Economic Development and Finance Committee
Standing Committee Meeting Agenda
Monday, December 12, 2016
5:15 PM

Location:
Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name	Absent
Commissioner Brian McKiernan, Chair	☐
Commissioner Hal Walker	☐
Commissioner Gayle E. Townsend	☐
Commissioner Ann Brandau-Murguia	☐
Commissioner James Walters	☐
David Alvey, BPU Member	☐

I. **Call to Order/Roll Call**

II. **Revisions to December 12, 2016 Agenda**

III. **Approval of standing committee minutes from October 10, 2016**

IV. **Measurable Goals**

V. **Committee Agenda**

Item No. 1 - COMMUNICATION: UG SMALL BUSINESS INCENTIVE PILOT PROGRAM PLAN & END OF YEAR REPORT

Synopsis: Staff is presenting the end of fiscal year 2016 UG Small Business Incentive Pilot Program Grant report and requesting recommended changes to the Plan, submitted by Charles Brockman, Management Analyst and Economic Development.

Tracking #: 16916

Item No. 2 –RESOLUTION & ORDINANCE: US SOCCER NATIONAL TRAINING CENTER PROJECT

Synopsis: Resolution and Ordinance authorizing issuance of $90M in IRBs for the U.S. Soccer National Training Center Project.
The Board of Commissioners adopted R-26-15 on 04/09/2015, approving the First Amendment to the Multi-Sport Stadium Specific Venture Agreement and also the US Soccer National Training Center Development Agreement.
Tracking #: 16917

VI. Public Agenda

VII. Adjourn

ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, October 10, 2016

The meeting of the Economic Development and Finance Standing Committee was held on Monday, October 10, 2016, at 5:15 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Walker, Townsend, Murguia, and Walters; and BPU Board Member David Alvey. The following officials were also in attendance: Joe Connor and Melissa Mundt, Assistant County Administrators; Patrick Waters, Senior Attorney; Kathleen VonAchen, Chief Financial Officer; Mike Tobin, Public Works Department; Charles Brockman, Management Analysis, Economic Development; Wilba Miller, Community Development Director; Wendy Green, Assistant Counsel; and Patrolman Doug Bailey, Sergeant-At-Arms.

Chairman McKiernan called the meeting to order.

Roll call was taken and members were present as shown above.

There were no minutes for approval due to the cancellation of the August 8, 2016 meeting.

Chairman McKiernan said I think everybody knows there is a revision to today's agenda. There was a blue sheet that came out this afternoon. I do see you all have it. It will end up being Item No. 4 on the Committee Agenda tonight, so the last item that we consider.

Measurable Goals:

Item No. 1 – 16790…DISCUSSION: REVIEW OF DEPARTMENT GOALS

Synopsis: List of measurable goals, submitted by County Administrator's Office. (Information forthcoming) For information only.

Chairman McKiernan asked, Mr. Connor, are we going to go ahead and handle that like we did in Neighborhood and Community Development. **Mr. Connor** said the speech is the same, yes. **Chairman McKiernan** said in that case, we will continue that discussion at Strategic Planning on November 5.

Committee Agenda:

Item No. 1 – 16810…RESOLUTION: SET PUBLIC HEARING DATE FOR UNIVERSITY-ROSEDALE URBAN RENEWAL PLAN AMENDMENTS

Synopsis: A resolution setting October 27, 2016, as a public hearing date to consider amendments to the University-Rosedale Urban Renewal Plan in consideration of the Rainbow Village hotel development at the NW corner of 34th & Rainbow Blvd., submitted by Marlon Goff, Economic Development. It is requested that this item be fast tracked to the October 13, 2016 full commission meeting.

Commissioner Murguia said so, again, I just say we've seen this. We can go through it again. I'm fine with that, but unless anybody has a dying urge to see it again.

Action: Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve and forward to full commission.

Chairman McKiernan said I guess I'd ask you, Angela, since we have seen this presentation before, we know the background of this and we know why we're here, to set the public hearing agenda, is there anything new or changed that would really mean we should hear this presentation. Otherwise, we do have a motion to approve as submitted.

Angela Harshbarger, Economic Development, said it's back this evening because there were concerns raised about conformance with the Urban Renewal Plan in terms of the approved project. It was approved by the Planning Commission in September, so as to the questions about what the proposed amendments are to bring it into compliance. **Chairman McKiernan** said but the Planning Commission considered it and approved it. **Ms. Harshbarger** said they did. There's just some items from the 1964 Urban Renewal Plan that it does not conform to. The

lenders for the new market tax credits, when they reviewed that, had some concerns about that. That's why it's back tonight.

Chairman McKiernan said all we're doing tonight is simply setting the public hearing for the airing of any concerns. **Ms. Harshbarger** said correct and fast tracking the item to the October 13 Commission. **Commissioner Murguia** said for an issue that was around before I was born.

Patrick Waters, Senior Attorney, said the Planning Commission found the project to be in conformance with the Rosedale Master Plan. This involves a different document, the Urban Renewal Plan that was adopted way back in the 1960s. It's a slightly different item, which is why it's being brought before the Commission. **Chairman McKiernan** said if I'm not mistaken, we did actually have a presentation on that Urban Renewal Plan about six-seven months ago. **Ms. Harshbarger** said correct. It was considered because of removing the hotel restriction. **Chairman McKiernan** said effectively, we have a motion here to approve setting the date for the public hearing as submitted and there's a second on that.

Commissioner Walker said when it comes to these kinds of things of setting hearings, I would prefer, unless there is a commissioner or Mr. Alvey that wants to hear it, I don't want to hear it tonight, and then go through the same thing at the meeting. **Commissioner Murguia** said I second that. **Commissioner Walker** said we're just simply setting a hearing so that anybody who wants to speak for or against has an opportunity to do that. We're not going to probably change our mind about having a hearing. We have a motion and a second. I call for the question.

Chairman McKiernan said just to be clear since we have previously had this presentation, and we're all familiar with the background of the project, we are going to go ahead and move forward to set the public hearing date and we're going to fast track this to the October 13, or this coming Thursday's, full commission meeting.

Roll call was taken on the motion and there were six "Ayes," Alvey, Walters, Murguia, Townsend, Walker, McKiernan.

Item No. 2 – 16791….PUBLIC HEARING AND RESOLUTION: KCK BOYER MEDICAL OFFICE BUILDING PROJECT IRBS

Synopsis: Conduct a public hearing on October 27, 2016, to consider a resolution of intent to issue $11M in industrial revenue bonds for the KCK Boyer Medical Office Building project consisting of 40,000 sq. ft., located at 1601 N. 98th Street, submitted by Angela Harshbarger, Economic Development. The project will create 50 new jobs. The 10-year fixed PILOT schedule will incorporate a 60% tax abatement.

Chairman McKiernan said once again, my understanding is that this is to set a public hearing date for the issuance of the industrial revenue bonds, is that correct. **Angela Harshbarger, Economic Development,** said correct.

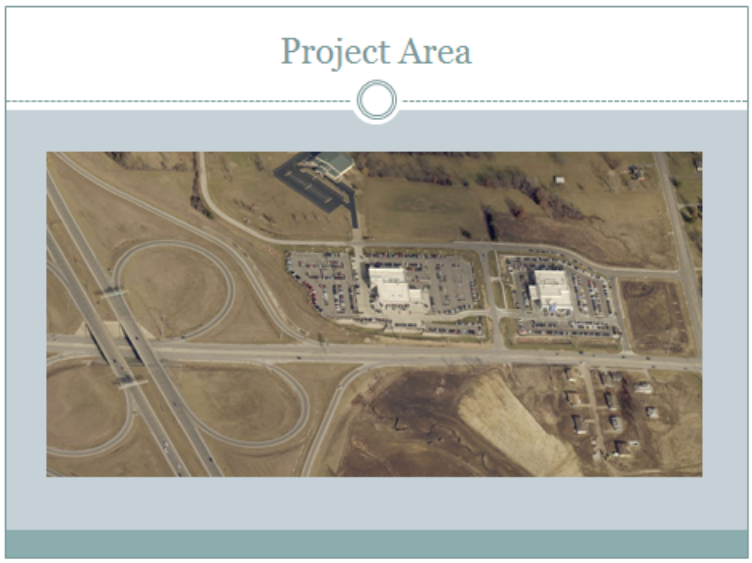
Action: **Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve and forward to full commission.** Roll call was taken and there were six "Ayes," Alvey, Walters, Murguia, Townsend, Walker, McKiernan.

Item No. 3 – 16813….RESOLUTION: SECOND AMENDMENT TO THE LEGENDS AUTO PLAZA DEVELOPMENT AGREEMENT (HONDA)

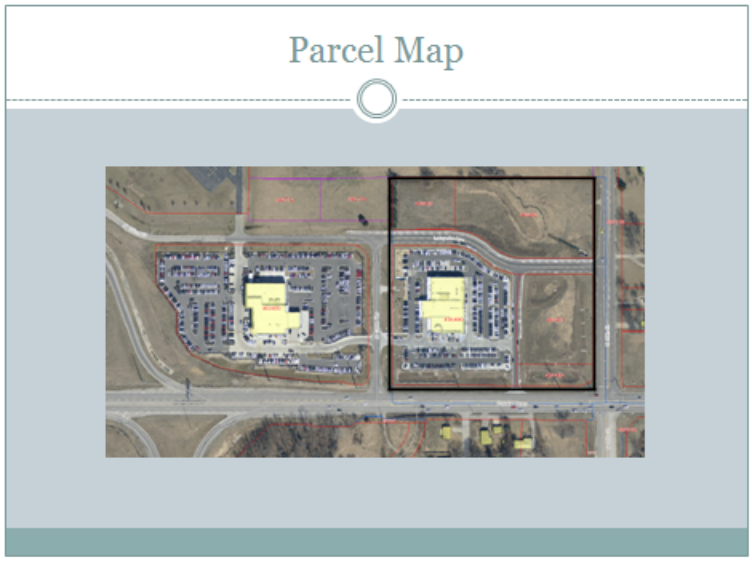
Synopsis: A resolution approving the Second Amendment to the Legends Auto Plaza Development Agreement (Honda) between the UG and KCK Development II, Inc. The Developer has proposed two other developments, which have received preliminary Planning approval, and, therefore, would like to remove lots 2, 3 and 4 from the Development Agreement, submitted by George Brajkovic, Economic Development Director.

George Brajkovic, Economic Development Director, said actually we do have a couple of folks here that I'd like to ask up. Kevin Quinn is with the development group that did this project and Curt Petersen with Polsinelli represented them.

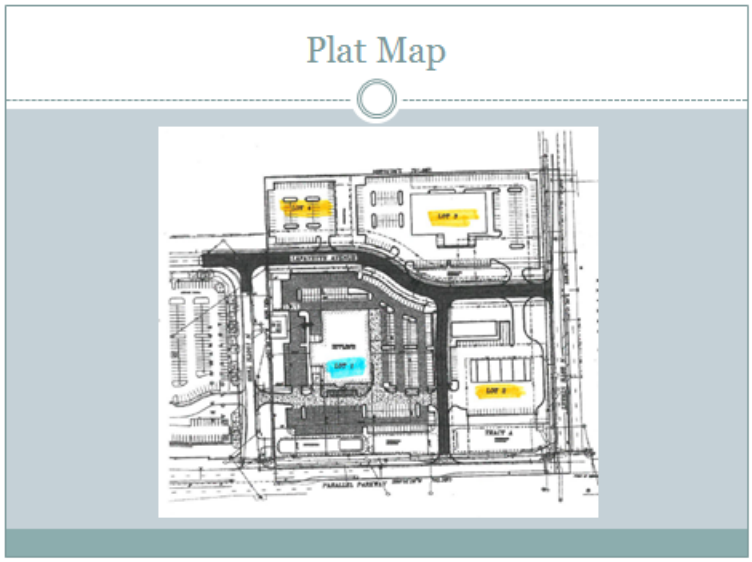
Quick presentation for you.



The project area that we're talking about is, that's the Legends Toyota and this is the Legends Honda. We did a development agreement if you recall. This was the former Roger Smith & Sons from State Avenue. This dealership moved out to this area. Then the same group decided to try to do a development package for this area.



If you kind of look at the parcels, the ones represented inside this black square represent the pieces of ground associated with this particular development agreement. What we're here to consider tonight is actually removing a couple of the lots, or the parcels, from the Development Agreement and I'll kind of get into why.



As we look at it, here's the plat map. This, again, offscreen here is the Toyota. This is the Honda dealership. These darker shaded streets are both the private drive as well as Lafayette Avenue that the UG required of the developer to put those roads in as part of this development package.

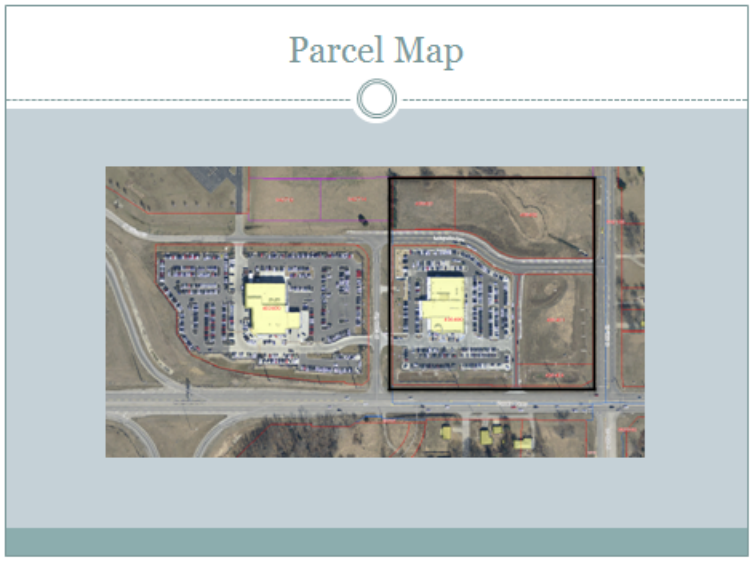
That left, after Lot 1 developed with the Honda, that left Lot 2, Lot 3 and Lot 4. What we were hoping to find was to attract a second car dealership here.

The nature of the Development Agreement was structured as such to offer an incentive package to get the two dealerships. The way the incentives, themselves, were approved back in 2011, and it was actually UG Home Rule where we gave the UG share, 100% of the UG share of property tax generated by the Honda, back to the project as well as .9% of the sales tax, capping that at a $2.6M level. Like I mentioned, there were additional incentives that could go beyond that cap but only if they put in the second car dealership.

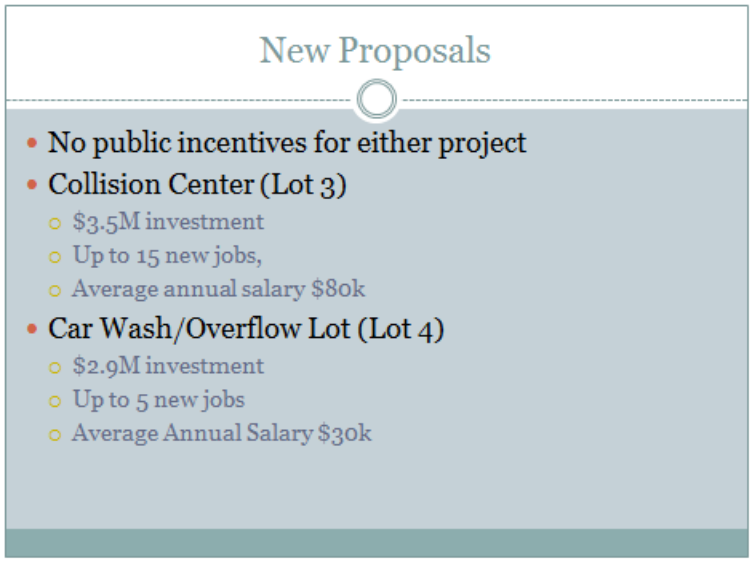
There were L/M/W requirements on the construction phase, which they met. As I mentioned earlier, they had to put in Lafayette Avenue. They had to actually design and construct that. That was approximately $700,000 in cost.

We came back in 2012 because we asked for an amendment to the Development Agreement then. That actually gave us a chance to add additional L/M/W requirements to the project, so we put in an operational component. For three years, they had some goals for custodial, security, landscaping, auto and lot washing, and building maintenance. They've completed those as well.

Tonight we're here for the Second Amendment. That proposes to remove Lots 2, 3, and 4 from the Development Agreement. The primary reason from staff's perspective that we're asking to remove those is we have another Auto Mall development right across the street.



If you kind of look at the size of these lots, again, you kind of get a sense of — you can see the scale of it here. You see how large Toyota is, and then Honda. Part of this is going to be an overflow for the Honda. Then there's a collision center actually proposed here. Both of those projects have been vetted through Planning already. I believe you guys have your final plan tonight if we can get out of here in time.



A little bit about what those new proposals are. The first bullet point is where I wanted to start. Those two projects aren't asking for any public incentives. Again, they've been vetted through Planning. They're looking to get final Planning approval tonight at the meeting.

A little bit about what they are, because I think they are good projects for that area as well. The collision center will go to Lot 3. It's a $3.5M investment, up to 15 new jobs with an average salary of about $80,000.

The car wash/overflow lot— the carwash project itself, I'm sorry, Kevin, if I'm kind of rolling through it. It's not actually a car wash that's open to the public. It's a car wash for the dealership, itself. Again, it's part of the overflow lot. Again, that, itself, is nearly a $3M investment. We're projecting up to five new jobs. Again, you can see the average annual salary.

What we're here for tonight is the Second Amendment to the Development Agreement would remove Lots 2, 3, and 4 from the specifics of this Development Agreement.

Curt Petersen, Attorney with Polsinelli, said we can certainly answer any questions. One thing that I would be remiss if I didn't mention as well, George is right about the cost of Lafayette. The total public infrastructure that the Baxter Group put in under the auspices of the public/profit partnership was even above that $2.6M eventual, hopeful, reimbursement amount. Otherwise, it looked a little lopsided when it was actually the other way around. They put a lot more in than they'll get out.

Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve and forward to full commission.

Commissioner Townsend said just one question. Does this removal of the property relieve the UG of any additional burdens or any burdens? That's the question. **Mr. Brajkovic** said, Patrick, if you want to answer that. From my perspective, it does.

We still have the agreement on the Honda dealership because they are in the middle of a ten-year agreement for us to reimburse for the cost that they submitted for eligible costs, again, up to that cap amount. So we'll continue to do that. But, for the lots that are being removed, since they're not going to be subject to the terms of this agreement, I don't believe we have any.

Mr. Petersen said it sounds kind of funny, but it's sadly true. When we have these development agreements in place and we deal with the buyers and then also the lenders of the buyers, they call me. Then I call staff and we end up having to negotiate partial assignments and assumptions and explain why this obligation doesn't flow to them because they're not the master

developer. However way you look at it, it saves time and money for both staff and us, too, since there's no real relevance, as George has already explained, of the Development Agreement to these lots. That answers your question, Commissioner?

Commissioner Townsend said not quite sure that it does, but maybe between now and the time this moves on, we can get a little bit more into that. Nothing detailed, but I just wanted to know if there were just certain obligations that we were being freed from. That's it. I would not withhold my agreement to move this on.

BPU Board Member Alvey said would these not be then eligible for the property tax rebate of the original agreement. **Mr. Petersen** said that's correct, yes. **BPU Board Member Alvey** said there will not be any UG incentives for the new projects moving forward. **Mr. Brajkovic** said definitively I can say there aren't any UG incentives for the car wash overflow or the collision center. I'm not sure what the future of Lot 2 holds, but we'll certainly keep that in mind. **Mr. Petersen** said we'd have to come back to you for that, if that answers your question. As George said, who knows. But right now we have no right to that without coming back and revisiting with you. **BPU Board Member Alvey** said the original agreement for these lots would be void. **Mr. Petersen** said correct.

Again, I know not to talk too much because you guys have a lot to do, but I will say, Commissioner, I'm listening to you not feel so totally satisfied, which means we're not doing a very good job. I thought of one other item that, I've been in this deal with Kevin and his partners for a long time so it may be implicit to me, but I want to make it explicit.

Another answer to your question is that Lot 3 up in the upper right there, which we all hoped would be another auto dealership, would have generated additional incentives that the UG would have given part of the property tax and sales tax. That I would call an obligation, probably the kind of thing you're talking about, that is going away with this.

Mr. Brajkovic said maybe to that end, for the Honda, we're capped at $2.6M. We would have put another $2.6M in had the second dealership gone in. I guess for the UG, rather than $5.2M in incentives, we're staying capped at the $2.6M.

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

Item No. 4 – 16815…RESOLUTION/ORDINANCE: BOARD OF PUBLIC UTILITIES' BONDS

Synopsis: Request approval of the following Board of Public Utilities bond issuances, submitted by Kathleen VonAchen, Chief Financial Officer.

- Resolution authorizing the issuance of $62M of utility system revenue bonds to finance improvements to the utility system.
- Ordinance authorizing the issuance of $53M of Utility System Refunding Revenue Bonds, Series 2016-B, and $62.5M of Utility System Improvement Revenue Bonds, Series 2016C.

Commissioner Murguia said I have another question about this presentation back to what Commissioner Walker said. We're going to hear this full presentation at the full commission meeting, correct? **Chairman McKiernan** said that is correct, is it? **Kathleen VonAchen, Chief Financial Officer,** said yes.

Commissioner Murguia said so really, in essence, it's sort of like just setting a hearing date. **Ms. VonAchen** said yes. **Commissioner Murguia** said I'm with Commissioner Walker. I would prefer that this be presented in front of the full commission. I've been out of pocket for a while and I just got this. I haven't reviewed it. I'd like a chance to review it and talk to my other fellow commissioners to see what's going on.

Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve and fast track to October 13 full commission.

Joe Connor, Assistant County Administrator, said we're not setting a public hearing with this. **Chairman McKiernan** said that is correct. We are forwarding this for presentation and vote at the October 13 meeting. At that time, we will get an entire presentation. **Mr. Connor** said I understand. The first two items we're setting public hearings. **Chairman McKiernan** said that's correct. **Mr. Connor** said which is different than this item. **Chairman McKiernan** said we're aware of that.

Commissioner Murguia said as long as we're going to get the presentation at the 13th. **Chairman McKiernan** said 13th, this Thursday. **Mr. Connor** said it'll be fast tracked and it'll be on. It won't be on consent. **Ms. VonAchen** said and your action is to recommend approval.

Right? **Chairman McKiernan** said correct. **Commissioner Murguia** said that won't put it on consent, will it. **Chairman McKiernan** said it will not be. **Commissioner Murguia** said we'll still have the presentation. **Chairman McKiernan** said because it's being fast tracked, it can't go on consent. **Ms. VonAchen** said it's a bond issue so you have to actually, it can't be on consent.

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

Adjourn

Chairman McKiernan adjourned the meeting at 5:32 p.m.

mls

Staff Request for Commission Action

Tracking No. 16916

Full Commission Meeting Date: 1/5/17
Committee: Economic Development & Finance

Date of Standing Committee Action: 12/12/16
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
11/30/2016	Charles Brockman	x5733	cbrockman@wycokck.org	Economic Development

Item Description:
Economic Development staff is presenting to the ED&F Standing Committee the end of fiscal year 2016 UG Small Business Incentive Pilot Program Grant report.

Action Requested:
Information only.

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

Attachments List:
ED&F Memo

DEPARTMENT OF ECONOMIC DEVELOPMENT

Unified Government of Wyandotte County/Kansas City, Kansas

701 North 7th Street, Ste. 421
Kansas City, Kansas 66101

Phone: (913) 573-5730
Fax (913) 573-5745

Memorandum

TO: Economic Development & Finance Standing Committee Commissioners

THROUGH: George Brajkovic
Economic Development Director

FROM: Charles A. Brockman
Management Analyst

DATE: November 29, 2016

RE: **UG Small Business Incentive Pilot Program 2016 end of year report**

UG Economic Development staff is presenting the 2016 end of the year report. The department's new incentive tool called the "UG Small Business Incentive Pilot Program" as adopted by Resolution R-62-15 on October 1, 2015 has been successful for fiscal year 2016.

In 2015, the funding of $25,000 thru the pro-rata share of Industrial Revenue Bonds was expended within three months. However, one applicant rescinded their application award of $10,000 and that funding was forwarded to the amended 2016 grant fund. The annual funding for 2016 was $50,000 plus the aforementioned rescinded grant for a total of $60,000.

For the year 2016, there have been eight grants awarded for a total of $60,000 dollars.

The following are the grant recipients:

Recipient	Amount	Type	Commission Dist.
• AudreySpirit, LLC	$10,000	Marketing & Inventory	8
• INC U LLC	$2,500	Marketing & Equipment	2
• Hairquarters	$8,000	Marketing, Equipment & Renovation	3
• Animal Crackers	$10,000	Marketing, Inventory & Renovation	5
• American Eagle Detail	$5,000	Marketing & Roof Repair	2
• Oots Lawn & Snow	$10,000	Construction Cost	3
• CD2 Alterations	$5,000	Marketing, Equipment & Inventory	2
• LED2 Lighting	$9,500	Marketing & Website	2

Staff Request for Commission Action

Tracking No. 16917

Full Commission Meeting Date:
Committee: Economic Development & Finance

Date of Standing Committee Action:
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
12/01/2016	George Brajkovic	x5749	gbrajkovic@wycokck.org	Economic Development

Item Description:
The Board of Commissioners adopted R-26-15 on 04/09/2015, approving the First Amendment to the Multi-Sport Stadium Specific Venture Agreement and also the US Soccer National Training Center Development Agreement. Subsequently, the Board also adopted R-40-16 on 04/14/2016, which showed the UG's intent to issue $83.225M in IRBs for the project, but only for a Project Exemption Certificate for sales tax.

However, the Development Agreement acknowledged that the new facilities would be exempt. The exemption would occur as a result of a BOTA approved exemption for an eligible ownership entity, or thru an abatement via IRBs. The Developer has elected to pursue the abatement via IRBs, and thus a new Resolution of Intent for up to $90M is submitted for consideration. Per our Tax abatement policy, the base taxes may not be abated, and therefore an annual $50k PILOT is proposed. This action will require a Public Hearing on 12/15/2016.

The Youth Tournament Fields currently have a BOTA exemption order.

Action Requested:
Conduct Public Hearing regarding tax Abatement/PILOT.

Adopt Resolution of Intent for $90M in IRBs.

Pass Ordinance authorizing the issuance of IRBs.

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

Attachments List:
Reso of Intent, Ordinance US Soccer IRB

RESOLUTION NO. R- _____ -16

RESOLUTION DETERMINING THE INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE AMOUNT OF NOT TO EXCEED $90,000,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING RECREATIONAL AND COMMERCIAL FACILITIES FOR THE BENEFIT OF KANSAS TRAINING DEVELOPMENT, LLC)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), desires to promote, stimulate and develop the general welfare and economic prosperity of Wyandotte County/Kansas City, Kansas and their inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

WHEREAS, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the "Act"), to issue revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations; and

WHEREAS, Kansas Training Development, LLC, a Kansas limited liability company or a related entity (the "Company"), has submitted to the Unified Government an Application for the Issuance of Industrial Revenue Bonds (the "Application") requesting that the Unified Government finance the cost of acquiring, constructing, improving and equipping certain recreational and commercial facilities consisting of the US Soccer National Training Center and ancillary improvements and infrastructure as more fully described in the Application generally located at the northwest corner of Parallel Parkway and 94th Street (collectively, the "Project") through the issuance of its revenue bonds in one or more series in an amount not to exceed $90,000,000, and to lease the Project to the Company or its successors and assigns in accordance with the Act;

WHEREAS, it is hereby found and determined to be advisable and in the interest and for the welfare of Wyandotte County/Kansas City, Kansas and their inhabitants that the Unified Government finance the costs of the Project by the issuance of revenue bonds under the Act in a principal amount of not to exceed $90,000,000, said bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the Unified Government to the Company;

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

Section 1. Approval of Project. The Governing Body of the Unified Government hereby finds and determines that the acquiring, constructing, improving and equipping of the Project will promote the general welfare and economic prosperity of Wyandotte County/Kansas City, Kansas, and the issuance of the Unified Government's revenue bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2. Intent to Issue Bonds. The Governing Body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct, improve and equip the Project out of the proceeds of revenue bonds of the Unified Government in a principal amount of not to exceed $90,000,000 to be issued pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the Unified Government will (i) issue its revenue bonds to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the Unified Government; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of said bonds by the Unified Government and take or cause to be taken such other action as may be required to implement the aforesaid.

Section 4. Conditions to Issuance. The issuance of said bonds and the execution and delivery of any documents related to the Bonds are subject to (i) obtaining any necessary governmental approvals; (ii) agreement by the Unified Government, the Company and the purchaser of the bonds upon (a) mutually acceptable terms for the bonds and for the sale and delivery thereof and (b) mutually acceptable terms and conditions of any documents related to the issuance of the bonds and the Project; (iii) the Company's compliance with the Unified Government's policies relating to the issuance of revenue.

Section 5. Sale of the Bonds. The sale of the bonds shall be the responsibility of the Company.

Section 6. Ad Valorem Tax Abatement. In consideration of the Company's decision to acquire, construct, improve and equip the Project, the Unified Government hereby agrees to take all appropriate action to request the Kansas Board of Tax Appeals to approve a 100% ad valorem property tax abatement (not including special assessments) for all real property financed with the proceeds of the Bonds.

The Unified Government and the Company shall enter into a Performance Agreement in substantially the form approved by the Governing Body for the Project. The Project financed with the proceeds of the Bonds shall be entitled to a 10-year tax abatement, with the first year of the abatement being the year beginning on the January 1 following the year the Bonds are issued by the Unified Government. The abatement is subject to adjustment in accordance with the Performance Agreement and the Development Agreement as defined in Section 10 hereof.

In consideration of the Unified Government's agreement to request 100% ad valorem property tax abatement, the Company will agree to make an annual fixed payment in lieu of tax to the Unified Government during the term of the abatement for the Project equal to the amounts set forth below:

Year	PILOT
1	$50,000
2	$50,000
3	$50,000
4	$50,000
5	$50,000
6	$50,000
7	$50,000
8	$50,000
9	$50,000

10 $50,000

Section 7. Limited Obligations of the Unified Government. The bonds and the interest thereon shall be special, limited obligations of the Unified Government payable solely out of the amounts derived by the Unified Government under the Lease Agreement and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate to the Trustee and in favor of the Owners of the bonds, as provided in the Indenture. The Bonds shall not constitute a general obligation of the Unified Government, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Unified Government, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall b payable solely from the funds provided for as provided in the Indenture. The issuance of the bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

Section 8. Required Disclosure. Any disclosure document prepared in connection with the offering of the bonds shall contain the following disclaimer:

> NONE OF THE INFORMATION IN THIS OFFICIAL STATEMENT, OTHER THAN WITH RESPECT TO INFORMATION CONCERNING THE UNIFIED GOVERNMENT CONTAINED UNDER THE CAPTIONS "THE UNIFIED GOVERNMENT" AND "LITIGATION -- THE UNIFIED GOVERNMENT" HEREIN, HAS BEEN SUPPLIED OR VERIFIED BY THE UNIFIED GOVERNMENT, AND THE UNIFIED GOVERNMENT MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

Section 9. Further Action. Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of the bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the bonds and other actions contemplated hereunder.

Section 10. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVENMENTOF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON DECEMBER 15, 2016.

By: _____
Mayor/CEO of the Unified
Government of Wyandotte County/
Kansas City, Kansas

(Seal)

Attest:

By: _____

Unified Government Clerk

ORDINANCE NO. O-____16

AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS OF NOT TO EXCEED $90,000,000 AGGREGATE PRINCIPAL AMOUNT OF TAXABLE INDUSTRIAL REVENUE BONDS (US SOCCER NATIONAL TRAINING CENTER PROJECT), SERIES 2016, TO PROVIDE FUNDS TO ACQUIRE, CONSTRUCT AND EQUIP A PROJECT FOR KANSAS TRAINING DEVELOPMENT, LLC AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

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

WHEREAS, the Issuer is authorized by K.S.A. 12-1740 to 12-1749d, inclusive, as amended (collectively, the "Act"), to issue revenue bonds, the proceeds of which shall be used for the purpose of paying all or part of the cost of purchasing, acquiring, constructing, reconstructing, improving, equipping, furnishing, repairing, enlarging or remodeling facilities for agricultural, commercial, hospital, industrial, natural resources, recreational development and manufacturing purposes; and

WHEREAS, pursuant to the Act, the Issuer proposes to issue its Taxable Industrial Revenue Bonds (US Soccer National Training Center Project), Series 2016 (the "Bonds"), in an aggregate principal amount not to exceed $90,000,000, for the purpose of (a) acquiring, constructing and equipping a recreational and commercial project located at the northwest corner of Parallel Parkway and 94th Street (the "Project") for Kansas Training Development, LLC, a Kansas limited liability company or a related entity (collectively, the "Company"), and (b) paying certain costs of issuance, all as further described in the hereinafter referred to Bond Indenture and Lease Agreement; and

WHEREAS, the Bonds will be issued under a Bond Trust Indenture dated as of the date set forth therein (the "Bond Indenture"), by and between the Issuer and Security Bank of Kansas City, as Bond Trustee (the "Bond Trustee"); and

WHEREAS, the Company will lease the Project to the Issuer pursuant to the Base Lease Agreement of even date herewith (the "Base Lease") between the Company and the Issuer; and

WHEREAS, simultaneously with the execution and delivery of the Bond Indenture, the Issuer will enter into a Lease Agreement dated as of the date set forth therein (the "Lease Agreement"), by and between the Issuer, as lessor, and the Company, as lessee, pursuant to which the Project (as defined in the Bond Indenture) will be acquired, constructed and equipped and pursuant to which the Issuer will lease the Project to the Company, and the Company will agree to pay Lease Payments (as defined in the Bond Indenture) sufficient to pay the principal of and premium, if any, and interest on, the Bonds; and

WHEREAS, the Issuer further finds and determines that it is necessary and desirable in connection with the issuance of the Bonds that the Issuer execute and deliver certain documents and that the Issuer take certain other actions as herein provided;

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

Section 1. Findings and Determinations. The Issuer hereby makes the following findings and determinations with respect to the Company and the Bonds to be issued by the Issuer, based upon representations made to the Issuer:

(a) The Company has properly requested the Issuer's assistance in financing the costs of the Project;

(b) The issuance of the Bonds for the purpose of providing funds to finance the costs of the Project is in furtherance of the public purposes set forth in the Act; and

(c) The Bonds are being issued for a valid purpose under and in accordance with the provisions of the Act.

Section 2. Authorization of the Bonds. The Issuer is hereby authorized to issue the Bonds in the aggregate principal amount of not to exceed $90,000,000, which shall be issued under and secured by and shall have the terms and provisions set forth in the Bond Indenture. The Bonds shall bear interest at an interest rate not to exceed 2.00% per annum, and shall mature not later than the year 2026, and shall have such redemption provisions, including premiums, and other terms as set forth in the Bond Indenture. The final terms of the Bonds shall be specified in the Bond Indenture, and the signatures of the officers of the Issuer executing such Bond Indenture shall constitute conclusive evidence of their approval and the Issuer's approval thereof.

Section 3. Limited Obligations. The Bonds shall be limited obligations of the Issuer, payable solely from the sources and in the manner as provided in the Bond Indenture, and shall be secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate (as defined in the Bond Indenture) to the Bond Trustee and in favor of the owners of the Bonds, as provided in the Bond Indenture. The Bonds and interest thereon shall not be deemed to constitute a debt or liability of the Issuer, the State of Kansas (the "State") or of any political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Issuer, the State or of any political subdivision thereof, but shall be payable solely from the funds provided for in the Lease Agreement and the Bond Indenture. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Issuer, the State or any political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment. No breach by the Issuer of any such pledge, mortgage, obligation or agreement may impose any liability, pecuniary or otherwise, upon the Issuer or any charge upon its general credit or against its taxing power.

Section 4. Authorization and Approval of Documents. The following documents are hereby approved in substantially the forms presented to and reviewed by the Issuer (copies of which documents, upon execution thereof, shall be filed in the office of the City Clerk), and the Issuer is hereby authorized to execute and deliver each of such documents (the "Issuer Documents") with such changes therein (including the dated date thereof) as shall be approved by the officials of the Issuer executing such documents, such officials' signatures thereon being conclusive evidence of their approval and the Issuer's approval thereof:

(a) Bond Indenture;

(b) Base Lease Agreement;

(c) Lease Agreement;

(d) Bond Purchase Agreement; and

(e) Performance Agreement.

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

Section 6. Further Authority. The Issuer shall, and the officials, agents and employees of the Issuer are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments, including, without limitation, any credit enhancement and security documents, arbitrage certificate, redemption notices, closing certificates and tax forms, as may be necessary or desirable to carry out and comply with the intent of this Ordinance, and to carry out, comply with and perform the duties of the Issuer with respect to the Bonds and the Issuer Documents.

Section 7. Effective Date. This Ordinance shall take effect and be in full force immediately after its adoption by the Governing Body of the Issuer and publication in the official newspaper of the Issuer.

PASSED by the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas this 15th day of December, 2016.

_____

Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas

(Seal)

ATTEST:

_____

Unified Government Clerk

[SUMMARY ORDINANCE FOR PUBLICATION]

(PUBLISHED IN *THE WYANDOTTE ECHO* ON DECEMBER 22, 2016)

SUMMARY OF ORDINANCE NO. O-__-16

On December 15, 2016, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS OF NOT TO EXCEED $90,000,000 AGGREGATE PRINCIPAL AMOUNT OF TAXABLE INDUSTRIAL REVENUE BONDS (KANSAS TRAINING DEVELOPMENT, LLC PROJECT), SERIES 2016, TO PROVIDE FUNDS TO ACQUIRE, CONSTRUCT AND EQUIP A PROJECT FOR KANSAS TRAINING DEVELOPMENT, LLC AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

The bonds approved by the Ordinance are being issued in an aggregate principal amount not to exceed $12,000,000 for the purpose of acquiring, constructing, improving and equipping a recreational and commercial project located approximately at the northwest corner of Parallel Parkway and 94th Street in Kansas City, Kansas and paying certain costs of issuance of the bonds. The bonds shall be limited obligations of the Unified Government payable from lease payments to be made by Kansas Training Development, LLC, a Kansas limited liability company or a related entity, in amounts sufficient to pay the principal of and premium, if any, and interest on the bonds. The bonds and interest thereon shall not be deemed to constitute a debt or liability of the Unified Government, the State of Kansas (the "State") or of any political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Unified Government, the State or of any political subdivision thereof, but shall be payable solely from the funds provided for in the Lease Agreement and the Bond Indenture. The issuance of the bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State or any political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: December __, 2016.

_____

Kenneth J. Moore
Unified Government Chief Counsel