creation of indebtedness or liability by the Unified Government, nor will anything contained in the Lease constitute a pledge of the general tax revenues, funds or moneys of the Unified Government, and all provisions of the Lease will be construed so as to give effect to such intent.

The County Administrator is hereby authorized and directed to execute and deliver the Lease on behalf of and as the act and deed of the Unified Government.

Section 3. Further Authority. The Unified Government will, and the officials and agents of the Unified Government are hereby authorized and directed to, take such actions, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the Unified Government with respect to the Lease and the Equipment.
Section 4. Effective Date. This Resolution will take effect and be in full force from and after its passage by the Board of Commissioners.

ADOPTED by the Board of Commissioners of the Unified Government of Wyandotte County, Kansas City, Kansas, this December __, 2014.

__________________________________________
Mark Holland, Mayor/CEO

ATTEST:

__________________________________________
Unified Government Clerk
### EXHIBIT A

Remit Purchase Order To:
Technology Group Solutions, LLC
14649 W 95th Street
Lenexa KS 66215
Telephone: 913.451.9900
Fax: 913.451.9907

ATTN: Lance Gallagher
Company: Wyandotte County
Project Name: 3Par 7400 - 5 Years
Email/Fax: lgallagher@wycokck.org

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</table>

Indirect WSCA

Note: This quote represents Government pricing under HP’s WSCAIII price list. Purchase order to be issued to TGS as the vendor with reference to the WSCA Contract # B27164 and KS Contract 12441. Purchase order to be faxed to TGS at 913.451.9907 for processing.

| Service & Installation | $- | $- | $303,991.00 |

| GRAND TOTAL | $ 303,991.00 |
Staff Request for Commission Action

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 12/1/2014
(If none, please explain):

Proposed for the following Full Commission Meeting Date: Confirmed Date: 12/4/2014
12/4/2014

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name:</th>
<th>Contact Phone:</th>
<th>Contact Email:</th>
<th>Ref:</th>
<th>Department / Division:</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/20/2014</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>
</tr>
</tbody>
</table>

Item Description:
Lane 4 Property Group has proposed the purchase and redevelopment of the Fairway North Shopping Center, located just east of W 47th Ave & Mission Rd. The center, constructed in 1963, consists of two buildings which total approximately 54,000 sqft. Lane 4 proposes to remodel the center, with a total capital investment of $5.56M. To assist with the redevelopment, the Developer has requested an incentive package that includes: NRA special projects area with a 20 year term, a 1.10% CID sales tax add-on with a 22 year term, and a Home Rule agreement for sharing of incremental sales tax with a 20 year term. The Home Rule agreement pledges 100% of the eligible increment to the project during years 1-10, and then a 50/50 share with the UG in years 11-20. The NRA and Home Rule agreement have a project incentives Cap amount of $1.9M, the CID has no Cap.

At the 11/03/14 ED&F, the Committee previously heard the Term Sheet developed for this proposal. There is a PH scheduled for the December 4, 2014 FC to consider the proposed CID and the Development Agreement.

Action Requested:
Review of Development Agreement.

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:
  □ Included In Budget
  □ Other (explain)

File Attachments: □ File Attachment □ File Attachment □ File Attachment □ File Attachment
**Staff Request for Commission Action**

**Tracking No. 140383**

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

**Date of Standing Committee Action:** 12/1/2014

**Proposed for the following Full Commission Meeting Date:** 12/4/2014

**Confirmed Date:** 12/4/2014

**Contact:**
- **Name:** Joe Connor
- **Phone:** 5030
- **Email:** jconnor@wycokck.org
- **Ref.:** Administrator
- **Department / Division:** Administrator

**Item Description:**
Presentation on the 2014 activities and other updates regarding Cricket Wireless Amphitheater by Joe Connor, Chris Fritz (New West Productions) and Dave Gerardi (Live Nation).

**Action Requested:**
No action requested, for information only.

**Publication Required**

**Budget Impact: (if applicable)**

- **Amount:** $
- **Source:**
  - Included In Budget
  - Other (explain)

**File Attachment**

| File Attachment | File Attachment | File Attachment | File Attachment |
Hello Ms. Cobbins,
I had been directed to your office by Anna Krstulic. I was hoping to be added your Decl committee meeting agenda on economic development and finance. The reason for the request is to discuss actions by IRG and Northpoint that directly caused the loss of a business that had only months before entered into the Fairfax Levee to expand its business and actually brought new jobs to the area. In addition, actions by Northpoint may in fact violate agreements within their contract with the city.
I am happy to provide more details upon request. Ms. Krstulic, Commissioner Townsend and the Mayors office are aware of the ongoing problem.
If you would like to reach me by phone  913 904 4922
Thanks for your time, Ed Waldman
November 20, 2014

E. H. Waldman  
President  
Artplex Studios  
ehwafs@hotmail.com

Mr. Waldman:

This is to confirm that your request to appear before a standing committee of the Unified Government regarding actions by IRG and NorthPoint that caused the loss of a business that had recently moved into the Fairfax area has been approved for:

**COMMITTEE:** Economic Development and Finance Standing Committee  
**DATE:** Monday, December 1, 2014  
**TIME:** 5:45 p.m.  
**LOCATION:** Municipal Office Building  
701 North 7th Street, 5th floor conference room (Suite 515)  
Kansas City, KS 66101

You will be given up to three minutes to present your views. All comments must pertain to the subject matter.

If you have any questions, do not hesitate to contact me at 573-5263.

Sincerely,

Carol Godsil  
Deputy UG Clerk