

**ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, March 9, 2015**

The meeting of the Economic Development and Finance Standing Committee was held on Monday, March 9, 2015, at 6:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend (via phone), Maddox, Murguia, Walters and BPU Board Member Tom Groneman. 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; Lew Levin, Chief Financial Officer; Reginald Lindsey, Budget Director; Bill Heatherman, County Engineer; and George Brajkovic, Director, Economic Development.

Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above, Tom Groneman, BPU Board Member; was in attendance for David Alvey.

Approval of standing committee minutes from January 5, 2015. **On motion of Commissioner Murguia, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Chairman McKiernan said we do have a blue sheet for tonight. The original Item No. 2 which was an ordinance amendment agreement with Speedway Heights has been removed from the agenda, so we will not discuss it this evening. It will come back, I assume, at a later time.

Committee Agenda:

ITEM NO. 1 – 150044...ORDINANCE: TERMINATE TREMONT TIF DISTRICT

Synopsis: Ordinance terminating the Tremont Redevelopment District, submitted by Lew Levin, Chief financial Officer.

Lew Levin, Chief Financial Officer, said what you have before you actually is a revision to a previous action. This past December we did take action to terminate the Tremont TIF, however, the ordinance that did that termination was incomplete. It did not correctly identify all the parcels within that district and so we have a revised ordinance before you that includes all parcels in that district. Simply, this action will terminate the existing TIF. There is a positive revenue associated with that termination of approximately \$197,000 that would be split among all taxing entities.

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

Chairman McKiernan said I will say that I had a bit of déjà vu because I thought when this first came up, didn't we already do this. Thank you to Mr. Levin for clarifying we did already do it, we just didn't do it as thoroughly as we're going to do it now.

Roll call was taken and there were six "Ayes," Groneman, Walters, Murguia, Townsend, Markley, McKiernan.

ITEM NO. 2 – 150042...ORDINANCE: AMEND AGREEMENT WITH SPEEDWAY HEIGHTS

Synopsis: Ordinance approving an amended and restated performance agreement to adjust the PILOT for Speedway Heights, LLC project known as Heights at Delaware Ridge (130th & Delaware Parkway), submitted by George Brajkovic, Economic Development Director.

Action: Deleted from agenda.

ITEM NO. 3 – 150045...PRESENTATION: US SOCCER NATIONAL TRAINING CENTER

Synopsis: Presentation on deal points with OnGoal, LLC for a development agreement for the US Soccer National Training Center and a first amendment to a multi-sport stadium specific venture agreement, provided by George Brajkovic, Economic Development Director.

Doug Bach, County Administrator, said tonight we are pleased to come back forward to the Commission with an update and review of contract terms with our agreement with Sporting Kansas City regarding our US Soccer deal. This is a deal that sets out the perimeters for how US Soccer will come to town, what they will put, where they will put their buildings and an update to the tournament field which is part of our original agreement with Sporting Kansas City. Show where it'll be built and how that will work with the contract as well as the futsal fields which we discussed last summer and how we can move forward with that.

Our initiative tonight is to present the information as we've been negotiating it actively over the past couple of weeks. Give this committee a good update as to where we are; walk through a summary of the terms, allow you to engage in any questions. It would be our intent then to move forward and put this into a final contract to bring back to the commission. With that I would like to turn this over to George Brajkovic. We have Robb Heineman with Sporting Kansas City here tonight and Chase Simmons with Polsinelli who is representing them along with Todd LaSala who represents us on our development deals. With that I'll turn it over to George and let you move through the presentation.

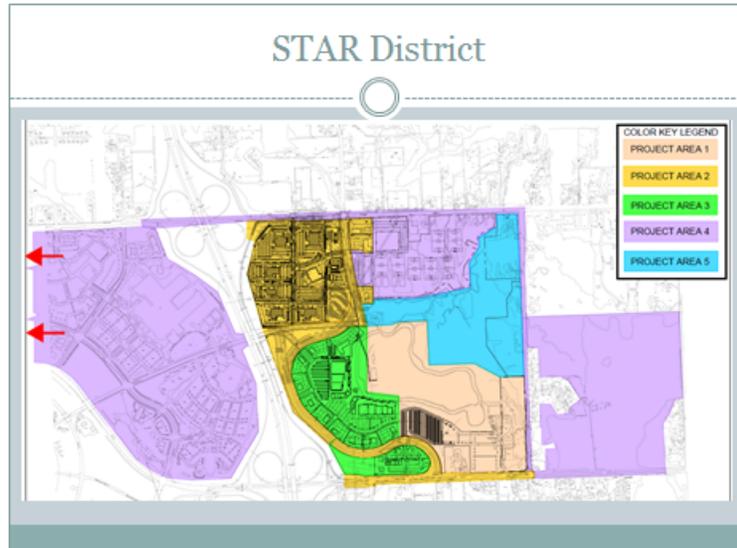


George Brajkovic, Economic Development Director, said we have a fairly brief presentation tonight and I think from a staff perspective we're just going to kind of do it in concert with Robb and Chase because some of the points, a single slide can cover both staff and the developer's perspective on it.

Just kind of from an organizational standpoint, really what we're going to cover are, there's actually two documents that go along with this deal and kind of what you can expect to

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see from each one of those documents, then the particular developments associated with that and the specific site locations that those are going to. Then kind of a basic timeline of when we can expect to see each one of those components come online and available.



Jumping in with the STAR District that was approved, this is the Vacation Village District the commission considered this last year. The two sides we're really talking about are the two in purple. Starting on the far right side is the Speer family property. It's about a 130 acre site that was added to the district. Then the purple, kind of in the middle of the page, is about a 40 plus acre site on the Schlitterbahn property that's geared up for at least for the US Soccer component. The Speer family property would be the host site for the tournament fields.

Project Overview – 2 documents

- **First Amendment to Specific Venture Agreement (SVA)**
 - Futsal – 8 additional courts (to 2 existing at Wyandotte High School) replace 3 recreational fields
 - Tournament Fields – Speer family site rather than Wyandotte County Park
- **US Soccer Development Agreement**
 - \$64M proposal
 - NTC
 - Tournament Fields

The two documents, one is the first amendment to the Venture Agreement and the second document is the actual US Soccer Development Agreement. The SVA, two of the major changes in that are the futsal component which I know this committee has heard at least a couple of presentations on. Those are actually the eight additional courts in addition to the two existing courts would replace the three recreational fields. We have a slide that gets into a little more detail about what constitutes the court and the potential locations. We just wanted to highlight what the changes are in the document here. Then the tournament fields originally that was planned to go into Wyandotte County Park in Bonner Springs and now we're supporting a move of that component to the Speer family site.

Then the actual development agreement for US Soccer, I just wanted to highlight this is a \$64M STAR Bond deal. It includes the National Training Center and the various indoor/outdoor components associated with that as well as that tournament field component. Again, we'll have a slide that goes into a little more detail on that.

The slide is titled "SVA" in a blue serif font at the top center. Below the title is a decorative horizontal line with a small circle in the middle. The main content is a list of bullet points on a light blue background. The first bullet point is "Futsal" in bold, followed by three sub-bullets: "Existing 'double' court sites – Bethany Park, Highland Park, Welborn Park, and Westheight Park", "Existing 'single' site w/ UG option to construct 'double' base – Edwardsville Park, JC Harmon High School, Garland Park, and Vega Field", and "Completion date 2015". The second main bullet point is "Tournament Fields" in bold, followed by two sub-bullets: "12 fields total – minimum 8 fields at Speer site" and "Build and manage by Spring 2017".

SVA

- **Futsal**
 - Existing “double” court sites – Bethany Park, Highland Park, Welborn Park, and Westheight Park
 - Existing “single” site w/ UG option to construct “double” base – Edwardsville Park, JC Harmon High School, Garland Park, and Vega Field
 - Completion date 2015
- **Tournament Fields**
 - 12 fields total – minimum 8 fields at Speer site
 - Build and manage by Spring 2017



Some more details on the Futsal component. Maybe a good way to look at this is double courts verses single courts and how we're going to approach that. Let's start with the existing double courts now. You can see the locations are highlighted there, Bethany Park, Highland Park, Welborn and Westheight. The plan there is to have the OnGoal Group actually go through and do the conversion of those double courts over to the futsal courts, double tennis courts into futsal courts. On the existing single site the UG retains the option within this agreement that if we can provide a secondary base for a double or the second court that OnGoal would continue and provide the construction of two futsal courts for those areas as well. You can see the four designated areas there; Edwardsville, Harmon High School, Garland Park and Vega Field. Again, the anticipated completion date for this component is sometime during this year. Robb, I don't know if you've got any other details on that but...**Robb Heineman, CEO of Sporting Club**, said yes I think once we have a site determined, it's really only probably a 90 day construction process. I think our intention would be that we would like to do as many of these simultaneously as we could to the extent that we're ready to go. I would say if we were to mobilize today, the earliest we'd probably get started would be mid-April. I think once we've got the site conditions kind of met, I think it's a pretty quick process. We'd like to get out of this as soon as we could.

Mr. Brajkovic said then the tournament fields, it's anticipated then you would have a total of 12 fields, a minimum of 8 fields would be located on the Speer site.

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US Soccer Development Agreement

- **NTC**
 - One or more buildings up to 100,000 sq. ft.
 - Outdoor facilities
 - Completion date 2017
- **Local Benefit provisions**
 - During available times, indoor fields can be used by community organizations for a reasonable fee
 - UG's Parks and Recreation Department can use those fields up to 20% of available times at no cost

There would be additional outdoor fields associated with the National Training Center and a component of those fields, at least four, could either co-locate at the Speer site or be located with the National Training Center which is anticipated to be nearby and then you use those fields together. Again, tentative timeframe on that or actually the timeframe called out in the agreement is; I have those built and having OnGoal managing those by spring of 2017.



Using that original STAR District map in trying to highlight the kind of sketch version of what's playing there, and thank you to Robb's staff for sending these over, you can see where the Speer property hopefully translates into the larger image here and how that 130 acres is anticipated to be used. You've got the eight clearly identified tournament fields, associated parking with that but you can still see there're some components to the property that just because of primarily

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topographical type issues, it's just hard to develop so there'll be some maintained green space. You do see though that there's with the letter D, those are possible future field locations. Then you'll also notice there's quite a bit of State Avenue frontage with some depth that doesn't have anything specially called out for on that site plan. Maybe with that I'll turn it over to Todd to maybe talk about what are those options available with that currently unmarked area.

Todd LaSala, Attorney, Stinson Leonard Street, said the development agreement provides that the city, all of that property is purchased with STAR Bonds, that property will reside with the city. The city will own that property. However, the development agreement documents talk about a scenario where for a window of time, probably 3 or 4 years, the OnGoal folks will be the developer of record for that property. They will have opportunities to come in and present potential projects for that property. That doesn't mean that if the UG is approached with some terrific use that they want to consider, we have the ability under the documents to come to OnGoal and talk about the potential to use that for this other alternative use. For that initial period of time there are some primary development responsibilities that will reside with this developer. **Chase Simmons, Polsinelli**; said the only other thing I would add on that is two things: 1) we've tried to craft it so we are not standing in the way of some opportunity that the UG might have that didn't involve us and 2) if you look at the configuration of the scale as such, that it's hard to imagine how big the site is. What you really end up with if you utilize the area where those fields D are, south of that you really have a very standard nice development site, about 50 acres down in that area. Good frontage, good access and so we thought anything deeper than that you start kind of and we've done various layouts of cycles, anything deeper than that you start talking about multiple sites so we think that's about the right configuration. It sets up well for a commercial and mixed use development of some sort.

One other thing just to, I don't know if we're going to get to this, but there is a request that some portion of the park lands or the fields have a component that named after the Speer family. That's something that we're working on. That will ultimately come. I think it's in our court, but ultimately you'll see it, and we don't know if that's going to be some of the fields or there's the park area in the northwest corner that is really nice park area but hard to do anything other than walking trails and things like that. That something that I know the Speer family wanted me to bring up. We'll be back in front of you at some point.

Mr. LaSala said the other thing I probably should have said about this is that if the developer comes forward with a use he wants to take some balance of that remaining option property that you see there, they pay for that. That property is initially purchased with STAR Bonds but that option would require a payment of about \$52,000 an acre. **Mr. Simmons** said which is the...essentially with interest that's the price that we're purchasing it so that's the Speer price and then you all will just pass it along to us if you decide to purchase additional ground. **Mr. LaSala** said that's correct.

Mr. Brajkovic said moving into the development agreement on it, so the National Training Center then is not located on the Speer family property. We have a great map after this slide to show you exactly where that is, but again, talking about what constitutes or comprises the National Training Center, again, it's an indoor/outdoor facility. In terms of what kind of square footage we can expect, I think initially when we started talking we were thinking maybe it is one large facility. I know Robb's mentioned continuing discussions, there's always an option to maybe set it up more like a soccer village type. There's always a commitment to at least up to 100,000 square feet for that particular component of it. Again, I mentioned indoor facilities. It also has outdoor facilities with a series of outdoor fields located there. Completion date is during the year of 2017.

Local benefits provisions, this is the way Mr. LaSala actually turned it in the executive summary. I wanted to highlight a couple of things, but I also wanted to note that the two that are highlighted here are in addition to a variety of other benefits that come along with this project. Again, the civic and charitable and role that US Soccer will play in additional economic development in the community as well as agreeing to, US Soccer, agreeing to designate hotels in Wyandotte County as the official hotels for events that are hosted at the site. The two we did highlight again are...we're working with Robb and his group to say, identify what are some available times; then opening the indoor fields to community organizations, at a reduced cost, during those available times. One of the questions, I'm sure is well what's the available time? I can answer that but I think Robb is probably best available for that. **Mr. Heineman** said you know for the purposes for the National Training and Education Center itself, really the times it's going to be utilized either by the athletics and/or the coaches is really going to be Monday through Friday from probably 8:00 a.m. until 3:00 p.m. in the afternoon. On what you would

consider probably prime times that the community may want to use it in the evenings or the weekends, we won't really have a ton of use for it with just that standard protocol. I think we just mutually work together and try to fill it as often as we can. There's definitely demand in the community. I think we can fill it for every available hour with either just straight kind of commercial demand or I think we'll work with Parks to make sure that there's good community programming that gets utilized there. I think that's something that we should probably try to help you with just because we'll have the expertise to make that happen. I think this is a building that we think the relationship works pretty well because I think when we're going to want to use it, the community won't, so I think that's probably a good thing.

Mr. Brajkovic said on that available timeframe/time-slots there is an additional commitment that the UG Parks & Rec can have about 20% of that time at no cost to run existing programming, create new programs; again, this is all working in concert with Robb and the OnGoal team. We thought those were two good provisions to highlight. Doug, did you want to add something there? **Mr. Bach** said I just want to clarify the 20% and make sure I'm remembering how we have this. Isn't it 20% of the 50% for the community use time? The community use time is 50% of the time, so it's...I just want everybody to understand that because without reading the contract you're not going to see that. It's essentially, the parks and rec time is 10% of total time, I think would be the right way to understand it just so you get it. I just always want the commission to be clear on that. **Mr. Brajkovic** said thank you for that clarification.

Okay, then the US Soccer sites so again in the left-hand corner you see the original STAR District map and highlighting the acreage. Within the Schlitterbahn property, you see 98th Street is to the left of that image, Parallel is on the north and you kind of see the layout of the facility. The buildings, again, are on the right hand side of the property labeled C, B, E and highlighted in red with the parking area. Then you see D is reserved for a training fields and letter F, again, additional future fields. Robb, do you want to kind of dive into the detail.

Mr. Heineman said so this is not the easiest site in the world. It's 40 some acres but it's really probably about 35 of usable and it falls off pretty dramatically to the south. Originally when we were taking a look at the site I wasn't crazy about it. To be honest now the way we have it set up I like it a lot because you can actually use some of those slopes to your advantage.

We've kind of reoriented the buildings over to the eastern side. I think it works with the topography a little bit over there. It also gives us some intimacy and some privacy for the National Team which I think is important and so that B building really kind of sits up on a hill and overlooks the fields that sit down below. Then what we'll do with that D plain is, we don't really look at it the context of how many fields do we need to build, we just want to maximize the amount of ground that we get on one grade level basically. Then we can paint or reorient it however we want to use it for training purposes. That's really kind of what this is showing us as opposed to showing a number of fields.

The other thing is those buildings that we're showing a future E, our intention for those is that those would be probably health care or medical users. We right not have two interested companies in looking at that. I believe that building probably, well it's not going to be in our agreement; I would guess that it'll be under construction at the same time that building B will.

I think the site is coming together nicely for us and then I think that F ground will be fields that we'll be able to utilize right away because it will be graded. It gives us some flexibility downstream. One of the things that I think we would like to go after is US Soccer has told us that they are likely to put out an RFP for 100,000 square feet of office with 300 jobs sometime over the course of the next two years. We wanted to maintain some space in the development so we could go after that wholeheartedly if and when they do that. It's a challenging site but I do think the way that it's going to set up it's going to be a beautiful location for us.

Mr. LaSala said there's one other thing that's in the documents that may not show up on the site right now, there's one additional futsal court that is contemplated somewhere on this site. **Mr. Heineman** said that's fine. That'll go on there somewhere, we've just got to figure out where exactly.

Mr. Brajkovic said from the staff's end that's the extent of the presentation we've prepared. I guess any one of us is available to answer any questions you might have about the project.

Commissioner Murguia asked who actually owns the indoor soccer fields. **Mr. Chase** said under the agreement OnGoal or US Soccer or some partnership would own it. All the assets on

the Speer property would be owned by the UG and operated by OnGoal pursuant to an operating agreement. **Commissioner Murguia** asked will other communities have access to this facility. **Mr. Heineman** said to the indoor soccer piece, yes. **Commissioner Murguia** said that won't cut into our 10% of the time. **Mr. Bach** said 10% is exclusive to our Parks and Rec for how we program it whether we elect to run that or we elect to have Robb's team do it. The community use component is meant to be more regional in nature. The people would come in reserve the facility, practice time, just like we use facilities in other communities. We have the 10% there that is one that we can make it exclusively to Wyandotte County or whatever. **Mr. Heineman** said but Commissioner the other thing that we could do, which I would be fine with, is when we make the demand available, it'll go or the supply available, it'll go immediately. If what you wanted to do outside of the parks piece is the part that we're talking about doing for a reasonable fee. If you wanted to do some period of time that we do sort of a first offering directly to the community, I've got no problem with that. **Commissioner Murguia** said I don't care how you work it out in the end. I'm fine with what you're proposing today. I guess what I don't want to see is that all this time that's available to the community be bought up by another county, then our people don't have access to that or I'll just be candid, I would rather see you charge a higher rate to people that don't live in our county and charge a lesser rate to people that, leagues and stuff, that are in our county. That's just my opinion. I don't know how you work that out. I'm just giving you my opinion. **Mr. Heineman** said I'm fine with that. I mean I would have no problem having a multi-tier rate card that's not a problem. If that's how you like it then, we'll do it that way. **Commissioner Murguia** said just a suggestion. **Mr. Bach** said we've actually had some similar conversations already on that so I think we could probably revisit some of those and work on that.

I'll go back and just visit a little bit with that because I think it bears noting. As we went through the futsal courts I think as we left the last conversations, I think it was September or such that we were last in here. A lot of conversation came back about the going on to a double court and that there was a little bit of misunderstanding that came into play there that they were going to do one side of that. As we've proceeded forward, I think that's where Sporting has stepped up and said you know we want to make everybody feel good about what's going on with the futsal courts so they're building that double court when we come on like Wyandotte High School. When you see eight sites that are being located, you mean that actually has the potential

to be 16 new. As George pointed out, if we go in and create one all from scratch, which that was the other point, if we go into an area like we're contemplating that doesn't have it, it kind of put a commissioner or an area to come up with money. They'll start from the beginning and build that whole single court. You don't walk out of here with a need to have to have funding to do the one futsal court. If you do want to do a double, if you have the monies there from some other source, we'd do the base and then they'll do the double on top or we'll go into the areas where we already have the double from the tennis court and surface it and that'll be the two footed play. **Commissioner Murguia** asked do we know how much that is right now. Do we know the dollar amounts on those? **Mr. Bach** said we have approximates...you mean to do the base? **Commissioner Murguia** said the difference, yes. **Mr. Bach** said I know Tobin has run through some different numbers and it always depends on the site. There's kind of a number and then depending on where we go. I don't have the number here but I know Mike had worked with Parks to come up with some numbers for that. **Commissioner Murguia** said I guess I was wondering are you talking \$50,000 or are you talking \$5,000? **Mr. Bach** said probably somewhere in the middle of that. **Mr. Heineman** said I'd say in the upper middle of that. **Mr. Bach** said you're probably \$25 to \$30,000 to get it ready. **Commissioner Murguia** said a single futsal court. **Mr. Bach** said yes. **Mr. Heineman** said from scratch.

Chairman McKiernan said I would just like to say that I was one of the ones who was really concerned about only resurfacing one of an existing double court. I just want to say I am very appreciative of the fact that you're going to do both courts because I think that will have a huge community impact whereas the other way I think might have actually ended up a detriment in some ways to the community. Thanks very much for taking care of that.

Commissioner Murguia said you said you're going to do all of these, try to do all of these at the same time? **Mr. Heineman** said yes, I think so to the extent the site's available to do that. I mean that would be a preference if we could but my guess is when we get into the actuality there could be different conditions that we have to manage. What we'd like to do is start on as many as we can as soon as we can. Then we'll deal with any that are trailing when we have to. **Commissioner Murguia** said you're not going to hold up progress on the futsal fields for a few sites that are more challenging than others. **Mr. Heineman** said no we'll start and we'll do as

many as we can right away. I think we'd like to get them done just based on sort of the workload that we have in front of us around the fields and the National Training Center. I think we'd like to get these done. **Mr. Bach** said yes, I think it's important and I mean they've noted. When it's a surface job, I mean that's pretty quick. You get right into that and start going right after those shortly after the contract is done. The other sites have the prep work and if we're saying we have to get it all done first and then we may not have the funding identified. As Robb pointed out, if it's like it currently is, half of them are putting over the top of surface, those won't be held up while we're waiting on the others to figure out how they're building the subsurface portion of that.

Chairman McKiernan said remind me and I'm looking here at the Request for Action. We have and it simply says, "Action requested is present deal points", so is there a request tonight for action? **Mr. Bach** said no we don't have a request for action. The procedure or the process that I would like to follow with this and I know this committee likes to see final contracts in front of them. As we have been in pretty good shape, it really was like the end of last week we started getting to all our final terms and deal points. You know we were kind of held on some parts. These guys needed to finish things where they were with US Soccer. We had to work through some other issues with them. As we have an executive summary we'd like to turn it into a final contract and offer that to the commission and potentially take it back to the full commission on March 26th. Now we can come back at the end of the month and then work toward April. How does this committee...if you want to come back, if you want us to come back and present the final contract in advance to going to the full commission we can do that as well. It's kind of like when you get ready to go, you get ready to go, so I mean we start to kick off bonds but I don't want you guys to miss any details of it. There are a few points that we're just getting finalized.

Commissioner Murguia asked how soon after the fields are constructed will the programming begin; the programming piece at the fields begin? **Mr. Heineman** said I think it just depends on when their finished, from a season perspective. If we're in season if they're going to be finished in the spring and it's the spring season, we'll start the programming right away. If we finish up in the summertime, we probably won't start until the fall when the seasons rollover. As soon as the calendar makes sense we'll start. **Commissioner Murguia** said not that this really affects

anyone else but for me I'm a little bit concerned. I've received a \$25,000 grant to measure health and fitness of youth that participate in this program and that those outcomes need to be done by the end of the year. For me I'm concerned or I have to give \$25,000 back. We've been talking about this for a long time. I thought for sure that this would not be a bad ask. It would be good and I'd be able to get it done this year. I just want to make sure. If I'm the only one with concern, I guess it doesn't matter, but I'm concerned.

Mr. Bach said Robb's construction team I think pointed out, and I'll say it that way he doesn't have to commit to it at this point, but I mean they indicated they could come out and they'll be rolling in April if we're done prior to that time and ready to go. There are things to get done to make that happen but with particularly those places where we're surfacing that makes it easier for them to move right in but if we can get everything going. I think the only rush that we have and I realize we just hit a point that we go through and there's nothing happening, nothing happening, well it's not that we're not working on this, we just haven't been back here in front of the commission because I wanted to have good information to bring you back.

As we look ahead to the construction season you know we're ready to roll. We also have to kick off the bond group which will take about three months before there's any funding that comes in once we say you're a go to move forward from that group. **Mr. LaSala** said although importantly the financing for the futsal project is not really tied to the STAR Bonds. It's funded alternatively so even if we're still waiting to issue bonds, futsal can go as long as our agreements are done and approved. **Mr. Chase** said just from an overall timing so you know where we're coming from, we're ready to go. Obviously, we've figured out I think the last time we were here maybe we wanted the NTC on the other side and we wanted the tournament fields so we've worked through all that with all the partners. We've had great bond underwriting interviews through the RFP process and good feedback on that. I think at this point we're all nervous to go because we see the interest rate environment can change things.

Construction season is coming on us and we've got a lot of design to do. We've got an eye on the interest rates and we're ready to go. We don't want to pressure you all to do anything you're not ready to do but we'd really like to move forward on the 26th. **Commissioner Markley** said I think the full commission is going to want to see the full presentation anyway. I don't think this is something that's going to go on Consent Agenda and the full commission is

not going to want to hear it. I don't see any reason not to just do it in March and let the full commission see the presentation and vote on it together. **Chairman McKiernan** said so what we have then is basically we would...substantially the final agreement is going to be substantially the same as everything that we've looked at tonight. There will be small details but there won't be a major change to it. We're looking at bringing this back on the 26th. At our meeting of the 26th, I think that's a great way to go.

Mr. Bach said and we'll work on getting that contract out to you in as much advance time as possible. That way you can review it. **Chairman McKiernan** said it looks great. I'm excited to have it constructed and operating. **Mr. Heineman** said we are too. It's been a long time coming and we're ready to get going. Just to give you some indication, I mean we are going. We're at risk. We've spent several hundred thousand dollars on design already. We're out there doing treeing on the property so I mean we're going. It's going to happen. **Chairman McKiernan** said fantastic we will look forward to a presentation on the 26th, thank you.

Action: No action

Adjourn

Chairman McKiernan adjourned the meeting at 6:45 p.m.

cdm