City of Bonner Springs
KANSAS

Monday, February 26, 2024

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

NO WORKSHOP MEETING
REGULAR CITY COUNCIL MEETING - 7:30 p.m.

The meeting is open to the public.

CITY COUNCIL MEETING - 7:30 P.M.

1. VFW Selection of Firefighter of the Year and Law Enforcement Officer of the Year

CITIZEN CONCERNS ABOUT ITEMS NOT ON TODAY'S AGENDA. (COPIES OF MATERIAL PRESENTED TO THE CITY COUNCIL MUST ALSO BE PROVIDED TO THE CITY CLERK.)

This item is for comments and questions from the audience about items that are not included on today's agenda.

CONSENT AGENDA

1. Minutes of the February 12, 2024, City Council Meeting

Action	Make a motion to approve the minutes as presented.
Recommendation	Staff recommends approval.

Documents:
1. 02122024 CCM Minutes

2. Claims for City Operations

Action	Make a motion to approve the claims for City operations as presented.
Recommendation	Staff recommends approval.

Documents:
1. Supplement Check Register
2. Supplement Expense Approval Report
3. Main Check Register
4. Main Expense Approval Report

OLD BUSINESS

NEW BUSINESS

1. Public Hearing to Issue IndustrialRevenue Bonds for Scannell Properties, LLC (Building 3)

Action	Make a motion to open a public hearing at _____. Make a motion to close the public hearing at _____.
Recommendation	Staff and bond counsel recommend holding a public hearing.

Documents:
1. CBA for Bldg 3 Project (Master Reso of Intent) Scannell - Full Detailed Report

2. Resolution of Intent to Issue IndustrialRevenue Bonds for Scannell Properties, LLC (Building 3)

Action	Make a Motion to Adopt a Resolution of Intent to Issue Industrial Revenue Bonds and Property Tax Abatement for Scannell Properties, LLC (Building 3).
Recommendation	Staff and bond counsel recommend approval.

Documents:
1. Form of PILOT - Bonner Springs KS - Scannell IRB (Building 3 Projects)
2. Master Resolution of Intent - Bonner Springs, KS - Scannell IRB (Building 3 Projects)

3. Public Hearing to Issue IndustrialRevenue Bonds for Scannell Properties,

LLC (Building 3A)

Action	Make a motion to open a public hearing at _____. Make a motion to close the public hearing at _____.
Recommendation	Staff and bond counsel recommend holding a public hearing.

Documents:
1. CBA for Bldg 3A Project Scannell - Full Detailed Report

4. Resolution of Intent to Issue IndustrialRevenue Bonds for Scannell Properties, LLC (Building 3A)

Action	Make a Motion to Adopt a Resolution of Intent to Issue Industrial Revenue Bonds and Property Tax Abatement for Scannell Properties, LLC (Building 3A).
Recommendation	Staff and bond counsel recommend approval.

Documents:
1. Resolution of Intent - Bonner Springs, KS - Scannell IRB (Building 3A)
2. PILOT - Bonner Springs, KS - Scannell IRB (Building 3A)

5. Resolution to Set Public Hearing for 118th & State STAR Bond District

Action	Make a motion to adopt a resolution to set a public hearing for April 8 at 7:30 p.m. to establish a STAR Bond Project District.
Recommendation	Staff and Bond Counsel recommend approval.

Documents:
1. Resolution No. ____ (setting hearing on District) - Bonner Springs, KS - 118th and State STAR Bonds

6. Funding Agreement for 118th & State STAR Bond District

Action	Make a Motion to Authorize the City Manager to Execute a Funding Agreement with EMAP KC, LLC.
Recommendation	Staff and Bond Counsel recommend approval.

Documents:
1. Funding Agreement - Bonner Springs, KS - EMAP KC, LLC

REPORTS

1. City Manager's Report

Documents:
1. City Managers Update 2-23-24
2. InCode Code Enforcement Report 2.23.24
3. 2.23.2 Pending Planning Project List

2. City Council Items

3. Mayor's Report

Documents:
1. Mayors Update 240226

Memorandum

Date: February 26, 2024
To: Mayor and City Council
From: Christina Brake

Subject: Minutes of the February 12, 2024, City Council Meeting

Recommendation: Staff recommends approval.

Action: Make a motion to approve the minutes as presented.

Background:

Discussion:

Financial Impact:

The Bonner Springs City Council met in Workshop session at 6:30 p.m.
Present: Mayor Stephens, Councilmembers Reeves, Long, Blanks, McMahan, Wood, Gurley, Kipp and Shannon
City staff present: Sean Pederson, City Manager; Chris Brake, City Clerk; Amber Vogan, Assistant City Manager and Chrissy Abromovitz, Municipal Court Clerk

1. Code of Procedure Review – The City Clerk reviewed the Council's current code of procedures and the procedures recommended by the League of Kansas Municipalities.

The Bonner Springs City Council met in regular session at 7:30 p.m.
Present: Mayor Stephens, Councilmembers Reeves, Long, Blanks, McMahan, Wood, Gurley, Kipp and Shannon
City staff present: Sean Pederson, City Manager; Chris Brake, City Clerk; Chrissy Abromovitz, Municipal Court Clerk; Megan Gilliland, Economic Development Coordinator; Tim Richards, Fire Chief; Chris Jennings, Deputy Fire Chief

The Mayor led the Pledge of Allegiance to the Flag of the United States of America, and Pastor Flournoy led the invocation.

PRESENTATIONS –

1. Municipal Court Judge, Bill Hutton, administered the Oath of Office to newly appointed Councilmember, Dani Gurley.
2. The Mayor presented a proclamation in recognition of Black History Month to members of the Bonner Springs NAACP.

Citizen Concerns about Items Not on Today's Agenda – None presented.

CONSENT AGENDA – The Mayor read the Consent Agenda items and asked the staff, audience or City Council if they wished to remove an item for separate consideration. No items were removed.

1. Minutes of the January 22, 2024 City Council Meeting
2. Claims for City Operations
3. Appointments to Boards and Commissions

Reeves moved and Shannon seconded to approve the consent agenda as presented. No items were removed for separate consideration. Unanimous approval.

OLD BUSINESS – None

NEW BUSINESS –

1. **Medical Director Contract –** Shannon moved and Blanks seconded to authorize the City Manager to sign an agreement with Kansas University Physicians, Inc. to provide Medical Director services. Unanimous approval.

2. **Ordinance to Update the City Council Code of Procedures -** Wood moved and McMahan seconded to adopt an ordinance to amend the Code of Ordinances of the City, Article 2 Governing Body and to Adopt the League of Kansas Municipalities' Code of Procedure for Kansas Cities, Fourth Edition as the Rules of Procedures for City Council Meetings, of the City of Bonner Springs, Kansas. Unanimous approval. Assigned Ordinance No. 2564

3. **Ordinance to Establish a Common Consumption Area -** Reeves moved and Shannon seconded to adopt an ordinance to establish a common consumption area in Bonner Springs. The motion passed 7-1 with McMahan dissenting. Assigned Ordinance No. 2565

4. **Executive session pursuant to exception for consultation with an attorney, K.S.A. 75-4319(b)(2) –** Reeves moved and Gurley seconded to go into executive session pursuant to exception for consultation with an attorney, K.S.A. 75-4319(b)(2) The open meeting will resume in the Council Chamber at 9:15 p.m.

   Shannon moved and Gurley seconded to resume the open meeting with no action taken at 915 p.m.

   Gurley moved and Shannon seconded to go into executive session pursuant to exception for consultation with an attorney, K.S.A. 75-4319(b)(2) The open meeting will resume in the Council Chamber at 9:30 p.m.

   Gurley moved and Shannon seconded to resume the open meeting with no action taken at 9:36 p.m.

REPORTS

Item No. 1: City Manager's Report – Country Stampede will be coming to Bonner Springs; City staff are reviewing ordinances that effect the event and may be bringing items in front of the Council for consideration. The City Manager will attend the Emergency Management meeting tomorrow.

Item No. 2: City Council Items –
Wood thought the meeting was very informative.
Gurley asked about the lead line inventory, a letter will be sent to residents in houses built prior to 1980 asking to identify lead pipes in the home.
Blanks reminded everyone of the annual Chamber of Commerce dinner next Friday and thanked Megan.

Item No. 3: Mayor's Report – City offices will be closed Monday, February 19th for President's Day. Public Works is hosting a tour of the new water treatment plant on the 16th. Councilmembers should let the City Clerk know tonight if they are interested in participating.

The meeting adjourned at 9:39 p.m.

_________________________ Christina Brake, City Clerk

Memorandum

Date: February 26, 2024
To: Mayor and City Council
From: Sarah Frehe

Subject: Claims for City Operations

Recommendation: Staff recommends approval.

Action: Make a motion to approve the claims for City operations as presented.

Background: Staff enclosed the supplement claims for City operations in the amount of $61,432.21 and the regular claims in the amount of $2,064,087.04.

Discussion:

Financial Impact:

Check Register

Bonner Springs, KS

Packet: APPKT00691 - 2/16/2024 Payroll Check Run

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
2470	ATMOS ENERGY	02/16/2024	Regular	0.00	6,826.27	153040
10942	EVERGY KANSAS CENTRAL INC FKA V	02/16/2024	Regular	0.00	37,677.06	153041
9879	MAINSTREET CREDIT UNION	02/16/2024	Regular	0.00	865.00	153042
12333	OPTUM BANK	02/16/2024	Regular	0.00	8,380.08	153043
11421	WEX INC	02/16/2024	Regular	0.00	7,683.80	153044

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	61,432.21
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	5	**5**	**0.00**	**61,432.21**

Bonner Springs, KS

Expense Approval Report

By Vendor Name

Post Dates 2/16/2024 - 2/16/2024

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 2470 - ATMOS ENERGY				
ATMOS ENERGY	0003510	02/16/2024	GAS SERVICE	1,474.84
ATMOS ENERGY	0003510	02/16/2024	GAS SERVICE	2,922.86
ATMOS ENERGY	0003510	02/16/2024	GAS SERVICE	956.88
ATMOS ENERGY	0003510	02/16/2024	GAS SERVICE	300.40
ATMOS ENERGY	0003510	02/16/2024	GAS SERVICE	956.88
ATMOS ENERGY	0003510	02/16/2024	GAS SERVICE	214.41
			Vendor 2470 - ATMOS ENERGY Total:	**6,826.27**
Vendor: 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC				
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	5,659.45
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	170.45
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	1,164.46
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	1,587.68
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	452.89
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	4,288.34
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	2,228.76
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	470.36
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	12,945.69
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	7,559.03
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	497.08
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	75.58
EVERGY KANSAS CENTRAL INC...	0003511	02/16/2024	ELECTRIC SERVICE	577.29
			Vendor 10942 - EVERGY KANSAS CENTRAL INC FKA WESTAR ENERGY INC Total:	**37,677.06**
Vendor: 9879 - MAINSTREET CREDIT UNION				
MAINSTREET CREDIT UNION	0003512	02/16/2024	PAYROLL FOR 2/16/2024	865.00
			Vendor 9879 - MAINSTREET CREDIT UNION Total:	**865.00**
Vendor: 12333 - OPTUM BANK				
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	2,817.58
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	187.50
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	125.00
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	250.00
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	125.00
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	1,312.50
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	187.50
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	312.50
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	1,562.50
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	770.83
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	239.59
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	239.58
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	62.50
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	62.50

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
OPTUM BANK	0003513	02/16/2024	HEALTH SAVINGS ACCOUNT FOR 2/16/2024	125.00
			Vendor 12333 - OPTUM BANK Total:	**8,380.08**
Vendor: 11421 - WEX INC				
WEX INC	94977659	02/16/2024	JANUARY FUEL	88.69
WEX INC	94977659	02/16/2024	JANUARY FUEL	467.27
WEX INC	94977659	02/16/2024	JANUARY FUEL	5,422.93
WEX INC	94977659	02/16/2024	JANUARY FUEL	538.46
WEX INC	94977659	02/16/2024	JANUARY FUEL	313.35
WEX INC	94977659	02/16/2024	JANUARY FUEL	567.31
WEX INC	94977659	02/16/2024	JANUARY FUEL	285.79
			Vendor 11421 - WEX INC Total:	**7,683.80**
			Grand Total:	**61,432.21**

Check Register

Bonner Springs, KS

Packet: APPKT00695 - 2/20/2024 Check Run

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK-AP BANK						
11999	ALL COPY PRODUCTS INC	02/20/2024	Regular	0.00	214.36	153045
10078	AMAZON CAPITAL SERVICES INC	02/20/2024	Regular	0.00	285.52	153046
6730	AMERICAN RESPONSE VEHICLES INC	02/20/2024	Regular	0.00	1,058.80	153047
7449	APEX ENVIROTECH, INC.	02/20/2024	Regular	0.00	2,880.00	153048
1461	AUGUSTINE EXTERMINATORS INC	02/20/2024	Regular	0.00	139.00	153049
11711	AV WATER TECHNOLOGIES	02/20/2024	Regular	0.00	3,957.48	153050
7416	BG CONSULTANTS, INC	02/20/2024	Regular	0.00	24,004.00	153051
0117	BOARD OF PUBLIC UTILITIES	02/20/2024	Regular	0.00	25.00	153052
4172	BOUND TREE MEDICAL LLC	02/20/2024	Regular	0.00	1,085.14	153053
12213	BRYAN LISBONA	02/20/2024	Regular	0.00	18,750.00	153054
11759	BURNS & MCDONNELL CAS CONSTRI	02/20/2024	Regular	0.00	1,880,946.05	153055
11793	CHARTER COMMUICATIONS HOLDIN	02/20/2024	Regular	0.00	244.72	153056
10027	CINTAS	02/20/2024	Regular	0.00	566.77	153057
7888	COGENT INC	02/20/2024	Regular	0.00	445.00	153058
0213	COLEMAN EQUIPMENT INC	02/20/2024	Regular	0.00	935.54	153059
10136	COMPLIANCEONE	02/20/2024	Regular	0.00	1,011.76	153060
11580	CONVENTION AND VISITORS BUREAI	02/20/2024	Regular	0.00	650.00	153061
0716	CORE & MAIN LP	02/20/2024	Regular	0.00	18,281.21	153062
2216	CROSBY PLUMBING	02/20/2024	Regular	0.00	11,342.00	153063
12511	CROSS-LINES COMMUNITY OUTREA(	02/20/2024	Regular	0.00	100.00	153064
7487	CULLUM & BROWN OF KANSAS CITY	02/20/2024	Regular	0.00	50.00	153065
0014	DEFFENBAUGH INDUSTRIES INC	02/20/2024	Regular	0.00	5,356.22	153066
11899	EASY ICE, LLC	02/20/2024	Regular	0.00	412.00	153067
11417	EQUIPMENTSHARE.COM INC	02/20/2024	Regular	0.00	4,191.54	153068
10964	EVERGY FKA KCP&L	02/20/2024	Regular	0.00	144.69	153069
7858	GALLS LLC	02/20/2024	Regular	0.00	224.59	153070
10924	GO CAR WASH MANAGEMENT CORF	02/20/2024	Regular	0.00	90.00	153071
1942	GRASS PAD INC	02/20/2024	Regular	0.00	22.41	153072
7383	GREAT PLAINS SOCIETY FOR PREVEN	02/20/2024	Regular	0.00	425.00	153073
1532	GT DISTRIBUTORS INC	02/20/2024	Regular	0.00	165.82	153074
12436	GUEST HOUSE AT GRACELAND LLC	02/20/2024	Regular	0.00	3,715.07	153075
0021	HACH COMPANY	02/20/2024	Regular	0.00	454.00	153076
12517	HALEY LANG	02/20/2024	Regular	0.00	393.02	153077
1089	HAWKINS INC	02/20/2024	Regular	0.00	4,051.56	153078
7242	HELGET GAS PRODUCTS INC	02/20/2024	Regular	0.00	112.96	153079
0821	HOLLIDAY SAND AND GRAVEL CO	02/20/2024	Regular	0.00	1,874.69	153080
11590	IMAGEQUEST INC.	02/20/2024	Regular	0.00	391.04	153081
6581	INLAND TRUCK PARTS CO	02/20/2024	Regular	0.00	1,507.91	153082
12447	J.J. KELLER & ASSOCIATES INC	02/20/2024	Regular	0.00	250.00	153083
5345	JOHNSON COUNTY WASTEWATER	02/20/2024	Regular	0.00	741.16	153084
7899	JUSTINE SPEASE	02/20/2024	Regular	0.00	246.56	153085
12450	KANSAS INK & THREAD LLC	02/20/2024	Regular	0.00	45.00	153086
6594	KANSAS METRO PARKS & RECREATIC	02/20/2024	Regular	0.00	75.00	153087
10555	KBI LAB	02/20/2024	Regular	0.00	1,200.00	153088
10214	KC AUCTION DIRECT LLC	02/20/2024	Regular	0.00	707.63	153089
3517	KEY EQUIPMENT & SUPPLY CO	02/20/2024	Regular	0.00	653.03	153090
3030	LEAGUE OF KANSAS MUNICIPALITIES	02/20/2024	Regular	0.00	25.00	153091
3373	LUKE HEATING & AIR CONDITIONINC	02/20/2024	Regular	0.00	805.50	153092
4864	MATRIX MEDIA INC	02/20/2024	Regular	0.00	985.00	153093
7347	MCGUIRE ELECTRIC, LLC	02/20/2024	Regular	0.00	6,970.00	153094
7360	MECKC LLC	02/20/2024	Regular	0.00	308.00	153095
6137	METRO COURIER INC	02/20/2024	Regular	0.00	53.12	153096
6849	MJV-A LLC	02/20/2024	Regular	0.00	149.00	153097
7935	NANCY L. GOSS	02/20/2024	Regular	0.00	205.50	153098

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
12338	NATHAN BRUNGARDT	02/20/2024	Regular	0.00	328.57	153099
3047	NATIONAL AGRICULTURAL CENTER &	02/20/2024	Regular	0.00	2,000.00	153100
12513	NEW ORLEANS STEAMBOAT COMPA	02/20/2024	Regular	0.00	1,178.12	153101
12514	OAK ALLEY FOUNDATION	02/20/2024	Regular	0.00	606.00	153102
11769	OTTAWA BUS SERVICE, INC	02/20/2024	Regular	0.00	10,190.00	153103
3531	PERRY AND TRENT LLC	02/20/2024	Regular	0.00	280.00	153104
11867	PI MANAGED SERVICES LLC	02/20/2024	Regular	0.00	1,982.43	153105
11605	POLARIS SALES INC	02/20/2024	Regular	0.00	14,668.54	153106
6374	POLYDYNE INC	02/20/2024	Regular	0.00	2,970.00	153107
7032	PRINTING SYSTEMS INC	02/20/2024	Regular	0.00	429.23	153108
10030	QUALITY SPEAKS LLC	02/20/2024	Regular	0.00	82.50	153109
5302	R. E. PEDROTTI CO INC	02/20/2024	Regular	0.00	4,816.20	153110
12488	REBECCA ELLIOT	02/20/2024	Regular	0.00	555.00	153111
8031	REDDI SERVICES INC	02/20/2024	Regular	0.00	981.57	153112
10641	REDISHRED KANSAS INC	02/20/2024	Regular	0.00	115.60	153113
12516	ROBYN LEWIS	02/20/2024	Regular	0.00	100.00	153114
11773	RONALD TILDEN	02/20/2024	Regular	0.00	89.90	153115
10388	SALTUS TECHNOLOGIES, LLC	02/20/2024	Regular	0.00	12,480.00	153116
8136	SMITH & LOVELESS INC	02/20/2024	Regular	0.00	189.30	153117
11869	SOUTHWEST ANSWERING SERVICE II	02/20/2024	Regular	0.00	217.24	153118
12314	TATUM BARTELS	02/20/2024	Regular	0.00	75.84	153119
10879	TEUTONIC HOLDINGS LLC	02/20/2024	Regular	0.00	242.92	153120
10854	THE JATH GROUP INC	02/20/2024	Regular	0.00	814.60	153121
2975	THE KANSAS JUDICIAL COUNCIL	02/20/2024	Regular	0.00	45.00	153122
11386	UNIFIED GOVERNMENT TREASURER	02/20/2024	Regular	0.00	771.75	153123
12392	UNION BANK & TRUST	02/20/2024	Regular	0.00	412.50	153124
3088	VANCE BROTHERS INC	02/20/2024	Regular	0.00	609.00	153125
0712	W W GRAINGER INC	02/20/2024	Regular	0.00	1,997.33	153126
1321	WESTLAKE HARDWARE	02/20/2024	Regular	0.00	933.53	153127
	Void	02/20/2024	Regular	0.00	0.00	153128

Bank Code AP BANK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	161	83	0.00	2,064,087.04
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	161	**84**	**0.00**	**2,064,087.04**

Bonner Springs, KS

Expense Approval Report
By Vendor Name

Post Dates 2/20/2024 - 2/20/2024

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11999 - ALL COPY PRODUCTS INC				
ALL COPY PRODUCTS INC	35975516	02/20/2024	POSTAGE METER RENTAL	214.36
			Vendor 11999 - ALL COPY PRODUCTS INC Total:	**214.36**
Vendor: 10078 - AMAZON CAPITAL SERVICES INC				
AMAZON CAPITAL SERVICES I...	171X-3D4Q-JVV9	02/20/2024	COUNTRY STAMPEDE SUPPLIES	100.95
AMAZON CAPITAL SERVICES I...	17P1-W7TH-NL4J	02/20/2024	CELL PHONE CASE/USE ADAPTER	24.16
AMAZON CAPITAL SERVICES I...	19WC-CVDT-NFWN	02/20/2024	RETURN IPAD	-619.65
AMAZON CAPITAL SERVICES I...	1C36-VPM3-NTT9	02/20/2024	ERGOMETRIC KEYBOARD	130.39
AMAZON CAPITAL SERVICES I...	1DJP-LWX6-FFDL	02/20/2024	RETURNED TONER	-79.00
AMAZON CAPITAL SERVICES I...	1DJP-LWX6-FFDL	02/20/2024	RETURNED TONER	-78.99
AMAZON CAPITAL SERVICES I...	1HWQ-YPY1-3X3H	02/20/2024	TONER/DRUM FOR COPIERS	592.83
AMAZON CAPITAL SERVICES I...	1HWQ-YPY1-3X3H	02/20/2024	TONER/DRUM FOR COPIERS	692.82
AMAZON CAPITAL SERVICES I...	1QPC-HW9D-L3TJ	02/20/2024	RETURN TONER	-238.99
AMAZON CAPITAL SERVICES I...	1QPC-HW9D-L3TJ	02/20/2024	RETURN TONER	-239.00
			Vendor 10078 - AMAZON CAPITAL SERVICES INC Total:	**285.52**
Vendor: 6730 - AMERICAN RESPONSE VEHICLES INC				
AMERICAN RESPONSE VEHICL...	14002	02/20/2024	MEDIC 91 REPAIRS	751.30
AMERICAN RESPONSE VEHICL...	14174	02/20/2024	MEDIC 92 REPAIRS	307.50
			Vendor 6730 - AMERICAN RESPONSE VEHICLES INC Total:	**1,058.80**
Vendor: 7449 - APEX ENVIROTECH, INC.				
APEX ENVIROTECH, INC.	CSM03.001 JANUARY 2024	02/20/2024	CSM SAMPLING - JAN 2024	2,880.00
			Vendor 7449 - APEX ENVIROTECH, INC. Total:	**2,880.00**
Vendor: 1461 - AUGUSTINE EXTERMINATORS INC				
AUGUSTINE EXTERMINATORS ...	2429474	02/20/2024	PD QUARTERLY PEST CONTROL	139.00
			Vendor 1461 - AUGUSTINE EXTERMINATORS INC Total:	**139.00**
Vendor: 11711 - AV WATER TECHNOLOGIES				
AV WATER TECHNOLOGIES	0011017	02/20/2024	1347 HYDRUS METERS	3,957.48
			Vendor 11711 - AV WATER TECHNOLOGIES Total:	**3,957.48**
Vendor: 7416 - BG CONSULTANTS, INC				
BG CONSULTANTS, INC	20-1413L(7)	02/20/2024	Owners Representative, Supp Agrmnt, Water Plant	24,004.00
			Vendor 7416 - BG CONSULTANTS, INC Total:	**24,004.00**
Vendor: 0117 - BOARD OF PUBLIC UTILITIES				
BOARD OF PUBLIC UTILITIES	0003530	02/20/2024	ANIMAL CONTROL BUILDING WATER SERVICE	25.00
			Vendor 0117 - BOARD OF PUBLIC UTILITIES Total:	**25.00**
Vendor: 4172 - BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	85242020	02/20/2024	MEDICAL SUPPLIES	616.01
BOUND TREE MEDICAL LLC	85244878	02/20/2024	MEDICAL SUPPLIES	192.78
BOUND TREE MEDICAL LLC	85247861	02/20/2024	MEDICAL SUPPLIES	276.35
			Vendor 4172 - BOUND TREE MEDICAL LLC Total:	**1,085.14**
Vendor: 12213 - BRYAN LISBONA				
BRYAN LISBONA	0003514	02/20/2024	HEAL GRANT FINAL DISBURSEMENT	18,750.00
			Vendor 12213 - BRYAN LISBONA Total:	**18,750.00**
Vendor: 11759 - BURNS & MCDONNELL CAS CONSTRUCTUORS BONNER SPRINGS JV				
BURNS & MCDONNELL CAS C...	PMT #19	02/20/2024	Phase II Water Treatment Facility Project	1,880,946.05
			Vendor 11759 - BURNS & MCDONNELL CAS CONSTRUCTUORS BONNER SPRINGS JV Total:	**1,880,946.05**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 11793 - CHARTER COMMUICATIONS HOLDING LLC				
CHARTER COMMUICATIONS ...	0099865020624	02/20/2024	CITY HALL INTERNET SERVICE	244.72
			Vendor 11793 - CHARTER COMMUICATIONS HOLDING LLC Total:	**244.72**
Vendor: 10027 - CINTAS				
CINTAS	4176398288	02/20/2024	FLOOR MATS FOR WWTP	43.94
CINTAS	4182852001	02/20/2024	FLOOR MATS FOR PW/WATER OFFICE	40.76
CINTAS	4182852001	02/20/2024	FLOOR MATS FOR PW/WATER OFFICE	40.75
CINTAS	4182852019	02/20/2024	FLOOR MATS FOR WWTP	43.94
CINTAS	4183571757	02/20/2024	FLOOR MATS FOR PW/WATER OFFICE	42.06
CINTAS	4183571757	02/20/2024	FLOOR MATS FOR PW/WATER OFFICE	42.06
CINTAS	4183571761	02/20/2024	FLOOR MATS FOR WWTP	45.35
CINTAS	4183571764	02/20/2024	CITY HALL JANITORIAL SUPPLIES	267.91
			Vendor 10027 - CINTAS Total:	**566.77**
Vendor: 7888 - COGENT INC				
COGENT INC	5585083	02/20/2024	ROUTINE MAINTENANCE ON LS #2 SKID PUMPS	445.00
			Vendor 7888 - COGENT INC Total:	**445.00**
Vendor: 0213 - COLEMAN EQUIPMENT INC				
COLEMAN EQUIPMENT INC	601414	02/20/2024	HYDROULIC HOSE FOR VID # 9130	233.24
COLEMAN EQUIPMENT INC	602255	02/20/2024	BINDER/SCRAPER FOR VID #401	193.06
COLEMAN EQUIPMENT INC	602806	02/20/2024	STIHL TUNE UP KITS	115.22
COLEMAN EQUIPMENT INC	602943	02/20/2024	STIHL TUNE UP KITS	55.48
COLEMAN EQUIPMENT INC	603110	02/20/2024	AIR FILTER/SPARK PLUG FOR HEDGE TRIMMER	6.78
COLEMAN EQUIPMENT INC	603111	02/20/2024	STIHL TUNE UP KITS	54.51
COLEMAN EQUIPMENT INC	603273	02/20/2024	AIR FILTER/SPARK PLUG FOR HEDGE TRIMMER	9.75
COLEMAN EQUIPMENT INC	603354	02/20/2024	REPLACEMENT PARTS FOR POLE SAW AND CHAINSAW	139.49
COLEMAN EQUIPMENT INC	604039	02/20/2024	MISC PART FOR VID # 9130	18.35
COLEMAN EQUIPMENT INC	604675	02/20/2024	SNOW PLOW BLADES	109.66
			Vendor 0213 - COLEMAN EQUIPMENT INC Total:	**935.54**
Vendor: 10136 - COMPLIANCEONE				
COMPLIANCEONE	312913	02/20/2024	SCREENINGS FOR CRAIN, ASMUS, LEON	158.40
COMPLIANCEONE	312913	02/20/2024	JANUARY MONTHLY CHARGES/RANDOM NON DOT	383.08
COMPLIANCEONE	312913	02/20/2024	JANUARY MONTHLY CHARGES/RANDOM NON DOT	157.00
COMPLIANCEONE	312913	02/20/2024	SCREENING FOR RENDON	52.80
COMPLIANCEONE	313648	02/20/2024	FMCSA ANNUAL QUERIES	160.00
COMPLIANCEONE	313648	02/20/2024	JANUARY MONTHLY CHARGES/RANDOM DOT	56.52
COMPLIANCEONE	313648	02/20/2024	JANUARY MONTHLY CHARGES/RANDOM DOT	18.84
COMPLIANCEONE	313648	02/20/2024	JANUARY MONTHLY CHARGES/RANDOM DOT	18.84
COMPLIANCEONE	313648	02/20/2024	JANUARY MONTHLY CHARGES/RANDOM DOT	6.28
			Vendor 10136 - COMPLIANCEONE Total:	**1,011.76**
Vendor: 11580 - CONVENTION AND VISITORS BUREAU OF GREATER KANSAS CITY				
CONVENTION AND VISITORS ...	46387	02/20/2024	MEMBERSHIP DUES	650.00
			Vendor 11580 - CONVENTION AND VISITORS BUREAU OF GREATER KANSAS CITY Total:	**650.00**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 0716 - CORE & MAIN LP				
CORE & MAIN LP	U245468	02/20/2024	DISTRIBUTION MAINTENANCE PARTS	2,323.24
CORE & MAIN LP	U245522	02/20/2024	DISTRIBUTION MAINTENANCE PARTS	417.20
CORE & MAIN LP	U252744	02/20/2024	DISTRIBUTION MAINTENANCE PARTS	3,940.11
CORE & MAIN LP	U252925	02/20/2024	DISTRIBUTION MAINTENANCE PARTS	4,448.25
CORE & MAIN LP	U253293	02/20/2024	DISTRIBUTION MAINTENANCE PARTS	4,293.86
CORE & MAIN LP	U253633	02/20/2024	DISTRIBUTION MAINTENANCE PARTS	788.50
CORE & MAIN LP	U253670	02/20/2024	DISTRIBUTION MAINTENANCE PARTS	126.00
CORE & MAIN LP	U267337	02/20/2024	DISTRIBUTION MAINTENANCE PARTS	1,863.05
CORE & MAIN LP	U279600	02/20/2024	DISTRIBUTION MAINTENANCE PARTS	81.00
			Vendor 0716 - CORE & MAIN LP Total:	**18,281.21**
Vendor: 2216 - CROSBY PLUMBING				
CROSBY PLUMBING	35732939	02/20/2024	AUGER PUMP LINE AT WWTP	149.00
CROSBY PLUMBING	35807953	02/20/2024	CAMERA RIVER DISCHARGE LINE FOR WTP	200.00
CROSBY PLUMBING	35950667	02/20/2024	AUGER WASTE POOL LINES AT WWTP	2,700.00
CROSBY PLUMBING	36168271	02/20/2024	TEMP REPAIR GRINDER PUMP AT 13516 POST DR	1,499.00
CROSBY PLUMBING	36246221	02/20/2024	INSTALL NEW WATER HEATER ELEMENT	295.00
CROSBY PLUMBING	36818893	02/20/2024	REPLACE GRINDER PUMP AT 926 S 135TH ST	4,999.00
CROSBY PLUMBING	37002078	02/20/2024	REPAIR SEWER MAIN AT 420 N NETTLETON	1,500.00
			Vendor 2216 - CROSBY PLUMBING Total:	**11,342.00**
Vendor: 12511 - CROSS-LINES COMMUNITY OUTREACH				
CROSS-LINES COMMUNITY O...	59958628	02/20/2024	REFUND DEPOSIT FOR HONEYBEE ROOM ON 11/7/23	100.00
			Vendor 12511 - CROSS-LINES COMMUNITY OUTREACH Total:	**100.00**
Vendor: 7487 - CULLUM & BROWN OF KANSAS CITY INC				
CULLUM & BROWN OF KANSA...	113131	02/20/2024	RESTITUTION - ANTHONY JEFFREY	50.00
			Vendor 7487 - CULLUM & BROWN OF KANSAS CITY INC Total:	**50.00**
Vendor: 0014 - DEFFENBAUGH INDUSTRIES INC				
DEFFENBAUGH INDUSTRIES I...	0020740-4861-8	02/20/2024	SLUDGE HAULING 1/16/24 - 1/31/24	4,971.67
DEFFENBAUGH INDUSTRIES I...	7350440-4858-6	02/20/2024	PW STREETS DUMPSTER SERVICE 1/30/24	342.62
DEFFENBAUGH INDUSTRIES I...	7351282-4858-1	02/20/2024	WWTP DUMPSTER SERVICE 1/12/24	41.93
			Vendor 0014 - DEFFENBAUGH INDUSTRIES INC Total:	**5,356.22**
Vendor: 11899 - EASY ICE, LLC				
EASY ICE, LLC	01117358	02/20/2024	FD ICE MACHINE RENTAL	136.00
EASY ICE, LLC	01187806	02/20/2024	ICE MACHINE RENTAL	70.00
EASY ICE, LLC	01187806	02/20/2024	ICE MACHINE RENTAL	70.00
EASY ICE, LLC	01199232	02/20/2024	FD ICE MACHINE RENTAL	136.00
			Vendor 11899 - EASY ICE, LLC Total:	**412.00**
Vendor: 11417 - EQUIPMENTSHARE.COM INC				
EQUIPMENTSHARE.COM INC	3488891-000	02/20/2024	REPLACE SHUT OFF/HEATER CORE VALVE ON VID# 550	2,243.72

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
EQUIPMENTSHARE.COM INC	3528650-000	02/20/2024	REPLACE STARTER/AIR CLEANER ASSEMBLY/FUEL FILTERS	1,947.82
			Vendor 11417 - EQUIPMENTSHARE.COM INC Total:	**4,191.54**
Vendor: 10964 - EVERGY FKA KCP&L				
EVERGY FKA KCP&L	0003517	02/20/2024	ELECTRIC SERVICE FOR SIREN AT 708 S 122ND	24.41
EVERGY FKA KCP&L	0003517	02/20/2024	ELECTRIC SERVICE FOR SIREN AT 631 N 126TH ST	25.09
EVERGY FKA KCP&L	0003517	02/20/2024	ELECTRIC SERVICE FOR 12730 STATE	75.87
EVERGY FKA KCP&L	0003517	02/20/2024	ELECTRIC SERVICE FOR 949 N 142ND ST	19.32
			Vendor 10964 - EVERGY FKA KCP&L Total:	**144.69**
Vendor: 7858 - GALLS LLC				
GALLS LLC	026874331	02/20/2024	UNIFORM ITEMS FOR CHIEF	31.99
GALLS LLC	026885792	02/20/2024	UNIFORM ITEMS FOR CHIEF	192.60
			Vendor 7858 - GALLS LLC Total:	**224.59**
Vendor: 10924 - GO CAR WASH MANAGEMENT CORP				
GO CAR WASH MANAGEMENT..	INV2020	02/20/2024	JANUARY CAR WASHES	90.00
			Vendor 10924 - GO CAR WASH MANAGEMENT CORP Total:	**90.00**
Vendor: 1942 - GRASS PAD INC				
GRASS PAD INC	542872	02/20/2024	TOP SOIL FOR LIONS PARK	12.45
GRASS PAD INC	542876	02/20/2024	TOP SOIL FOR LIONS PARK	9.96
			Vendor 1942 - GRASS PAD INC Total:	**22.41**
Vendor: 7383 - GREAT PLAINS SOCIETY FOR PREVENTION CRUELTY TO ANIMALS				
GREAT PLAINS SOCIETY FOR P...	0124BS	02/20/2024	ANIMAL SHELTER TRANSFER	425.00
			Vendor 7383 - GREAT PLAINS SOCIETY FOR PREVENTION CRUELTY TO ANIMALS Total:	**425.00**
Vendor: 1532 - GT DISTRIBUTORS INC				
GT DISTRIBUTORS INC	INV0987844	02/20/2024	UNIFORM SHIRTS	111.52
GT DISTRIBUTORS INC	INV0987916	02/20/2024	FOBUS HOLSTER	24.30
GT DISTRIBUTORS INC	UNIV0039042	02/20/2024	UNIFORM ALTERATIONS	30.00
			Vendor 1532 - GT DISTRIBUTORS INC Total:	**165.82**
Vendor: 12436 - GUEST HOUSE AT GRACELAND LLC				
GUEST HOUSE AT GRACELAND...	0003518	02/20/2024	HOTEL FOR 1ST NIGHT ON NOLA TRIP	3,715.07
			Vendor 12436 - GUEST HOUSE AT GRACELAND LLC Total:	**3,715.07**
Vendor: 0021 - HACH COMPANY				
HACH COMPANY	13889297	02/20/2024	CHEMICALS FOR WTP	454.00
			Vendor 0021 - HACH COMPANY Total:	**454.00**
Vendor: 12517 - HALEY LANG				
HALEY LANG	0003526	02/20/2024	PHONE REPAIR CLAIM	393.02
			Vendor 12517 - HALEY LANG Total:	**393.02**
Vendor: 1089 - HAWKINS INC				
HAWKINS INC	6664465	02/20/2024	CHEMICALS FOR WTP	2,264.06
HAWKINS INC	6666067	02/20/2024	CHLORINE CYLINDER RENTAL FOR WTP	60.00
HAWKINS INC	6667244	02/20/2024	CHEMICALS FOR WTP	1,727.50
			Vendor 1089 - HAWKINS INC Total:	**4,051.56**
Vendor: 7242 - HELGET GAS PRODUCTS INC				
HELGET GAS PRODUCTS INC	0002135668	02/20/2024	OXYGEN	112.96
			Vendor 7242 - HELGET GAS PRODUCTS INC Total:	**112.96**
Vendor: 0821 - HOLLIDAY SAND AND GRAVEL CO				
HOLLIDAY SAND AND GRAVEL...	1500584751	02/20/2024	ROCK FOR PW DRIVEWAY	344.25
HOLLIDAY SAND AND GRAVEL...	1500585505	02/20/2024	FLOWABLE FILL FOR DIST MAINTENANCE	907.92
HOLLIDAY SAND AND GRAVEL...	1500585512	02/20/2024	FLOWABLE FILL FOR DIST MAINTENANCE	162.00

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
HOLLIDAY SAND AND GRAVEL...	1500585519	02/20/2024	FLOWABLE FILL FOR DIST MAINTENANCE	460.52
			Vendor 0821 - HOLLIDAY SAND AND GRAVEL CO Total:	**1,874.69**
Vendor: 11590 - IMAGEQUEST INC.				
IMAGEQUEST INC.	IN5033522	02/20/2024	QTRLY COPIER OVERAGE CHARGE	195.52
IMAGEQUEST INC.	IN5033522	02/20/2024	QTRLY COPIER OVERAGE CHARGE	195.52
			Vendor 11590 - IMAGEQUEST INC. Total:	**391.04**
Vendor: 6581 - INLAND TRUCK PARTS CO				
INLAND TRUCK PARTS CO	IN-1537088	02/20/2024	REPAIR VID #553	1,507.91
			Vendor 6581 - INLAND TRUCK PARTS CO Total:	**1,507.91**
Vendor: 12447 - J.J. KELLER & ASSOCIATES INC				
J.J. KELLER & ASSOCIATES INC	9108732240	02/20/2024	CDL TRAINING FOR ISTAS	250.00
			Vendor 12447 - J.J. KELLER & ASSOCIATES INC Total:	**250.00**
Vendor: 5345 - JOHNSON COUNTY WASTEWATER				
JOHNSON COUNTY WASTEWA...	0003519	02/20/2024	JANUARY WW CHARGES	741.16
			Vendor 5345 - JOHNSON COUNTY WASTEWATER Total:	**741.16**
Vendor: 7899 - JUSTINE SPEASE				
JUSTINE SPEASE	0003536	02/20/2024	MILEAGE REIMBURSEMENT	246.56
			Vendor 7899 - JUSTINE SPEASE Total:	**246.56**
Vendor: 12450 - KANSAS INK & THREAD LLC				
KANSAS INK & THREAD LLC	46170	02/20/2024	EMBROIDERY VESTS FOR STREETS	45.00
			Vendor 12450 - KANSAS INK & THREAD LLC Total:	**45.00**
Vendor: 6594 - KANSAS METRO PARKS & RECREATION DIRECTOR'S ASSOCIATION				
KANSAS METRO PARKS & REC...	0003522	02/20/2024	2024 MEMBERSHIP DUES	75.00
			Vendor 6594 - KANSAS METRO PARKS & RECREATION DIRECTOR'S ASSOCIATION Total:	**75.00**
Vendor: 10555 - KBI LAB				
KBI LAB	K23-00256	02/20/2024	LAB FEE FOR ANGELA MARIE MOORE	400.00
KBI LAB	K23-00584	02/20/2024	LAB FEE FOR JAMES DOUGLAS WILLIAMS	400.00
KBI LAB	K23-00748	02/20/2024	LAB FEE FOR AUSTIN SCHLEMMER	400.00
			Vendor 10555 - KBI LAB Total:	**1,200.00**
Vendor: 10214 - KC AUCTION DIRECT LLC				
KC AUCTION DIRECT LLC	25366	02/20/2024	OIL CHANGE/REPLACE BRAKE PADS/ROTORS ON UNIT 68	707.63
			Vendor 10214 - KC AUCTION DIRECT LLC Total:	**707.63**
Vendor: 3517 - KEY EQUIPMENT & SUPPLY CO				
KEY EQUIPMENT & SUPPLY CO	KC211245	02/20/2024	PLUG FOR VID #568	61.93
KEY EQUIPMENT & SUPPLY CO	KC211303	02/20/2024	PLUG/HOSE FOR VID #568	653.03
KEY EQUIPMENT & SUPPLY CO	KCR000603	02/20/2024	RETURNED PLUG FOR VID #568	-61.93
			Vendor 3517 - KEY EQUIPMENT & SUPPLY CO Total:	**653.03**
Vendor: 3030 - LEAGUE OF KANSAS MUNICIPALITIES				
LEAGUE OF KANSAS MUNICIP...	8462	02/20/2024	KORA AND POLICE RECORDS WEBINAR	25.00
			Vendor 3030 - LEAGUE OF KANSAS MUNICIPALITIES Total:	**25.00**
Vendor: 3373 - LUKE HEATING & AIR CONDITIONING LLC				
LUKE HEATING & AIR CONDIT...	11002	02/20/2024	REPLACE FAN MOTOR ON GARAGE HEATER AT WWTP	805.50
			Vendor 3373 - LUKE HEATING & AIR CONDITIONING LLC Total:	**805.50**
Vendor: 4864 - MATRIX MEDIA INC				
MATRIX MEDIA INC	22-00501	02/20/2024	2024 AD IN KANSAS TRAVEL MAGAZINE	985.00
			Vendor 4864 - MATRIX MEDIA INC Total:	**985.00**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 7347 - MCGUIRE ELECTRIC, LLC				
MCGUIRE ELECTRIC, LLC	5100	02/20/2024	REPAIR BELT PRESS AT WWTP	170.00
MCGUIRE ELECTRIC, LLC	5118	02/20/2024	Repair/replace a VFD on Water Well #2.	6,800.00
			Vendor 7347 - MCGUIRE ELECTRIC, LLC Total:	**6,970.00**
Vendor: 7360 - MECKC LLC				
MECKC LLC	5176	02/20/2024	POWERWASHER HOSE FOR PW SHOP	308.00
			Vendor 7360 - MECKC LLC Total:	**308.00**
Vendor: 6137 - METRO COURIER INC				
METRO COURIER INC	47574	02/20/2024	SAMPLE DELIVERIES ON 1/17/24 & 1/30/24	53.12
			Vendor 6137 - METRO COURIER INC Total:	**53.12**
Vendor: 6849 - MJV-A LLC				
MJV-A LLC	231618-013124	02/20/2024	UNIFORM CLEANING	149.00
			Vendor 6849 - MJV-A LLC Total:	**149.00**
Vendor: 7935 - NANCY L. GOSS				
NANCY L. GOSS	020524	02/20/2024	QUARTERLY PEST CONTROL	62.50
NANCY L. GOSS	020524	02/20/2024	QUARTERLY PEST CONTROL	80.50
NANCY L. GOSS	020524	02/20/2024	QUARTERLY PEST CONTROL	62.50
			Vendor 7935 - NANCY L. GOSS Total:	**205.50**
Vendor: 12338 - NATHAN BRUNGARDT				
NATHAN BRUNGARDT	0003523	02/20/2024	FEBRUARY MILEAGE REIMBURSEMENT	328.57
			Vendor 12338 - NATHAN BRUNGARDT Total:	**328.57**
Vendor: 3047 - NATIONAL AGRICULTURAL CENTER & HALL OF FAME				
NATIONAL AGRICULTURAL CE...	1076	02/20/2024	2024 SPONSORSHIP FOR MARKETING AND ADVERTISING	2,000.00
			Vendor 3047 - NATIONAL AGRICULTURAL CENTER & HALL OF FAME Total:	**2,000.00**
Vendor: 12513 - NEW ORLEANS STEAMBOAT COMPANY				
NEW ORLEANS STEAMBOAT ...	0003524	02/20/2024	FINAL BALANCE FOR DINNER CRUISE ON NOLA TRIP	1,178.12
			Vendor 12513 - NEW ORLEANS STEAMBOAT COMPANY Total:	**1,178.12**
Vendor: 12514 - OAK ALLEY FOUNDATION				
OAK ALLEY FOUNDATION	209837644	02/20/2024	TICKETS TO BIG HOUSE EXHIBIT ON NOLA TRIP	606.00
			Vendor 12514 - OAK ALLEY FOUNDATION Total:	**606.00**
Vendor: 11769 - OTTAWA BUS SERVICE, INC				
OTTAWA BUS SERVICE, INC	38889A	02/20/2024	Charter bus services for NOLA trip	10,190.00
			Vendor 11769 - OTTAWA BUS SERVICE, INC Total:	**10,190.00**
Vendor: 3531 - PERRY AND TRENT LLC				
PERRY AND TRENT LLC	04262	02/20/2024	JANUARY LEGAL SERVICES	280.00
			Vendor 3531 - PERRY AND TRENT LLC Total:	**280.00**
Vendor: 11867 - PI MANAGED SERVICES LLC				
PI MANAGED SERVICES LLC	INV0024858	02/20/2024	MERAKI GIG SWITCH AND LICENSE FOR PW SERVER	660.81
PI MANAGED SERVICES LLC	INV0024858	02/20/2024	MERAKI GIG SWITCH AND LICENSE FOR PW SERVER	660.81
PI MANAGED SERVICES LLC	INV0024858	02/20/2024	MERAKI GIG SWITCH AND LICENSE FOR PW SERVER	660.81
			Vendor 11867 - PI MANAGED SERVICES LLC Total:	**1,982.43**
Vendor: 11605 - POLARIS SALES INC				
POLARIS SALES INC	INV-11651-P0G8Z8-8829300	02/20/2024	2024 Ranger SP 570	14,668.54
			Vendor 11605 - POLARIS SALES INC Total:	**14,668.54**

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 6374 - POLYDYNE INC				
POLYDYNE INC	1803374	02/20/2024	CLARIFLOC	2,970.00
			Vendor 6374 - POLYDYNE INC Total:	**2,970.00**
Vendor: 7032 - PRINTING SYSTEMS INC				
PRINTING SYSTEMS INC	231922	02/20/2024	CHECKS FOR ACCOUNTS PAYABLE	429.23
			Vendor 7032 - PRINTING SYSTEMS INC Total:	**429.23**
Vendor: 10030 - QUALITY SPEAKS LLC				
QUALITY SPEAKS LLC	7397685	02/20/2024	FD PHONE SERVICE	82.50
			Vendor 10030 - QUALITY SPEAKS LLC Total:	**82.50**
Vendor: 5302 - R. E. PEDROTTI CO INC				
R. E. PEDROTTI CO INC	15641	02/20/2024	INSTALL CONTROLS FOR AERATION SYSTEM AT WWTP	4,816.20
			Vendor 5302 - R. E. PEDROTTI CO INC Total:	**4,816.20**
Vendor: 12488 - REBECCA ELLIOT				
REBECCA ELLIOT	43B	02/20/2024	COUNSELING RELATED TO KMIT CLAIM # 2390675	555.00
			Vendor 12488 - REBECCA ELLIOT Total:	**555.00**
Vendor: 8031 - REDDI SERVICES INC				
REDDI SERVICES INC	224347690	02/20/2024	REPAIR ROOF DRAIN	174.00
REDDI SERVICES INC	224382141	02/20/2024	REPAIR ROOF DRAIN	807.57
			Vendor 8031 - REDDI SERVICES INC Total:	**981.57**
Vendor: 10641 - REDISHRED KANSAS INC				
REDISHRED KANSAS INC	1347942	02/20/2024	SHREDDING SERVICES	58.92
REDISHRED KANSAS INC	1347961	02/20/2024	SHREDDING SERVICES	56.68
			Vendor 10641 - REDISHRED KANSAS INC Total:	**115.60**
Vendor: 12516 - ROBYN LEWIS				
ROBYN LEWIS	63601965	02/20/2024	REFUND DEPOSIT FOR SUNFLOWER ROOM ON 2/17/24	100.00
			Vendor 12516 - ROBYN LEWIS Total:	**100.00**
Vendor: 11773 - RONALD TILDEN				
RONALD TILDEN	111056	02/20/2024	OIL CHANGE/TIRE ROTATION ON UNIT 72	89.90
			Vendor 11773 - RONALD TILDEN Total:	**89.90**
Vendor: 10388 - SALTUS TECHNOLOGIES, LLC				
SALTUS TECHNOLOGIES, LLC	2402-17	02/20/2024	DIGITICKET ANNUAL SERVICE	12,480.00
			Vendor 10388 - SALTUS TECHNOLOGIES, LLC Total:	**12,480.00**
Vendor: 8136 - SMITH & LOVELESS INC				
SMITH & LOVELESS INC	174629	02/20/2024	REPLACEMENT FLOATS FOR LIFT STATIONS	189.30
			Vendor 8136 - SMITH & LOVELESS INC Total:	**189.30**
Vendor: 11869 - SOUTHWEST ANSWERING SERVICE INC				
SOUTHWEST ANSWERING SE...	287101262024	02/20/2024	AFTER HOURS ANSWERING SERVICE	217.24
			Vendor 11869 - SOUTHWEST ANSWERING SERVICE INC Total:	**217.24**
Vendor: 12314 - TATUM BARTELS				
TATUM BARTELS	0003527	02/20/2024	JANUARY MILEAGE REIMBURSEMENT	75.84
			Vendor 12314 - TATUM BARTELS Total:	**75.84**
Vendor: 10879 - TEUTONIC HOLDINGS LLC				
TEUTONIC HOLDINGS LLC	668708	02/20/2024	CITY HALL PHONE SERVICE	242.92
			Vendor 10879 - TEUTONIC HOLDINGS LLC Total:	**242.92**
Vendor: 10854 - THE JATH GROUP INC				
THE JATH GROUP INC	80657	02/20/2024	PUBLIC WORKS BUILDING OFFICE JANITORIAL SERVICES	148.33

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
THE JATH GROUP INC	80657	02/20/2024	WASTEWATER DEPARTMENT OFFICE JANITORIAL SERVICES	148.34
THE JATH GROUP INC	80657	02/20/2024	WATER DEPARTMENT OFFICE JANITORIAL SERVICES	148.33
THE JATH GROUP INC	S-14396	02/20/2024	JANITORIAL SUPPLIES	151.85
THE JATH GROUP INC	S-14396	02/20/2024	JANITORIAL SUPPLIES	151.84
THE JATH GROUP INC	S-14397	02/20/2024	JANITORIAL SUPPLIES	65.91
			Vendor 10854 - THE JATH GROUP INC Total:	**814.60**
Vendor: 2975 - THE KANSAS JUDICIAL COUNCIL				
THE KANSAS JUDICIAL COUNC…	44367	02/20/2024	2023 MUNICIPAL COURT MANUAL SUPPLEMENT	45.00
			Vendor 2975 - THE KANSAS JUDICIAL COUNCIL Total:	**45.00**
Vendor: 11386 - UNIFIED GOVERNMENT TREASURER				
UNIFIED GOVERNMENT TREA…	0003528	02/20/2024	WYCO JAIL HOUSING	771.75
			Vendor 11386 - UNIFIED GOVERNMENT TREASURER Total:	**771.75**
Vendor: 12392 - UNION BANK & TRUST				
UNION BANK & TRUST	0003529	02/20/2024	CASHIER'S CHECK FOR OAK ALLEY RESTAURANT NOLA TRIP	412.50
			Vendor 12392 - UNION BANK & TRUST Total:	**412.50**
Vendor: 3088 - VANCE BROTHERS INC				
VANCE BROTHERS INC	IG0023562	02/20/2024	ASPHALT	609.00
			Vendor 3088 - VANCE BROTHERS INC Total:	**609.00**
Vendor: 0712 - W W GRAINGER INC				
W W GRAINGER INC	9964015466	02/20/2024	JACKHAMMER FOR DIST MAINT	1,997.33
			Vendor 0712 - W W GRAINGER INC Total:	**1,997.33**
Vendor: 1321 - WESTLAKE HARDWARE				
WESTLAKE HARDWARE	14005985	02/20/2024	MISC HARDWARE FOR SOUTH PARK PICNIC TABLES	33.79
WESTLAKE HARDWARE	14005995	02/20/2024	GORILLA TAPE/PERM MARKERS/SHOP TOWELS FOR PARKS	62.14
WESTLAKE HARDWARE	14005999	02/20/2024	GREASE GUN KIT	299.00
WESTLAKE HARDWARE	14006006	02/20/2024	MISC HARDWARE FOR BRUSH CLIPPER	5.95
WESTLAKE HARDWARE	14006009	02/20/2024	KEYS	24.95
WESTLAKE HARDWARE	14006011	02/20/2024	ZIP TIES/MOUSE TRAPS FOR PARKS	69.76
WESTLAKE HARDWARE	14006012	02/20/2024	PADLOCK FOR CEMETERY	31.99
WESTLAKE HARDWARE	14006019	02/20/2024	PROPANE FOR TORCHES	25.98
WESTLAKE HARDWARE	14006033	02/20/2024	SPACE HEATER/TOOL CASE FOR WTP	121.97
WESTLAKE HARDWARE	14006035	02/20/2024	HEATER FOR WELL # 6	114.98
WESTLAKE HARDWARE	14006043	02/20/2024	SCREWS FOR LIGHTS AT LIBRARY	3.00
WESTLAKE HARDWARE	14006049	02/20/2024	WALL ANCHORS	6.59
WESTLAKE HARDWARE	14006057	02/20/2024	MISC SHOP SUPPLIES	6.59
WESTLAKE HARDWARE	14006066	02/20/2024	SPARE KEYS FOR CEMETERY	11.96
WESTLAKE HARDWARE	14006071	02/20/2024	UTILITY KNIFE/CUF OFF WHEEL FOR GRINDER	45.53
WESTLAKE HARDWARE	14006086	02/20/2024	MISC HARDWRE FOR DIST MAINT	28.39
WESTLAKE HARDWARE	14006094	02/20/2024	CLEANING SUPPLIES	26.97
WESTLAKE HARDWARE	14006101	02/20/2024	LIGHT BULBS FOR COMMUNITY CENTER	13.99
			Vendor 1321 - WESTLAKE HARDWARE Total:	**933.53**
			Grand Total:	**2,064,087.04**

Memorandum

Date: February 26, 2024
To: Mayor and City Council
From:

Subject: Public Hearing to Issue IndustrialRevenue Bonds for Scannell Properties, LLC (Building 3)

Recommendation: Staff and Bond Counsel recommend holding a public hearing.

Action: Make a motion to open a public hearing at _____. Make a motion to close the public hearing at _____.

Background: Refer to the associated Resolution of Intent agenda item for details on IRB project for Scannell (Building 3).

Discussion:

Financial Impact:

Scannell Properties MASTER (former Bldg 3 site) - Impact Report

Scannell Proposal MASTER (former Bldg 3 site)

Project Type: Recruitment
Industry: Distribution & Logistics
Prepared By: State of Kansas

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by State of Kansas using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for State of Kansas.

This report, generated by the Impact DashBoard application, has been prepared by State of Kansas to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. State of Kansas made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

State of Kansas and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 15-year period.

Description of the Project

The proposed project contemplates the development of new Class A industrial facilities for occupancy by third-party end users.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 15 years in terms of job creation, salaries paid to workers, and taxable sales.

SUMMARY OF ECONOMIC IMPACT OVER 15 YEARS IN WYANDOTTE COUNTY			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Jobs	288.0	190.8	**478.8**
Annual Salaries/Wages at Full Ops (Yr 3)	$13,184,064	$12,386,428	**$25,570,492**
Salaries/Wages over 15 Years	$208.68M	$196.06M	**$404.74M**
Taxable Sales/Purchases in Wyandotte County	$33,501,645	$9,802,827	**$43,304,472**

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

SUMMARY OF POPULATION IMPACT OVER 15 YEARS IN WYANDOTTE COUNTY			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Workers who will move to Wyandotte County	43.2	17.2	**60.4**
New residents in Wyandotte County	112.3	44.6	**157.0**
New residential properties constructed in Wyandotte County	6.5	2.6	**9.1**
New students to attend local school district	21.6	8.6	**30.2**

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 15 years is summarized in the following table.

SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 15 YEARS IN WYANDOTTE COUNTY						
YR.	NEW RESIDENTIAL PROPERTY	LAND	BUILDINGS...	FF&E	NON-RESIDENTIAL PROPERTY	TOTAL PROPERTY
1	$50,550	$800,000	$24,200,000	$0	*$25,000,000*	**$25,050,550**
2	$89,372	$816,000	$24,684,000	$0	*$25,500,000*	**$25,589,372**
3	$126,221	$832,320	$25,177,680	$0	*$26,010,000*	**$26,136,221**
4	$128,746	$848,966	$25,681,234	$0	*$26,530,200*	**$26,658,946**
5	$131,321	$865,946	$26,194,858	$0	*$27,060,804*	**$27,192,125**
6	$133,947	$883,265	$26,718,755	$0	*$27,602,020*	**$27,735,967**
7	$136,626	$900,930	$27,253,131	$0	*$28,154,060*	**$28,290,686**
8	$139,358	$918,949	$27,798,193	$0	*$28,717,142*	**$28,856,500**
9	$142,146	$937,328	$28,354,157	$0	*$29,291,485*	**$29,433,630**
10	$144,988	$956,074	$28,921,240	$0	*$29,877,314*	**$30,022,303**
11	$147,888	$975,196	$29,499,665	$0	*$30,474,860*	**$30,622,749**
12	$150,846	$994,699	$30,089,658	$0	*$31,084,358*	**$31,235,204**
13	$153,863	$1,014,593	$30,691,451	$0	*$31,706,045*	**$31,859,908**
14	$156,940	$1,034,885	$31,305,280	$0	*$32,340,166*	**$32,497,106**
15	$160,079	$1,055,583	$31,931,386	$0	*$32,986,969*	**$33,147,048**

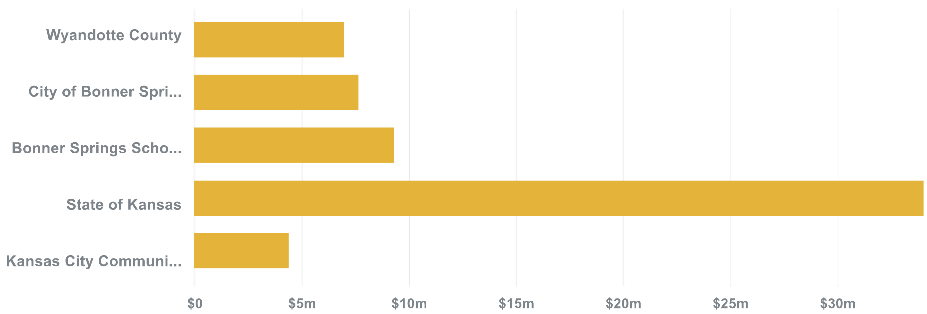
Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

FISCAL NET BENEFITS OVER THE NEXT 15 YEARS					
	BENEFITS	COSTS	INCENTIVES	NET BENEFITS LESS INCENTIVES	PRESENT VALUE*
Wyandotte County	$17,964,925	($580,237)	($10.41M)	$6,972,809	$3,931,908
City of Bonner Springs	$21,882,181	($2,347,051)	($11.89M)	$7,648,367	$4,289,914
Bonner Springs School District (USD 204)	$24,045,829	($475,793)	($14.27M)	$9,297,896	$5,171,377
State of Kansas	$38,848,864	$0	($4,837,815)	$34,011,050	$22,656,586
Kansas City Community College	$11,889,738	$0	($7,493,715)	$4,396,022	$2,339,742
Total	**$114.63M**	**($3,403,081)**	**($48.90M)**	**$62,326,143**	**$38,389,527**

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.

Net Benefits Less Incentives Over the Next 15 Years



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION				
	PROPERTY TAX INCENTIVE	SALES TAX INCENTIVE	NON-TAX INCENTIVE	TOTAL
Wyandotte County	$10,218,280	$193,600	$0	$10,411,880
City of Bonner Springs	$11,463,263	$423,500	$0	$11,886,763
Bonner Springs School District (USD 204)	$14,272,140	$0	$0	$14,272,140
State of Kansas	$410,615	$3,146,000	$1,281,200	$4,837,815
Kansas City Community College	$7,493,715	$0	$0	$7,493,715
Total	**$43,858,012**	**$3,763,100**	**$1,281,200**	**$48,902,312**

Wyandotte County Fiscal Impact

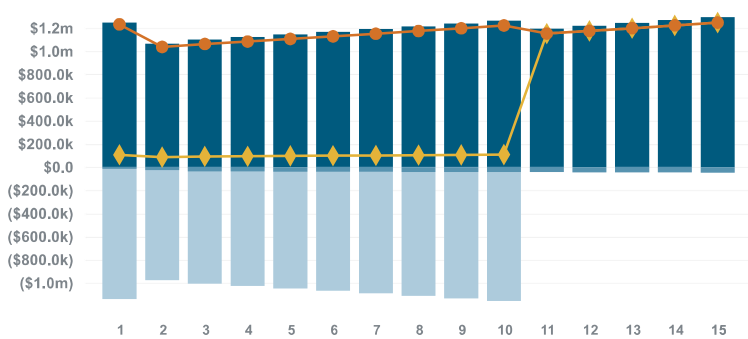
The table below displays the estimated additional benefits, costs, and net benefits to be received by Wyandotte County over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: WYANDOTTE COUNTY			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	$230,676	$202,369	$433,045
Real Property Taxes	$16,138,217	$0	$16,138,217
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$74,391	$74,391
Extraordinary Payments by Firm (PILOT)	$826,549	$0	$826,549
Miscellaneous Taxes and User Fees	$312,240	$180,485	$492,724
Benefits Subtotal	**$17,507,681**	**$457,244**	**$17,964,925**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	($369,011)	($211,226)	($580,237)
Costs Subtotal	**($369,011)**	**($211,226)**	**($580,237)**
Net Benefits	**$17,138,670**	**$246,018**	**$17,384,688**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Capital Investment - Sales Taxes Rebated	($193,600)	$0	($193,600)
Property Taxes Abated	($10.22M)	$0	($10.22M)
Incentives Subtotal	**($10.41M)**	**$0**	**($10.41M)**
Net Benefits Less Incentives	**$6,726,791**	**$246,018**	**$6,972,809**

Annual Fiscal Net Benefits for Wyandotte County

BENEFITS $17,964,925 | COSTS ($580,237) | INCENTIVES ($10.41M)

NET BENEFITS $17,384,688 | NET BENEFITS LESS INCENTIVES $6,972,809



Wyandotte County Public Support

Total Incentives

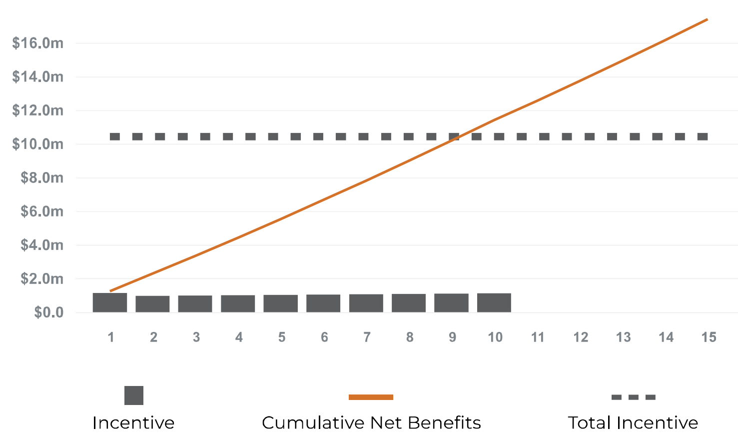
Wyandotte County is considering the following incentives for the Project.

INCENTIVES UNDER CONSIDERATION			
YEAR	PROPERTY TAX ABATEMENT	SALES TAX REBATE	TOTAL
1	$933,200	$193,600	$1,126,800
2	$951,864	$0	$951,864
3	$970,901	$0	$970,901
4	$990,319	$0	$990,319
5	$1,010,126	$0	$1,010,126
6	$1,030,328	$0	$1,030,328
7	$1,050,935	$0	$1,050,935
8	$1,071,953	$0	$1,071,953
9	$1,093,393	$0	$1,093,393
10	$1,115,260	$0	$1,115,260
Total	**$10,218,280**	**$193,600**	**$10,411,880**

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Wyandotte County. The intersection indicates the length of time until the incentives are paid back.

Total Incentive vs. Net Benefits for Wyandotte County

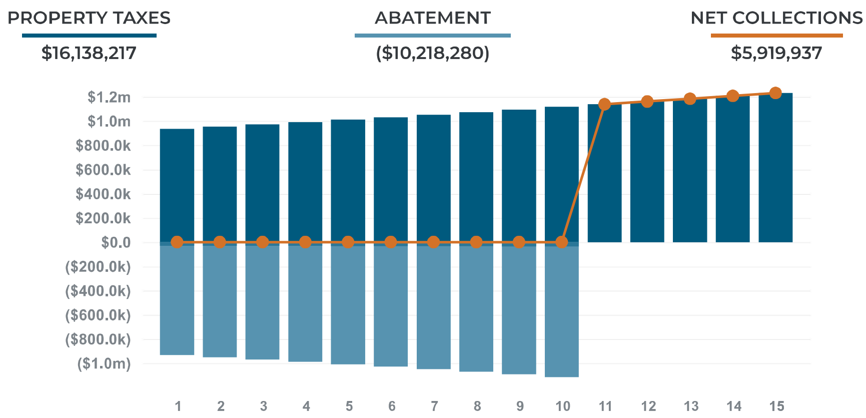
$10,411,880	$36,152	11.1%	9.2 Yrs
Total Incentive	Per Job	Rate of Return	Payback Period



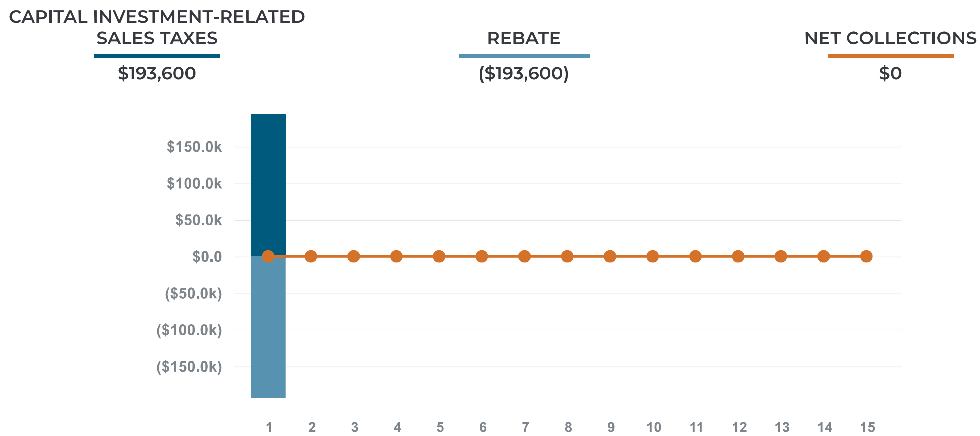
Tax Incentives

The following property tax incentive is modeled for Wyandotte County in this analysis.

Property Tax Analysis for Wyandotte County



Sales Tax Analysis for Wyandotte County

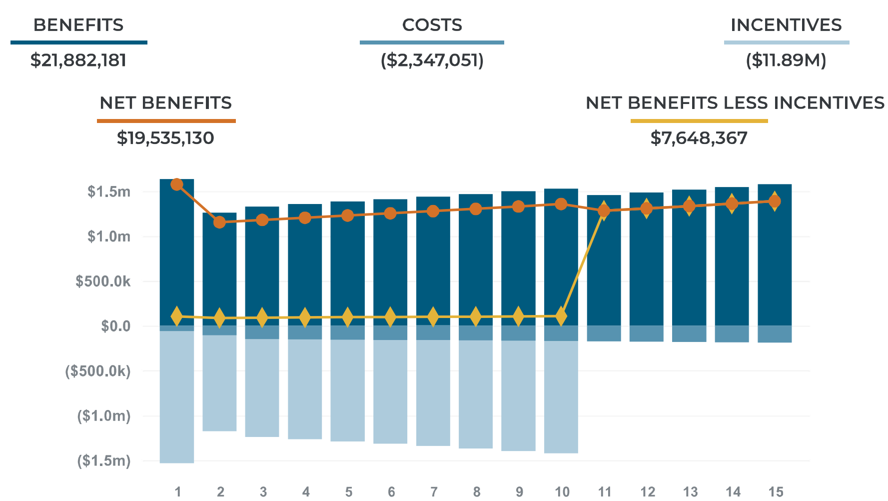


City of Bonner Springs Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of Bonner Springs over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: CITY OF BONNER SPRINGS			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	$467,207	$135,944	$603,151
Real Property Taxes	$18,104,478	$0	$18,104,478
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$36,748	$36,748
Transient Guest Taxes	$11,414	$0	$11,414
Extraordinary Payments by Firm (PILOT)	$883,214	$0	$883,214
Utility Revenue	$1,310,460	$196,409	$1,506,870
Utility Franchise Fees	$255,469	$38,540	$294,008
Miscellaneous Taxes and User Fees	$383,203	$59,094	$442,297
Benefits Subtotal	**$21,415,446**	**$466,735**	**$21,882,181**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	($685,981)	($105,342)	($791,323)
Cost of Utility Services	($1,353,039)	($202,690)	($1,555,728)
Costs Subtotal	**($2,039,020)**	**($308,032)**	**($2,347,051)**
Net Benefits	**$19,376,426**	**$158,704**	**$19,535,130**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Capital Investment - Sales Taxes Rebated	($423,500)	$0	($423,500)
Property Taxes Abated	($11.46M)	$0	($11.46M)
Incentives Subtotal	**($11.89M)**	**$0**	**($11.89M)**
Net Benefits Less Incentives	**$7,489,663**	**$158,704**	**$7,648,367**

Annual Fiscal Net Benefits for City of Bonner Springs



City of Bonner Springs Public Support

Total Incentives

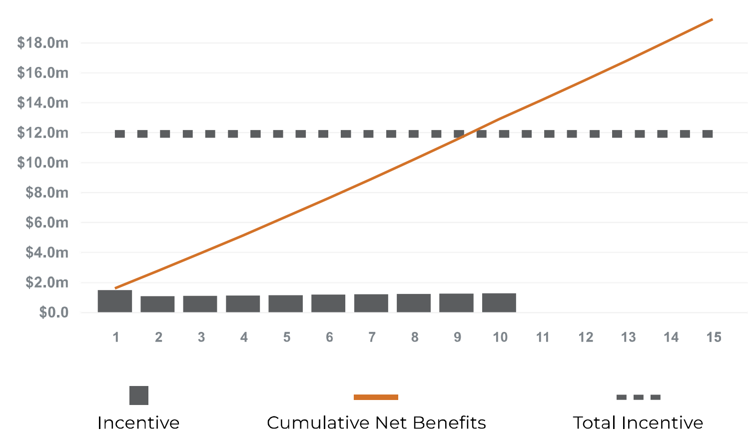
City of Bonner Springs is considering the following incentives for the Project.

INCENTIVES UNDER CONSIDERATION			
YEAR	PROPERTY TAX ABATEMENT	SALES TAX REBATE	TOTAL
1	$1,046,900	$423,500	$1,470,400
2	$1,067,838	$0	$1,067,838
3	$1,089,195	$0	$1,089,195
4	$1,110,979	$0	$1,110,979
5	$1,133,198	$0	$1,133,198
6	$1,155,862	$0	$1,155,862
7	$1,178,979	$0	$1,178,979
8	$1,202,559	$0	$1,202,559
9	$1,226,610	$0	$1,226,610
10	$1,251,142	$0	$1,251,142
Total	**$11,463,263**	**$423,500**	**$11,886,763**

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to City of Bonner Springs. The intersection indicates the length of time until the incentives are paid back.

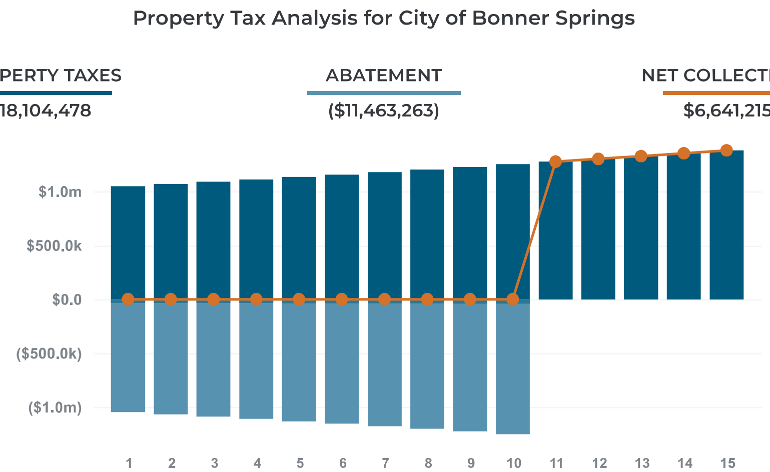
Total Incentive vs. Net Benefits for City of Bonner Springs

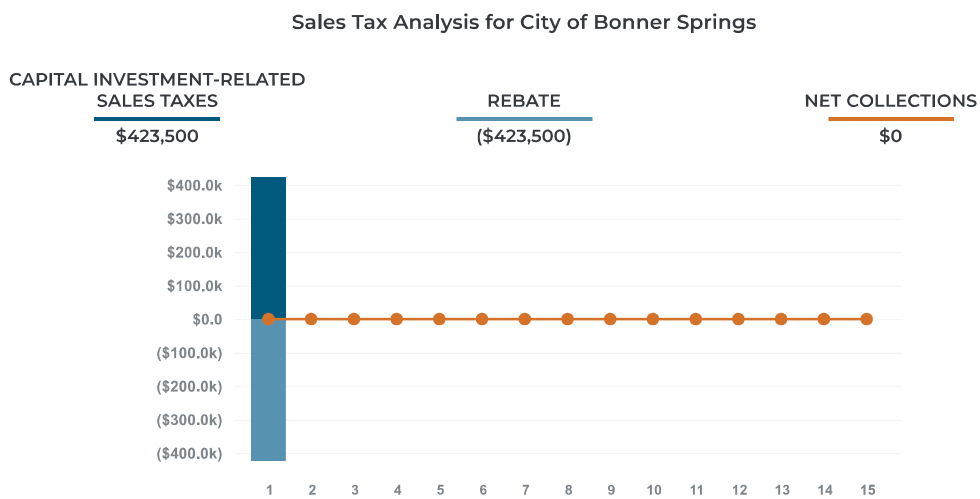
$11,886,763	$41,273	11.0%	9.3 Yrs
Total Incentive	Per Job	Rate of Return	Payback Period



Tax Incentives

The following property tax incentive is modeled for City of Bonner Springs in this analysis.



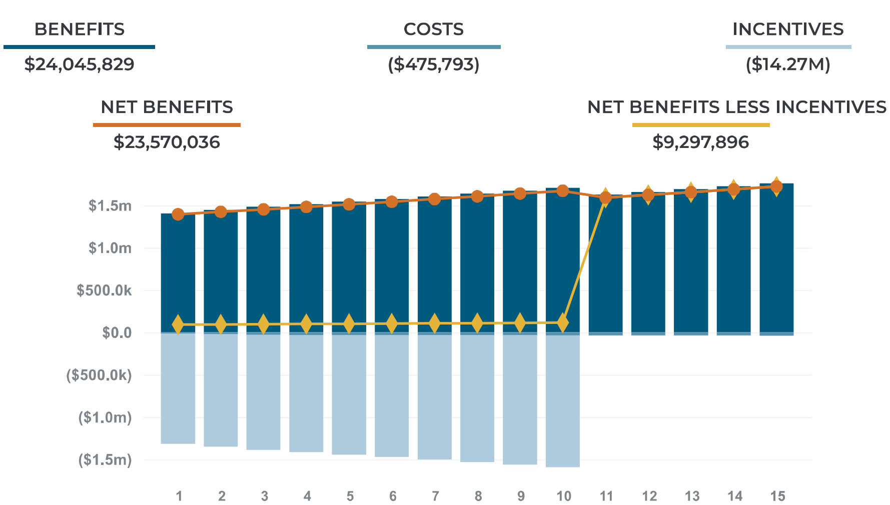


Bonner Springs School District (USD 204) Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Bonner Springs School District (USD 204) over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: BONNER SPRINGS SCHOOL DISTRICT (USD 204)			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	$22,540,672	$0	$22,540,672
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$8,033	$8,033
Extraordinary Payments by Firm (PIOLT)	$1,003,276	$0	$1,003,276
Addtl. State & Federal School Funding	$0	$493,848	$493,848
Benefits Subtotal	**$23,543,948**	**$501,881**	**$24,045,829**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost to Educate New Students	$0	($475,793)	($475,793)
Costs Subtotal	**$0**	**($475,793)**	**($475,793)**
Net Benefits	**$23,543,948**	**$26,088**	**$23,570,036**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Property Taxes Abated	($14.27M)	$0	($14.27M)
Incentives Subtotal	**($14.27M)**	**$0**	**($14.27M)**
Net Benefits Less Incentives	**$9,271,808**	**$26,088**	**$9,297,896**

Annual Fiscal Net Benefits for Bonner Springs School District (USD 204)



Bonner Springs School District (USD 204) Public Support

Total Incentives

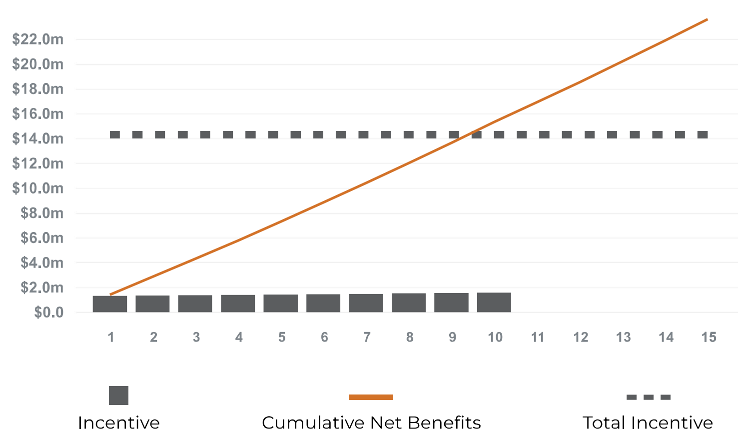
Bonner Springs School District (USD 204) is considering the following incentives for the Project.

INCENTIVES UNDER CONSIDERATION		
YEAR	PROPERTY TAX ABATEMENT	TOTAL
1	$1,303,425	$1,303,425
2	$1,329,494	$1,329,494
3	$1,356,083	$1,356,083
4	$1,383,205	$1,383,205
5	$1,410,869	$1,410,869
6	$1,439,087	$1,439,087
7	$1,467,868	$1,467,868
8	$1,497,226	$1,497,226
9	$1,527,170	$1,527,170
10	$1,557,714	$1,557,714
Total	**$14,272,140**	**$14,272,140**

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Bonner Springs School District (USD 204). The intersection indicates the length of time until the incentives are paid back.

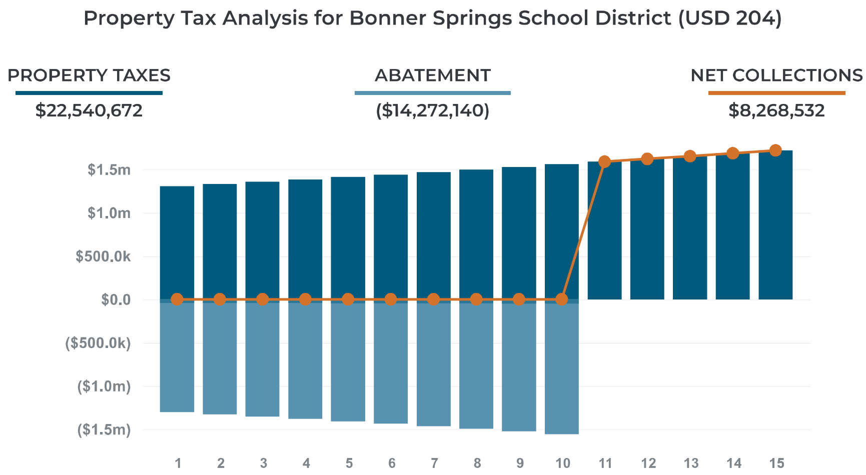
Total Incentive vs. Net Benefits for Bonner Springs School District (USD 204)

$14,272,140	$49,556	11.0%	9.4 Yrs
Total Incentive	Per Job	Rate of Return	Payback Period



Tax Incentives

The following property tax incentive is modeled for Bonner Springs School District (USD 204) in this analysis.

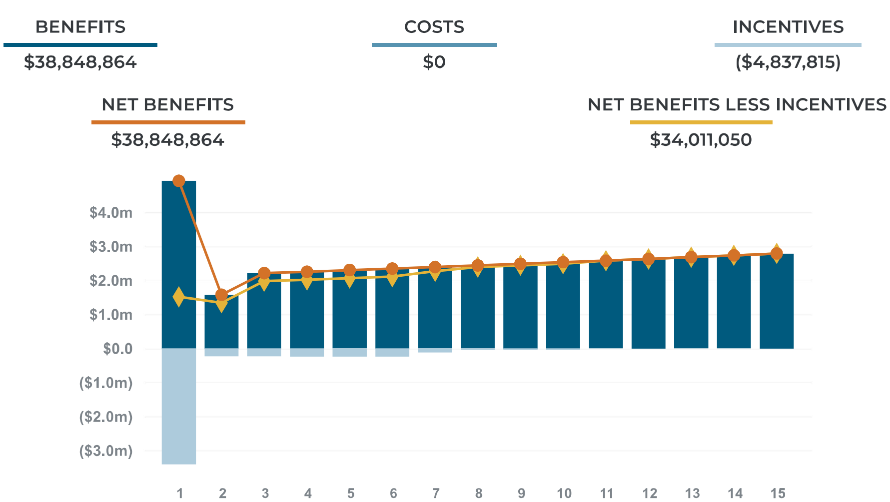


State of Kansas Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by State of Kansas over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: STATE OF KANSAS			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	$4,016,191	$7,212,825	$11,229,016
Income Taxes	$23,347,360	$0	$23,347,360
Real Property Taxes	$648,503	$0	$648,503
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$0	$0
Extraordinary Payments by Firm (PILOT)	$33,228	$0	$33,228
Corporate Income Taxes	$3,590,756	$0	$3,590,756
Benefits Subtotal	**$31,636,039**	**$7,212,825**	**$38,848,864**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$31,636,039**	**$7,212,825**	**$38,848,864**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Capital Investment - Sales Taxes Rebated	($3,146,000)	$0	($3,146,000)
Property Taxes Abated	($410,615)	$0	($410,615)
Non-Tax Incentive	($1,281,200)	$0	($1,281,200)
Incentives Subtotal	**($4,837,815)**	**$0**	**($4,837,815)**
Net Benefits Less Incentives	**$26,798,224**	**$7,212,825**	**$34,011,050**

Annual Fiscal Net Benefits for State of Kansas



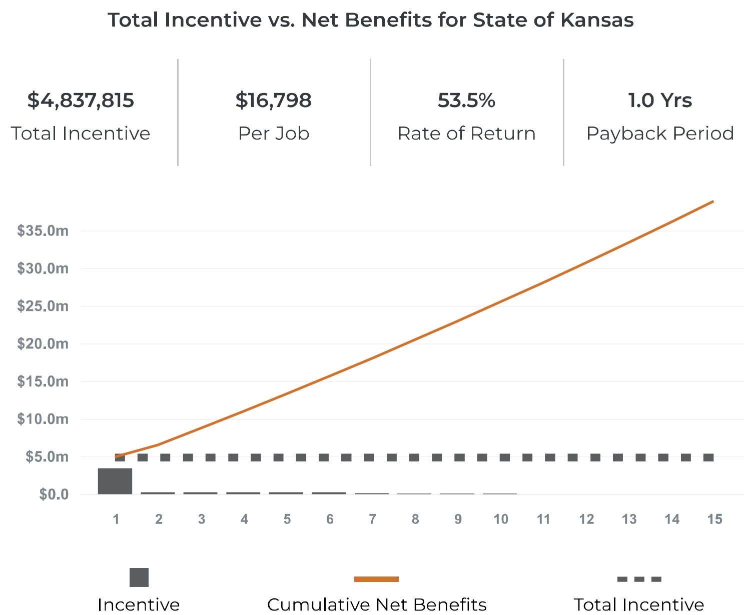
State of Kansas Public Support

Total Incentives

State of Kansas is considering the following incentives for the Project.

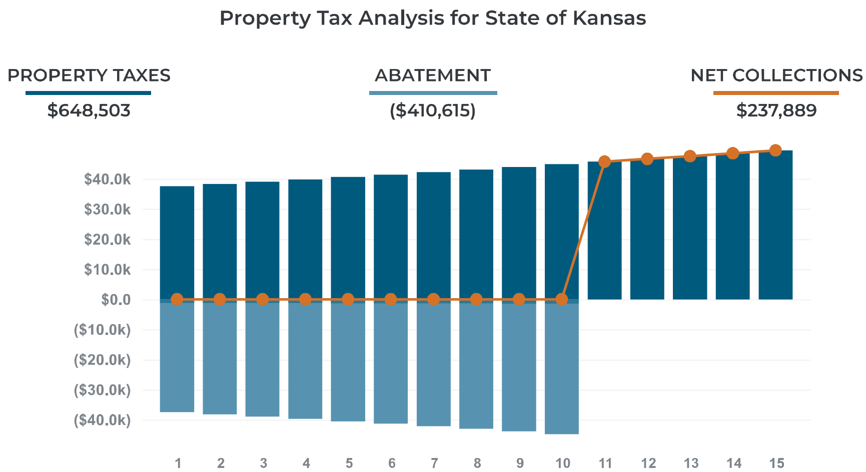
INCENTIVES UNDER CONSIDERATION				
YEAR	PROPERTY TAX ABATEMENT	SALES TAX REBATE	NON-TAX INCENTIVE	TOTAL
1	$37,500	$3,146,000	$226,000	$3,409,500
2	$38,250	$0	$195,600	$233,850
3	$39,015	$0	$195,600	$234,615
4	$39,795	$0	$195,600	$235,395
5	$40,591	$0	$195,600	$236,191
6	$41,403	$0	$195,600	$237,003
7	$42,231	$0	$77,200	$119,431
8	$43,076	$0	$0	$43,076
9	$43,937	$0	$0	$43,937
10	$44,816	$0	$0	$44,816
Total	**$410,615**	**$3,146,000**	**$1,281,200**	**$4,837,815**

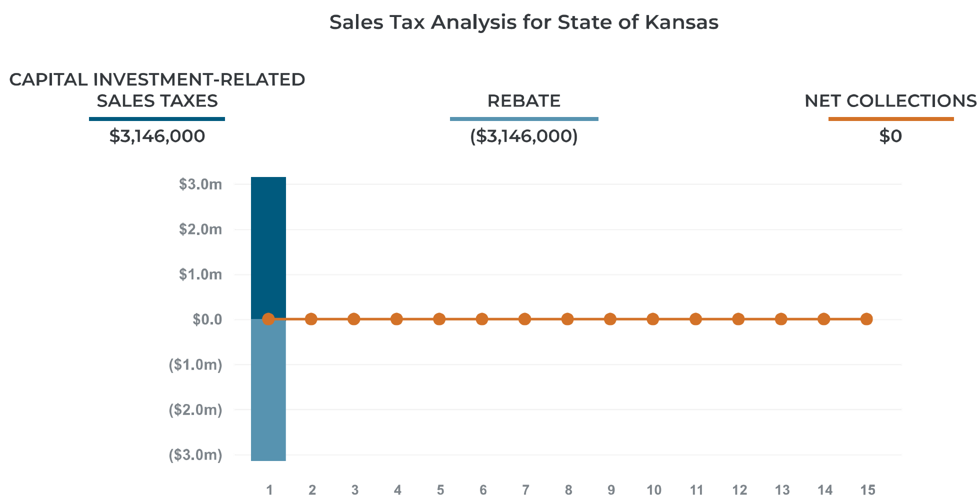
The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to State of Kansas. The intersection indicates the length of time until the incentives are paid back.



Tax Incentives

The following property tax incentive is modeled for State of Kansas in this analysis.





Non-Tax Incentives

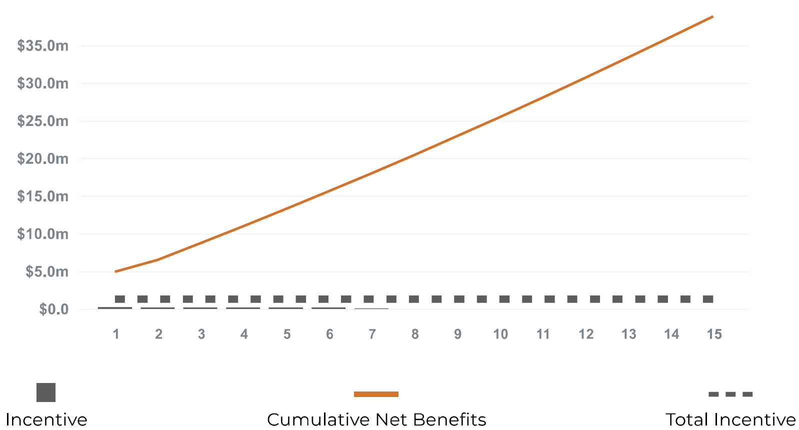
State of Kansas is considering the following non-tax incentives for the Project.

NON-TAX INCENTIVES UNDER CONSIDERATION	
YEAR	NON-TAX INCENTIVE
1	$226,000
2	$195,600
3	$195,600
4	$195,600
5	$195,600
6	$195,600
7	$77,200
Total	**$1,281,200**

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to State of Kansas. The intersection indicates the length of time until the incentives are paid back.

Non-Tax Incentive vs. Net Benefits for State of Kansas

$1,281,200	$4,449	202.1%	0.3 Yrs
Non-Tax Incentive	Per Job	Rate of Return	Payback Period

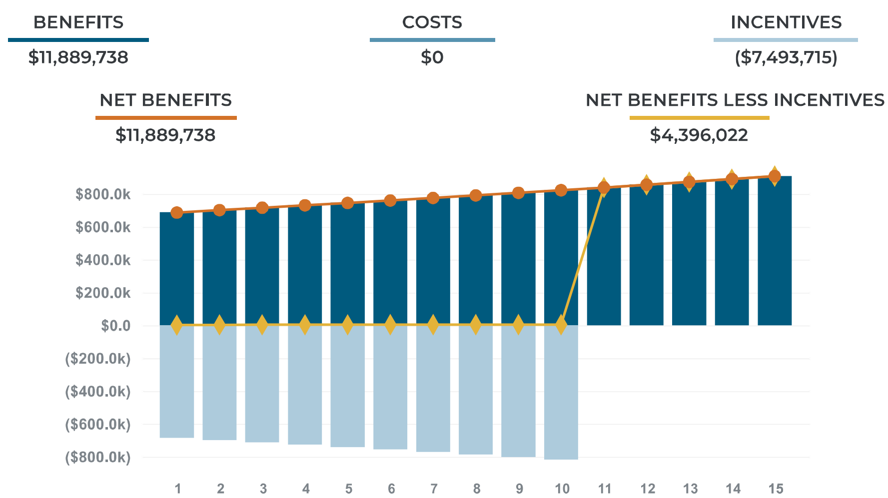


Kansas City Community College Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Kansas City Community College over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: KANSAS CITY COMMUNITY COLLEGE			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	$11,835,182	$0	$11,835,182
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$54,555	$54,555
Benefits Subtotal	**$11,835,182**	**$54,555**	**$11,889,738**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$11,835,182**	**$54,555**	**$11,889,738**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Property Taxes Abated	($7,493,715)	$0	($7,493,715)
Incentives Subtotal	**($7,493,715)**	**$0**	**($7,493,715)**
Net Benefits Less Incentives	**$4,341,467**	**$54,555**	**$4,396,022**

Annual Fiscal Net Benefits for Kansas City Community College



Kansas City Community College Public Support

Total Incentives

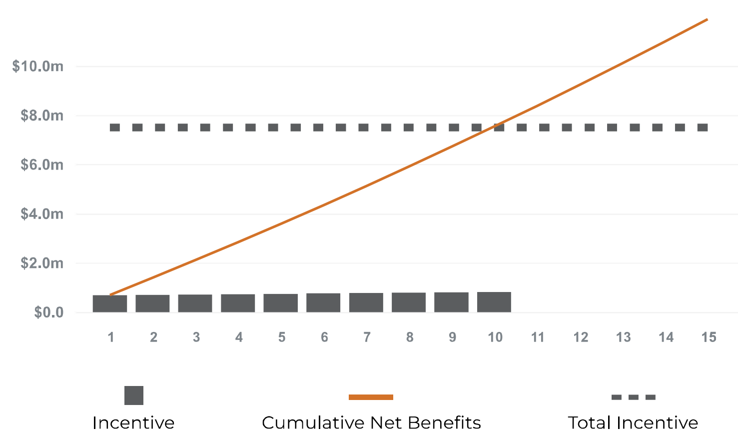
Kansas City Community College is considering the following incentives for the Project.

INCENTIVES UNDER CONSIDERATION		
YEAR	PROPERTY TAX ABATEMENT	TOTAL
1	$684,375	$684,375
2	$698,063	$698,063
3	$712,024	$712,024
4	$726,264	$726,264
5	$740,790	$740,790
6	$755,605	$755,605
7	$770,717	$770,717
8	$786,132	$786,132
9	$801,854	$801,854
10	$817,891	$817,891
Total	**$7,493,715**	**$7,493,715**

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Kansas City Community College. The intersection indicates the length of time until the incentives are paid back.

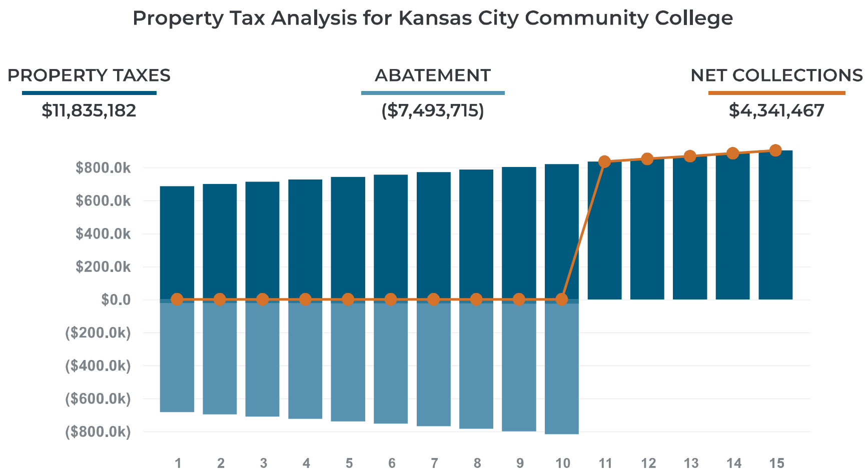
Total Incentive vs. Net Benefits for Kansas City Community College

$7,493,715	$26,020	10.6%	10.0 Yrs
Total Incentive	Per Job	Rate of Return	Payback Period



Tax Incentives

The following property tax incentive is modeled for Kansas City Community College in this analysis.



Methodology

Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 15-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

493110 GENERAL WAREHOUSING AND STORAGE		WYANDOTTE COUNTY
Employment Multiplier	(Type II Direct Effect)	1.6624
Earnings Multiplier	(Type II Direct Effect)	1.9395

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com

WYANDOTTE COUNTY PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$29,862	$903,338	$0	**$933,200**
2	$30,460	$921,404	$0	**$951,864**
3	$31,069	$939,832	$0	**$970,901**
4	$31,690	$958,629	$0	**$990,319**
5	$32,324	$977,802	$0	**$1,010,126**
6	$32,971	$997,358	$0	**$1,030,328**
7	$33,630	$1,017,305	$0	**$1,050,935**
8	$34,303	$1,037,651	$0	**$1,071,953**
9	$34,989	$1,058,404	$0	**$1,093,393**
10	$35,688	$1,079,572	$0	**$1,115,260**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$326,985**	**$9,891,295**	**$0**	**$10,218,280**

WYANDOTTE COUNTY PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

WYANDOTTE COUNTY CONSTRUCTION MATERIALS AND FF&E PURCHASES: SALES TAX REBATE			
YR.	CONSTRUCTION MATERIALS REBATE	FF&E EXPENDITURES REBATE	TOTAL
1	$193,600	$0	**$193,600**
2	$0	$0	**$0**
3	$0	$0	**$0**
4	$0	$0	**$0**
5	$0	$0	**$0**
6	$0	$0	**$0**
7	$0	$0	**$0**
8	$0	$0	**$0**
9	$0	$0	**$0**
10	$0	$0	**$0**
11	$0	$0	**$0**
12	$0	$0	**$0**
13	$0	$0	**$0**
14	$0	$0	**$0**
15	$0	$0	**$0**
Total	**$193,600**	**$0**	**$193,600**

WYANDOTTE COUNTY CONSTRUCTION MATERIALS AND FF&E PURCHASES REBATE SCHEDULE		
YR.	CONSTRUCTION MATERIALS	FF&E PURCHASES
1	100.0%	0.0%
2	0.0%	0.0%
3	0.0%	0.0%
4	0.0%	0.0%
5	0.0%	0.0%
6	0.0%	0.0%
7	0.0%	0.0%
8	0.0%	0.0%
9	0.0%	0.0%
10	0.0%	0.0%
11	0.0%	0.0%
12	0.0%	0.0%
13	0.0%	0.0%
14	0.0%	0.0%
15	0.0%	0.0%

CITY OF BONNER SPRINGS PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$33,501	$1,013,399	$0	**$1,046,900**
2	$34,171	$1,033,667	$0	**$1,067,838**
3	$34,854	$1,054,341	$0	**$1,089,195**
4	$35,551	$1,075,427	$0	**$1,110,979**
5	$36,262	$1,096,936	$0	**$1,133,198**
6	$36,988	$1,118,875	$0	**$1,155,862**
7	$37,727	$1,141,252	$0	**$1,178,979**
8	$38,482	$1,164,077	$0	**$1,202,559**
9	$39,252	$1,187,359	$0	**$1,226,610**
10	$40,037	$1,211,106	$0	**$1,251,142**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$366,824**	**$11,096,439**	**$0**	**$11,463,263**

CITY OF BONNER SPRINGS PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

CITY OF BONNER SPRINGS CONSTRUCTION MATERIALS AND FF&E PURCHASES: SALES TAX REBATE			
YR.	CONSTRUCTION MATERIALS REBATE	FF&E EXPENDITURES REBATE	TOTAL
1	$423,500	$0	**$423,500**
2	$0	$0	**$0**
3	$0	$0	**$0**
4	$0	$0	**$0**
5	$0	$0	**$0**
6	$0	$0	**$0**
7	$0	$0	**$0**
8	$0	$0	**$0**
9	$0	$0	**$0**
10	$0	$0	**$0**
11	$0	$0	**$0**
12	$0	$0	**$0**
13	$0	$0	**$0**
14	$0	$0	**$0**
15	$0	$0	**$0**
Total	**$423,500**	**$0**	**$423,500**

CITY OF BONNER SPRINGS CONSTRUCTION MATERIALS AND FF&E PURCHASES REBATE SCHEDULE		
YR.	CONSTRUCTION MATERIALS	FF&E PURCHASES
1	100.0%	0.0%
2	0.0%	0.0%
3	0.0%	0.0%
4	0.0%	0.0%
5	0.0%	0.0%
6	0.0%	0.0%
7	0.0%	0.0%
8	0.0%	0.0%
9	0.0%	0.0%
10	0.0%	0.0%
11	0.0%	0.0%
12	0.0%	0.0%
13	0.0%	0.0%
14	0.0%	0.0%
15	0.0%	0.0%

BONNER SPRINGS SCHOOL DISTRICT (USD 204) PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$41,710	$1,261,715	$0	**$1,303,425**
2	$42,544	$1,286,950	$0	**$1,329,494**
3	$43,395	$1,312,689	$0	**$1,356,083**
4	$44,263	$1,338,942	$0	**$1,383,205**
5	$45,148	$1,365,721	$0	**$1,410,869**
6	$46,051	$1,393,036	$0	**$1,439,087**
7	$46,972	$1,420,896	$0	**$1,467,868**
8	$47,911	$1,449,314	$0	**$1,497,226**
9	$48,869	$1,478,301	$0	**$1,527,170**
10	$49,847	$1,507,867	$0	**$1,557,714**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$456,708**	**$13,815,432**	**$0**	**$14,272,140**

BONNER SPRINGS SCHOOL DISTRICT (USD 204) PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

STATE OF KANSAS PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$1,200	$36,300	$0	**$37,500**
2	$1,224	$37,026	$0	**$38,250**
3	$1,248	$37,767	$0	**$39,015**
4	$1,273	$38,522	$0	**$39,795**
5	$1,299	$39,292	$0	**$40,591**
6	$1,325	$40,078	$0	**$41,403**
7	$1,351	$40,880	$0	**$42,231**
8	$1,378	$41,697	$0	**$43,076**
9	$1,406	$42,531	$0	**$43,937**
10	$1,434	$43,382	$0	**$44,816**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$13,140**	**$397,475**	**$0**	**$410,615**

STATE OF KANSAS PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

STATE OF KANSAS CONSTRUCTION MATERIALS AND FF&E PURCHASES: SALES TAX REBATE			
YR.	CONSTRUCTION MATERIALS REBATE	FF&E EXPENDITURES REBATE	TOTAL
1	$3,146,000	$0	**$3,146,000**
2	$0	$0	**$0**
3	$0	$0	**$0**
4	$0	$0	**$0**
5	$0	$0	**$0**
6	$0	$0	**$0**
7	$0	$0	**$0**
8	$0	$0	**$0**
9	$0	$0	**$0**
10	$0	$0	**$0**
11	$0	$0	**$0**
12	$0	$0	**$0**
13	$0	$0	**$0**
14	$0	$0	**$0**
15	$0	$0	**$0**
Total	**$3,146,000**	**$0**	**$3,146,000**

STATE OF KANSAS CONSTRUCTION MATERIALS AND FF&E PURCHASES REBATE SCHEDULE		
YR.	CONSTRUCTION MATERIALS	FF&E PURCHASES
1	100.0%	0.0%
2	0.0%	0.0%
3	0.0%	0.0%
4	0.0%	0.0%
5	0.0%	0.0%
6	0.0%	0.0%
7	0.0%	0.0%
8	0.0%	0.0%
9	0.0%	0.0%
10	0.0%	0.0%
11	0.0%	0.0%
12	0.0%	0.0%
13	0.0%	0.0%
14	0.0%	0.0%
15	0.0%	0.0%

KANSAS CITY COMMUNITY COLLEGE PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$21,900	$662,475	$0	**$684,375**
2	$22,338	$675,725	$0	**$698,063**
3	$22,785	$689,239	$0	**$712,024**
4	$23,240	$703,024	$0	**$726,264**
5	$23,705	$717,084	$0	**$740,790**
6	$24,179	$731,426	$0	**$755,605**
7	$24,663	$746,054	$0	**$770,717**
8	$25,156	$760,976	$0	**$786,132**
9	$25,659	$776,195	$0	**$801,854**
10	$26,173	$791,719	$0	**$817,891**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$239,799**	**$7,253,916**	**$0**	**$7,493,715**

KANSAS CITY COMMUNITY COLLEGE PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

Memorandum

Date: February 26, 2024
To: Mayor and City Council
From: Megan Gilliland

Subject: Resolution of Intent to Issue IndustrialRevenue Bonds for Scannell Properties, LLC (Building 3)

Recommendation: Staff and Bond Counsel recommend approval.

Action: Make a motion to adopt a resolution of intent to issue industrial revenue bonds and property tax abatement for Scannell Properties, LLC (building 3).

Background: Scannell Properties, LLC is the developer of the Compass 70 Logistics Center, generally located near Riverview and 110th. In 2022, Scannell Properties LLC submitted an IRB application for an industrial project to build, furnish, and equip a new warehouse, distribution, and office facility for lease. Since that time, due to market forces and other changes affecting the development, the Developer has requested the City consider a restructuring of the IRB terms.

Discussion: The original total estimated investment in this building (building 3) was $38,389,527, including land, construction, and machinery and equipment. It is now being requested to have 1 to 3 buildings on the "Building 3 site." Although an end user is not yet final, a company has been identified for a portion of this area and is referred to as the Building 3A site (subsequent Council item).

The total property tax abatement for "Building 3" would remain at 70% and for the Building 3 site would be based on $100,000,000 in IRBs. The abatement level remains at 70% and is based on the following: Standard 50%, level of investment of the project (+10%), construction of a minimum 625,000 sq. ft. facility (+5%); completion of the facility in 2023 (+2.5%), and negotiated community benefits (+2.5%).

The Resolution of Intent has conditions listed, including: "The Company's completion of certain public improvements to Riverview Avenue west of 110th Street, in accordance with the plans submitted by the Company and approved by the City as of the date hereof, as evidenced by the dedication of such improvements to the City, and the City's acceptance thereof, not later than April 30, 2024."

Financial Impact: Payments in Lieu of Taxes (PILOTs) Calculation:
Base Rates for 2026:

- $48.50/sq ft for buildings
- $40,000/acre for land

Yearly Increase:

- 2.5% after 2026

- For Late Start Projects: Appraised values increase yearly by 2.5% until the project starts

Existing Tax Liability:

- $107.19/acre
- Remains constant throughout the abatement term

The attached Cost Benefit Analysis shows positive benefit/cost ratios for all taxing jurisdictions, and a payback period for return on investments varying from one to seven years depending on the taxing jurisdiction. The City will realize the return on investment after 9.3 years with a rate of return of 11.0%.

RESOLUTION NO. 2024-__

A RESOLUTION DETERMINING THE INTENT OF THE CITY OF BONNER SPRINGS, KANSAS, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS IN ONE OR MORE SERIES IN THE MAXIMUM PRINCIPAL AMOUNT OF APPROXIMATELY $100,000,000 TO PAY THE COST OF ACQUIRING, CONSTRUCTING, EQUIPPING AND FURNISHING ONE OR MORE COMMERCIAL FACILITIES WITHIN THE CITY (SCANNELL BUILDING 3 PROJECTS) AND APPROVING A FORM OF PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT IN CONNECTION THEREWITH, AND REPEALING RESOLUTION NO. 2022-02 OF THE CITY.

WHEREAS, the City of Bonner Springs, Kansas (the "City"), desires to promote, stimulate and develop the general welfare and economic prosperity of the City and its inhabitants and to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas (the "State");

WHEREAS, the City is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the "Act"), to issue industrial 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;

WHEREAS, Scannell Properties #516, LLC, an Indiana limited liability company (together with its assigns, as permitted by this Resolution and the applicable Agreement or as approved by the City, the "Company"), has submitted an application requesting that the City issue its taxable industrial revenue bonds in one or more series in the maximum principal amount of approximately $100,000,000 (the "Bonds") for the purpose of financing the cost of acquiring, constructing, equipping and furnishing one or more warehouse, distribution and/or office facilities, including real estate, buildings, improvements and equipment (collectively, the "Master Project"), generally located on approximately 53 acres southwest of Riverview Avenue and 110th Street within the City, all pursuant to the Act;

WHEREAS, the Master Project is expected to be constructed in two or more phases with one facility, and associated site work and appurtenances, being constructed and financed at a time (individually, each phase referred to herein as a "Project" and collectively, the "Projects");

WHEREAS, subject to the provisions of Section 4 of this Resolution, it is found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that the City issue its Bonds under the Act to finance the cost of acquiring, constructing, furnishing and equipping each Project, such Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of such Project by the City to the Company;

WHEREAS, the Company has also requested that the City consider granting an exemption from ad valorem taxes for the portion of the Projects financed with the Bonds in accordance with

K.S.A. 79-201a *Second* or *Twenty-Fourth* and has indicated its intent to make payments in lieu of taxes upon terms mutually agreed to by the City and the Company and described herein;

WHEREAS, pursuant to K.S.A. 12-1749d, the City has caused a cost benefit analysis to be prepared for the Master Project, has on this date conducted a public hearing on the granting of an exemption from ad valorem taxes for the Master Project in accordance with K.S.A. 79-201a *Second* or *Twenty-Fourth*, has published notice of such public hearing not less than seven days prior to the hearing in the official City newspaper and has provided notice of the public hearing to the governing bodies of the Unified Government of Wyandotte County and Kansas City, Kansas, and Unified School District No. 204; and

WHEREAS, the Governing Body finds it necessary and desirable to repeal Resolution No. 2022-02 of the City adopted on January 24, 2022;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BONNER SPRINGS, KANSAS, AS FOLLOWS:

Section 1. **Approval of Master Project**. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City finds and determines that the acquisition, construction, equipping and furnishing of the Projects will promote, stimulate and develop the general welfare and economic prosperity of the City through the promotion and advancement of physical and mental health, industrial, commercial, agricultural, natural resources or recreation development of the City and the issuance of the City's Bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2. **Intent to Issue Bonds**. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City determines and declares the intent of the City to acquire, construct, equip and furnish the Projects through the issuance of Bonds of the City to finance each Project, such Bonds to be issued in one or more series in the maximum principal amount of approximately $100,000,000, all in accordance with the Act.

Section 3. **Provision for the Bonds**. Subject to the provisions of Section 4 of this Resolution with respect to each Project, the City will: (i) issue its Bonds to pay the costs of acquiring, constructing, equipping and furnishing such Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the City and reasonably acceptable to the Company; (ii) provide for the lease (with an option to purchase) of each such 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 the Bonds by the City for such Project, and take or cause to be taken such other action as may be required to implement this Resolution.

Section 4. **Conditions to Issuance**. Notwithstanding this Resolution determining the intent of the City to issue the Bonds for the Projects, the issuance of the Bonds for each such Project is expressly subject to presentation, completion and final approval by the Governing Body of the City of each of the following conditions with respect to such Project:

(a) Adoption of a supplemental Resolution of Intent by the Governing Body of the City ("Supplemental Resolution"), for such Project to be acquired, constructed, equipped and furnished with the proceeds of the Bonds, and, to the extent required by the Act, completion of a supplemental cost benefit analysis and/or holding of another public hearing for such Project;

(b) Satisfactory negotiation and approval of a base lease, lease agreement, trust indenture, ordinance and other documents necessary for the issuance of the applicable series of the Bonds, including a payment in lieu of tax and performance agreement ("Agreement") by and between the City and the Company, wherein the Company agrees to make payments in lieu of a portion of the ad valorem taxes that would otherwise be payable on the portion of such Project acquired and constructed with the proceeds of the applicable series of Bonds, in amounts corresponding to the abatement percentages set forth on *Exhibit A*, which Agreement shall be in substantially the form attached hereto as *Exhibit B*;

(c) Obtaining of all necessary zoning and building permits and compliance with all necessary regulatory approvals and with City ordinances with respect to such Project;

(d) Successful private placement of the applicable series of Bonds or other purchase method approved by the City;

(e) Approval of the applicable series of Bonds by Bond Counsel, Kutak Rock LLP, and approval of certain legal matters pertaining to the Bonds by counsel to the Company;

(f) Adequate security for the payment of the applicable series of Bonds; and

(g) The Company's completion of certain public improvements to Riverview Avenue west of 110th Street, in accordance with the plans submitted by the Company and approved by the City as of the date hereof, as evidenced by the dedication of such improvements to the City, and the City's acceptance thereof, not later than April 30, 2024.

The City hereby reserves the right to (i) rescind any Supplemental Resolution adopted hereunder for a Project if the conditions specified in this Section 4 are not, in the sole reasonable judgment of the City, satisfied with respect to such Project, or (ii) rescind this Resolution of Intent if the condition specified in subpart (g) of this Section 4 is not, in the sole reasonable judgment of the City, satisfied or upon change of federal or state law or regulations materially and adversely affecting the City's issuing authority.

If the Bonds are not issued for any reason, including noncompliance with the conditions of this Section 4, the City shall not be subject to any liability, whatsoever, to the Company or its assigns.

Section 5. **Authority to Proceed**. Subject to the provisions of Section 4 of this Resolution, the Company is authorized to proceed with the construction of the Master Project and to advance such funds as may be necessary to accomplish such purposes, and to the extent permitted by law, the City shall reimburse the Company for such expenditures out of the proceeds of each series of Bonds, when and if issued. Notwithstanding such authorization, the Company proceeds at its own risk, and if for any reason, the Bonds are not issued, the City shall have no liability to the Company or its assigns for any reason.

Section 6. **Further Action**. Subject to the provisions of Section 4 of this Resolution with respect to each Project, the Mayor, the City Clerk and other officers, employees and agents of the City, including Bond Counsel, are hereby authorized and directed to work with the purchaser of the applicable series of Bonds for such Project, and their respective counsel and others, to prepare and present to the Governing Body of the City for final action all documents necessary to effect the authorization, issuance and sale of the applicable series of Bonds for such Project. Such officers and agents are authorized and directed to file (a) with the Kansas Board of Tax Appeals, when and if Bonds are issued for such Project, an informational statement relating to the Bonds issued for such Project as required by State law, and (b) with the Kansas Department of Revenue, if and when the Company has engaged a general contractor and submitted an application for a building permit for the Master Project, an application for an exemption from sales tax for materials purchased for the Master Project with the Bond proceeds.

Section 7. **Conflicts with Supplemental Resolution**. In the event of any conflicts between the terms of this Resolution and the terms of any Supplemental Resolution adopted for a Project, the terms of such Supplemental Resolution shall control with respect to such Project.

Section 8. **Repeal of Resolution No. 2022-02**. Resolution No. 2022-02 of the City adopted on January 24, 2022, is hereby repealed in its entirety and replaced with this Resolution.

Section 9. **Effective Date**. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City and shall remain in effect until December 31, 2028.

Section 10. **Benefit of Resolution**. This Resolution will inure to the benefit of the City and the Company. The City may, at the prior written request of the Company or as otherwise provided in the applicable Agreement, assign all or a portion of the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

[*remainder of page left blank intentionally*]

ADOPTED by the City Council of the City of Bonner Springs, Kansas, on February 26, 2024.

CITY OF BONNER SPRINGS, KANSAS

(Seal)

By___________________________________
Tom Stephens, Mayor

ATTEST:

____
Christina Brake, City Clerk

EXHIBIT A

AD VALOREM PROPERTY TAX ABATEMENTS

Subject to the conditions contained in this Resolution and the applicable conditions set forth below, the Governing Body of the City hereby expresses its intent to enter an Agreement with the Company, or its assigns as approved by the City or otherwise permitted pursuant to such Agreement, with respect to each Project financed with the proceeds of the Bonds reflecting the following and on substantially the form attached hereto as *Exhibit B* with respect to each such Project:

1. 50% standard level of abatement per City policy;

2. 10% additional abatement based on Company's minimum investment in such Project of at least $50 per square foot for building improvements, excluding furniture, fixtures, and equipment;

3. 5% additional abatement commencing in the calendar year following the completion of construction, as reflected by the issuance of one or more temporary certificates of occupancy, of a minimum of 500,000 square feet, in the aggregate, across two or more facilities (i.e. Projects) located in the approximately 53-acre area containing the Master Project;

4. 2.5% additional abatement based on the Company's agreement to actively participate in the civic, charitable, educational, and philanthropic economic development of the City, including, at minimum, making an annual contribution during the term of the respective abatement of $17,500 for each building comprising each Project in accordance with the applicable Agreement; and

5. 2.5% additional abatement based on substantial completion, as reflected by the issuance of a temporary certificate of occupancy, and the issuance of the corresponding series of Bonds, on or before:

    - December 31, 2025 with respect to the first Project;
    - December 31, 2027 with respect to the second Project; and
    - December 31, 2027 with respect to the third Project.

In the event each of the conditions set forth in paragraphs 2 through 5 above are met with respect to a Project, the Governing Body of the City intends to take the necessary steps to effect a seventy percent (70%) abatement of the ad valorem property taxes applicable to such Project and which are subject to abatement under Kansas law. In such case, the Company (or such assignee) would be liable for payment of thirty percent (30%) of the ad valorem property taxes applicable to such Project and which are subject to abatement under Kansas law, in the form of PILOTs as described below and in the form of Agreement attached hereto, as well as the full ad valorem property taxes applicable to such Project which are not subject to abatement or otherwise exempt from taxation under Kansas law. If the Company should fail to satisfy one or more of the conditions described in paragraphs 2 through 5 above with respect to a Project, subject to any notice and cure provisions as provided in the Agreement for such Project, the additional tax abatement percentage associated with such condition or conditions not satisfied shall be subtracted from the maximum seventy percent (70%) abatement percentage for such Project. By way of example, if the minimum investment in a Project is less than \$50 per square foot as set forth in paragraph 2 above, the tax abatement percentage shall decrease to sixty percent (60%) for such Project.

The payments in lieu of taxes ("PILOTs") payable for each Project during the term of the abatement shall be calculated based on an estimated appraised value of \$48.50 per square foot of building area plus \$40,000 per acre of land area for the 2026 calendar year and increasing at a rate of 2.5% per year thereafter. In the event the term of an abatement for any Project does not commence until after the 2026 calendar year, the appraised value per square foot of building area and per acre of land area used to calculate the PILOTs for such Project will increase after the 2026 calendar year at the rate of 2.5% per year until the commencement of, and through the term of, such abatement. The existing tax liability used to calculate total PILOTs payable for each Project shall be calculated based on \$107.19 per acre of land area and remain constant through the term of the abatement for each such Project.

EXHIBIT B

FORM OF PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT

[*to be inserted*]

[FORM OF]
PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT
BUILDING 3[__] PROJECT

THIS PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT (this "Agreement"), made and entered into as of this ________ 1, 202_, by and between [**SCANNELL PROPERTIES #516, LLC**, an Indiana limited liability company] (the "Company"), and **THE CITY OF BONNER SPRINGS, KANSAS**, a municipal corporation (the "City").

WITNESSETH:

1. **Tax Exemption; Payment in Lieu of Taxes**. In consideration of the issuance by the City of its industrial revenue bonds in the maximum principal amount of $[________] (the "Bonds") to finance the cost of acquiring, constructing, equipping, and furnishing a warehouse, distribution, and office facility, including buildings, improvements and equipment as described on *Exhibit B* (the "Building 3[__] Project Improvements"), located on real property in the City as described on *Exhibit A* (the "Building 3[___] Project Site," and together with the Building 3[___] Project Improvements, the "Building 3[___] Project"), to be leased by the City to the Company, and in consideration of Company's execution of the Lease Agreement dated as of ________1, 202_ (the "Lease"), as may be amended from time to time, between the City and the Company, pursuant to which the Building 3[__] Project is leased to the Company, and in further consideration of the laws of the State of Kansas granting an exemption from real and personal property taxation for the portion of the Building 3[__] Project purchased with the proceeds of the Bonds for the period of up to 10 years, commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company agrees to make payments in lieu of ad valorem property taxes in the amount specified herein and in the manner provided for herein, and the City agrees to apply for an ad valorem property tax exemption for such portion of the Building 3[__] Project for the 10 year period herein described.

2. **Amount of Payments; Place of Payment**. In lieu of all general ad valorem real and personal property taxes on the portion of the Building 3[__] Project financed with the proceeds of the Bonds as permitted by K.S.A. 79-201a *Second* or *Twenty-Fourth*, for the 10 calendar years commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company shall pay, if due, by separate check to the Treasurer of the Unified Government of Wyandotte County and Kansas City, Kansas (the "County"), or other appropriate officer as required by the laws of the State of Kansas, a payment in lieu of taxes ("PILOT") in the amount reflected on *Exhibit C* to this Agreement. Such amount shall be billed to the Company by statement of the County Clerk of the County (or such other appropriate officer of the County or City) which bill shall be issued approximately contemporaneously with the issuance of general tax bills in the State of Kansas and shall be due on the dates and in the percentages ad valorem property taxes are due in the State of Kansas. Currently, tax bills are issued by November 20th of each year and are due as follows: one-half (1/2) on or before December 20th in respect of the PILOT for the then current calendar year, and the remainder for such calendar year on or before May 10th of the following calendar year. There shall be no property tax exemption for any portion of the facility or equipment located at the Building 3[__] Project Site or elsewhere that has not been financed with the proceeds of the Bonds unless such portion of the facility or equipment has been specifically exempted from taxation in connection with, and purchased with the proceeds of, another series of industrial revenue bonds subsequently issued by the City or is otherwise exempt from taxation by Kansas law. Further, and notwithstanding anything in this Agreement to the contrary, the property tax exemption referred to in this Section shall not exempt the Building 3[__] Project or any portion thereof from any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.

3. **Distribution of Payment**. All payments in lieu of taxes shall be distributed to all applicable taxing subdivisions in the County, as provided in K.S.A. 12-1742.

4. **Default**. Should the Company fail to make the payments described in this Agreement or fail to comply with the Tax Abatement Policy as set forth in Section 5 below, or if a default shall occur under the Lease and not be cured within any time period permitted under the Lease, this Agreement may be terminated at the option of the City effective on the date in the year such payment was originally due or the date of such default, as applicable, and the Company agrees that from and after such termination date, in lieu of any payments hereunder (including PILOTs), it shall pay in full the regular amount of ad valorem property taxes on the property constituting the Building 3[__] Project, including the portion of the Building 3[__] Project financed with the Bonds, on the dates and in the percentages ad valorem property taxes are due in the State of Kansas. Should the Company fail to fulfill the community benefit provisions set forth in Section 6 below or otherwise fail to satisfy any of the conditions set forth on *Exhibit C* used to calculate the tax abatement percentage of the Building 3[__] Project, this Agreement shall not be terminated but the abatement percentage set forth in *Exhibit C* may be reduced at the option of the City by the amount of such percentage(s) set forth in *Exhibit C* corresponding to such failure, effective on the date of such failure or nonperformance, and the Company agrees that from and after such date, it shall pay such additional PILOTs on the property constituting the Building 3[__] Project, including the portion of the Building 3[___] Project financed with the Bonds, as set forth in *Exhibit C*. As a condition precedent to the City's exercise of any remedies under this Section 4, however, the City shall first give the Company written notice of such event of default or nonperformance, and the Company shall have a period of sixty (60) days to cure such event of default or nonperformance; provided, that if such event of default or nonperformance cannot be fully remedied within such 60-day period, but can reasonably be expected to be fully remedied and the Company is diligently attempting to remedy such default or nonperformance, no event of default or nonperformance shall occur so long as the Company shall prosecute and complete such cure with due diligence and dispatch.

5. **Subject to Tax Abatement Policy**. This Agreement is subject to all terms and provisions of the "POLICY AND PROCEDURES FOR ISSUING INDUSTRIAL REVENUE BONDS IN BONNER SPRINGS, KANSAS" dated September 12, 2005, and revised October 11, 2011 and September 25, 2017, attached hereto as *Exhibit D* (the "Tax Abatement Policy"); provided, however, in the event of any conflict between the provisions of the Tax Abatement Policy and this Agreement, the terms and provisions of this Agreement shall control. City agrees that any amendments, modifications or revisions to the Tax Abatement Policy made after the effective date of City Resolution No. 2024-[___] (the "Master Resolution") which would impose additional requirements or obligations upon the Building 3[__] Project or under this Agreement shall not be applicable to the Building 3[__] Project or this Agreement.

6. **Community Benefits**. A portion of the tax abatement percentage (as more particularly described on *Exhibit C*) is contingent upon an investment, donation or contribution by the Company or permitted assigns in community programs or other community benefits in an amount not less than $17,500 per year in each of the 10 calendar years that the abatement is in place. Such investment, donation or contribution shall include membership in the Bonner Springs Chamber of Commerce and the Wyandotte Economic Development Council and may include, by way of example without limitation, any one or more of the following:

   a. Providing a community impact grant to community organizations including but not limited to: Recreation Scholarship Fund, Tiblow Transit, the Bonner Springs/Edwardsville Education Foundation, and/or Vaughn-Trent Community Services;
   b. Developing and funding a student internship/teacher externship program with the Bonner Springs/Edwardsville School District;

c. Sponsoring or funding a City event or recreation program or sidewalk or trail connection;
d. Providing funding for the City's annual heritage festival, Tiblow Days;
e. Developing and funding an employee volunteer program focused on adopting a City park or another volunteer engagement program with the City;
f. A donation to charitable organizations operating in Bonner Springs, Kansas (including, by way of example without limitation, local food banks, mental health organizations, United Way, Salvation Army, homeless shelters, etc.) in amounts determined at the sole discretion of the Company;
g. A donation to the City in amounts determined at the sole discretion of the Company, to be used by the City for any of the above-described programs or activities;
h. Any other purpose agreed upon by the City and the Company; or
i. The Company may decide, in its discretion, to make an annual investment, donation or contribution to the City, in an amount equal to $17,500 less the sum of all other investments, donations or contributions made pursuant to this Section and attributable to the year in question, which the City may apply to one or more of the foregoing community benefits in its discretion.

On or prior to February 1 of each year, starting in the second full calendar year of the abatement, the Company shall provide such documentation as is reasonably requested by the City to confirm that, for the prior calendar year, the Company complied with the community benefits described above.

7. **Approval of Exemption**. This Agreement is conditioned on the issuance by the Kansas Board of Tax Appeals of an order exempting the portion of the Building 3[__] Project financed with proceeds of the Bonds from ad valorem property taxation in accordance with Kansas law, including K.S.A. 79-201a *Second* or *Twenty-Fourth*, and upon receipt by the City from the Company of all information necessary to file the Application for Exemption with the Kansas Board of Tax Appeals by no later than February 1, 202_. The Company acknowledges that the exemption must be annually renewed and agrees to provide the City with information to complete the annual renewal by February 1 of each year in which the exemption is in place.

8. **Payment of Fees and Expenses**. This Agreement is conditioned on payment when due by the Company of the City's application fee, closing fee, origination fee, and renewal fees described in the Tax Abatement Policy; provided, however, that the origination fee, calculated as 1% of the par amount of the Bonds issued for the Building 3[__] Project and payable by the Company per the Tax Abatement Policy, shall be payable as follows:

   a. One-half (1/2) of such origination fee shall be paid to the City on or prior to the Bond closing; and
   b. One-tenth (1/10) of such origination fee shall paid to the City on or prior to December 20 in each of the first five (5) years of the ten-year exemption from ad valorem property taxes under this Agreement.

   Notwithstanding the foregoing, the Company shall have the option to pre-pay (or cause to be pre-paid), without penalty, all or any portion of the origination fee.

9. **Counterparts**. This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed to be an original and all of which shall constitute the same instrument.

10. **Transferability**. The benefits of this Agreement may not be transferred to any assignee of the Company without the written consent of the City; provided, however, that the Company may assign this Agreement without the consent of the City: (a) if the assignee is an entity with which the Company has merged in accordance with Section [9.4] of the Lease; (b) to any affiliate of the

Company or to the Company's successors in interest (whether by merger, consolidation or otherwise); (c) to a lender via collateral assignment for financing purposes; or (d) to one or more owners or end-users of the Building 3[__] Project approved (or deemed approved) by the City pursuant to the procedure set forth in Section 11 below, provided any assignment pursuant to (b) or (d) above shall be subject to providing the City with a fully-executed assignment and assumption agreement, pursuant to which the assignee expressly assumes and agrees to be bound by the obligations so assigned, in which event the City agrees to release the Company from any further obligations or liabilities with respect to the obligations so assigned and assumed.

11. **Use Restrictions**. The Building 3[__] Project may be developed and used in accordance with the City of Bonner Springs, Kansas Zoning Ordinance, referenced in Section 17-201 of the Code of the City of Bonner Springs, including those uses permitted in the "I-1" Light Industrial District, subject to the following procedure:

a. The term "Restricted Uses" shall mean: any establishment selling or exhibiting, or widely known to be directly associated with, pornographic materials, drug-related paraphernalia, products displaying racist or hate speech, or other morally repugnant use.
b. The Company shall not be allowed to sublease or convey the Building 3[__] Project to a proposed user until the City Manager of the City first receives prior written notice, including the name and general nature of the proposed user (or, if confidential, such other information reasonably requested by the City Manager), and a period of fifteen (15) days to: (i) approve such user, (ii) if the City Manager reasonably determines the proposed user may constitute a Restricted Use, place the matter on the next available City Council agenda for consideration to approve the proposed user, or deny the proposed user on the basis that it constitutes a Restricted Use; or (iii) deny the proposed user (with a right to appeal to the City Council on the next available City Council agenda). It is the parties' intent that the City approval right be limited to Restricted Uses, that such approval not be arbitrarily withheld or denied, and that such approval not be withheld, conditioned or delayed for the purpose of preventing a proposed user from competing with an existing City business or for any other purpose other than the proposed user constitutes a Restricted Use. In the event any proposed user is not approved, denied, or placed on the next available City Council agenda, within the aforementioned fifteen (15) day period, the proposed user will be deemed approved.

12. **No Waiver**. No waiver by the City of any breach of this Agreement shall be construed to be a waiver of any other or subsequent breach.

13. **Governing Law**. This Agreement shall be governed by the laws of the State of Kansas.

[*remainder of page left blank intentionally*]

IN WITNESS WHEREOF, the City has caused this Agreement to be signed by a duly authorized official, such signature to be attested by a duly authorized officer and its official seal to be applied, and the Company has caused this Agreement to be executed by a duly authorized officer, as of the day and year first above written.

CITY OF BONNER SPRINGS, KANSAS

By:____
Tom Stephens, Mayor

(SEAL)

ATTEST:

By: ___________________________________
Christina Brake, City Clerk

[SCANNELL PROPERTIES #516, LLC,
an Indiana limited liability company]

By: ____
[*name, title*]

[SEAL, if any]

EXHIBIT A

DESCRIPTION OF THE BUILDING 3[__] PROJECT SITE

[*to be inserted*]

EXHIBIT B

DESCRIPTION OF THE BUILDING 3[__] PROJECT IMPROVEMENTS

All buildings, building improvements, machinery and equipment purchased in whole or in part from the proceeds of the Bonds, together with all substitutions and replacements for any of the foregoing property.

EXHIBIT C

ANNUAL PILOT

Lease Year	Tax Year	PILOTs (#1-5 met)	Add'l PILOTs (#5 not met)	Add'l PILOTs (#4 not met)	Add'l PILOTs (#3 not met)	Add'l PILOTs (#2 not met)
1	202_	**$**	**$**	**$**	**$**	**$**
2	202_					
3	202_					
4	202_					
5	202_					
6	202_					
7	202_					
8	202_					
9	202_					
10	202_					

The PILOTs set forth above and payable each year reflect a 70% abatement on the estimated value of the Building 3[__] Project plus the existing $[____] tax liability for the unimproved Building 3[__] Project Site (payable pursuant to City policy). The 70% level of abatement is comprised of, and conditioned on, the following:

1. 50% standard level of abatement per City policy;
2. 10% additional abatement based on a minimum total capital investment in the Building 3[_] Project of at least $50 per square foot for building improvements, excluding furniture, fixtures, and equipment for the Building 3[__] Project;
3. 5% additional abatement commencing in the calendar year following the substantial completion of construction, as reflected by the issuance of one or more temporary certificates of occupancy, of a minimum of 500,000 square feet, in the aggregate, across one or more facilities (including the Building 3[__] Project), located in the approximately 53-acre area site of the Master Project (as defined in the Master Resolution);
4. 2.5% additional abatement based on the community benefits set forth in Section 6 of this Agreement; and
5. 2.5% additional abatement based on substantial completion of the Building 3[___] Project, as reflected by the issuance of a temporary certificate of occupancy and the issuance of the Bonds for the Building 3[_] Project, on or before December 31, [2025 (with respect to the first Project) / 2027 (with respect to each subsequent Project)].

If the Company should fail to satisfy any of the conditions described in paragraphs 2 through 5, above with respect to the Building 3[__] Project, subject to the Company's right to cure, the additional tax abatement percentage associated with such condition or conditions shall be subtracted from the maximum seventy percent (70%) abatement percentage available for the Building 3[_] Project. By way of example, if the minimum investment in the Building 3[__] Project is less than $50 per square foot as set forth in paragraph 2, above, the tax abatement percentage shall decrease to sixty percent (60%). Upon such reduction in the tax abatement percentage, the PILOTs set forth in the "PILOTs (#1-5 met)" column above shall be increased for the Building 3[__] Project by the amounts associated with such requirement and described in the applicable "Add'l PILOTs" column(s) above.

The PILOTs in the schedule above are based on an estimated appraised value of $48.50 per square foot commencing with the 2026 calendar year and increasing at a rate of 2.5% per year thereafter during the term of such abatement. In the event the term of the abatement as provided in this Agreement does not commence until after the 2026 calendar year, the appraised value per square foot used to recalculate the PILOTs in the schedule above will still increase after the 2026 calendar year at the rate of 2.5% per year until the commencement of, and through the term of, such abatement; specifically, the abatement term (i.e., 'Lease Year' 1 through 'Lease Year' 10, inclusive) will be adjusted accordingly to mean the ten (10) year period commencing January 1st of the 'Tax Year' following the calendar year in which the Bonds are issued for the Building 3[__] Project, with PILOTs payable in the amounts corresponding to each Tax Year in the table above for the duration of such abatement term. By way of example, if the Bonds are issued for the Building 3[__] Project in 2027 such that the abatement term commences in 2028, an appraised value of $50.96 per square foot (rather than $48.50 per square foot) will be used to recalculate the Lease Year 1 PILOTs, an appraised value of $52.23 per square foot (rather than $48.50 per square foot) will be used to recalculate the Lease Year 2 PILOTs, and so on and so forth through the expiration of such abatement term.

There shall be no adjustment to the PILOTs in the schedule above in the event the actual appraised value per square foot of the Building 3[__] Project during the term of the abatement is higher or lower than the estimated appraised value used by the parties to this Agreement to calculate the PILOTs for each year.

In addition to the PILOTs set forth above, the Company shall timely remit all general ad valorem real and personal property taxes attributable to (i) any portion of the Building 3[__] Project not financed with the proceeds of industrial revenue bonds and not otherwise exempt from taxation and (ii) any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.

EXHIBIT D

TAX ABATEMENT POLICY

[*to be inserted*]

Memorandum

Date: February 26, 2024
To: Mayor and City Council
From: Megan Gilliland

Subject: Public Hearing to Issue IndustrialRevenue Bonds for Scannell Properties, LLC (Building 3A)

Recommendation: Staff and Bond Counsel recommend holding a public hearing.

Action: Make a motion to open a public hearing at _____. Make a motion to close the public hearing at _____.

Background: Refer to the associated Resolution of Intent agenda item for details on IRB project for Scannell (3A).

Discussion:

Financial Impact:

Scannell Properties Building 3A Compass 70 Logistics - Impact Report

Project Type: Recruitment
Industry: Distribution & Logistics
Prepared By: State of Kansas

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by State of Kansas using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for State of Kansas.

This report, generated by the Impact DashBoard application, has been prepared by State of Kansas to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. State of Kansas made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

State of Kansas and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 15-year period.

Description of the Project

The proposed project includes the potential new construction of an approximately 200,000 square foot regional fulfilment facility. The facility is currently proposed to be operated by a Fortune 100 company for purposes of distributing products to customers located in a 10-state region covering the central and midwest part of the U.S.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 15 years in terms of job creation, salaries paid to workers, and taxable sales.

SUMMARY OF ECONOMIC IMPACT OVER 15 YEARS IN WYANDOTTE COUNTY			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Jobs	120.0	79.5	**199.5**
Annual Salaries/Wages	$5,800,320	$5,449,401	**$11,249,721**
Salaries/Wages over 15 Years	$100.31M	$94,238,757	**$194.55M**
Taxable Sales/Purchases in Wyandotte County	$17,013,395	$4,711,938	**$21,725,333**

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

SUMMARY OF POPULATION IMPACT OVER 15 YEARS IN WYANDOTTE COUNTY			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Workers who will move to Wyandotte County	10.8	7.2	**18.0**
New residents in Wyandotte County	28.1	18.6	**46.7**
New residential properties constructed in Wyandotte County	1.6	1.1	**2.7**
New students to attend local school district	5.4	3.6	**9.0**

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 15 years is summarized in the following table.

SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 15 YEARS IN WYANDOTTE COUNTY						
YR.	NEW RESIDENTIAL PROPERTY	LAND	BUILDINGS...	FF&E	NON-RESIDENTIAL PROPERTY	TOTAL PROPERTY
1	$36,081	$800,000	$13,200,000	$0	*$14,000,000*	**$14,036,081**
2	$36,802	$816,000	$13,464,000	$0	*$14,280,000*	**$14,316,802**
3	$37,538	$832,320	$13,733,280	$0	*$14,565,600*	**$14,603,138**
4	$38,289	$848,966	$14,007,946	$0	*$14,856,912*	**$14,895,201**
5	$39,055	$865,946	$14,288,105	$0	*$15,154,050*	**$15,193,105**
6	$39,836	$883,265	$14,573,867	$0	*$15,457,131*	**$15,496,967**
7	$40,633	$900,930	$14,865,344	$0	*$15,766,274*	**$15,806,907**
8	$41,445	$918,949	$15,162,651	$0	*$16,081,599*	**$16,123,045**
9	$42,274	$937,328	$15,465,904	$0	*$16,403,231*	**$16,445,506**
10	$43,120	$956,074	$15,775,222	$0	*$16,731,296*	**$16,774,416**
11	$43,982	$975,196	$16,090,726	$0	*$17,065,922*	**$17,109,904**
12	$44,862	$994,699	$16,412,541	$0	*$17,407,240*	**$17,452,102**
13	$45,759	$1,014,593	$16,740,792	$0	*$17,755,385*	**$17,801,144**
14	$46,674	$1,034,885	$17,075,608	$0	*$18,110,493*	**$18,157,167**
15	$47,608	$1,055,583	$17,417,120	$0	*$18,472,703*	**$18,520,310**

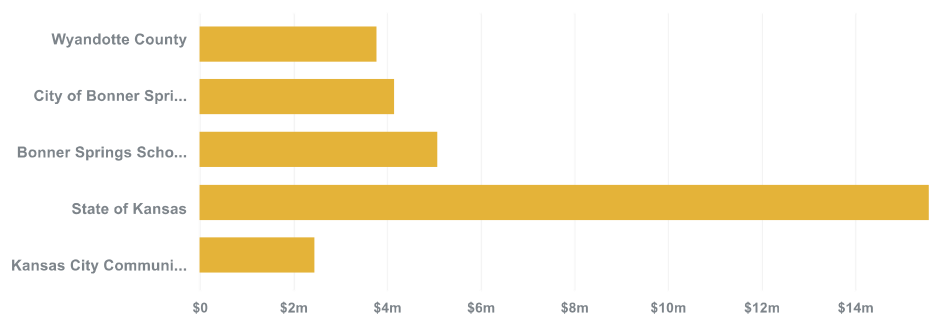
Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

FISCAL NET BENEFITS OVER THE NEXT 15 YEARS					
	BENEFITS	COSTS	INCENTIVES	NET BENEFITS LESS INCENTIVES	PRESENT VALUE*
Wyandotte County	$9,829,680	($228,000)	($5,827,837)	$3,773,844	$2,104,650
City of Bonner Springs	$11,788,343	($984,750)	($6,650,427)	$4,153,165	$2,303,870
Bonner Springs School District (USD 204)	$13,205,337	($140,020)	($7,992,398)	$5,072,918	$2,794,382
State of Kansas	$18,794,725	$0	($3,227,144)	$15,567,581	$10,473,334
Kansas City Community College	$6,644,783	$0	($4,196,481)	$2,448,302	$1,301,516
Total	**$60,262,867**	**($1,352,770)**	**($27.89M)**	**$31,015,810**	**$18,977,752**

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.

Net Benefits Less Incentives Over the Next 15 Years



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

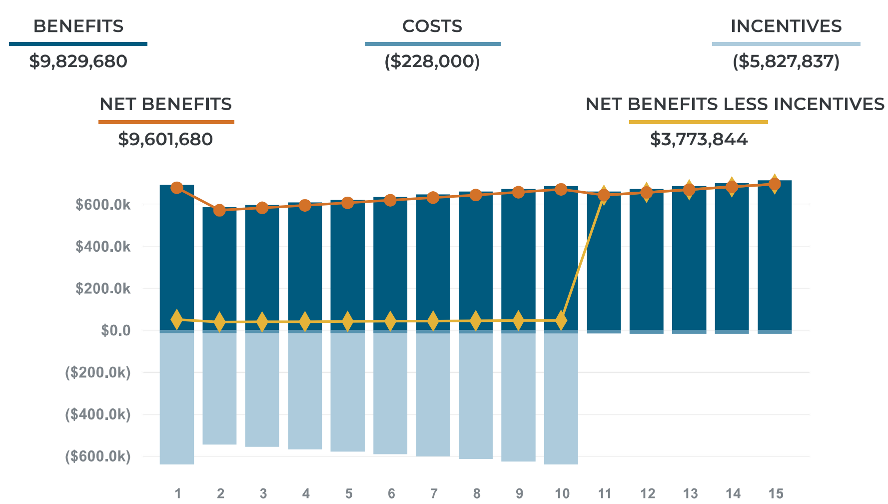
VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION				
	PROPERTY TAX INCENTIVE	SALES TAX INCENTIVE	NON-TAX INCENTIVE	TOTAL
Wyandotte County	$5,722,237	$105,600	$0	$5,827,837
City of Bonner Springs	$6,419,427	$231,000	$0	$6,650,427
Bonner Springs School District (USD 204)	$7,992,398	$0	$0	$7,992,398
State of Kansas	$229,944	$1,716,000	$1,281,200	$3,227,144
Kansas City Community College	$4,196,481	$0	$0	$4,196,481
Total	**$24,560,487**	**$2,052,600**	**$1,281,200**	**$27,894,287**

Wyandotte County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Wyandotte County over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: WYANDOTTE COUNTY			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	$119,980	$97,273	$217,253
Real Property Taxes	$9,037,401	$0	$9,037,401
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$23,291	$23,291
Extraordinary Payments by Firm (PILOT)	$358,262	$0	$358,262
Miscellaneous Taxes and User Fees	$136,964	$56,508	$193,472
Benefits Subtotal	**$9,652,607**	**$177,072**	**$9,829,680**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	($161,866)	($66,133)	($228,000)
Costs Subtotal	**($161,866)**	**($66,133)**	**($228,000)**
Net Benefits	**$9,490,741**	**$110,939**	**$9,601,680**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Capital Investment - Sales Taxes Rebated	($105,600)	$0	($105,600)
Property Taxes Abated	($5,722,237)	$0	($5,722,237)
Incentives Subtotal	**($5,827,837)**	**$0**	**($5,827,837)**
Net Benefits Less Incentives	**$3,662,904**	**$110,939**	**$3,773,844**

Annual Fiscal Net Benefits for Wyandotte County



Wyandotte County Public Support

Total Incentives

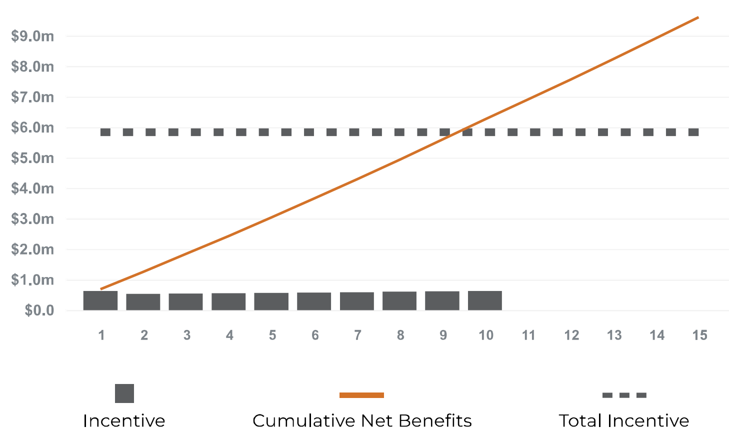
Wyandotte County is considering the following incentives for the Project.

INCENTIVES UNDER CONSIDERATION			
YEAR	PROPERTY TAX ABATEMENT	SALES TAX REBATE	TOTAL
1	$522,592	$105,600	$628,192
2	$533,044	$0	$533,044
3	$543,705	$0	$543,705
4	$554,579	$0	$554,579
5	$565,670	$0	$565,670
6	$576,984	$0	$576,984
7	$588,523	$0	$588,523
8	$600,294	$0	$600,294
9	$612,300	$0	$612,300
10	$624,546	$0	$624,546
Total	**$5,722,237**	**$105,600**	**$5,827,837**

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Wyandotte County. The intersection indicates the length of time until the incentives are paid back.

Total Incentive vs. Net Benefits for Wyandotte County

$5,827,837	$48,565	11.0%	9.4 Yrs
Total Incentive	Per Job	Rate of Return	Payback Period

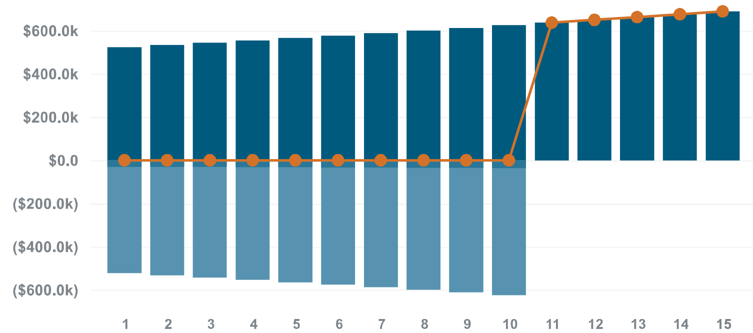


Tax Incentives

The following property tax incentive is modeled for Wyandotte County in this analysis.

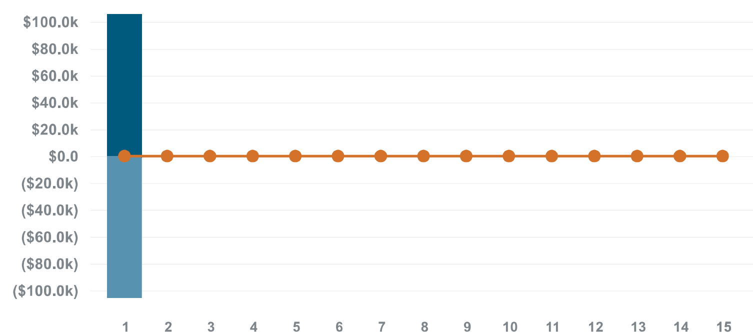
Property Tax Analysis for Wyandotte County

PROPERTY TAXES	ABATEMENT	NET COLLECTIONS
$9,037,401	($5,722,237)	$3,315,165



Sales Tax Analysis for Wyandotte County

CAPITAL INVESTMENT-RELATED SALES TAXES	REBATE	NET COLLECTIONS
$105,600	($105,600)	$0

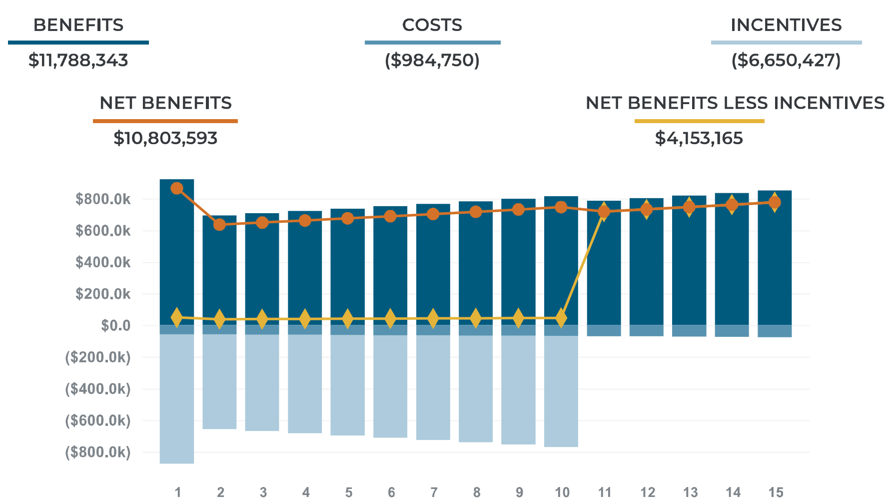


City of Bonner Springs Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of Bonner Springs over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: CITY OF BONNER SPRINGS			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	$244,615	$65,344	$309,960
Real Property Taxes	$10,138,508	$0	$10,138,508
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$10,777	$10,777
Transient Guest Taxes	$5,058	$0	$5,058
Extraordinary Payments by Firm (PILOT)	$382,821	$0	$382,821
Utility Revenue	$574,833	$57,600	$632,433
Utility Franchise Fees	$112,061	$11,302	$123,364
Miscellaneous Taxes and User Fees	$168,092	$17,330	$185,422
Benefits Subtotal	**$11,625,989**	**$162,354**	**$11,788,343**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	($300,905)	($30,893)	($331,798)
Cost of Utility Services	($593,510)	($59,442)	($652,952)
Costs Subtotal	**($894,416)**	**($90,335)**	**($984,750)**
Net Benefits	**$10,731,574**	**$72,019**	**$10,803,593**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Capital Investment - Sales Taxes Rebated	($231,000)	$0	($231,000)
Property Taxes Abated	($6,419,427)	$0	($6,419,427)
Incentives Subtotal	**($6,650,427)**	**$0**	**($6,650,427)**
Net Benefits Less Incentives	**$4,081,146**	**$72,019**	**$4,153,165**

Annual Fiscal Net Benefits for City of Bonner Springs



City of Bonner Springs Public Support

Total Incentives

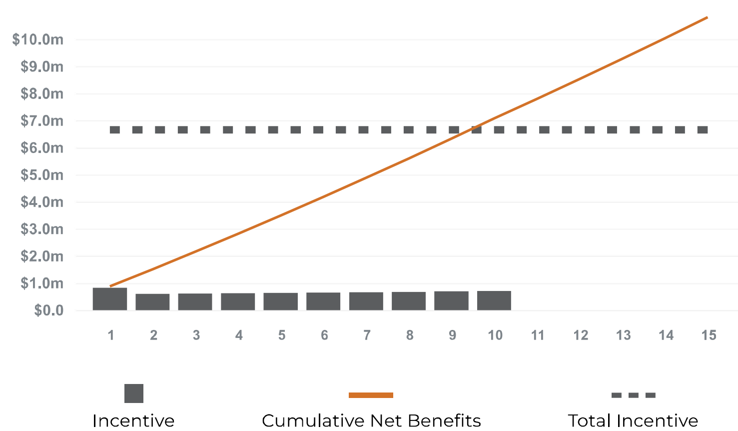
City of Bonner Springs is considering the following incentives for the Project.

INCENTIVES UNDER CONSIDERATION			
YEAR	PROPERTY TAX ABATEMENT	SALES TAX REBATE	TOTAL
1	$586,264	$231,000	$817,264
2	$597,989	$0	$597,989
3	$609,949	$0	$609,949
4	$622,148	$0	$622,148
5	$634,591	$0	$634,591
6	$647,283	$0	$647,283
7	$660,228	$0	$660,228
8	$673,433	$0	$673,433
9	$686,902	$0	$686,902
10	$700,640	$0	$700,640
Total	**$6,419,427**	**$231,000**	**$6,650,427**

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to City of Bonner Springs. The intersection indicates the length of time until the incentives are paid back.

Total Incentive vs. Net Benefits for City of Bonner Springs

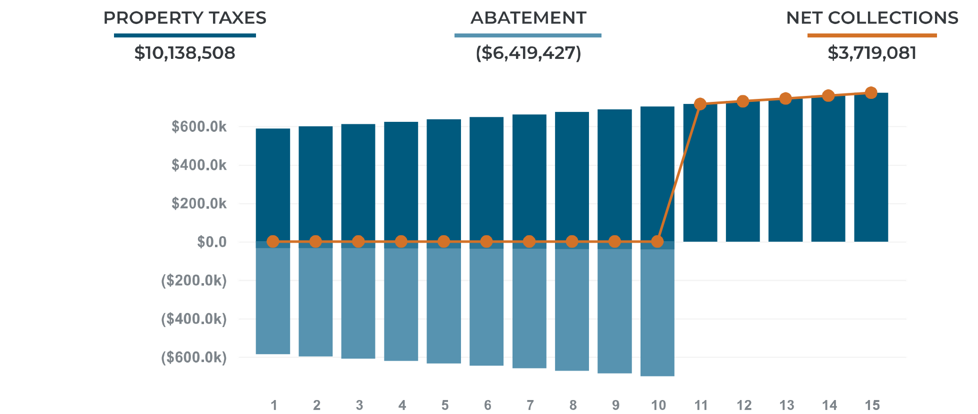
$6,650,427	$55,420	10.8%	9.4 Yrs
Total Incentive	Per Job	Rate of Return	Payback Period



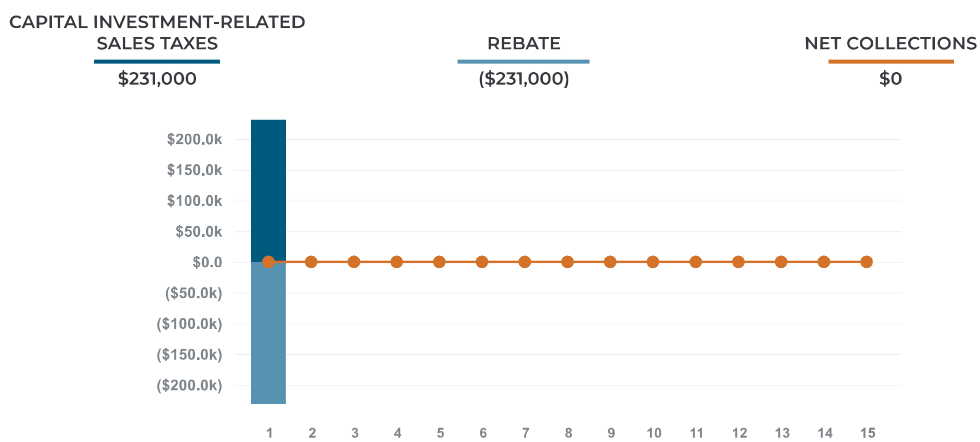
Tax Incentives

The following property tax incentive is modeled for City of Bonner Springs in this analysis.

Property Tax Analysis for City of Bonner Springs



Sales Tax Analysis for City of Bonner Springs

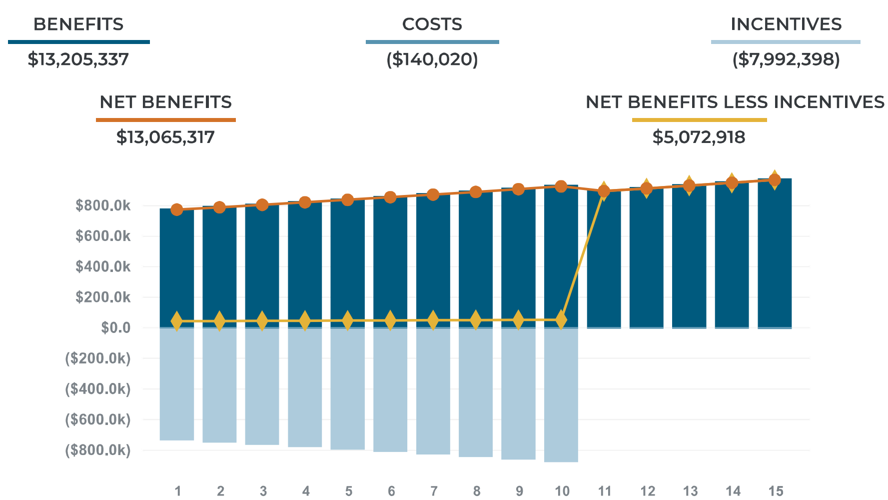


Bonner Springs School District (USD 204) Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Bonner Springs School District (USD 204) over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: BONNER SPRINGS SCHOOL DISTRICT (USD 204)			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	$12,622,776	$0	$12,622,776
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$2,364	$2,364
Extraordinary Payments by Firm (PIOLT)	$434,863	$0	$434,863
Addtl. State & Federal School Funding	$0	$145,333	$145,333
Benefits Subtotal	**$13,057,639**	**$147,697**	**$13,205,337**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost to Educate New Students	$0	($140,020)	($140,020)
Costs Subtotal	**$0**	**($140,020)**	**($140,020)**
Net Benefits	**$13,057,639**	**$7,677**	**$13,065,317**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Property Taxes Abated	($7,992,398)	$0	($7,992,398)
Incentives Subtotal	**($7,992,398)**	**$0**	**($7,992,398)**
Net Benefits Less Incentives	**$5,065,241**	**$7,677**	**$5,072,918**

Annual Fiscal Net Benefits for Bonner Springs School District (USD 204)



Bonner Springs School District (USD 204) Public Support

Total Incentives

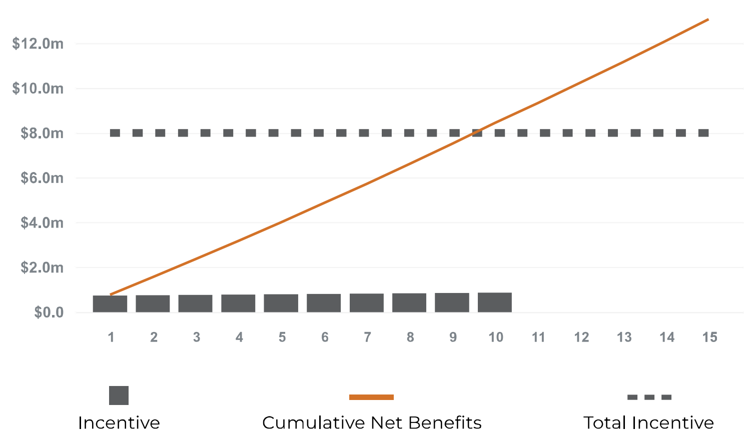
Bonner Springs School District (USD 204) is considering the following incentives for the Project.

INCENTIVES UNDER CONSIDERATION		
YEAR	PROPERTY TAX ABATEMENT	TOTAL
1	$729,918	$729,918
2	$744,516	$744,516
3	$759,407	$759,407
4	$774,595	$774,595
5	$790,087	$790,087
6	$805,888	$805,888
7	$822,006	$822,006
8	$838,446	$838,446
9	$855,215	$855,215
10	$872,320	$872,320
Total	**$7,992,398**	**$7,992,398**

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Bonner Springs School District (USD 204). The intersection indicates the length of time until the incentives are paid back.

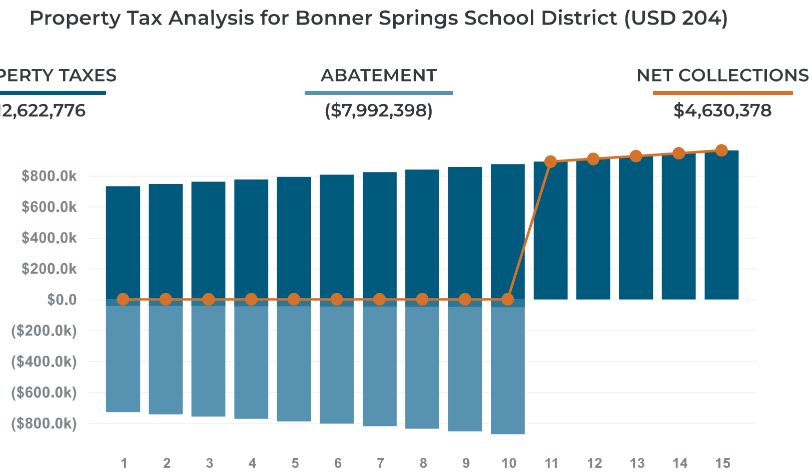
Total Incentive vs. Net Benefits for Bonner Springs School District (USD 204)

$7,992,398	$66,603	10.9%	9.5 Yrs
Total Incentive	Per Job	Rate of Return	Payback Period



Tax Incentives

The following property tax incentive is modeled for Bonner Springs School District (USD 204) in this analysis.

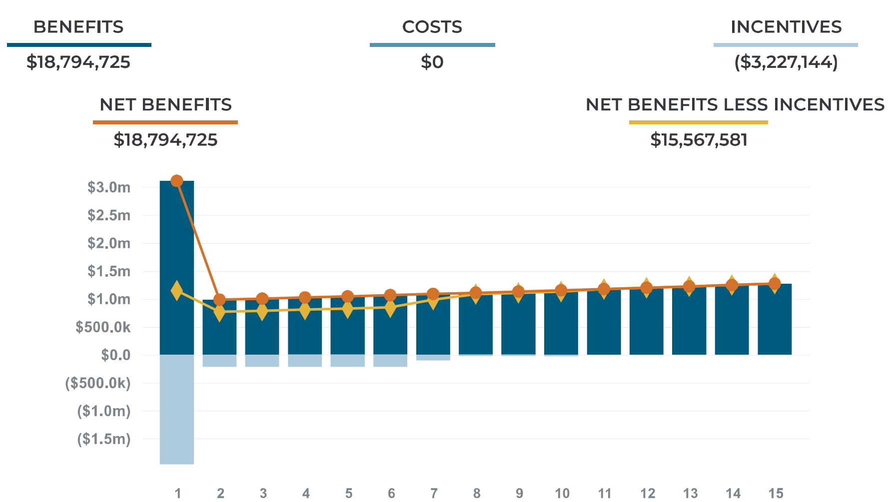


State of Kansas Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by State of Kansas over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: STATE OF KANSAS			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	$2,152,672	$3,466,998	$5,619,670
Income Taxes	$11,222,407	$0	$11,222,407
Real Property Taxes	$363,162	$0	$363,162
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$0	$0
Extraordinary Payments by Firm (PILOT)	$14,402	$0	$14,402
Corporate Income Taxes	$1,575,084	$0	$1,575,084
Benefits Subtotal	**$15,327,727**	**$3,466,998**	**$18,794,725**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$15,327,727**	**$3,466,998**	**$18,794,725**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Capital Investment - Sales Taxes Rebated	($1,716,000)	$0	($1,716,000)
Property Taxes Abated	($229,944)	$0	($229,944)
Non-Tax Incentive	($1,281,200)	$0	($1,281,200)
Incentives Subtotal	**($3,227,144)**	**$0**	**($3,227,144)**
Net Benefits Less Incentives	**$12,100,582**	**$3,466,998**	**$15,567,581**

Annual Fiscal Net Benefits for State of Kansas



State of Kansas Public Support

Total Incentives

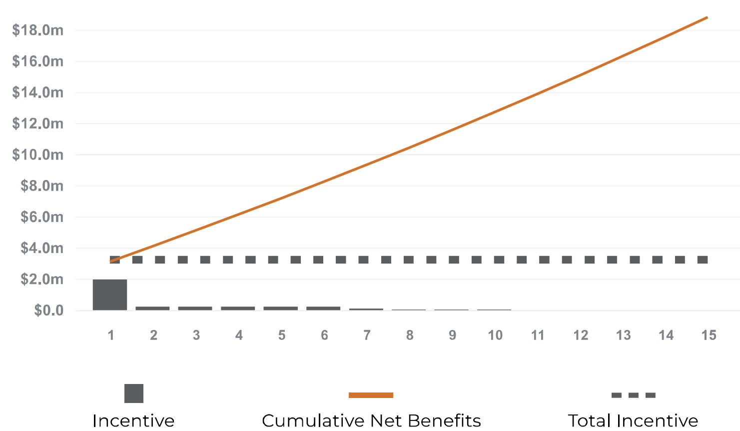
State of Kansas is considering the following incentives for the Project.

INCENTIVES UNDER CONSIDERATION				
YEAR	PROPERTY TAX ABATEMENT	SALES TAX REBATE	NON-TAX INCENTIVE	TOTAL
1	$21,000	$1,716,000	$226,000	$1,963,000
2	$21,420	$0	$195,600	$217,020
3	$21,848	$0	$195,600	$217,448
4	$22,285	$0	$195,600	$217,885
5	$22,731	$0	$195,600	$218,331
6	$23,186	$0	$195,600	$218,786
7	$23,649	$0	$77,200	$100,849
8	$24,122	$0	$0	$24,122
9	$24,605	$0	$0	$24,605
10	$25,097	$0	$0	$25,097
Total	**$229,944**	**$1,716,000**	**$1,281,200**	**$3,227,144**

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to State of Kansas. The intersection indicates the length of time until the incentives are paid back.

Total Incentive vs. Net Benefits for State of Kansas

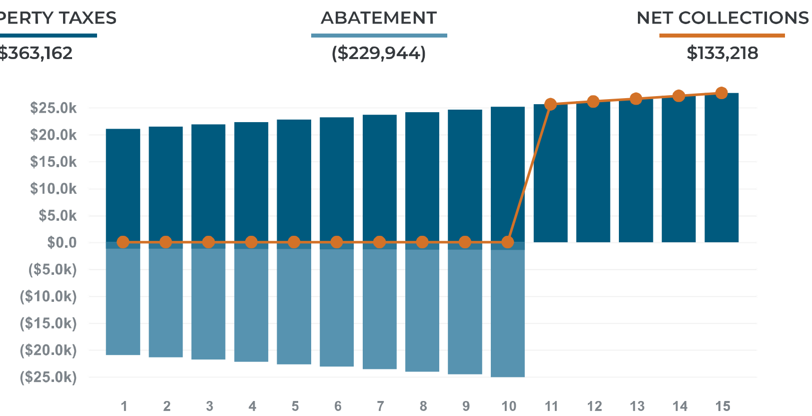
$3,227,144	$26,893	38.8%	1.1 Yrs
Total Incentive	Per Job	Rate of Return	Payback Period



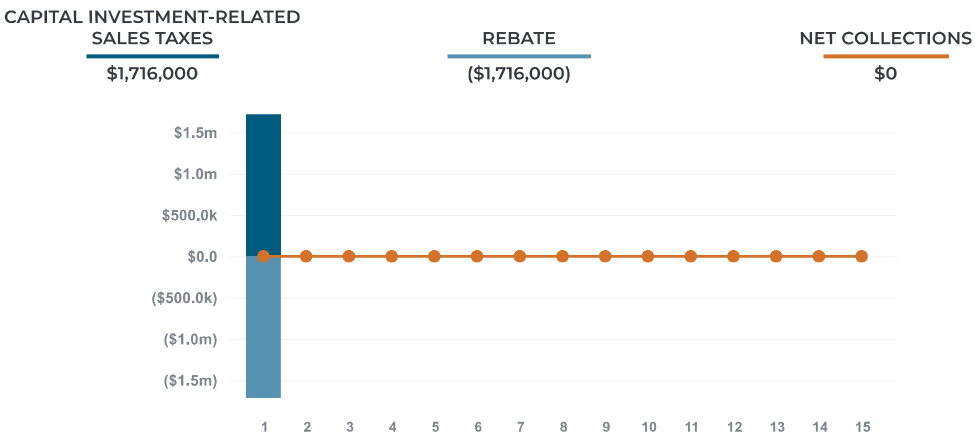
Tax Incentives

The following property tax incentive is modeled for State of Kansas in this analysis.

Property Tax Analysis for State of Kansas



Sales Tax Analysis for State of Kansas



Non-Tax Incentives

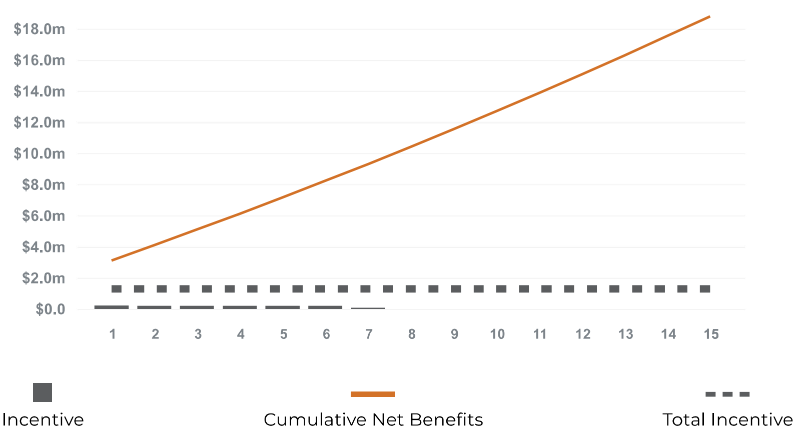
State of Kansas is considering the following non-tax incentives for the Project.

NON-TAX INCENTIVES UNDER CONSIDERATION	
YEAR	NON-TAX INCENTIVE
1	$226,000
2	$195,600
3	$195,600
4	$195,600
5	$195,600
6	$195,600
7	$77,200
Total	**$1,281,200**

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to State of Kansas. The intersection indicates the length of time until the incentives are paid back.

Non-Tax Incentive vs. Net Benefits for State of Kansas

$1,281,200	$10,677	97.8%	0.4 Yrs
Non-Tax Incentive	Per Job	Rate of Return	Payback Period

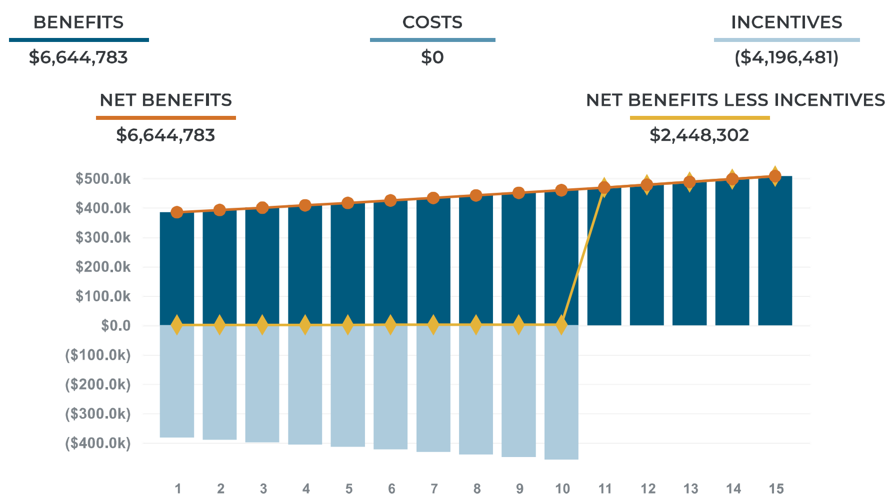


Kansas City Community College Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Kansas City Community College over the next 15 years of the Project.

NET BENEFITS OVER 15 YEARS: KANSAS CITY COMMUNITY COLLEGE			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	$6,627,702	$0	$6,627,702
FF&E Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$17,081	$17,081
Benefits Subtotal	**$6,627,702**	**$17,081**	**$6,644,783**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$6,627,702**	**$17,081**	**$6,644,783**
INCENTIVES	PROJECT	HOUSEHOLDS	TOTAL
Property Taxes Abated	($4,196,481)	$0	($4,196,481)
Incentives Subtotal	**($4,196,481)**	**$0**	**($4,196,481)**
Net Benefits Less Incentives	**$2,431,221**	**$17,081**	**$2,448,302**

Annual Fiscal Net Benefits for Kansas City Community College



Kansas City Community College Public Support

Total Incentives

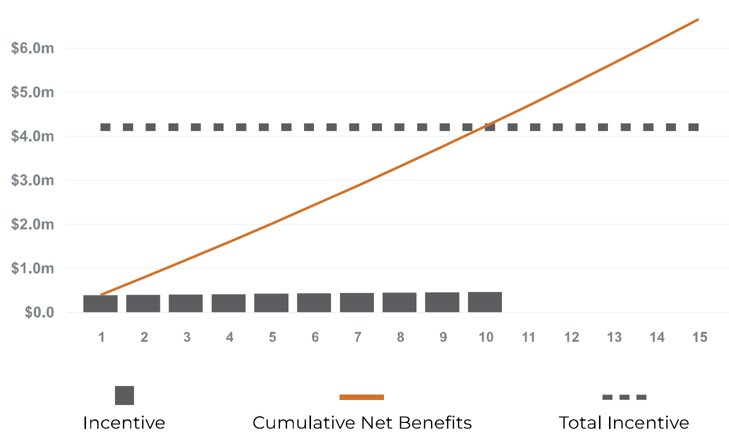
Kansas City Community College is considering the following incentives for the Project.

INCENTIVES UNDER CONSIDERATION		
YEAR	PROPERTY TAX ABATEMENT	TOTAL
1	$383,250	$383,250
2	$390,915	$390,915
3	$398,733	$398,733
4	$406,708	$406,708
5	$414,842	$414,842
6	$423,139	$423,139
7	$431,602	$431,602
8	$440,234	$440,234
9	$449,038	$449,038
10	$458,019	$458,019
Total	**$4,196,481**	**$4,196,481**

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to Kansas City Community College. The intersection indicates the length of time until the incentives are paid back.

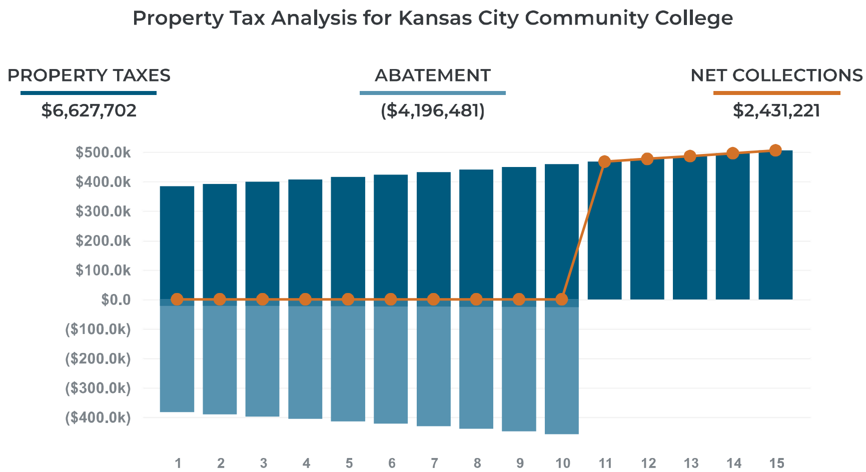
Total Incentive vs. Net Benefits for Kansas City Community College

$4,196,481	$34,971	10.6%	10.0 Yrs
Total Incentive	Per Job	Rate of Return	Payback Period



Tax Incentives

The following property tax incentive is modeled for Kansas City Community College in this analysis.



Methodology

Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 15-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

493110 GENERAL WAREHOUSING AND STORAGE		WYANDOTTE COUNTY
Employment Multiplier	(Type II Direct Effect)	1.6624
Earnings Multiplier	(Type II Direct Effect)	1.9395

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com

WYANDOTTE COUNTY PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$29,862	$492,730	$0	**$522,592**
2	$30,460	$502,584	$0	**$533,044**
3	$31,069	$512,636	$0	**$543,705**
4	$31,690	$522,889	$0	**$554,579**
5	$32,324	$533,346	$0	**$565,670**
6	$32,971	$544,013	$0	**$576,984**
7	$33,630	$554,894	$0	**$588,523**
8	$34,303	$565,991	$0	**$600,294**
9	$34,989	$577,311	$0	**$612,300**
10	$35,688	$588,857	$0	**$624,546**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$326,985**	**$5,395,252**	**$0**	**$5,722,237**

WYANDOTTE COUNTY PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

WYANDOTTE COUNTY CONSTRUCTION MATERIALS AND FF&E PURCHASES: SALES TAX REBATE			
YR.	CONSTRUCTION MATERIALS REBATE	FF&E EXPENDITURES REBATE	TOTAL
1	$105,600	$0	**$105,600**
2	$0	$0	**$0**
3	$0	$0	**$0**
4	$0	$0	**$0**
5	$0	$0	**$0**
6	$0	$0	**$0**
7	$0	$0	**$0**
8	$0	$0	**$0**
9	$0	$0	**$0**
10	$0	$0	**$0**
11	$0	$0	**$0**
12	$0	$0	**$0**
13	$0	$0	**$0**
14	$0	$0	**$0**
15	$0	$0	**$0**
Total	**$105,600**	**$0**	**$105,600**

WYANDOTTE COUNTY CONSTRUCTION MATERIALS AND FF&E PURCHASES REBATE SCHEDULE		
YR.	CONSTRUCTION MATERIALS	FF&E PURCHASES
1	100.0%	0.0%
2	0.0%	0.0%
3	0.0%	0.0%
4	0.0%	0.0%
5	0.0%	0.0%
6	0.0%	0.0%
7	0.0%	0.0%
8	0.0%	0.0%
9	0.0%	0.0%
10	0.0%	0.0%
11	0.0%	0.0%
12	0.0%	0.0%
13	0.0%	0.0%
14	0.0%	0.0%
15	0.0%	0.0%

CITY OF BONNER SPRINGS PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$33,501	$552,763	$0	**$586,264**
2	$34,171	$563,818	$0	**$597,989**
3	$34,854	$575,095	$0	**$609,949**
4	$35,551	$586,597	$0	**$622,148**
5	$36,262	$598,329	$0	**$634,591**
6	$36,988	$610,295	$0	**$647,283**
7	$37,727	$622,501	$0	**$660,228**
8	$38,482	$634,951	$0	**$673,433**
9	$39,252	$647,650	$0	**$686,902**
10	$40,037	$660,603	$0	**$700,640**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$366,824**	**$6,052,603**	**$0**	**$6,419,427**

CITY OF BONNER SPRINGS PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

CITY OF BONNER SPRINGS CONSTRUCTION MATERIALS AND FF&E PURCHASES: SALES TAX REBATE			
YR.	CONSTRUCTION MATERIALS REBATE	FF&E EXPENDITURES REBATE	TOTAL
1	$231,000	$0	**$231,000**
2	$0	$0	**$0**
3	$0	$0	**$0**
4	$0	$0	**$0**
5	$0	$0	**$0**
6	$0	$0	**$0**
7	$0	$0	**$0**
8	$0	$0	**$0**
9	$0	$0	**$0**
10	$0	$0	**$0**
11	$0	$0	**$0**
12	$0	$0	**$0**
13	$0	$0	**$0**
14	$0	$0	**$0**
15	$0	$0	**$0**
Total	**$231,000**	**$0**	**$231,000**

CITY OF BONNER SPRINGS CONSTRUCTION MATERIALS AND FF&E PURCHASES REBATE SCHEDULE		
YR.	CONSTRUCTION MATERIALS	FF&E PURCHASES
1	100.0%	0.0%
2	0.0%	0.0%
3	0.0%	0.0%
4	0.0%	0.0%
5	0.0%	0.0%
6	0.0%	0.0%
7	0.0%	0.0%
8	0.0%	0.0%
9	0.0%	0.0%
10	0.0%	0.0%
11	0.0%	0.0%
12	0.0%	0.0%
13	0.0%	0.0%
14	0.0%	0.0%
15	0.0%	0.0%

BONNER SPRINGS SCHOOL DISTRICT (USD 204) PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$41,710	$688,208	$0	**$729,918**
2	$42,544	$701,973	$0	**$744,516**
3	$43,395	$716,012	$0	**$759,407**
4	$44,263	$730,332	$0	**$774,595**
5	$45,148	$744,939	$0	**$790,087**
6	$46,051	$759,838	$0	**$805,888**
7	$46,972	$775,034	$0	**$822,006**
8	$47,911	$790,535	$0	**$838,446**
9	$48,869	$806,346	$0	**$855,215**
10	$49,847	$822,473	$0	**$872,320**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$456,708**	**$7,535,690**	**$0**	**$7,992,398**

BONNER SPRINGS SCHOOL DISTRICT (USD 204) PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

STATE OF KANSAS PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$1,200	$19,800	$0	**$21,000**
2	$1,224	$20,196	$0	**$21,420**
3	$1,248	$20,600	$0	**$21,848**
4	$1,273	$21,012	$0	**$22,285**
5	$1,299	$21,432	$0	**$22,731**
6	$1,325	$21,861	$0	**$23,186**
7	$1,351	$22,298	$0	**$23,649**
8	$1,378	$22,744	$0	**$24,122**
9	$1,406	$23,199	$0	**$24,605**
10	$1,434	$23,663	$0	**$25,097**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$13,140**	**$216,804**	**$0**	**$229,944**

STATE OF KANSAS PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

STATE OF KANSAS CONSTRUCTION MATERIALS AND FF&E PURCHASES: SALES TAX REBATE			
YR.	CONSTRUCTION MATERIALS REBATE	FF&E EXPENDITURES REBATE	TOTAL
1	$1,716,000	$0	**$1,716,000**
2	$0	$0	**$0**
3	$0	$0	**$0**
4	$0	$0	**$0**
5	$0	$0	**$0**
6	$0	$0	**$0**
7	$0	$0	**$0**
8	$0	$0	**$0**
9	$0	$0	**$0**
10	$0	$0	**$0**
11	$0	$0	**$0**
12	$0	$0	**$0**
13	$0	$0	**$0**
14	$0	$0	**$0**
15	$0	$0	**$0**
Total	**$1,716,000**	**$0**	**$1,716,000**

STATE OF KANSAS CONSTRUCTION MATERIALS AND FF&E PURCHASES REBATE SCHEDULE		
YR.	CONSTRUCTION MATERIALS	FF&E PURCHASES
1	100.0%	0.0%
2	0.0%	0.0%
3	0.0%	0.0%
4	0.0%	0.0%
5	0.0%	0.0%
6	0.0%	0.0%
7	0.0%	0.0%
8	0.0%	0.0%
9	0.0%	0.0%
10	0.0%	0.0%
11	0.0%	0.0%
12	0.0%	0.0%
13	0.0%	0.0%
14	0.0%	0.0%
15	0.0%	0.0%

KANSAS CITY COMMUNITY COLLEGE PROPERTY TAX ABATEMENT				
YR.	LAND	BUILDINGS...	FF&E	TOTAL
1	$21,900	$361,350	$0	**$383,250**
2	$22,338	$368,577	$0	**$390,915**
3	$22,785	$375,949	$0	**$398,733**
4	$23,240	$383,468	$0	**$406,708**
5	$23,705	$391,137	$0	**$414,842**
6	$24,179	$398,960	$0	**$423,139**
7	$24,663	$406,939	$0	**$431,602**
8	$25,156	$415,078	$0	**$440,234**
9	$25,659	$423,379	$0	**$449,038**
10	$26,173	$431,847	$0	**$458,019**
11	$0	$0	$0	**$0**
12	$0	$0	$0	**$0**
13	$0	$0	$0	**$0**
14	$0	$0	$0	**$0**
15	$0	$0	$0	**$0**
Total	**$239,799**	**$3,956,682**	**$0**	**$4,196,481**

KANSAS CITY COMMUNITY COLLEGE PROPERTY TAX ABATEMENT SCHEDULE			
YR.	LAND	BUILDINGS...	FF&E
1	100.0%	100.0%	100.0%
2	100.0%	100.0%	100.0%
3	100.0%	100.0%	100.0%
4	100.0%	100.0%	100.0%
5	100.0%	100.0%	100.0%
6	100.0%	100.0%	100.0%
7	100.0%	100.0%	100.0%
8	100.0%	100.0%	100.0%
9	100.0%	100.0%	100.0%
10	100.0%	100.0%	100.0%
11	0.0%	0.0%	0.0%
12	0.0%	0.0%	0.0%
13	0.0%	0.0%	0.0%
14	0.0%	0.0%	0.0%
15	0.0%	0.0%	0.0%

IMPACT DASHBOARD

Memorandum

Date: February 26, 2024
To: Mayor and City Council
From: Megan Gilliland

Subject: Resolution of Intent to Issue IndustrialRevenue Bonds for Scannell Properties, LLC (Building 3A)

Recommendation: Staff and Bond Counsel recommend approval.

Action: Make a motion to adopt a resolution of intent to issue industrial revenue bonds and property tax abatement for Scannell Properties, LLC (building 3A).

Background: Scannell Properties, LLC is the main developer of the Compass 70 Logistics Center. The developer has requested the City issue its taxable revenue bonds for the purpose of financing the cost of acquiring, constructing, equipping, and furnishing a warehouse, distribution, and office facility, including real estate, buildings, improvements, and equipment (the "Building 3A Project"), generally located southwest of Riverview Avenue and 110th Street within the City.

Discussion: Scannell Properties LLC submitted an IRB application for an industrial project to build, furnish, and equip a new warehouse, distribution, and office facility for lease. Since the original IRB application, the market for industrial buildings has changed and a new tenant has been identified to utilize a 221,000 sq. ft. facility on the site.

The principal amount of IRB funds would total approximately $56,000,000. The total estimated investment in this building is $18,977,752, including land, construction, and machinery and equipment. Although user leases are not final, the company has other similar facilities. Based on those facilities, they anticipate 199 new hires in their first year of operation with average annual salaries totaling $56,531.

Additionally, the resolution of intent stipulates certain conditions including that the developer will complete certain public improvements to Riverview Avenue west of 110th Street as evidenced by the dedication of such improvements to the City, and the City's acceptance thereof, not later than April 30, 2024.

A portion of the tax abatement percentage is contingent upon an investment, donation or contribution by the Company or permitted assigns in community programs or other community benefits in an amount not less than $17,500 per year in each of the 10 calendar years that the abatement is in place.

Financial Impact: Exhibit C of the attached PILOT agreement identifies the payments to be made, depending on conditions met, over the next 10-year period.

The attached Cost Benefit Analysis shows positive benefit/cost ratios for all taxing jurisdictions, and a payback period for return on investments varying from one to seven years depending on the taxing jurisdiction. The City will realize a return on investment of 10.8% over 10 years.

RESOLUTION NO. 2024-__

A RESOLUTION DETERMINING THE INTENT OF THE CITY OF BONNER SPRINGS, KANSAS, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF APPROXIMATELY $56,000,000 TO PAY THE COST OF ACQUIRING, CONSTRUCTING, EQUIPPING, AND FURNISHING A COMMERCIAL FACILITY WITHIN THE CITY (SCANNELL BUILDING 3A PROJECT), AND APPROVING A PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT IN CONNECTION THEREWITH.

WHEREAS, the City of Bonner Springs, Kansas (the "City"), desires to promote, stimulate and develop the general welfare and economic prosperity of the City and its inhabitants and to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas (the "State");

WHEREAS, the City is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the "Act"), to issue industrial 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;

WHEREAS, Scannell Properties #516, LLC, an Indiana limited liability company (together with its assigns, as permitted by this Resolution and the Agreement referenced herein, the "Company"), has requested that the City issue its taxable industrial revenue bonds in the maximum principal amount of approximately $56,000,000 (the "Bonds") for the purpose of financing the cost of acquiring, constructing, equipping, and furnishing a warehouse, distribution, and office facility, including real estate, buildings, improvements, and equipment (the "Building 3A Project"), generally located southwest of Riverview Avenue and 110th Street within the City, all pursuant to the Act;

WHEREAS, subject to the provisions of Section 4 of this Resolution, it is found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that the City issue its Bonds under the Act, such Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Building 3A Project by the City to the Company;

WHEREAS, the Company has also requested that the City consider granting an exemption from ad valorem taxes for the portion of the Building 3A Project financed with the Bonds in accordance with K.S.A. 79-201a *Second* or *Twenty-Fourth* and has indicated its intent to make payments in lieu of taxes upon terms mutually agreed to by the City and the Company and described herein; and

WHEREAS, pursuant to K.S.A. 12-1749d, the City has caused a cost benefit analysis to be prepared, has on this date conducted a public hearing on the granting of an exemption from ad valorem taxes in accordance with K.S.A. 79-201a *Second* or *Twenty-Fourth*, has published notice of such public hearing not less than seven days prior to the hearing in the official City newspaper and has provided notice of the public hearing to the governing bodies of the Unified Government of Wyandotte County and Kansas City, Kansas, and Unified School District No. 204.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BONNER SPRINGS, KANSAS, AS FOLLOWS:

Section 1. **Approval of Building 3A Project**. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City finds and determines that the acquisition, construction, equipping, and furnishing of the Building 3A Project will promote, stimulate and develop the general welfare and economic prosperity of the City through the promotion and advancement of physical and mental health, industrial, commercial, agricultural, natural resources or recreation development of the City and the issuance of the City's Bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2. **Intent to Issue Bonds**. Subject to the provisions of Section 4 of this Resolution, the Governing Body of the City determines and declares the intent of the City to acquire, construct, equip and furnish the Building 3A Project using the proceeds of the Bonds all in accordance with the Act.

Section 3. **Provision for the Bonds**. Subject to the provisions of Section 4 of this Resolution, the City will: (i) issue its Bonds to pay the costs of acquiring, constructing, equipping and furnishing the Building 3A Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the City; (ii) provide for the lease (with an option to purchase) of the Building 3A 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 the Bonds by the City and take or cause to be taken such other action as may be required to implement this Resolution.

Section 4. **Conditions to Issuance**. Notwithstanding this Resolution of Intent of the City to issue the Bonds, the issuance of the Bonds is expressly subject to presentation, completion and final approval by the Governing Body of the City of each of the following conditions:

(a) Satisfactory negotiation and approval of a base lease, lease agreement, trust indenture, bond ordinance and other documents necessary for the issuance of the Bonds;

(b) Execution of that certain Payment in Lieu of Tax and Performance Agreement (the "Agreement") in substantially the form attached hereto as *Exhibit A,* by and between the City and the Company, wherein the Company agrees to pay a portion of the ad valorem taxes that would otherwise be payable on the portion of the Building 3A Project financed with the proceeds of the Bonds;

(c) Obtaining of all necessary zoning and building permits and compliance with all necessary regulatory approvals and with City ordinances;

(d) Successful private placement of the Bonds or other purchase method approved by the City;

(e) Approval of the Bonds by Bond Counsel, Kutak Rock LLP ("Bond Counsel"), and approval of certain legal matters pertaining to the Bonds by counsel to the Company;

(f) Adequate security for the payment of the Bonds; and

(g) The Company's completion of certain public improvements to Riverview Avenue west of 110th Street as evidenced by the dedication of such improvements to the City, and the City's acceptance thereof, not later than April 30, 2024.

The City hereby reserves the right to rescind this Resolution of Intent if the conditions specified in this Section 4 are not, in the sole reasonable judgment of the City, satisfied, or upon change of federal or state law or regulations materially and adversely affecting the City's issuing authority.

If the Bonds are not issued for any reason, including noncompliance with the conditions of this Section 4, the City shall not be subject to any liability, whatsoever, to the Company.

Section 5. **Sale of the Bonds/Authority to Proceed**. The sale of the Bonds shall be the responsibility of the Company. Subject to the provisions of Section 4 of this Resolution, the Company is authorized to proceed with the construction of the Building 3A Project and to advance such funds as may be necessary to accomplish such purposes, and to the extent permitted by law, the City shall reimburse the Company for such expenditures out of the proceeds of the Bonds, when and if issued. Notwithstanding such authorization, the Company proceeds at its own risk, and if for any reason, the Bonds are not issued, the City shall have no liability to the Company for any reason.

Section 6. **Further Action**. Subject to the provisions of Section 4 of this Resolution, the Mayor, the City Clerk and other officers, employees and agents of the City, including Bond Counsel, are 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 Governing Body of the City all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder. Such officers and agents are authorized and directed to execute and file (a) with the Kansas Board of Tax Appeals, when and if the Bonds are issued, an informational statement relating to the Bonds as required by State law, and (b) with the Kansas Department of Revenue, once the Company has engaged a general contractor and submitted an application for a building permit for the Building 3A Project, an application for an exemption from sales tax for materials purchased for the Building 3A Project with the Bond proceeds.

Section 7. **Approval of PILOT Agreement**. The Agreement, in substantially the form attached hereto as *Exhibit A*, is hereby approved.

Section 8. **Effective Date**. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City and shall remain in effect until December 31, 2026.

Section 9. **Benefit of Resolution**. This Resolution will inure to the benefit of the City and the Company. The City may, at the prior written request of the Company or as otherwise provided in the Agreement, assign the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of this Resolution assigned and the proceedings related hereto. Notwithstanding the foregoing, upon written notice to the City, the Company shall be allowed to assign this Resolution to a Fortune 100 Company, or wholly-owned subsidiary thereof (each, a “Permitted Assignee”), for purposes of the development and use of the Building 3A Project as a pharmaceutical distribution facility. Upon the City’s receipt of such written notice from the Company and a fully-executed assignment and assumption agreement between the Company and the Permitted Assignee pursuant to which the Permitted Assignee expressly assumes and agrees to be bound by the obligations so assigned by Company, such Permitted Assignee will thereafter be entitled to the benefits of this Resolution and proceedings related hereto.

[*remainder of page left blank intentionally*]

ADOPTED by the City Council of the City of Bonner Springs, Kansas, on February 26, 2024.

CITY OF BONNER SPRINGS, KANSAS

(Seal)

By____________________________________
Tom Stephens, Mayor

ATTEST:

____
Christina Brake, City Clerk

EXHIBIT A

FORM OF PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT

[*to be inserted*]

PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT
BUILDING 3A PROJECT

THIS PAYMENT IN LIEU OF TAX AND PERFORMANCE AGREEMENT (this "Agreement"), made and entered into as of this ________ 1, 202_, by and between [**SCANNELL PROPERTIES #516, LLC**, an Indiana limited liability company] (the "Company"), and **THE CITY OF BONNER SPRINGS, KANSAS**, a municipal corporation (the "City").

WITNESSETH:

1. **Tax Exemption; Payment in Lieu of Taxes**. In consideration of the issuance by the City of its industrial revenue bonds in the maximum principal amount of $56,000,000 (the "Bonds") to finance the cost of acquiring, constructing, equipping, and furnishing a warehouse, distribution, and office facility, including buildings, improvements and equipment as described on *Exhibit B* (the "Building 3A Project Improvements"), located on real property in the City as described on *Exhibit A* (the "Building 3A Project Site," and together with the Building 3A Project Improvements, the "Building 3A Project"), to be leased by the City to the Company, and in consideration of Company's execution of the Lease Agreement dated as of ________1, 202_ (the "Lease"), as may be amended from time to time, between the City and the Company, pursuant to which the Building 3A Project is leased to the Company, and in further consideration of the laws of the State of Kansas granting an exemption from real and personal property taxation for the portion of the Building 3A Project purchased with the proceeds of the Bonds for the period of up to 10 years, commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company agrees to make payments in lieu of ad valorem property taxes in the amount specified herein and in the manner provided for herein, and the City agrees to apply for an ad valorem property tax exemption for such portion of the Building 3A Project for the 10 year period herein described.

2. **Amount of Payments; Place of Payment**. In lieu of all general ad valorem real and personal property taxes on the portion of the Building 3A Project financed with the proceeds of the Bonds as permitted by K.S.A. 79-201a *Second* or *Twenty-Fourth*, for the 10 calendar years commencing with the first calendar year after the calendar year in which the Bonds are issued, the Company shall pay, if due, by separate check to the Treasurer of the Unified Government of Wyandotte County and Kansas City, Kansas (the "County"), or other appropriate officer as required by the laws of the State of Kansas, a payment in lieu of taxes ("PILOT") in the amount reflected on *Exhibit C* to this Agreement. Such amount shall be billed to the Company by statement of the County Clerk of the County (or such other appropriate officer of the County or City) which bill shall be issued approximately contemporaneously with the issuance of general tax bills in the State of Kansas and shall be due on the dates and in the percentages ad valorem property taxes are due in the State of Kansas. Currently, tax bills are issued by November 20th of each year and are due as follows: one-half (1/2) on or before December 20th in respect of the PILOT for the then current calendar year, and the remainder for such calendar year on or before May 10th of the following calendar year. There shall be no property tax exemption for any portion of the facility or equipment located at the Building 3A Project Site or elsewhere that has not been financed with the proceeds of the Bonds unless such portion of the facility or equipment has been specifically exempted from taxation in connection with, and purchased with the proceeds of, another series of industrial revenue bonds subsequently issued by the City or is otherwise exempt from taxation by Kansas law. Further, and notwithstanding anything in this Agreement to the contrary, the property tax exemption referred to in this Section shall not exempt the Building 3A Project or any portion thereof from any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.

3. **Distribution of Payment**. All payments in lieu of taxes shall be distributed to all applicable taxing subdivisions in the County, as provided in K.S.A. 12-1742.

4. **Default**. Should the Company fail to make the payments described in this Agreement or fail to comply with the Tax Abatement Policy as set forth in Section 5 below, or if a default shall occur under the Lease and not be cured within any time period permitted under the Lease, this Agreement may be terminated at the option of the City effective on the date in the year such payment was originally due or the date of such default, as applicable, and the Company agrees that from and after such termination date, in lieu of any payments hereunder (including PILOTs), it shall pay in full the regular amount of ad valorem property taxes on the property constituting the Building 3A Project, including the portion of the Building 3A Project financed with the Bonds, on the dates and in the percentages ad valorem property taxes are due in the State of Kansas. Should the Company fail to fulfill the community benefit provisions set forth in Section 6 below or otherwise fail to satisfy any of the conditions set forth on *Exhibit C* used to calculate the tax abatement percentage of the Building 3A Project, this Agreement shall not be terminated but the abatement percentage set forth in *Exhibit C* may be reduced at the option of the City by the amount of such percentage(s) set forth in *Exhibit C* corresponding to such failure, effective on the date of such failure or nonperformance, and the Company agrees that from and after such date, it shall pay such additional PILOTs on the property constituting the Building 3A Project, including the portion of the Building 3A Project financed with the Bonds, as set forth in *Exhibit C*. As a condition precedent to the City's exercise of any remedies under this Section 4, however, the City shall first give the Company written notice of such event of default or nonperformance, and the Company shall have a period of sixty (60) days to cure such event of default or nonperformance; provided, that if such event of default or nonperformance cannot be fully remedied within such 60-day period, but can reasonably be expected to be fully remedied and the Company is diligently attempting to remedy such default or nonperformance, no event of default or nonperformance shall occur so long as the Company shall prosecute and complete such cure with due diligence and dispatch.

5. **Subject to Tax Abatement Policy**. This Agreement is subject to all terms and provisions of the "POLICY AND PROCEDURES FOR ISSUING INDUSTRIAL REVENUE BONDS IN BONNER SPRINGS, KANSAS" dated September 12, 2005, and revised October 11, 2011 and September 25, 2017, attached hereto as *Exhibit D* (the "Tax Abatement Policy"); provided, however, in the event of any conflict between the provisions of the Tax Abatement Policy and this Agreement, the terms and provisions of this Agreement shall control. City agrees that any amendments, modifications or revisions to the Tax Abatement Policy made after the effective date of City Resolution No. 2024-[___] which would impose additional requirements or obligations upon the Building 3A Project or under this Agreement shall not be applicable to the Building 3A Project or this Agreement.

6. **Community Benefits**. A portion of the tax abatement percentage (as more particularly described on *Exhibit C*) is contingent upon an investment, donation or contribution by the Company or permitted assigns in community programs or other community benefits in an amount not less than $17,500 per year in each of the 10 calendar years that the abatement is in place. Such investment, donation or contribution shall include membership in the Bonner Springs Chamber of Commerce and the Wyandotte Economic Development Council and may include, by way of example without limitation, any one or more of the following:

   a. Providing a community impact grant to community organizations including but not limited to: Recreation Scholarship Fund, Tiblow Transit, the Bonner Springs/Edwardsville Education Foundation, and/or Vaughn-Trent Community Services;
   b. Developing and funding a student internship/teacher externship program with the Bonner Springs/Edwardsville School District;

c. Sponsoring or funding a City event or recreation program or sidewalk or trail connection;
d. Providing funding for the City's annual heritage festival, Tiblow Days;
e. Developing and funding an employee volunteer program focused on adopting a City park or another volunteer engagement program with the City;
f. A donation to charitable organizations operating in Bonner Springs, Kansas (including, by way of example without limitation, local food banks, mental health organizations, United Way, Salvation Army, homeless shelters, etc.) in amounts determined at the sole discretion of the Company;
g. A donation to the City in amounts determined at the sole discretion of the Company, to be used by the City for any of the above-described programs or activities;
h. Any other purpose agreed upon by the City and the Company; or
i. The Company may decide, in its discretion, to make an annual investment, donation or contribution to the City, in an amount equal to $17,500 less the sum of all other investments, donations or contributions made pursuant to this Section and attributable to the year in question, which the City may apply to one or more of the foregoing community benefits in its discretion.

On or prior to February 1 of each year, starting in the second full calendar year of the abatement, the Company shall provide such documentation as is reasonably requested by the City to confirm that, for the prior calendar year, the Company complied with the community benefits described above.

7. **Approval of Exemption**. This Agreement is conditioned on the issuance by the Kansas Board of Tax Appeals of an order exempting the portion of the Building 3A Project financed with proceeds of the Bonds from ad valorem property taxation in accordance with Kansas law, including K.S.A. 79-201a *Second* or *Twenty-Fourth*, and upon receipt by the City from the Company of all information necessary to file the Application for Exemption with the Kansas Board of Tax Appeals by no later than February 1, 202_. The Company acknowledges that the exemption must be annually renewed and agrees to provide the City with information to complete the annual renewal by February 1 of each year in which the exemption is in place.

8. **Payment of Fees and Expenses**. This Agreement is conditioned on payment when due by the Company of the City's application fee, closing fee, origination fee, and renewal fees described in the Tax Abatement Policy; provided, however, that the origination fee, calculated as 1% of the par amount of the Bonds issued for the Building 3A Project and payable by the Company per the Tax Abatement Policy, shall be payable as follows:

a. One-half (1/2) of such origination fee shall be paid to the City on or prior to the Bond closing; and
b. One-tenth (1/10) of such origination fee shall paid to the City on or prior to December 20 in each of the first five (5) years of the ten-year exemption from ad valorem property taxes under this Agreement.

Notwithstanding the foregoing, the Company shall have the option to pre-pay (or cause to be pre-paid), without penalty, all or any portion of the origination fee.

9. **Counterparts**. This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed to be an original and all of which shall constitute the same instrument.

10. **Transferability**. The benefits of this Agreement may not be transferred to any assignee of the Company without the written consent of the City; provided, however, that the Company may assign this Agreement without the consent of the City: (a) if the assignee is an entity with which the Company has merged in accordance with Section 9.4 of the Lease; (b) to any affiliate of the

Company or to the Company's successors in interest (whether by merger, consolidation or otherwise); (c) to a lender via collateral assignment for financing purposes; or (d) to one or more owners or end-users of the Building 3A Project approved (or deemed approved) by the City pursuant to the procedure set forth in Section 11 below, provided any assignment pursuant to (b) or (d) above shall be subject to providing the City with a fully-executed assignment and assumption agreement, pursuant to which the assignee expressly assumes and agrees to be bound by the obligations so assigned, in which event the City agrees to release the Company from any further obligations or liabilities with respect to the obligations so assigned and assumed.

11. **Use Restrictions**. The Building 3A Project may be developed and used in accordance with the City of Bonner Springs, Kansas Zoning Ordinance, referenced in Section 17-201 of the Code of the City of Bonner Springs, including those uses permitted in the "I-1" Light Industrial District, subject to the following procedure:

   a. The term "Restricted Uses" shall mean: any establishment selling or exhibiting, or widely known to be directly associated with, pornographic materials, drug-related paraphernalia, products displaying racist or hate speech, or other morally repugnant use.
   b. The Company shall not be allowed to sublease or convey the Building 3A Project to a proposed user until the City Manager of the City first receives prior written notice, including the name and general nature of the proposed user (or, if confidential, such other information reasonably requested by the City Manager), and a period of fifteen (15) days to: (i) approve such user, (ii) if the City Manager reasonably determines the proposed user may constitute a Restricted Use, place the matter on the next available City Council agenda for consideration to approve the proposed user, or deny the proposed user on the basis that it constitutes a Restricted Use; or (iii) deny the proposed user (with a right to appeal to the City Council on the next available City Council agenda). It is the parties' intent that the City approval right be limited to Restricted Uses, that such approval not be arbitrarily withheld or denied, and that such approval not be withheld, conditioned or delayed for the purpose of preventing a proposed user from competing with an existing City business or for any other purpose other than the proposed user constitutes a Restricted Use. In the event any proposed user is not approved, denied, or placed on the next available City Council agenda, within the aforementioned fifteen (15) day period, the proposed user will be deemed approved.
   c. Upon prior written notice to the City, the Company shall be allowed to sublease or convey the Building 3A Project and assign this Agreement to a Fortune 100 company, or wholly-owned subsidiary thereof (each, a "Permitted Assignee"), for use as a pharmaceutical distribution facility, and such use shall not be a Restricted Use for purposes of this Agreement.

12. **No Waiver**. No waiver by the City of any breach of this Agreement shall be construed to be a waiver of any other or subsequent breach.

13. **Governing Law**. This Agreement shall be governed by the laws of the State of Kansas.

[*remainder of page left blank intentionally*]

IN WITNESS WHEREOF, the City has caused this Agreement to be signed by a duly authorized official, such signature to be attested by a duly authorized officer and its official seal to be applied, and the Company has caused this Agreement to be executed by a duly authorized officer, as of the day and year first above written.

CITY OF BONNER SPRINGS, KANSAS

By:____
Tom Stephens, Mayor

(SEAL)

ATTEST:

By: __________________________________
Christina Brake, City Clerk

SCANNELL PROPERTIES #516, LLC,
an Indiana limited liability company

By: ____
[*name, title*]

[SEAL, if any]

EXHIBIT A

DESCRIPTION OF THE BUILDING 3A PROJECT SITE

[*to be inserted*]

EXHIBIT B

DESCRIPTION OF THE BUILDING 3A PROJECT IMPROVEMENTS

All buildings, building improvements, machinery and equipment purchased in whole or in part from the proceeds of the Bonds, together with all substitutions and replacements for any of the foregoing property.

EXHIBIT C

ANNUAL PILOT

Lease Year	Tax Year	PILOTs (#1-5 met)	Add'l PILOTs (#5 not met)	Add'l PILOTs (#4 not met)	Add'l PILOTs (#3 not met)	Add'l PILOTs (#2 not met)
1	2026	**$130,742**	**$10,737**	**$10,737**	**$21,474**	**$42,948**
2	2027	**133,963**	**11,005**	**11,005**	**22,011**	**44,022**
3	2028	**137,265**	**11,281**	**11,281**	**22,561**	**45,122**
4	2029	**140,649**	**11,563**	**11,563**	**23,125**	**46,250**
5	2030	**144,118**	**11,852**	**11,852**	**23,703**	**47,407**
6	2031	**147,673**	**12,148**	**12,148**	**24,296**	**48,592**
7	2032	**151,318**	**12,452**	**12,452**	**24,903**	**49,807**
8	2033	**155,053**	**12,763**	**12,763**	**25,526**	**51,052**
9	2034	**158,882**	**13,082**	**13,082**	**26,164**	**52,328**
10	2035	**162,807**	**13,409**	**13,409**	**26,818**	**53,636**
		$1,462,471	**$120,291**	**$120,291**	**$240,581**	**$481,163**

The PILOTs set forth above and payable each year reflect a 70% abatement on the estimated value of the Building 3A Project plus the existing $1,898 tax liability for the unimproved Building 3A Project Site (payable pursuant to City policy). The 70% level of abatement is comprised of, and conditioned on, the following:

1. 50% standard level of abatement per City policy;
2. 10% additional abatement based on a minimum total capital investment in the Building 3A Project of at least $50 per square foot for building improvements, excluding furniture, fixtures, and equipment;
3. 5% additional abatement commencing in the calendar year following the substantial completion of construction, as reflected by the issuance of one or more temporary certificates of occupancy, of a minimum of 500,000 square feet, in the aggregate, across one or more facilities (including the Building 3A Project), located in the approximately 53-acre area adjacent to, and including, the Building 3A Project Site;
4. 2.5% additional abatement based on the community benefits set forth in Section 6 of this Agreement; and
5. 2.5% additional abatement based on substantial completion of the Building 3A Project, as reflected by the issuance of a temporary certificate of occupancy and the issuance of the Bonds, on or before December 31, 2025.

If the Company should fail to satisfy any of the conditions described in paragraphs 2 through 5, above with respect to the Building 3A Project, subject to the Company's right to cure, the additional tax abatement percentage associated with such condition or conditions shall be subtracted from the maximum seventy percent (70%) abatement percentage available for the Building 3A Project. By way of example, if the minimum investment in the Building 3A Project is less than $50 per square foot as set forth in paragraph 2, above, the tax abatement percentage shall decrease to sixty percent (60%). Upon such reduction in the tax abatement percentage, the PILOTs set forth in the "PILOTs (#1-5 met)" column above shall be increased for the Building 3A Project by the amounts associated with such requirement and described in the applicable "Add'l PILOTs" column(s) above.

The PILOTs in the schedule above are based on an estimated appraised value of $48.50 per square foot for the Building 3A Project commencing with the 2026 calendar year and increasing at a rate of 2.5% per year thereafter during the term of such abatement. In the event the term of the abatement as provided in this Agreement does not commence until after the 2026 calendar year, the appraised value per square foot used to recalculate the PILOTs in the schedule above will still increase after the 2026 calendar year at the rate of 2.5% per year until the commencement of, and through the term of, such abatement. By way of example, if the abatement commences in the 2027 calendar year, an appraised value of $49.71 per square foot (rather than $48.50 per square foot) will be used to recalculate the Lease Year 1 PILOTs.

There shall be no adjustment to the PILOTs in the schedule above in the event the actual appraised value per square foot of the Building 3A Project during the term of the abatement is higher or lower than the estimated appraised value used by the parties to this Agreement to calculate the PILOTs for each year; provided, however, that the PILOT schedule above shall be increased if the actual size of the Building 3A Project exceeds 221,000 gross square feet, based upon an assumed appraised value of $48.50 per square foot for the 2026 tax year, increasing at a rate of 2.5% per year, from and after the 2026 tax year, and calculated in the same manner as used to calculate the PILOTs set forth in this *Exhibit C*.

In addition to the PILOTs set forth above, the Company shall timely remit all general ad valorem real and personal property taxes attributable to (i) any portion of the Building 3A Project not financed with the proceeds of industrial revenue bonds and not otherwise exempt from taxation and (ii) any tax levy which, at the time of the issuance of the Bonds, cannot be abated pursuant to Kansas law.

EXHIBIT D

TAX ABATEMENT POLICY

[*to be inserted*]

Memorandum

Date: February 26, 2024
To: Mayor and City Council
From: Megan Gilliland

Subject: Resolution to Set Public Hearing for 118th & State STAR Bond District

Recommendation: Staff and Bond Counsel recommend approval.

Action: Make a motion to adopt a resolution to set a public hearing for April 8 at 7:30 p.m. to establish a STAR Bond Project District.

Background: EMAP KC, LLC has submitted a request to establish a STAR bond project comprised of certain real property within the City of Bonner Springs, generally located at the southwest corner of the intersection of State Avenue and North 118th Street.

To consider a STAR Bond, the City must adopt a resolution stating that the City is considering the establishment of the STAR Bond Project District and include in such resolution notice that a public hearing will be held to consider the establishment of said STAR Bond Project District.

Discussion: The attached resolution sets a public hearing to establish the boundaries of a STAR bond district for Monday, April 8, 2024 at 7:30 p.m. in the City Council Chambers, 200 E Third Street, Bonner Springs, Kansas. At the public hearing, the Governing Body of the City would consider the findings necessary for the establishment of the proposed STAR Bond Project District.

The proposed STAR Bond Project District is expected to consist of a single STAR bond project area and is expected to include such buildings, facilities, and improvements as are consistent with a mixed use development containing some or all of the following uses: major amusement park and entertainment uses; retail uses, restaurant uses, office uses, and other general commercial development; commercial amusement, recreation, and museum uses; hotel, lodging, and recreational vehicle resort uses; residential uses; and associated public and private infrastructure.

The boundaries of the STAR bond district are included in Exhibit A of the Resolution.

Financial Impact: None at this time.

RESOLUTION NO. ____

A RESOLUTION OF THE CITY OF BONNER SPRINGS, KANSAS, PROVIDING FOR NOTICE OF A PUBLIC HEARING CONCERNING THE ESTABLISHMENT OF A STAR BOND PROJECT DISTRICT WITHIN THE CITY PURSUANT TO K.S.A. 12-17,160 *ET SEQ.*, AS AMENDED (118TH & STATE STAR BOND DISTRICT).

WHEREAS, pursuant to K.S.A. 12-17,160 *et seq.*, as amended (the "STAR Bonds Financing Act"), the City of Bonner Springs, Kansas (the "City"), is authorized to assist in the development and redevelopment of eligible areas within the City in order to promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities;

WHEREAS, EMAP KC, LLC, a Delaware limited liability company (the "Developer"), has requested that the City consider the establishment of a STAR bond project district comprised of certain real property within the City, generally located at the southwest corner of the intersection of State Avenue and North 118th Street (the "STAR Bond Project District");

WHEREAS, based on representations from the Developer that the Developer is under contract to purchase all the real property comprising the proposed STAR Bond Project District, the Governing Body of the City hereby finds and determines it necessary and desirable to encourage the development and redevelopment of, and to consider the establishment of, the proposed STAR Bond Project District;

WHEREAS, pursuant to the STAR Bonds Financing Act, the City must adopt a resolution stating that the City is considering the establishment of the STAR Bond Project District and include in such resolution notice that a public hearing will be held to consider the establishment of said STAR Bond Project District; and

WHEREAS, the Governing Body of the City hereby finds it necessary and desirable to call a public hearing to consider the establishment of the proposed STAR Bond Project District;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BONNER SPRINGS, KANSAS, AS FOLLOWS:

Section 1. Notice is hereby given that a public hearing to consider the establishment by the City of the proposed STAR Bond Project District shall be held at Bonner Springs City Hall, 200 East Third Street, Bonner Springs, Kansas, on April 8, 2024, at 7:30 p.m. (or as soon thereafter as is practical).

Section 2. The proposed boundaries of the STAR Bond Project District are set forth on **Exhibit A** attached hereto and incorporated herein by this reference.

Section 3. A description of the proposed STAR bond project district plan for the STAR Bond Project District which identifies all of the proposed STAR bond project areas and identifies in a general manner all of the buildings, facilities and improvements in each STAR bond project area that are proposed to be constructed or improved in each STAR bond project area is attached hereto as **Exhibit B** and incorporated herein by this reference.

Section 4. A description and map of the proposed STAR Bond Project District are available for public inspection during regular office hours in the Office of the City Clerk, at Bonner Springs City Hall, 200 East Third Street, Bonner Springs, Kansas.

Section 5. The following state, federal and local tax incentives (collectively, the "Incentives") are anticipated to apply within the proposed STAR Bond Project District: (i) sales tax and revenue (STAR) bonds issued pursuant to the STAR Bonds Financing Act; (ii) tax increment financing pursuant to K.S.A. 12-1770 *et seq.*, as amended; (iii) community improvement district financing pursuant to K.S.A. 12-6a26 *et seq.*, as amended; and (iv) industrial revenue bonds issued pursuant to K.S.A. 12-1740 *et seq.*, as amended; provided, however, that the foregoing statement is made solely for the purpose of complying with K.S.A. 12-17,165(a)(5) and not for the purpose of granting, approving, or committing to grant or approve any of such Incentives. The Governing Body's consideration of any specific request for one or more of the Incentives, and the approval of any such request, shall be by separate proceedings conducted pursuant to the statutes referenced above.

Section 6. At the public hearing, the Governing Body of the City will consider findings necessary for the establishment of the proposed STAR Bond Project District.

Section 7. A copy of this Resolution shall be sent by certified mail, return receipt requested, to the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, and the Board of Education of Unified School District No. 204, Wyandotte County, Kansas (Bonner Springs/Edwardsville). Copies of this Resolution shall also be mailed by certified mail, return receipt requested, to each owner and occupant of land within the proposed STAR Bond Project District not more than 10 days following the date of adoption of this Resolution. This Resolution and **Exhibits A** and **B** attached to this Resolution and the sketch delineating the area to be included in the proposed STAR Bond Project District attached hereto as **Exhibit C** shall be published once in the official City newspaper not less than one week or more than two weeks preceding the date fixed for the public hearing. This Resolution shall also be conspicuously provided at a prominent location on the first page of the website of the City.

Section 8. The City shall, and the officers, employees and agents of the City are hereby authorized and directed to, take such action as may be necessary or desirable to carry out and comply with the intent of this Resolution, including the execution and delivery of the Funding Agreement (the "Funding Agreement"), by and between the City and the Developer, in the form now on file with the City Clerk, which Funding Agreement relates to the Developer's requests for the Incentives described in Section 5 above.

[*remainder of page intentionally left blank*]

ADOPTED by the Governing Body of the City of Bonner Springs, Kansas, on February 26, 2024.

CITY OF BONNER SPRINGS, KANSAS

(Seal)

By____________________________________
Tom Stephens, Mayor

ATTEST:

____
Christina Brake, City Clerk

EXHIBIT A

PROPOSED BOUNDARIES OF STAR BOND PROJECT DISTRICT

A TRACT OF LAND IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY ROGER B. DILL, KANSAS P.S. #1408, FEBRUARY 20, 2024, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 51 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 74.66 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 02 DEGREES 08 MINUTES 06 SECONDS EAST, A DISTANCE OF 65.03 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF STATE AVENUE AS NOW ESTABLISHED AND THE WESTERLY RIGHT-OF-WAY OF 118TH STREET / SPEEDWAY BLVD AS NOW ESTABLISHED; THENCE THE FOLLOWING 11 COURSES TO FOLLOW THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE AVENUE AS FOLLOWS; THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 584.75 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 1079.67 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 29 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 31" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 605.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 05 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 54.99 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF 661.22 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 10 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF 330.59 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 02 DEGREES 00 MINUTES 40 SECONDS EAST, A DISTANCE OF 1265.43 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 52 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 993.42 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 05 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1322.17 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2638.17 FEET TO THE WESTERLY RIGHT-OF-WAY OF N. 118TH STREET AS NOW ESTABLISHED; THENCE NORTH 02 DEGREES 21 MINUTES 38 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1208.25 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE NORTHWESTERLY ON A SAID NON-TANGENT CURVE WITH A LENGTH OF 117.89 FEET, A RADIUS OF 1689.09 FEET,

CHORD LENGTH OF 117.87 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 51 MINUTES 21 SECONDS WEST TO A POINT OF REVERSE CURVATURE WITH A LENGTH OF 251.17 FEET, A RADIUS OF 1689.09 FEET, CHORD LENGTH OF 250.94 FEET, AND A CHORD BEARING OF NORTH 06 DEGREES 35 MINUTES 59 SECONDS WEST; THENCE NORTH 02 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF 983.49 FEET; THENCE NORTH 33 DEGREES 46 MINUTES 39 SECONDS WEST, A DISTANCE OF 28.82 FEET TO THE POINT OF BEGINNING. CONTAINING 7,986,167 SQUARE FEET OR 183.337 ACRES, MORE OR LESS.

TOGETHER WITH:

ALL RIGHT-OF-WAY FOR STATE AVENUE IMMEDIATELY NORTH OF THE ABOVE-DESCRIBED TRACT, ALL RIGHT-OF-WAY FOR 118TH STREET / SPEEDWAY BOULEVARD IMMEDIATELY EAST OF THE ABOVE-DESCRIBED TRACT, TOGETHER WITH THE INTERSECTION OF STATE AVENUE AND 118TH STREET / SPEEDWAY BOULEVARD IMMEDIATELY NORTHEAST OF THE ABOVE-DESCRIBED TRACT.

(Includes tax parcels 953000, 953001, 955500, and 955501)

EXHIBIT B

PROPOSED STAR BOND PROJECT DISTRICT PLAN

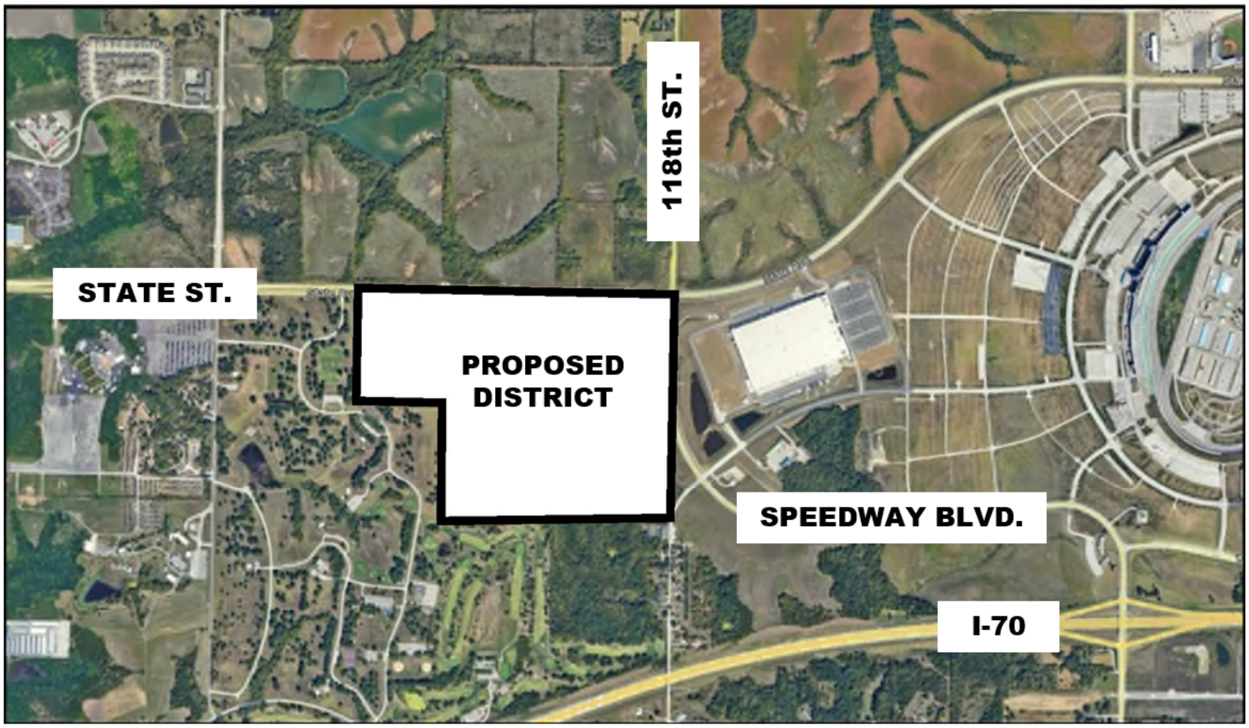
The proposed STAR Bond Project District is expected to consist of a single STAR bond project area.

The single STAR bond project area within the proposed STAR Bond Project District is expected to include such buildings, facilities, and improvements as are consistent with a mixed-use development containing some or all of the following uses: major amusement park and entertainment uses; retail uses, restaurant uses, office uses, and other general commercial development; commercial amusement, recreation, and museum uses; hotel, lodging, and recreational vehicle resort uses; residential uses; and associated public and private infrastructure.

EXHIBIT C

SKETCH OF PROPOSED STAR BOND PROJECT DISTRICT

The proposed STAR Bond Project District is generally located at the southwest corner of State Avenue and North 118th Street within the City and labeled “PROPOSED DISTRICT” below.



Memorandum

Date: February 26, 2024
To: Mayor and City Council
From: Megan Gilliland

Subject: Funding Agreement for 118th & State STAR Bond District

Recommendation: Staff and Bond Counsel recommend approval.

Action: Make a motion to authorize the City Manager to execute a funding agreement with EMAP KC, LLC.

Background: The City of Bonner Springs has been approached by a EMAP KC, LLC to establish a STAR bond project comprised of certain real property within the City, generally located at the southwest corner of the intersection of State Avenue and North 118th Street.

Discussion: In order to move forward with the applicant’s request to establish a STAR bond district, the City must retain administrative and professional staff, outside counsel and consultants, and incur expenses, and the City requires that the Applicant pay and reimburse the City for the payment of such reasonably incurred costs.

Financial Impact: The developer has provided funds to the City to cover the estimated costs associated with the establishment of a STAR bond district as detailed in the funding agreement.

FUNDING AGREEMENT

THIS FUNDING AGREEMENT (the "Agreement") is entered into this ____ day of _______________, 2024, between EMAP KC, LLC, a Delaware limited liability company (the "Applicant"), and the City of Bonner Springs, Kansas (the "City").

RECITALS

A. The City is a municipal corporation and political subdivision duly organized and existing under the laws of the State of Kansas and authorized by certain statutory provisions to provide financial incentives for qualified development projects.

B. The Applicant is a Delaware limited liability company under contract to purchase certain real property generally located at the southwest corner of 118th Street and State Avenue, within Wyandotte County, Kansas (the "Site").

C. The Applicant has requested that the City review and analyze Applicant's request (the "Request") to consider the use of certain financial incentives for an economic development project on the Site.

D. In order to grant the Applicant's Request, the City must retain administrative and professional staff, outside counsel and consultants, and incur expenses, and the City requires that the Applicant pay and reimburse the City for the payment of such reasonably incurred costs. The City therefore requires that the Applicant deposit funds with the City to be used by the City to pay for actual out-of-pocket expenses necessary to perform a full evaluation of the Request and engage consultants as needed for such evaluation and to provide services described in **Section 2** of this Agreement. If the Request is approved, the City will continue to incur similar costs and expenses to represent the City's interests in documenting and implementing the various aspects of the Request, and other related tasks, documents and issues.

E. By execution of this Agreement, the Applicant is asking the City to retain outside counsel and consultants in order to evaluate, consider and, if approved, to implement the Request. The Applicant agrees, represents, and warrants that any information provided to the City in its evaluation of the Request shall be accurate and complete to the best knowledge of the manager or member of the Applicant providing such information.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements hereinafter expressed, the parties mutually agree as follows:

1. Recitals.

The recitals set forth above are hereby incorporated as though more fully set forth herein.

2. Services to be performed by the City.

The City shall retain administrative and professional staff, outside counsel and consultants, and incur expenses which it, in its sole discretion, deems necessary to:

(a) Consider the Applicant's Request for use of economic development incentive tools permitted by Kansas statutes ("Incentives"), including but not limited to industrial revenue bond financing, tax increment financing, community improvement district financing, and sales tax and revenue bond (STAR bond) financing.

(b) If approved by the Governing Body, permit the use of any of the requested Incentives for the project at the Site; establish the appropriate districts; give all appropriate notices; make all publications; prepare or review any relevant plans, studies and/or analyses necessary or appropriate in connection with the establishment of the districts and/or use of the Incentives; hold all hearings; prepare the required resolutions and ordinances; and take any further action required to comply with the Kansas statutes.

(c) If approved by the Governing Body, prepare and negotiate a development agreement between the parties for use of any Incentives at the Site.

(d) If approved by the Governing Body, implement the various aspects of the Request.

The Applicant acknowledges that, in this case, the City has retained outside counsel and incurred expenses prior to the execution of this Funding Agreement. Applicant agrees to pay the City for all the fees and expenses incurred.

3. Payment.

The Applicant shall pay the City for its fees and expenses; the time of its administrative and professional staff, as the City may from time to time deem appropriate; all charges for the City's outside counsel and consultants; and all other expenses incurred by the City in providing the services set forth in **Section 2** (the "Charges"), subject to the following conditions:

(a) In order to ensure the prompt and timely payment of the Charges, the Applicant shall establish a fund (the "Fund") by paying the initial amount of Sixty Thousand and 00/100 dollars ($60,000.00) to the City contemporaneous with the execution of this Agreement. Thereafter, the City shall pay all Charges from moneys on deposit in the Fund and shall provide an itemized statement thereof to the Applicant on a monthly basis. If, in the judgment of the City, there are insufficient amounts on deposit in the Fund to pay for the projected Charges expected to be incurred over the next sixty (60) days, the Applicant shall make a subsequent deposit or deposits into the Fund in an amount equal to the initial deposit or such other amount which in the judgment of the City is required to provide sufficient funds to pay the projected Charges.

(b) If the amount in the Fund is insufficient to pay the outstanding Charges payable hereunder, the Applicant shall pay such Charges within twenty (20) days of receipt of a statement from the City of the amount required to pay such Charges. All statements shall be reasonably itemized and shall be payable within twenty (20) days of receipt thereof. If not so paid, the City shall be relieved of its obligations hereunder until paid, and the unpaid balance shall be subject to a penalty of two percent (2%) per month until paid.

(c) The City's Bond Counsel, Kutak Rock LLP, shall be paid on an hourly basis for legal services rendered in support of the services performed by the City hereunder, other than for legal services rendered exclusively in connection with the issuance of any bonds that may be issued relating to the Incentives.

(d) Nothing in this section shall be construed to make any payments made hereunder ineligible to be reimbursed out of revenues generated from the Incentives if such reimbursement is otherwise permissible based on the City's interpretation of the applicable statute, applicable City policy, and the terms of any development agreement between the parties.

4. Studies and Plans.

The City and the Applicant agree that the City may retain an entity or entities to prepare any necessary studies and/or plans referenced in **Section 2**, above. The City and the Applicant further agree that a consultant may be retained as appropriate to provide supporting materials for any study and/or plan. The Applicant agrees to pay the cost of the study and/or plan in full, including the fees and expenses of the provider thereof and of any other firm or entity which provides supporting materials for the study and/or plan.

5. Termination.

(a) The City may terminate this Agreement upon ten (10) days written notice in the event the Applicant fails to make any payments when due.

(b) The Applicant may terminate this Agreement at any time in the event it determines not to continue to pursue the Incentives upon written notice to the City thereof.

(c) If either party terminates this Agreement, the City shall apply the balance of the Fund, if any, to outstanding Charges pursuant to this Agreement and any monies due and owing to the City pursuant to any other agreement and shall pay the remaining balance, if any, to the Applicant within thirty (30) days of such termination. In the event the balance of the Fund, if any, is insufficient to pay the outstanding Charges payable hereunder, the Applicant shall pay such Charges within thirty (30) days of receipt of a statement from the City of the balance required to pay such Charges.

6. No obligation to proceed.

The Applicant acknowledges that the City is not obligated by the execution of this Agreement to grant any portion of the Request and any and all actions are subject to the sole discretion of the Governing Body of the City and the requirements of the applicable statutes. Specifically, the Applicant acknowledges that the City is not obligated by the execution of this Agreement to establish any districts or approve any studies or plans and acknowledges that the establishment of any districts and the approval of any studies or plans are subject to the sole discretion of the Governing Body of the City and the requirements of the applicable statute(s).

7. Notice.

Any notice, approval, request or consent required by or asked to be given under this Agreement shall be deemed to be given if it is in writing and mailed by United States mail, postage prepaid, or delivered by hand, and addressed as follows:

To the City:

Sean Pederson, City Manager
City of Bonner Springs
200 East Third Street
P.O. Box 38
Bonner Springs, Kansas 66012

And

Megan Gilliland, Economic Development Coordinator
City of Bonner Springs
200 East Third Street
P.O. Box 38
Bonner Springs, Kansas 66012

With a copy to:

Tyler Ellsworth
Kutak Rock LLP
Two Pershing Square
2300 Main Street, Suite 800
Kansas City, Missouri 64108

To the Applicant:

EMAP KC, LLC
Attn: Glen Bilbo
5323 North 99th Avenue, Suite 215
Glendale, AZ 85305

With a copy to:

Marc Abbott
Polsinelli PC
900 W. 48th Place, Suite 900
Kansas City, Missouri 64112

Each party may specify that notice be addressed to any other person or address by giving to the other party ten (10) days prior written notice thereof.

8. Governing Law.

This Agreement shall be construed in accordance with the laws of the State of Kansas.

9. Counterparts.

This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same documents.

[*signatures on following pages*]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

EMAP KC, LLC,
a Delaware limited liability company

By: ______________________________________
Name: ____________________________________
Title: _____________________________________

ACKNOWLEDGMENT

STATE OF ______________)
) SS.
COUNTY OF ____________)

BE IT REMEMBERED, that on this ____ day of _______________, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came ____________________ of EMAP KC, LLC, a Delaware limited liability company, and that said instrument was signed and delivered on behalf of said limited liability company, and such person duly acknowledged the execution of the same to be the act and deed of said limited liability company.

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

____
Notary Public

My Commission Expires: ______________

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

CITY OF BONNER SPRINGS, KANSAS

By: ______________________________________
Tom Stephens, Mayor

(SEAL)

ATTEST:

By: ________________________________
Christina Brake, City Clerk

City Manager's Update

Date: Feb. 24th, 2024

To: Mayor and City Council

General

- Summer jobs are open! Apply today at www.bonnersprings.org/jobs
- Thanks to everyone that participated in Restaurant Week in Bonner Springs! Daily special events took place at local restaurants from Feb. 18-24. #eatlocal
- Wyandotte County will once again offer "The Hollywood Casino Grants" for groups working toward improving community health in WYCO. More information will be available on March 1st at 10AM during a virtual event – please contact the UG for more info. Applications will be accepted through April 19.

Public Works

- **Notices to Property Owners Concerning Lead Line Inventory** - The U.S. Environmental Protection Agency (EPA) has issued regulations requiring all public water supply systems to develop a Lead Service Line Inventory of both water system owned and privately owned service lines. The Bonner Springs Public Works Department must submit this inventory to the Kansas Department of Health and Environment by October 16, 2024.

  Please take time to respond to the Public Works Department by March 1, 2024. Further information regarding the Federal Regulation can be found at https://www.kdhe.ks.gov/547/lead-copper-rule.

Library

- There are several events coming up at the Bonner Springs Library. Please visit the library official website HERE for more details.

Recreation

- **Community Center Improvements**
  - Gym and Cottonwood floors are scheduled to be renovated the week after Spring Break Camp to have minimal impact on rentals and programs.
  - Upper-level restrooms in the Community Center will be closed Friday, March 15th - Friday, March 29th due to renovations.
  - Staff is gathering quotes for the Senior Center Flooring - anticipating renovations in April
- Nathan and Justine re-certified as Lifeguard Instructors (LGIs) on Saturday, February 17th. This re-cert included the new American Red Cross curriculum for lifeguarding which was released on Wednesday, February 14th.
- Fit & Strong is offered at two different times of the day! This FREE class is great for persons who are at risk for or already have arthritis. https://shorturl.at/lqJ36
- Registration for Spring Break Camp (happening March 11-15) is open until 3/6.
- Summer Camp and Aquatic Center activity registration will open March 11th.

Public Safety

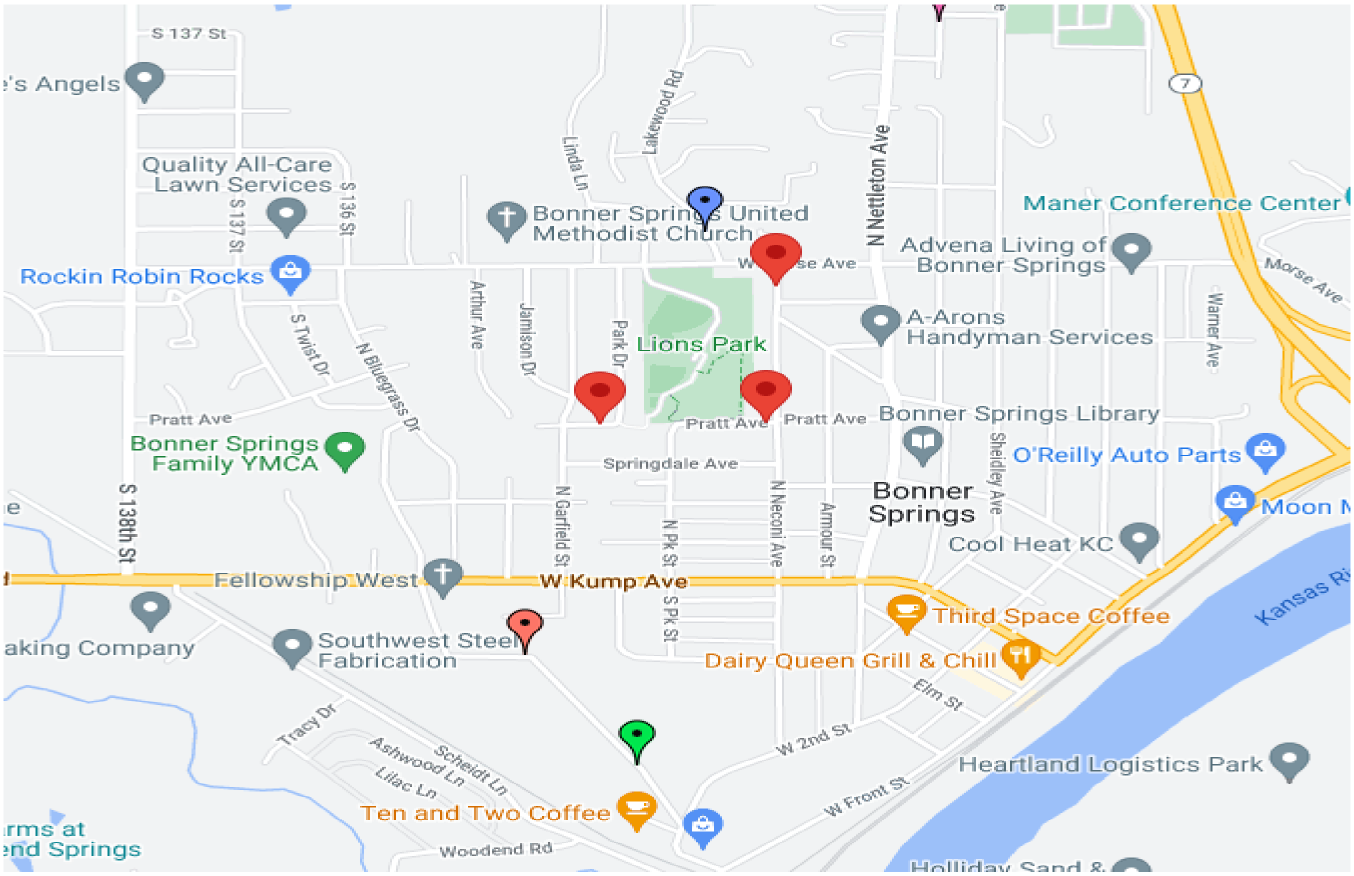
- Join BS PD & FD at the Bonner Springs Price Chopper to Cram the Cruiser to Combat Food Insecurity on Feb 24th, 2024 from noon to 2pm. Food and cash donations accepted on site!

INCIDENT CODE: * - All

USER: mstites
GROUP: * - All
PRIORITY: * - All
TYPE: * - All

DATES: 2/12/2024 THRU 2/23/2024

	NEW INCIDENTS	CLOSED	VOIDED	ACTIVE AT 2/23/2024
INCIDENT CODE: GENERAL	2	0	0	2
INCIDENT CODE: INOP/UNLIC/ON-GRASS	3	1	0	2
INCIDENT CODE: OUTSIDE STORAGE	3	0	0	3
INCIDENT CODE: PERMITCHECK	3	2	0	1
INCIDENT CODE: PROPERTY MAINTENANCE	1	0	0	1
INCIDENT CODE: SIGNS	12	5	0	7
TOTALS	24	8	0	16



SELECTION CRITERIA

SEQUENCE

1ST SEQUENCE	Code
2ND SEQUENCE	None
DATES	2/12/2024 THRU 2/23/2024

INCIDENTS

INC CODE	* - All

ASSIGN

USER	mstites
GROUP	* - All
PRIORITY	* - All
TYPES	* - All

** END OF REPORT **

Case No.	Application Date	Project Name	Address	Project Type	Project Status	Board of Zoning Appeals	Approved/ Denied	Planning Commission	Approved/ Denied	Governing Body	Approved/ Denied	Applicant	Current Zoning or Future Land Use	Requested Zoning	No. Lots	Total Acres
Pending Planning Projects List - 2023																
FDP-02-22	*November 15, 2022*	*APAC*	*1800 S. 122nd Street*	*Floodplain Development Permit*	*PENDING FEMA APPROVAL*							*Dan Jones, APAC-Kansas, Inc*	*I-2*	*NA*	*1*	*745+/-*
NOVEMBER 2023 SUBMITTALS - CUT OFF DATE 12/20/2023 FOR 2/20/2024 PC MEETING																
SUP-06-23	November 21, 2023	Daycare - First Pentecostal Church	224 W. Morse Ave	Special Use Permit	PENDING			Insufficient application information	PENDING	Insufficient application information	PENDING	First Pentecostal Church of Bonner Springs	R-1	NA	1	1.25ac
BSRZ-02-23	November 27, 2023	New QT Store	300 S. 129th St	Rezoning	PENDING			February 20, 2024	APPROVED	March 11, 2024	PENDING	QuikTrip/ODFL	A-1	C-2	1	
ST-03-23	November 27, 2023	New QT Store	300 S. 129th St	Site and Landscape Plan Review	PENDING			February 20, 2024	APPROVED			QuikTrip/ODFL	C-2	NA	1	
Pending Planning Projects List - 2024																
Case No.	**Application Date**	**Project Name**	**Address**	**Project Type**	**Project Status**	**Board of Zoning Appeals**	**Approved/ Denied**	**Planning Commission**	**Approved/ Denied**	**Governing Body**	**Approved/ Denied**	**Applicant**	**Current Zoning or Future Land Use**	**Requested Zoning**	**No. Lots**	**Total Acres**
PP-01-24	Pending	ODFL	12900 Speaker Road	Preliminay Plat				February 20, 2024	APPROVED	March 11, 2024	PENDING	Old Dominion Freight Lines	I-1	NA	11	80 +/-
FP-01-24	Pending	ODFL	12900 Speaker Road	Final Plat	PENDING			February 20, 2024	APPROVED	March 11, 2024	PENDING	Old Dominion Freight Lines	I-1	NA	11	80 +/-
PP-02-24	Pending	Compass 70 Logistic Center	110 S. 110th St	Preliminay Plat	PENDING			Applicant is waiting	PENDING	Applicant is waiting	PENDING	Scannell Properties	I-1	NA	3	155 +/-
FP-02-24	Pending	Compass 70 Logistic Center	110 S. 110th St	Final Plat	PENDING			Applicant is waiting	PENDING	Applicant is waiting	PENDING	Scannell Properties	I-1	NA	3	155 +/-
JANUARY 2024 SUBMITTALS - CUT OFF DATE 1/17/2024 FOR 3/19/2024 PC MEETING																
ST-01-24	January 17, 2024	The 120 on Oak	120 Oak Street	Site and Landscape Plan Review	PENDING			March 19, 2024	PENDING	April 8, 2024	PENDING	The 120 Society, LLC	CC	NA	1	1.92 +/-
BZA-01-24	January 17, 2024	The 120 on Oak	120 Oak Street	Variance	PENDING	March 19, 2024	PENDING					The 120 Society, LLC	CC	NA	1	1.92+/-
SUP-01-24	January 17, 2024	Country Stampede	633 N. 130th St - Azura Amp & AG Hall of Fame	Special Use Permit	PENDING			March 19, 2024	PENDING	April 8, 2024	PENDING	Country Stampede	RR	NA	2	82 +/-
SUP-02-24	January 22, 2024	Ad Trend, Inc. Digital Billboard	14110 Minnesota Ave	Special Use Permit	PENDING			March 19, 2024	PENDING	April 8, 2024	PENDING	Ad Trend, Inc.	LI	NA	1	
FEBRUARY 2024 SUBMITTALS - CUT OFF DATE 2/14/2024 FOR 4/16/2024 PC MEETING																
LS-01-24	February 14, 2024	Loun Property	13230 Riverview Ave	Lot Split	PENDING			April 16, 2024	PENDING			Phillip Loun	RR	NA	1	9.86+/-
BSRZ-01-24	February 14, 2024	Loun Property	13230 Riverview Ave	Rezoning	PENDING			April 16, 2024	PENDING	May 13, 2024	PENDING	Phillip Loun	RR	GR	2	
BZA-02-24	February 14, 2024	Loun Property	13230 Riverview Ave	Variance	PENDING	April 16, 2024	PENDING					Phillip Loun				

Mark Lee
Community Development Director

PC = Planning Commission
CC = City Council
BZA = Board of Zoning Appeals

Memorandum

Date: February 26, 2024
To: Mayor and City Council
From:

Subject: Mayor's Report

Recommendation:

Action:

Background:

Discussion:

Financial Impact:

Bonner Springs Mayor's Report

Date: February 26, 2024

To: City Council

General

Boards

- Attended the February 8th Library Board meeting.
- Attended the MARC PCAP (Priority Climate Action Plan) draft overview meeting, via Zoom, on 2/16. An aggressive plan that might present our city with some opportunities to become more sustainable. If you wish more information, either myself or Sean can provide links to the documents for review.

Events

- Missed the Limitless ABA ribbon cutting on February 9th, but reached out to Samantha Moore – Director and visited the location on February 15th for a quick tour. This is a service that was definitely missing in our area, and it shows. As they are still working to hire the needed staff to support all of the potentials clients they are capable of servicing, they already have all of those potential spots filled. If you were not able to attend the ribbon cutting, I would encourage you to reach out to Samantha as I believe she would love to give a quick tour and would appreciate knowing the community supports them being here.
- Toured the new water treatment plant, with 1 council member on February 16th. It was impressive and am looking forward to the plant supplying our community with a much improved product.