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TO: The Honorable Governor Kelly
 House Speaker Ron Ryckman
 Senate President Susan Wagle
 House Majority Leader Daniel Hawkins
 Senate Majority Leader Jim Denning
 House Minority Leader Tom Sawyer
 Senate Minority Leader Anthony Hensley
 Senate Assessment and Taxation Committee
 Senate Commerce Committee
 House Commerce, Labor and Economic Development Committee
 House Taxation Committee

FROM: David C. Toland, Secretary of Commerce

DATE: January 31, 2020

RE: Fiscal Year 2019 STAR Bonds Annual Report

This 2019 STAR Bond Annual Report is submitted by the Department of Commerce in cooperation with the Department of Revenue in accordance with K.S.A. 2019 Supp. 12-17,169(c)(2)(A). This report contains the most complete and accurate information available with respect to each STAR Bond district.

SALES TAX REVENUE (STAR) BONDS

The STAR Bond Act was established in 1999 under the Graves Administration. It was originally combined with Tax Increment Financing Act. The two programs were separated in 2007. The related statutes is KSA 12-17,160.

Sales Tax Revenue (STAR) Bonds provide Kansas municipalities the opportunity to issue bonds to finance the development of major commercial, entertainment and tourism areas and use the sales tax revenue generated by the development to pay off the bonds. Currently there are 19 projects at various stages of completion and repayment throughout the state.

STAR Bonds are a municipal financing program intended to create tourism and entertainment attractions, drawing visitors from across the region and out of state. The new sales taxes generated by the tourist or entertainment attraction go toward paying down bonds that were issued to help finance the project.

In order to be considered a major commercial entertainment and tourism area, a proposed project must be capable of being characterized as a statewide and regional destination, and include a high quality innovative entertainment and tourism attraction, containing unique features which will increase tourism, generate significant positive and diverse economic and fiscal impacts and be capable of sustainable development over time. Public benefits must exceed public costs.

STAR Bond financing must constitute less than 50% of total project costs. Additionally, retail tenants of projects financed by STAR Bonds must comply with all Kansas laws, including the Kansas “affiliate nexus” law, and collect sales tax on remote sales to Kansas residents.

1. STAR Bond District Summaries
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CITY OF ATCHISON

Issued May 2018

Construction of the Amelia Earhart Aviation Museum building is nearing completion as of the date of this report. The museum will feature a rare aircraft- a 1935 Lockheed Electra L-10E, "Muriel"- as well as a flight simulator and interactive education exhibits. The aircraft is identical to the aircraft flown by Amelia Earhart and is believed to be the only one of its kind. The Foundation operating the Museum expects to open for visitors by the Spring of 2021.

Construction of the Farmers Market pavilions was completed in May 2019, in time for the start of the season.



BOND DETAILS

Bonds Issued: \$2,370,000.00

Bonds Outstanding: \$2,190,000.00

Sales Tax Revenues: \$210,002.16

Visitation Summary: Visitation information is not yet available as the attraction is not yet operational.

CITY OF DERBY

Issued March 2017

Field Station: Dinosaurs, an outdoor attraction geared to children 3-11 years old, was completed in May 2018. The attraction includes life-size animatronic dinosaurs and educational exhibits based on the latest scientific theories and discoveries, an 18-hole miniature golf course, a ropes course and an open-air amphitheater.

The project area also includes a hospital and medical office facilities, of which the primary building (Rock Regional Hospital) opened in 2019. Construction of retail and commercial businesses in the district continues at a brisk pace.

In October 2018 and January 2020, the project was amended to add Derby Sports Zone, a multisport facility, as a second attraction to enhance visitation and add economic impact. Funding for the multisport facility and completion of the educational park were accomplished by reallocating contingency funds in the original budget. Construction has not yet begun, but design and planning are underway.



BOND DETAILS

Bonds Issued: \$20,465,000.00

Bonds Outstanding: \$13,230,000.00

Sales Tax Revenues: \$5,701,715.00

Visitation Summary: According the owner/operator of Field Station: Dinosaurs, as of the Aug. 31, 2019, reporting date, the park saw a year-to-date increase in combined attendance of 26% over 2018. Attendance by schools and groups increased 111%, and due to a change in pricing structure since the first season, a similar percentage increase in the number of rounds of miniature golf played.

CITY OF DODGE CITY

Issued December 2015; additional bonds issued December 2018

The Power Center Area in Dodge City includes a variety of museums, entertainment venues, hotel and retail spaces. It also includes the expansion and renovation of the world-renowned Boot Hill Museum, themed and aesthetic improvements to Front Street and Wyatt Erp, a themed water park/aquatic facility, and regional specialty-themed retail and restaurant concepts.

The Western-themed Long Branch Lagoon Water Park has attracted more than 200,000 visitors since opening. The Guymon Petro Bar and Grill located in the historic Guymon Petro building is opened, as are the Boot Hill Distillery, Holiday Inn Express and other retail and restaurant attractions.

The Power Center Area will have a major home improvement store, junior anchor stores, a variety of small, local shops and additional development sites for restaurants.

Sales tax revenues have exceeded expectations, and bond repayment is ahead of schedule.



BOND DETAILS

Bonds Issued: 1) 2015 - \$12,520,875.00; 2) 2018 - \$15,960,000.00

Bonds Outstanding: 1) \$10,850,000.00; 2) \$15,545,000.00

Sales Tax Revenues: 1) \$1,178,800.45; 2) \$333,156.30

Visitation Summary: Attendance at museum from Oct. 1, 2018-Sept. 30, 2019 was 75,605.

CITY OF GARDEN CITY

Issued March 2019

The Garden City STAR Bond district includes a Heritage Inn & Suites, Parrot Cove Water Park, retail shopping centers and several restaurants and other retail amenities that have been privately developed.

The next phase of the project is underway and will include a multi-sport facility known as Sports of the World. The project is being designed to include indoor and outdoor soccer fields, basketball courts, baseball cages and a trampoline park, as well as outdoor sand volleyball courts, pickle ball courts and cornhole courts. This phase will also include necessary public infrastructure such as parking facilities, internal drives and detention facilities.



BOND DETAILS

Bonds Issued: \$29,540,000.00

Bonds Outstanding: \$29,540,000.00

Sales Tax Revenues: \$2,116,787.00

Visitation Summary: Visitation information is not yet available as the attraction is not yet operational.

CITY OF KANSAS CITY: U.S. SOCCER TRAINING CENTER

Issued August 2015

Pinnacle, the National Training and Coaching Development Center (NTCDC) opened in January 2018. As another component of the \$80 million soccer village, this state-of-the-art facility with more than 80,000 square feet, is the home of the U.S. Soccer coaching education program and is used for training by the U.S. Soccer national teams.

The Wyandotte Sporting Youth Fields area is a world-class, 52-acre complex featuring 12 playing fields with four natural grass and eight synthetic turf fields.



CITY OF KANSAS CITY: U.S. SOCCER TRAINING CENTER

BOND DETAILS

Bonds Issued: \$65,229,559.85

Bonds Outstanding: \$83,138,374.35

Sales Tax Revenues: \$1,292,943.67

Visitation Summary: 1.3 million + visitors in 2019.

CITY OF KANSAS CITY: CHILDREN'S MERCY PARK

Issued May 2010

This destination facility is the home stadium for Sporting Kansas City and is one of the premier soccer venues in the world. The stadium boasts state-of-the-art technology and visitor amenities throughout and has become an iconic Kansas landmark.

The stadium anticipates hosting more than 100 events, including soccer, lacrosse, football and concerts, in the 2020 calendar year. The park was recognized by the Kansas Department of Wildlife, Parks and Tourism as one of the most popular tourist destinations in Kansas.



CITY OF KANSAS CITY: CHILDREN'S MERCY PARK

BOND DETAILS

Bonds Issued: \$150,289,488.50

Bonds Outstanding: PAID OFF (zero balance)

Sales Tax Revenues: PAID OFF (zero balance)

Visitation Summary: 450,000 + visitors in 2019.

CITY OF KANSAS CITY: KANSAS SPEEDWAY

Issued January 1999

The Kansas Speedway has the distinction of being the first STAR Bond project in Kansas and has paved the way for a hugely successful transformation in western Wyandotte County.

The Speedway continues to host two NASCAR events each year with the Monster Energy NASCAR Cup Series Hollywood Casino on Oct. 20, 2019. The Speedway hosts a number of other racing and related events as well as the American Royal BBQ Competition, which attracts thousands of visitors and BBQ aficionados from around the country.



CITY OF KANSAS CITY: KANSAS SPEEDWAY

BOND DETAILS

Bonds Issued: \$24,300,413.00

Bonds Outstanding: \$16,835,000.00

Sales Tax Revenues: \$1,326,376.16

Visitation Summary: 150,000 + visitors in 2019.

CITY OF KANSAS CITY: SCHLITTERBAHN

Issued October 2013

The Schlitterbahn Water Park was closed in 2019.



CITY OF KANSAS CITY: SCHLITTERBAHN

BOND DETAILS

Bonds Issued: \$85,200,000.00

Bonds Outstanding: \$65,755,000.00

Sales Tax Revenues: \$6,514.340.00

Visitation Summary: Closed in 2019.

CITY OF MANHATTAN

Issued December 2009

The City of Manhattan's STAR Bond project was completed in 2016, with the Flint Hills Discovery Center being the major attraction to the district. The North Redevelopment Area is near full build-out, currently providing 24 commercial spaces, of which two are available for lease and one additional small lot which remains undeveloped. Periodic vacancies have been caused by closures of businesses. In 2019, two new businesses, Kansas Discount Nutrition and T'licious opened. All 160 residential units have been completed on the north-end. Bonds are anticipated to pay off earlier than expected.

The South Redevelopment Area has been designed and completed to provide room for 15 businesses. These spaces can be categorized as three hotels, the Discovery Center, seven retail spaces, one restaurant space and four office spaces. In 2019, Sacred Leaf opened its new location in Blue Earth Place, taking the remaining retail space available for lease.



BOND DETAILS

Bonds Issued: \$50,000,000.00

Bonds Outstanding: \$10,905,000.00

Sales Tax Revenues: \$5,586,117.90

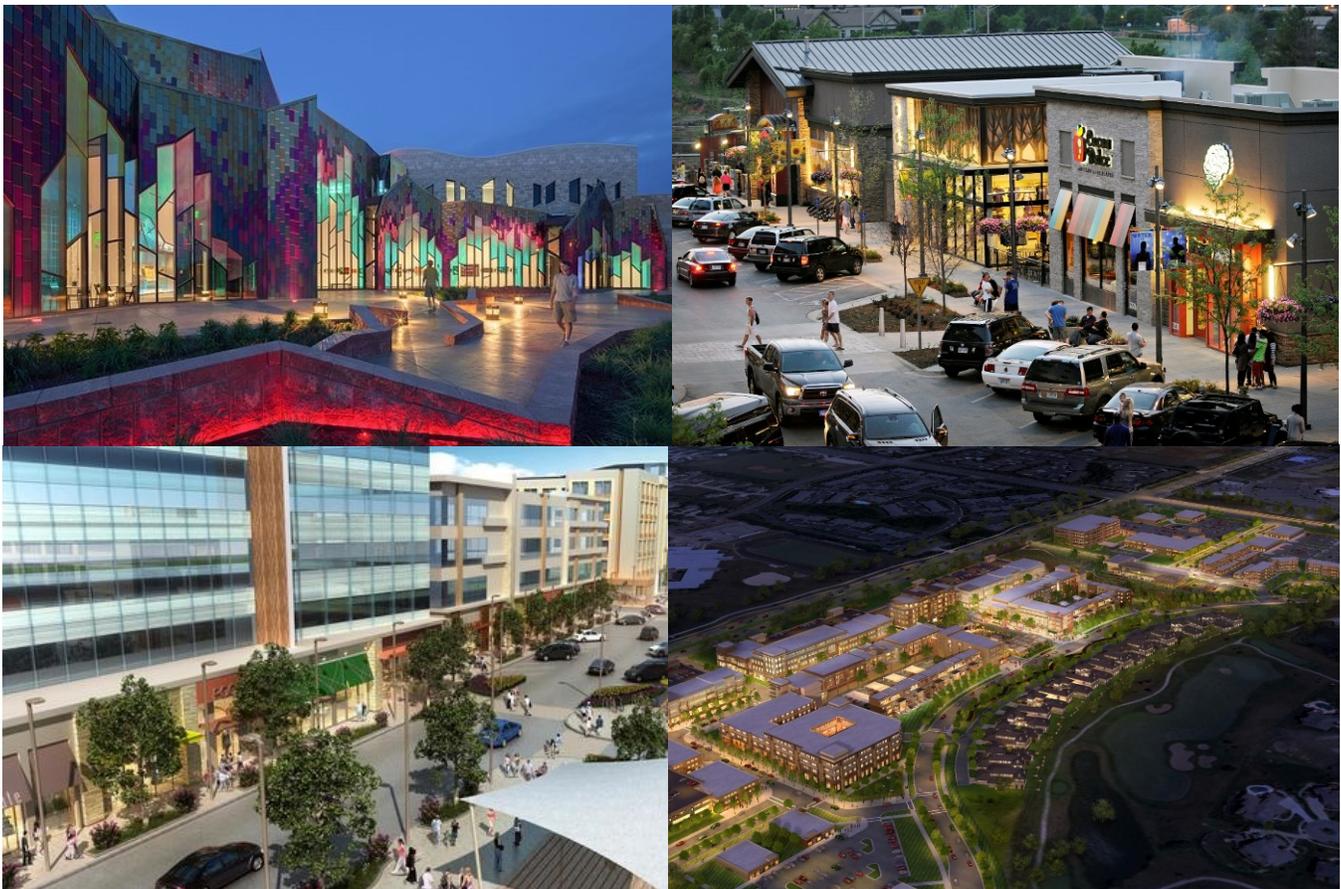
Visitation Summary: According to the city's annual report, the Flint Hills Discovery Center hosted 84,893 visitors from 48 states and 36 countries in 2018. The Center hosted 39 adult and 95 youth group visits as well as 57 adventure camps. The Center also sponsored six traveling exhibits across Kansas in 2018. Additionally, more than 2,700 people attended the annual Flint Hills Festival.

CITY OF OVERLAND PARK: PRAIRIFIRE

Issued December 2012

The Prairiefire at LionsGate Project is located in the vicinity of 135th Street between Lamar Avenue and Nall Avenue in the City of Overland Park, Kan. It includes retail, office, hotel and residential uses and features the Museum of Prairiefire. The 35,000-square foot museum has hosted traveling exhibits by New York's American Museum of Natural History as well as other science programming.

The project development consists of two phases. Phase 1 project components include the museum, entertainment attractions, retail space, multi-family residential and development wetlands and interpretive walk areas. Components for Phase 2, currently underway, include office space, hotel and additional entertainment and retail businesses.



CITY OF OVERLAND PARK : PRAIREFIRE

BOND DETAILS

Bonds Issued: \$64,990,000.00

Bonds Outstanding: \$64,860,000.00

Sales Tax Revenues: \$3,058,973.60

Visitation Summary: 370,105 visitors in 2019. Since opening in 2014, visitors from more than 2,150 unique zip codes from 49 states and 15 foreign countries have visited the museum.

CITY OF OVERLAND PARK: BLUHAWK

Bonds not yet issued

The BluHawk Amended Project Plan was approved Oct. 18, 2019, with bonds up to \$66,180,012. The project will include a multi-sport arena, consisting of an approximately 120,000-square-foot, 3,500-seat arena for multi-sport uses and other mixed uses. It will also include an approximately 300,000-square-foot multi-sport athletic complex, retail and restaurants, hotel and hospital, commercial office and residential spaces. The arena can host a variety of athletic and other events including hockey, figure skating, concerts and community events.

BluHawk is projected to bring 1.7-2.25 million new visitors to Overland Park. Economic impact is substantial, including well over 1,000 direct, full-time equivalent jobs with more than \$32 million in annual payroll. The project is projected to generate annual retail sales of more than \$100 million at full build out.



CITY OF OVERLAND PARK: BLUHAWK

BOND DETAILS

Bonds Issued: Not yet issued.

Bonds Outstanding: N/A

Sales Tax Revenues: N/A

Visitation Summary: Visitation information is not yet available as the attraction is not yet operational.

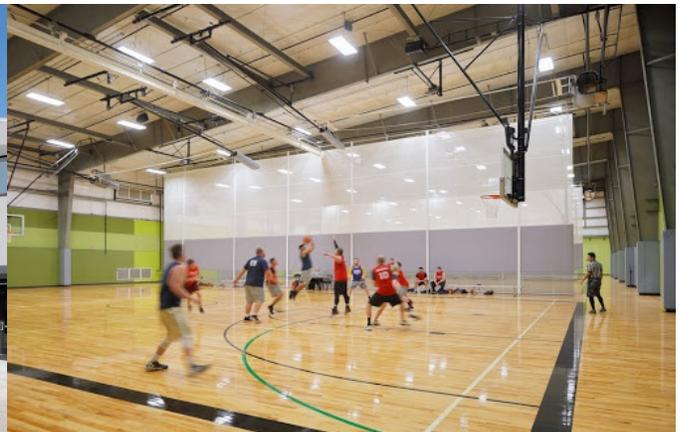
CITY OF SALINA

Issued December 2018

The Salina Fieldhouse was completed in late 2017 and serves as the centerpiece of a transformative STAR Bond district in downtown Salina. Attractions include the Fieldhouse, The Alley (entertainment center), Old Chicago, YaYa's Euro Bistro, Homewood Suites and Barolo Grille.

The Fieldhouse has hosted numerous basketball, volleyball and other court sports-related tournaments, drawing participants from across the region.

The Salina Educational Automobile Museum of America has begun construction and is anticipated to be completed in 2020/2021.



BOND DETAILS

Bonds Issued: \$18,250,000.00

Bonds Outstanding: \$18,250,000.00

Sales Tax Revenues: \$861,805.56

Visitation Summary: 136,000+ in 2019, which is a 10% increase over 2018.

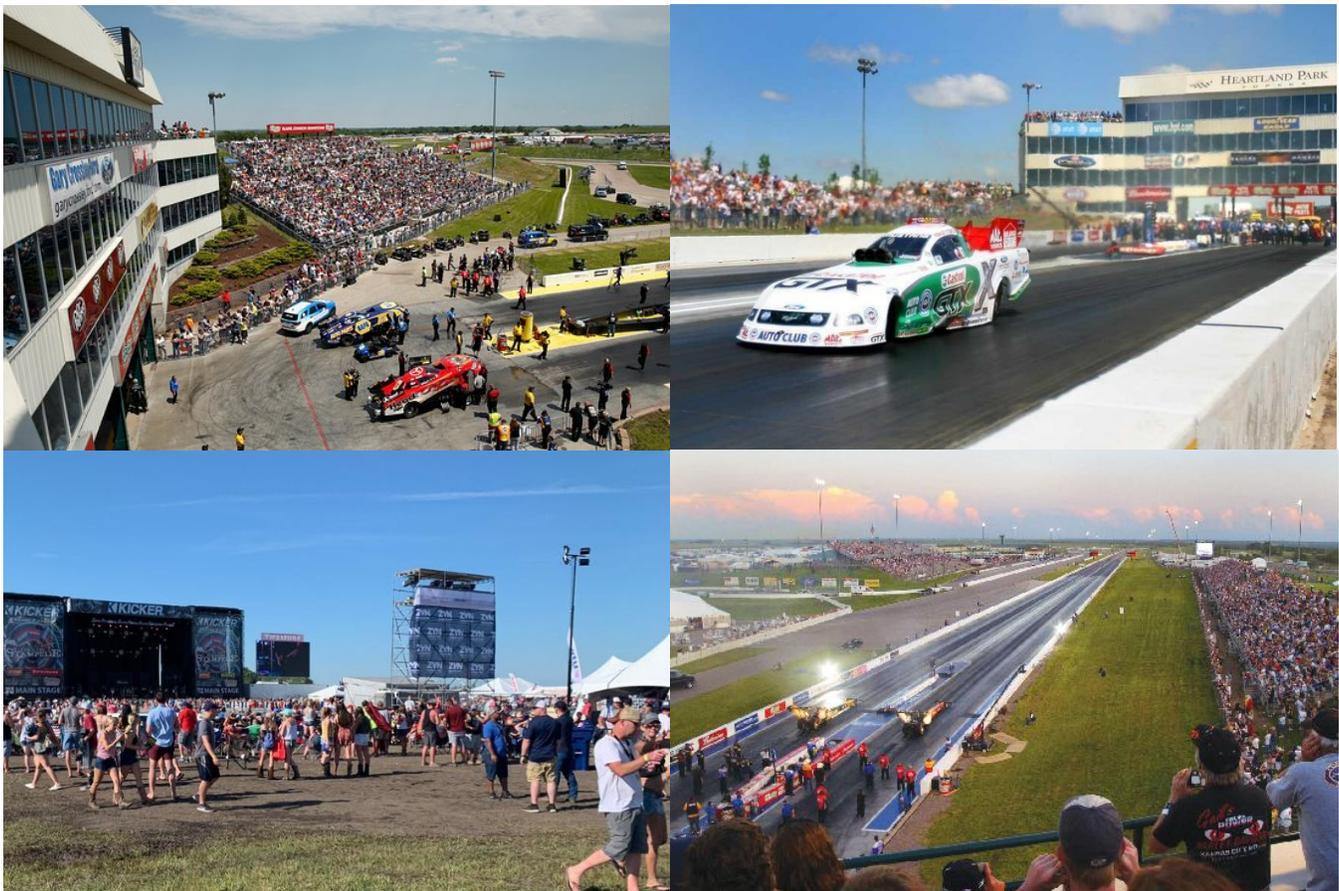
CITY OF TOPEKA

Issued April 2007

Heartland Park is a world-class motor sports track in the capital city. Since it opened in 1989, it has provided in-state and out-of-state visitors with fun, exciting opportunities. The redevelopment for Heartland Park includes asphalt replacement for drag and road course tracks, repair and resurfacing of all paddock/pit areas, a consolidated timing and scoring building, garages, maintenance and technical inspection buildings, tire buildings, pavilions and general landscaping and beautification.

In June 2019, Heartland Park hosted the Kicker Country Stampede, one of the largest country music festival in the U.S. with more than 150,000 visitors in attendance. It will be the permanent site for the Stampede going forward.

Since issuing the bonds, Heartland Park was sold to a new operator, and neither the City of Topeka nor the initial developer retain any ownership of the facility.



BOND DETAILS

Bonds Issued: \$10,405,000.00

Bonds Outstanding: \$5,025,000.00

Sales Tax Revenues: \$334,427.79

Visitation Summary: 338,000 visitors in 2019.

CITY OF WICHITA: RIVER DISTRICT

Issued July 2015; additional bonds issued November 2018

The Wichita River District Phase 1 included three projects: the Keeper of the Plains sculpture, plaza and pedestrian bridge, the East Riverbank Redevelopment project and the WaterWalk fountain and public plaza area.

Phase 2 included improvements to the west bank of the Arkansas River, north of the Douglas Street Bridge and adjacent to the private development site of the River Vista Apartments project. The West Bank Apartments complex includes boat and bike rental facilities and storage for rowing shells, as well as improvements to Delano Park.

Amended project plans included the city's Advanced Learning Library, which opened in 2018 and provided funding to rehabilitate Lawrence Dumont Stadium into a multi-sport stadium and to attract a major league-affiliated baseball team to Wichita. In Sept. 2018, the city announced an agreement to locate the New Orleans MiLB team to Wichita for the 2020 season.



CITY OF WICHITA: RIVER DISTRICT

BOND DETAILS

Bonds Issued: 1) 2015 - \$4,840,000.00; 2) 2018 - \$42,140,000.00

Bonds Outstanding: 1) paid off; 2) \$42,140,000.00

Sales Tax Revenues: \$2,097,031.15

Visitation Summary: Not yet available.

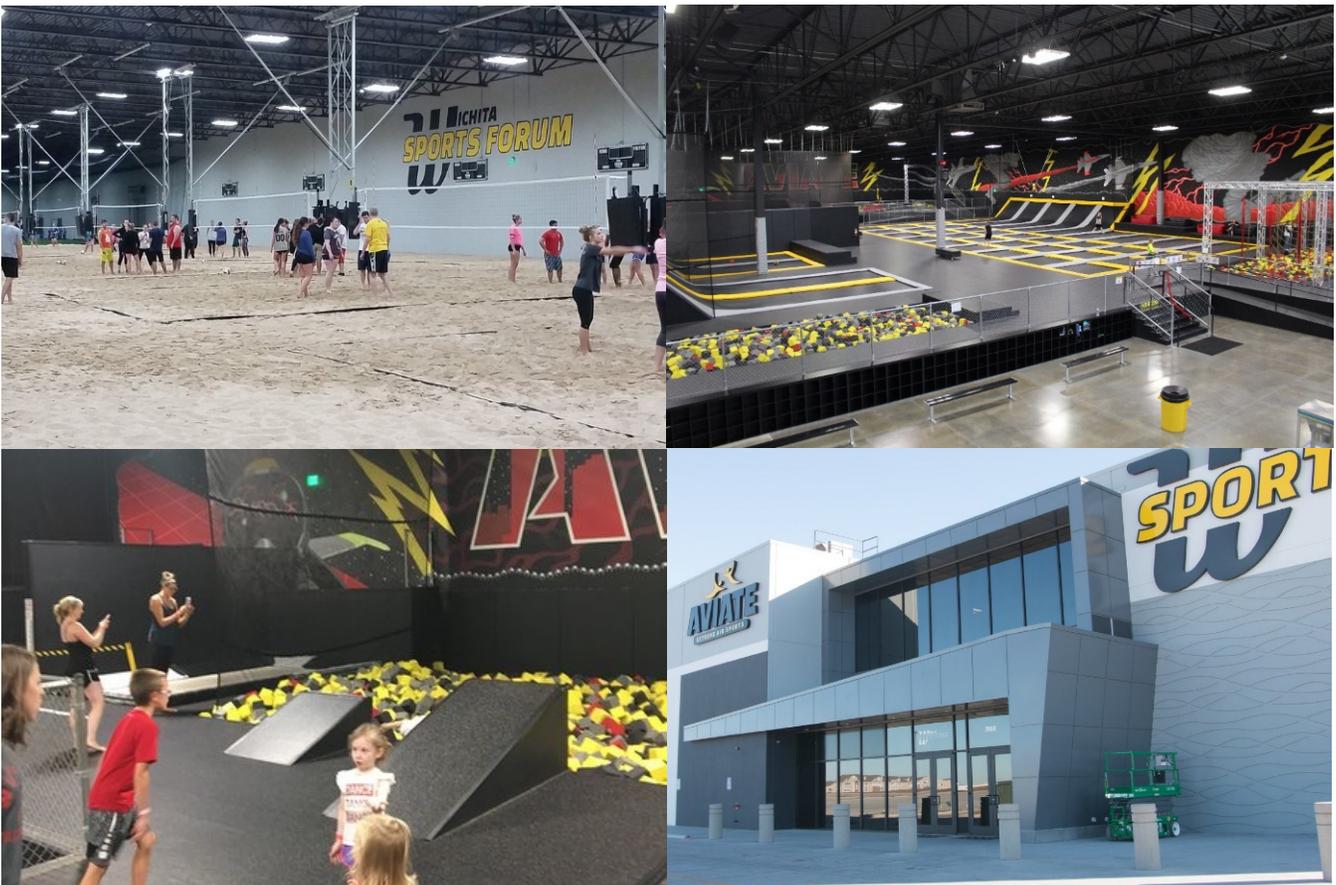
CITY OF WICHITA: K-96 GREENWICH

Issued December 2013; additional bonds issued August 2017

Phase 1 of the K-96/Greenwich project is a 106-acre development located primarily north of K-96 and is anchored by a 142,000-square foot facility (Wichita Sports Forum) designed to host local, regional and national basketball, volleyball and soccer competitions, along with cheer, softball, baseball, football, dodgeball, etc. The development includes a 116-room hotel adjacent to the Wichita Sports Forum.

Development surrounding the Wichita Sports Forum exceeds 300,000-square feet of new commercial space. Included in the project are necessary improvements to the interchange at K-96 and Greenwich.

The Wichita Sports Forum opened in late 2015. The hotel was completed in March 2017. Work on the Stryker Soccer Complex is ongoing.



CITY OF WICHITA: K-96 GREENWICH

BOND DETAILS

Bonds Issued: 1) 2013 - \$36,325,000.00; 2) 2017 - \$71,305,500.00

Bonds Outstanding: 1) PAID OFF (zero balance); 2) \$59,290,000.00

Sales Tax Revenues:\$8,250,842.62

Visitation Summary: 1.2-1.4 million visitors in 2018.

STAR BOND ANNUAL REPORT – 2019

TO: The Honorable Laura Kelly
Sen. Julia Lynn, Chairperson, Senate Commerce Committee
Rep. Sean Tarwater, Chairperson, House Commerce, Labor & Economic
Development Committee
Members of the Senate Commerce Committee
Members of the House Commerce, Labor and Economic Development
Committee

FROM: David C. Toland, Secretary of Commerce

DATE: January 31, 2020

This 2019 STAR Bond Annual Report is submitted by the Department of Commerce in cooperation with the Department of Revenue in accordance with K.S.A. 2019 Supp. 12-17,169(c)(2)(A). This report contains the most complete and accurate information available with respect to each STAR bond district.

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City of Atchison

**\$2,370,000 City of Atchison, Kansas
(Atchison STAR Bond Project)
Series 2017, Dated as of March 15, 2017**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
3,204.46				
<u>Sales and Use Tax Collected:</u>				
Local	-	-	2,371.57	25,665.55
Transient Guest Tax				17,974.41
State	-	-	143,540.52	166,362.20
Total	-	-	145,912.09	210,002.16
<u>Bond Payments:</u>				
Interest	-	-	-	-
Principal	-	-	-	-
ii. <u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-	3,500.00	2,250.00
iii. <u>Principal Balance:</u>	-	-	2,370,000.00	2,190,000.00
31-Dec				
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Project Fund:	-	-	1,366,658.20	-
Debt Service Fund:			21,002.91	94.89
Debt Service Reserve Fund:			232,638.47	232,406.83
Escrow Fund:	-	-	2,371.82	28,827.36
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
100% of city sales and use				1.000%
25% Transient Guest Tax starting January 1, 2020				1.960%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

City of Derby

**\$20,465,000 City of Derby, Kansas
(Derby STAR Bond Project)
Series 2017, Dated as of March 15, 2017**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
5,122,767.00				
<u>Sales and Use Tax Collected:</u>				
Local	-	38,820.07	59,682.90	67,851.13
State	-	1,480,878.43	6,494,989.08	5,633,863.87
Total	-	1,519,698.50	6,554,671.98	5,701,715.00
<u>Bond Payments:</u>				
Interest	-	431,484.72	896,650.00	771,437.50
Principal	-	-	1,955,000.00	5,280,000.00
ii. <u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	10,500.00	8,000.00	8,000.00
iii. <u>Principal Balance:</u>	-	20,465,000.00	18,510,000.00	13,230,000.00
31-Dec				
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Project Fund:	-	11,030,309.68	3,240,692.74	3,158,196.50
Debt Service Fund:		55,998.20	145,806.93	17,522.28
Debt Service Reserve Fund:		468,875.00	468,956.76	469,198.00
Escrow Fund:	-	29,702.47	60,210.18	31,891.87
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>			<u>Applied Rate</u>	<u>Gross Rate</u>
<u>Local Contribution</u>				
0% of city sales and use (dedicated to another project)			0.000%	0.500%
Transient Guest Tax starting January 1, 2020			8.000%	8.000%
100% of city portion of county sales and use			1.000%	1.000%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

Dodge City

**\$13,150,000 City of Dodge City, Kansas
(Heritage Project Area STAR Bonds)
Series 2015, Dated as of December 22, 2015**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
1,211,993.62				
<u>Sales and Use Tax Collected:</u>				
Local	138,644.40	104,659.71	126,824.79	82,317.07
Transient Guest Tax			55,635.71	191,064.80
State	989,677.55	858,180.94	944,454.99	905,418.58
Total	1,128,321.95	962,840.65	1,126,915.49	1,178,800.45
<u>Bond Payments:</u>				
Interest	616,556.26	626,400.00	603,225.00	575,437.50
Principal	490,000.00	605,000.00	570,000.00	635,000.00
Total	1,106,556.26	1,231,400.00	1,173,225.00	1,210,437.50
ii. <u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	3,250.00	6,500.00	6,500.00	6,500.00
iii. <u>Principal Balance:</u>				
31-Dec	12,660,000.00	12,055,000.00	11,485,000.00	10,850,000.00
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Project Fund (City):	663,240.61	2,980,000.00	-	-
Project Fund (Leisure):	750,000.00	1,770,000.00	-	-
Project Fund (Lewis Ford-Linc)	-	-	-	-
City Escrow Project Fund:	2,980,000.00	494.90	-	-
Leisure Escrow Project Fund:	1,020,000.00	169.01	-	-
Capitalized Interest Fund:	-	-	-	-
Debt Service Fund:	366,972.47	3,444.43	1,038.49	1,756.07
Debt Service Reserve Fund:	982,125.00	982,697.03	985,114.55	984,482.88
Escrow Fund:	87,987.12	74,978.36	74,193.22	61,210.18
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
50% of city sales and use				0.500%
50% of city portion of county sales and use				1.500%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

**\$15,690,000 City of Dodge City, Kansas
(Power Center Project Area)
Series 2018, Dated as of December 11, 2018**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
none				
<u>Sales and Use Tax Collected:</u>				
Local				36,028.76
Transient Guest Tax				
State				297,127.54
Total	-	-	-	333,156.30
<u>Bond Payments:</u>				
Interest	-	-	-	788,751.74
Principal	-	-	-	145,000.00
Total	-	-	-	933,751.74
ii. <u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-	9,000.00	3,250.00
iii. <u>Principal Balance:</u>	-	-	15,690,000.00	15,545,000.00
31-Dec				
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
City Project Fund:	-	-	-	3,560,110.82
Developer Project Fund:	-	-	-	652,752.11
City Escrow Project Fund:	-	-	10,958,682.18	1,900,000.00
Developer Escrowed Project Fund:	-	-	1,742,400.00	-
Debt Service Fund:	-	-	-	8,264.63
Capitalized Interest Fund:	-	-	788,751.74	249,430.68
Debt Service Reserve Fund:	-	-	1,216,931.25	1,216,931.25
Cost of Issuance Fund:	-	-	5,917.07	-
Escrow Fund:	-	-	-	19,979.95
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
100% of city sales and use				0.500%
100% of available city portion of county sales and use				0.482%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

City of Goddard

**\$30,000,000 City of Goddard, Kansas
(Olympic Park STAR Bond Project)
Series 2014, Dated as of September 1, 2014**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
none				
<u>Sales and Use Tax Collected:</u>				
Local	347,065.04	360,423.18	381,853.87	433,796.78
State	2,237,355.31	2,323,434.31	2,464,771.40	2,799,984.15
Total	2,584,420.35	2,683,857.49	2,846,625.27	3,233,780.93
ii. <u>Bond Payments:</u>				
Interest	1,885,247.00	1,828,987.51	1,769,062.51	1,658,854.69
Principal	855,000.00	910,000.00	970,000.00	27,265,000.00
Premium				787,050.00
<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	6,000.00	6,000.00	6,000.00	3,000.00
iii. <u>Principal Balance:</u>		28,235,000.00	27,265,000.00	0.00
31-Dec				
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Project Fund:	22,495,398.69	22,492,033.52	20,360,808.32	7,817,508.68
Debt Service Fund:	591,014.81	602,038.53	1,025,495.82	402.32
Debt Service Reserve Fund:	2,700,000.00	2,703,155.26	2,700,000.00	1,994.27
Escrow Fund:	28,778.82	58,368.25	63,177.98	240.21
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
100% of city sales and use				1.000%
100% of city portion of county sales and use				1.000%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

Kansas City, Kansas

**\$24,300,413 Unified Government of WYCO/Kansas City, KS
Sales Tax Special Obligation Revenue Bonds
(Kansas International Speedway Corporation Project)
Series 1999, Dated January 22, 1999**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
none				
<u>Sales and Use Tax Collected:</u>				
Local	2,106,665.12	322,321.68	383,678.18	374,933.08
State	1,451,797.41	2,190,945.49	933,763.00	951,443.08
Total	3,558,462.53	2,513,267.17	1,317,441.18	1,326,376.16
ii. <u>Bond Payments:</u>				
Interest				
Principal				
Total	1,041,574.40	1,088,085.20	1,123,077.15	1,158,719.40
iii. <u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	5,400.00	5,400.00	5,400.00	5,400.00
<u>Principal Balance:</u>				
31-Dec	20,570,000.00	19,300,000.00	18,055,000.00	16,835,000.00
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Issuer Tax Revenue Account:	1,815,843.03	187,850.17	163,580.38	171,740.45
State Tax Revenue Account:	686.24	714.71	748.71	0.49
Debt Service Fund:	0.68	47.48	122.83	941.22
Debt Service Reserve Fund:	949,564.03	950,638.85	958,106.89	951,905.70
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
100% of city sales and use				1.625%
100% of city portion or county sales and use				1.000%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

**\$72,900,000 Unified Government of WYCO/Kansas City, KS
(Vacation Village Project Areas 1 and 2A - Schlitterbahn STAR Bonds)
Series 2015, Dated as of October 13, 2015**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District*:</u>				
	464,159.00			
<u>Sales and Use Tax Collected:</u>				
Local	215,823.03	1,447,954.19	1,281,468.45	1,648,141.68
State	721,268.89	4,723,731.59	3,547,424.31	4,866,198.32
Total	937,091.92	6,171,685.78	4,828,892.76	6,514,340.00
ii. <u>Bond Payments:</u>				
Interest	3,589,029.17	4,049,000.00	3,869,962.50	3,722,300.00
Principal	60,000.00	1,310,000.00	4,640,000.00	1,135,000.00
<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	12,500.00	12,500.00	12,500.00
iii. <u>Principal Balance:</u>	72,840,000.00	71,530,000.00	66,890,000.00	65,755,000.00
31-Dec				
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Project Fund:	500,007.88	500,084.93	-	-
Escrowed Project Fund:	10,000,089.80	1,000,182.93	-	-
Capitalized Interest Fund:	5,331,386.90	3,399,347.36	-	-
Debt Service Fund:	220.90	60,415.10	1,123.08	604.00
Debt Service Reserve Fund:	6,097,125.00	6,097,125.00	5,875,066.02	5,786,473.87
Escrow Fund:	63,395.26	279,235.40	987,583.70	978,117.01
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
62% of city sales and use				1.625%
80% of city portion of county sales and use				1.000%
100% of county portion of county sales and use				1.000%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

* Once the baseline was met in calendar year 2017, an additional \$650,000 in state sales tax was set aside in an escrow account.

**\$12,260,000 Unified Government of WYCO/Kansas City, KS
(Vacation Village Project Areas 1 and 2A - Schlitterbahn STAR Bonds)
Subordinate Lien Series 2015B, Dated as of October 13, 2015**

		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i.	<u>Base Sales Tax Allocated to District:</u>				
	<u>Sales and Use Tax Collected:</u>				
	Local	-	-		-
	State	-	-	-	-
	Total	-	-	-	-
ii.	<u>Bond Payments:</u>				
	Interest	466,750.00	466,750.00	466,750.00	451,800.00
	Principal	-	-	465,000.00	480,000.00
	<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-	-	-
iii.	<u>Principal Balance:</u>	12,260,000.00	12,260,000.00	11,795,000.00	11,315,000.00
	31-Dec				
iv.	<u>Remaining Cash Balances Held by Trustee:</u>				
	31-Dec				
	Project Fund:	3,308,413.43	3,337,501.99	288,513.10	289,386.63
	Capitalized Interest Fund:	477,362.87	5,054.35	-	-
	Debt Service Fund:	8,391.30	8,434.99	579.85	164.56
	Debt Service Reserve Fund:	933,425.00	939,301.54	950,558.14	939,479.66
	Escrow Fund:	-	-	-	194,970.66
v.	<u>New Income Producing Properties: See Attachment A</u>				
vi.	<u>Bonds Issued to Repay Private Investors:</u>				
vii.	<u>Local Sales Tax Contribution and Rate</u>				
	<u>Local Contribution</u>			<u>Rate</u>	
viii.	<u>Visitor Data:</u>				
	Visitor Information can be found in the STAR Bond Narrative Report				
ix.	<u>Explanatory Notes: See Attachment B</u>				

**\$65,229,559.85 Unified Government of WYCO/Kansas City, KS
(Vacation Village Project Area 4 - US Soccer STAR Bonds)
Series 2015, Dated as of August 26, 2015**

		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i.	<u>Base Sales Tax Allocated to District:</u>				
	50,548,378.61				
	<u>Sales and Use Tax Collected:</u>				
	Local	-	690,383.83	571,542.11	548,763.61
	State	-	-	408,126.03	744,180.06
	Total	-	690,383.83	979,668.14	1,292,943.67
ii.	<u>Bond Payments:</u>				
	Interest	-	-	-	-
	Principal	-	-	941,759.30	938,337.45
	<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-	20,000.00	15,000.00
iii.	<u>Principal Balance:</u>				
	31-Dec	69,772,419.20	74,559,592.65	78,705,519.00	83,138,374.35
iv.	<u>Remaining Cash Balances Held by Trustee:</u>				
	31-Dec				
	Project Fund (Developer):	42,918,554.38	60,129.95	-	-
	Project Fund (Dairy Farmers of A	1,000,182.93	-	-	-
	Debt Service Fund:	-	277,159.02	3,184.42	1.49
	Escrow Fund:	-	690,383.83	492.29	835.26
	These are Capital Appreciation (Zero Coupon) bonds.				-
v.	<u>New Income Producing Properties: See Attachment A</u>				
vi.	<u>Bonds Issued to Repay Private Investors:</u>				
vii.	<u>Local Sales Tax Contribution and Rate</u>				
	<u>Local Contribution</u>			<u>Rate</u>	
viii.	<u>Visitor Data:</u>				
	Visitor Information can be found in the STAR Bond Narrative Report				
ix.	<u>Explanatory Notes: See Attachment B</u>				

Legend Retail STAR Bonds General Escrow Account Worksheet

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
<u>Sales and Use Tax Collected:</u>				
Local	16,861,758.86	-	-	-
Transient Guest Tax	2,435,728.07	-	-	-
State	43,863,191.92	-	-	-
Total	63,160,678.85	-	-	-
ii. <u>Bond Payments:</u>				
Interest	See individual worksheets			
Principal	See individual worksheets			
<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>				
-				
iii. <u>Principal Balance:</u>				
31-Dec	See individual worksheets			-
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec	-			-
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>				<u>Rate</u>
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

**\$5,460,000 Unified Government of WYCO/Kansas City, KS
Taxable Special Ob Revenue Refunding Bonds
(Redevelopment Project Area B) Series 2004
Dated as of August 19, 2004 issue (6886)**

		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i.	<u>Base Sales Tax Allocated to District:</u>				
	<u>Sales and Use Tax Collected:</u>				
	Local	See Legends Retail STAR Bonds Worksheet			
	State	See Legends Retail STAR Bonds Worksheet			
	Total	-			
		See Legends Retail STAR Bonds Worksheet			
ii.	<u>Bond Payments:</u>				
	Interest	-	-	-	-
	Principal	-	-	-	-
	<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-	-	-
iii.	<u>Principal Balance:</u>				
	31-Dec	-	-	-	-
iv.	<u>Remaining Cash Balances Held by Trustee:</u>				
	31-Dec				
	Debt Service Fund:	-	-	-	-
	Debt Service Reserve Fund:	-	-	-	-
	Bonds paid in full on 12/01/2016				-
v.	<u>New Income Producing Properties: See Attachment A</u>				
vi.	<u>Bonds Issued to Repay Private Investors:</u>				
vii.	<u>Local Sales Tax Contribution and Rate</u>				
	<u>Local Contribution</u>			<u>Rate</u>	
viii.	<u>Visitor Data:</u>				
	Visitor Information can be found in the STAR Bond Narrative Report				
ix.	<u>Explanatory Notes: See Attachment B</u>				

**\$150,289,488.50 Unified Government of WYCO/Kansas City, KS
Sales Tax Special Obligation Capital Appreciation Revenue Bonds
(Redevelopment Project Area B-Multi-Sport Athletic Complex Project)
Subordinate Lien Series 2010B Dated as of May 12, 2010 issue (6925)**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
<u>Sales and Use Tax Collected:</u>				
Local	See Legends Retail STAR Bonds Worksheet			
State	See Legends Retail STAR Bonds Worksheet			
Total	-			
ii. <u>Bond Payments:</u>				
Interest		-	-	-
Principal	-	-	-	-
<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-		-
iii. <u>Principal Balance:</u>				
31-Dec	-	-	-	-
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Debt Service Fund:	-	-		-
Bonds paid in full on 12/01/2016				-
Capital Appreciation Bonds - do not pay interest coupon				
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

**\$12,785,000 Unified Government of WYCO/Kansas City, KS
Sales Tax Special Obligation Revenue Refunding Bonds
(Redevelopment Project Area B) Subordinate Lien Series 2012 Issue 6072**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
<u>Sales and Use Tax Collected:</u>				
Local	See Legends Retail STAR Bonds Worksheet			
State	See Legends Retail STAR Bonds Worksheet			
Total	See Legends Retail STAR Bonds Worksheet			
ii. <u>Bond Payments:</u>				
Interest	-		-	-
Principal	-		-	-
<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-		-
iii. <u>Principal Balance:</u>				
31-Dec	-			-
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Debt Service Fund:	-	-		-
Bonds paid in full on 12/01/2016				-
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

**\$8,097,228.80 Unified Government of WYCO/Kansas City, KS
Sales Tax Special Obligation Capital Appreciation Revenue Bonds
(Redevlopment Project Area B-Multi-Sport Athletic Complex Project)
Subordinate Lien Series 2014 issue (6927)**

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
i. <u>Base Sales Tax Allocated to District:</u>				
<u>Sales and Use Tax Collected:</u>				
Local		See Legends Retail STAR Bonds Worksheet		
State		See Legends Retail STAR Bonds Worksheet		
Total		See Legends Retail STAR Bonds Worksheet		
ii. <u>Bond Payments:</u>				
Interest		-	-	-
Principal	9,802,579.36	-	-	-
<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-	-	-
iii. <u>Principal Balance:</u>				
31-Dec	-	-	-	-
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Debt Service Fund:		-	-	-
 Bonds paid in full on 12/01/2016				-
Capital Appreciation Bonds - do not pay interest coupon				
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

City of Manhattan

**\$16,855,000 City of Manhattan, KS
Sales Tax Special Obligation Revenue Bonds
(Downtown Redevelopment Project)
Series 2009-1, Dated December 1, 2009**

**\$33,145,000 City of Manhattan, KS
Taxable Sales Tax Special Obligation Revenue Bonds
(Downtown Redevelopment Project)
Series 2009-2, Dated December 1, 2009**

		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i.	<u>Base Sales Tax Allocated to District:</u>				
	none				
	<u>Sales and Use Tax Collected:</u>				
	Local	124,936.53	154,061.92	160,126.02	176,263.65
	Transient Guest Taxes*	90,000.00	90,000.00	90,000.00	90,000.00
	*provided by trustee				
	State	6,394,282.81	5,495,909.13	5,254,715.87	5,319,854.25
	Total	6,609,219.34	5,739,971.05	5,504,841.89	5,586,117.90
ii.	<u>Bond Payments:</u>				
	Interest	1,740,562.90	1,471,634.80	1,236,999.70	967,502.16
	Principal	5,410,000.00	4,655,000.00	4,710,000.00	4,950,000.00
	<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	12,500.00	12,500.00	12,500.00	12,500.00
iii.	<u>Principal Balance:</u>				
	31-Dec	25,220,000.00	20,565,000.00	15,855,000.00	10,905,000.00
iv.	<u>Remaining Cash Balances Held by Trustee:</u>				
	31-Dec				
	Issuer & State Tax Revenue Account:	29,986.85	47,268.11	50,935.92	53,556.51
	Debt Service Funds:	85.66	1,635.33	8,496.46	6,895.24
	Debt Service Reserve Funds:	-	-	-	-
v.	<u>New Income Producing Properties: See Attachment A</u>				
vi.	<u>Bonds Issued to Repay Private Investors: See Attachment</u>				
vii.	<u>Local Sales Tax Contribution and Rate</u>				
	<u>Local Contribution</u>			<u>Rate</u>	
	80% of city sales and use				1.250%
	50% of city portion of county sales and use				1.000%
viii.	<u>Visitor Data:</u>				
	Visitor Information can be found in the STAR Bond Narrative Report				
ix.	<u>Explanatory Notes: See Attachment B</u>				

City of Overland Park

**\$64,990,000 City of Overland Park, KS
Sales Tax Special Obligation Revenue Bonds
(Prairiefire at LionsGate Project)
Series 2012**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
none				
<u>Sales and Use Tax Collected:</u>				
Local	450,209.38	363,905.84	545,793.39	512,617.45
State	2,308,290.48	1,852,222.26	2,761,943.63	2,546,356.15
Total	2,758,499.86	2,216,128.10	3,307,737.02	3,058,973.60
ii. <u>Bond Payments:</u>				
Interest	3,499,962.50	3,499,962.50	3,499,962.50	3,499,962.50
Principal	-	-	-	-
Total	3,499,962.50	3,499,962.50	3,499,962.50	3,499,962.50
 <u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	 4,000.00	 7,050.00	 14,000.00	 4,142.50
iii. <u>Principal Balance:</u>				
<u>Total Bonds Issued: 64,990,000</u>				
<u>Bonds Outstanding:</u>				
	<u>12/31/2016</u>	<u>12/31/2017</u>	<u>12/31/2018</u>	<u>12/31/2019</u>
	64,860,000.00	64,860,000.00	64,860,000.00	64,860,000.00
iv. <u>Remaining Cash Balances</u>				
<u>Held by Trustee:</u>				
	<u>12/31/2016</u>	<u>12/31/2017</u>	<u>12/31/2018</u>	<u>12/31/2019</u>
	29,688.01	22,094.03	780.33	202.74
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
100% of city sales and use				1.125%
89% of city portion of county sales and use				1.225%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

City of Salina

\$18,250,000 City of Salina, Kansas
Senior Special Obligation Revenue Bonds (Downtown Project)
Series 2018A, Dated as of December 21, 2018

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
1,774,474.42				
<u>Sales and Use Tax Collected:</u>				
Local	-	-	-	-
State	-	-	-	-
Total	-	-	-	-
ii. <u>Bond Payments:</u>				
Interest	-	-	-	861,805.56
Principal	-	-	-	-
<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-	4,500.00	
iii. <u>Principal Balance:</u>				
31-Dec	-	-	18,250,000.00	18,250,000.00
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
City Project Account:	-	-	1,965,258.06	1,015,258.06
Alley Project Account:	-	-	-	-
Car Museum Proj Account:	-	-	357,274.00	5,989.00
Hotel Proj Account:	-	-	-	-
Mast Dev Proj Account:	-	-	-	-
City Escrow Proj Account:	-	-	5,037,146.00	5,037,146.00
Alley Escrow Proj Account:	-	-	1,642,726.00	1,642,726.00
Car Museum Escrow Proj Accc	-	-	4,337,726.00	4,337,726.00
Hotel Escrow Proj Account:	-	-	442,274.00	442,274.00
Mast Dev Escrow Proj Account	-	-	182,854.00	182,854.00
Debt Service Account:	-	-	-	271,933.43
Cap Int Account:	-	-	1,318,055.56	475,429.28
Debt Service Reserve Account:	-	-	1,368,750.00	1,368,750.00
Stifel Theater Imp Account:	-	-	-	416,074.92
Hotel Imp Account:	-	-	-	-
Field House Account:	-	-	-	-
City Streetscape Account:	-	-	-	-
Costs of Issuance Account:	-	-	123,373.71	18,781.44
Tax Escrow Account:	-	-	-	-
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
100% of city portion of county sales and use				0.603%
100% of city sales and use				1.250%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

City of Topeka
Heartland Park Racetrack Project

**Topeka, Kansas
Sales Tax Special Obligation Revenue Bonds
(Heartland Park)**

		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i.	<u>Base Sales Tax Allocated to District:</u>				
	none				
	<u>Sales and Use Tax Collected:</u>				
	Local	77,478.14	63,669.25	61,799.69	96,667.41
	State	189,295.63	156,250.85	152,430.78	237,760.38
	Total	266,773.77	219,920.10	214,230.47	334,427.79
ii.	<u>Bond Payments:</u>				
	Interest	-	-	-	-
	Principal	-	-	-	-
	<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-	-	-
iii.	<u>Principal Balance:</u>				
	31-Dec	-	-	-	-
iv.	<u>Remaining Cash Balances Held by Trustee:</u>				
	31-Dec				
	Issuer & State Tax Revenue Account:	-	-	-	-
	Debt Service Funds:	-	-	-	-
	Debt Service Reserve Funds:	-	-	-	-
v.	<u>New Income Producing Properties: See Attachment A</u>				
vi.	<u>Bonds Issued to Repay Private Investors:</u>				
vii.	<u>Local Sales Tax Contribution and Rate</u>				
	<u>Local Contribution</u>			<u>Rate</u>	
	100% of city sales and use				1.500%
	100% of city and county portion of county sales and use				0.500%
viii.	<u>Visitor Data:</u>				
	Visitor Information can be found in the STAR Bond Narrative Report				
ix.	<u>Explanatory Notes: See Attachment B</u>				

City of Wichita

**\$36,325,000 City of Wichita, Kansas
(K-96 Greenwich STAR Bond Project)
Series 2013, Dated as of December 12, 2013**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i.	<u>Base Sales Tax Allocated to District:</u>			
	3,814,200.00			
	<u>Sales and Use Tax Collected:</u>			
	Local	294,795.03	133,371.79	-
	State	5,456,750.71	2,985,388.45	-
	Total	5,751,545.74	3,118,760.24	-
ii.	<u>Bond Payments:</u>			
	Interest	2,742,537.50	2,742,537.50	-
	Principal	3,055,000.00	3,055,000.00	-
	<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>			
		8,400.00	8,400.00	-
iii.	<u>Principal Balance:</u>	36,325,000.00	33,270,000.00	* 2013 Bonds Defeased by advance escrow on 08/30/2017 with issuance of 2017 Bonds
	31-Dec			
iv.	<u>Remaining Cash Balances Held by Trustee:</u>			
		31-Dec		
	Project Fund:	377,877.00	-	
	Debt Service Fund:	1,453,491.57	3,394.57	
	Debt Service Reserve Fund:	3,632,500.00	-	
	Escrow Fund:	39,633.17	-	
v.	<u>New Income Producing Properties: See Attachment A</u>			
vi.	<u>Bonds Issued to Repay Private Investors:</u>			
vii.	<u>Local Sales Tax Contribution and Rate</u>			
	<u>Local Contribution</u>		<u>Rate</u>	
	50% of city portion of county sales tax (Wichita does not have a city sales tax)		1.000%	
viii.	<u>Visitor Data:</u>			
	Visitor Information can be found in the STAR Bond Narrative Report			
ix.	<u>Explanatory Notes: See Attachment B</u>			

**\$36,325,000 City of Wichita, Kansas
(K-96 Greenwich STAR Bond Project)
Series 2017, Dated as of August 30, 2017**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	
i.	<u>Base Sales Tax Allocated to District:</u>				
	3,814,200.00				
	<u>Sales and Use Tax Collected:</u>				
	Local	-	131,565.81	326,693.34	363,998.45
	State	-	2,930,796.32	7,392,333.55	7,886,844.17
	Total	-	3,062,362.13	7,719,026.89	8,250,842.62
ii.	<u>Bond Payments:</u>				
	Interest	-	-		
	Principal	-	-		
	<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>				
		-	11,900.00	4,000.00	8,000.00
iii.	<u>Principal Balance:</u>				
	31-Dec	-	71,305,000.00	65,050,000.00	59,290,000.00
iv.	<u>Remaining Cash Balances Held by Trustee:</u>				
	31-Dec				
	Project Fund:	-	22,038,210.83	9,667,716.02	9,667,716.02
	2017B Project Fund:		7,012,309.76	7,000,000.00	7,000,000.00
	Debt Service Fund:	-	2,705,027.17	232,364.02	106,647.66
	Debt Service Reserve Fund:	-	2,876,057.90	2,879,827.99	2,871,071.26
	Escrow Fund:	-	231,014.90	251,410.63	274,210.98
v.	<u>New Income Producing Properties: See Attachment A</u>				
vi.	<u>Bonds Issued to Repay Private Investors:</u>				
vii.	<u>Local Sales Tax Contribution and Rate</u>				
	<u>Local Contribution</u>		<u>Rate</u>		
	50% of city portion of county sales tax (Wichita does not have a city sales tax)			1.000%	
viii.	<u>Visitor Data:</u>				
	Visitor Information can be found in the STAR Bond Narrative Report				
ix.	<u>Explanatory Notes: See Attachment B</u>				

**\$4,840,000 City of Wichita, Kansas
(West Bank Star Bond Project/Riverwalk)
Series 2015, Dated as of July 15, 2015**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
	1,137,855.00			
<u>Sales and Use Tax Collected:</u>				
Local	91,798.58	-	34,630.20	80,821.92
State	2,216,604.56	-	3,926,220.90	2,016,209.23
Total	2,308,403.14	-	3,960,851.10	2,097,031.15
ii. <u>Bond Payments:</u>				
Interest	93,125.00	-	-	-
Principal	2,115,000.00	-	-	-
<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	7,500.00	2,500.00	2,500.00	2,500.00
iii. <u>Principal Balance:</u>	-	-	-	-
	31-Dec			
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
	31-Dec			
Project Fund:	2,936,012.36	1,080,900.45	124,361.82	11.93
Debt Service Fund:	-	-		
Debt Service Reserve Fund:	-	-		
Escrow Fund:	7,439.53	4,973.84	2,530.27	65.46
Bonds paid in Full 12/15/16			-	-
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
50% of city portion of county sales and use (Wichita does not have a city sales tax)				1.000%
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

**\$42,140,000 City of Wichita, Kansas
(River District Stadium STAR Bond Project)
Series 2018, Dated as of November 16, 2018**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
i. <u>Base Sales Tax Allocated to District:</u>				
Phase I	1,167,855.00			
Phase II	506,753.30			
<u>Sales and Use Tax Collected:</u>				
Local	-	-	-	
State	-	-	-	
Total	-	-	-	-
ii. <u>Bond Payments:</u>				
Interest	-	-	-	1,447,607.03
Principal	-	-	-	-
<u>Trustee/Escrow/Disclosure & Compliance Expenses</u>	-	-	11,500.00	-
iii. <u>Principal Balance:</u>				
31-Dec	-	-	42,140,000.00	42,140,000.00
iv. <u>Remaining Cash Balances Held by Trustee:</u>				
31-Dec				
Project Fund:	-	-	40,030,482.76	21,620,856.00
Debt Service Fund:	-	-	-	811,119.01
Capitalized Interest Fund:	-	-	3,278,659.96	1,828,556.27
Costs of Issuance Fund	-	-	40,235.42	11.61
Escrow Fund:	-	-	-	-
-	-	-	-	-
v. <u>New Income Producing Properties: See Attachment A</u>				
vi. <u>Bonds Issued to Repay Private Investors:</u>				
vii. <u>Local Sales Tax Contribution and Rate</u>				
<u>Local Contribution</u>			<u>Rate</u>	
50% of city portion of county sales and use (Wichita does not have a city sales tax)			1.000%	
viii. <u>Visitor Data:</u>				
Visitor Information can be found in the STAR Bond Narrative Report				
ix. <u>Explanatory Notes: See Attachment B</u>				

(v) any new income producing properties being brought into a district and the base revenue going to the State General Fund and incremental sales tax increases going to the district with respect to such properties.

The base revenue is established prior to issuance of the bonds, so any new income producing properties coming into the district will not contribute to the base. An exception to the calculation of base and tax increment is made for sales tax revenue from retail automobile dealers in accordance with K.S.A. 2019 Supp. 12-17,169(a)(1)(F).

Businesses open and close within the districts throughout the lifetime of the project. Below is the summary information on the number of entities reporting in each of the STAR bond project districts.

For calendar year 2019, each district had the following number of unique taxpayers file at least one return in the STAR bond district.

Atchison	32
Derby	183
Dodge City Heritage	168
Dodge City Power Center	31
Garden City	72
Goddard	83
KC Racetrack	44
KC Schlitterbahn	206
KC Soccer	603
Manhattan	322
Overland Park	256
Topeka Heartland	190
Wichita K-96/Greenwich	248
Wichita River District	62
Wichita Riverwalk	434

Each STAR bond district had the following number of unique taxpayers file returns equating at least \$150,000 in taxable sales in 2018.

Atchison	*less than 5
Derby	80
Dodge City Heritage	51
Dodge City Power Center	6
Garden City	29
Goddard	17
KC Racetrack	15
KC Schlitterbahn	55
KC Soccer	260
Manhattan	70
Overland Park	52
Topeka Heartland	31
Wichita K-96/Greenwich	76
Wichita River District	18
Wichita Riverwalk	77

*confidentiality laws prohibit KDOR from reporting collection information on less than 5 entities.

(ix) Explanatory Notes

The foregoing report includes the most complete and accurate information which was available to the Department of Commerce and the Department of Revenue at the time of report. The data presented was collected from the Departments, the local units of government and the bond trustees for each project. If clarification or additional information is needed, please contact Jordan Bickford at the Kansas Department of Commerce at jordan.bickford@ks.gov.

CITY OF ATCHISON

2019 STAR Bond Annual Report



On December 18, 2017, the Kansas Secretary of Commerce approved and designated the Atchison STAR Bond Project District as a “STAR bond project” within the meaning of K.S.A. 12-17, 12 (w), and approved the issuance of the STAR bonds. On May 24, 2018, \$2,370,000 in STAR bonds were issued to finance the construction of pavilions at the Farmer’s Market and provide funds for the construction an aviation museum at the City’s Amelia Earhart Airport.

The following report has been generated in compliance with statutory requirements in K.S.A. 12-17,169(c).

Status of Project

Construction of the Amelia Earhart Aviation Museum building is nearing completion as of the date of this report. The museum will feature a rare aircraft- a 1935 Lockheed Electra L-10E, “Muriel”- as well as a flight simulator and interactive education exhibits. The Foundation operating the Museum expects to open for visitors by the Spring of 2021.

Construction of the Farmers Market pavilions was completed in May 2019, in time for the start of the season.

Visitation

As the Amelia Earhart Aviation Museum is still under construction, we are unable to provide any visitor statistics for this year’s report. The operator of the museum is aware of the importance of tracking this information and will be developing a tracking methodology as the museum opening draws closer.

Expenditure of Bond Proceeds through August 31, 2019

The following table summarizes the draws made to date on the STAR Bond Proceeds.

CITY OF ATCHISON- STAR BOND DISBURSEMENT SUMMARY				
Eligible Costs	STAR Bond Uses	STAR Bond Proceeds		
		Disbursed 5/24/18-8/31/19	Remaining	
Museum Construction	\$ 1,500,000	\$ 1,305,706	\$ 194,294	
Farmers Market Pavilions- Design/Const.	400,000	400,000	-	
Total Project Costs	1,900,000	1,705,706	194,294	
Third Party Professional Costs	140,689	119,692	20,998	**
Total Costs	\$ 2,040,689	\$ 1,825,398	\$ 215,292	
** remaining balance transferred to debt service account				

Anticipated Expenditures

As noted already the pavilions at the Farmers Market along with the associated infrastructure have been completed. The Museum building construction will be completed in 2019. Expenditure of the remaining bond proceeds will occur in the 2020 reporting period.

Tax Revenue Collected to Date

The following table summarizes the sales tax and transient guest tax revenues collected in the district that are available for the project. The Kansas Department of Revenue has established a sales tax revenue baseline in the district that must be exceeded before sales tax revenues are available for the project. In addition to sales tax revenue, 25% of transient guest taxes generated in the district are available for the project.

CITY OF ATCHISON- STAR BOND TAX REVENUES									
Year	City Sales Tax		Total	State Sales Tax		Total	Transient Guest Tax 25%	Total Available for Project	
	Baseline	Above Baseline		Baseline	Above Baseline				
2017	\$ 427	\$ 607	\$ 1,034	\$ 2,777	\$ 3,948	\$ 6,725	\$ 5,451	\$ 10,006	
2018	427	21,557	21,984	2,777	139,593	142,370	18,084	179,234	
2019	427	16,567	16,994	2,777	107,291	110,068	26,389	150,247	

Use of Tax Revenues

Sales and transient guest tax revenues have been used to pay debt service on the outstanding bonds. Principal of \$180,000 has been redeemed, leaving a balance of \$2,190,000.

City of Atchison STAR Bond Series 2018	
Bonds Issued	\$ 2,370,000
3/1/19 Payment	(105,000)
9/1/19 Payment	(75,000)
Bonds Outstanding	\$ 2,190,000

Projected Revenue Collections

Tax revenues to date are below the amounts projected however, it is anticipated that future revenue collections will be sufficient to service the debt.

Anticipated Use of Future Revenue

Future sales and transient guest taxes collected in the district will continue to be used to pay debt service on the bonds.

Contacts

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CITY OF DERBY

2019 STAR Bond Annual Report

On October 19, 2016, the Kansas Secretary of Commerce approved and designated the Derby STAR Bond Project District as a “STAR bond project” within the meaning of K.S.A. 12-17, 12 (w), and approved the issuance of the STAR bonds. On March 15, 2017, \$20,465,000 in STAR bonds were issued to finance construction of an outdoor family attraction with a dinosaur theme, as well as expenses related to land acquisition, public infrastructure, a parking lot for a hotel and costs related to issuing the bonds. The following report was generated in compliance with statutory requirements in K.S.A. 12-17,169(c).

Status of Project

The destination attraction in the STAR bond project area, Field Station: Dinosaurs, was completed in May 2018, so has been open for two seasons. This outdoor attraction geared to children 3-11 years old has primarily a summer season plus weekends in the fall through December. The attraction includes life size animatronic dinosaurs and educational exhibits based on the latest scientific theories and discoveries, an 18-hole miniature golf course with each hole of Jurassic Golf depicting an historic dinosaur, the Kansas Climb tri-level ropes course, and an open-air amphitheater.

The STAR bond project area also includes a hospital and medical office facilities, of which the primary building (Rock Regional Hospital) opened in 2019, and the first medical office building is under construction. Construction of retail and commercial businesses in the STAR bond district continues at a brisk pace. Construction of the public infrastructure required in the STAR bond project area is complete.

In October 2018, the Development Agreement and project budget were amended to add Derby Sports Zone, a multisport facility, as a second attraction to enhance visitation and add economic impact to the Project. Funding for the multisport facility and completion of the educational park were accomplished by reallocating contingency funds in the original budget. The amended budget is shown in the disbursement summary on the following page. Construction has not yet begun, but design and planning are underway.

Visitor Information

Field Station: Dinosaurs opened to the public in late May 2018 and has experienced two summer seasons. The park is open on weekends and for special events during the fall and holiday season, then closed for the winter (January-March). Learn more at www.KansasDinos.com.

According to the owner/operator of Field Station: Dinosaurs, as of August 31, 2019, the park saw in 2019 a year-to-date increase in combined attendance of 26% over 2018. Attendance by schools and groups increased 111% and, due to a change in pricing structure since the first season, a similar percentage increase in the number of rounds of miniature golf played. Outreach to markets outside of Kansas continued to be successful in 2019, with featured coverage of the park appearing in media outlets in Kansas City, Tulsa, Oklahoma City, Omaha and Phoenix.

When guests buy tickets at the box office at Field Station: Dinosaurs, staff ask for their zip code and then enter it into their management information system. Unfortunately, after the 2018 season, the software was replaced, and some of the data was lost in the transition. In 2019, box office staff were instructed to ask customers for their zip code, but it has become evident not all guests were asked, making the data again incomplete. The owner/operator of Field Station: Dinosaurs has committed to continue to work with box office staff to train them in the proper method of collecting zip codes and the importance of this data to the company's outreach efforts.

Expenditure of Bond Proceeds through August 31, 2019

The following is an accounting of draws made to date on the STAR Bonds proceeds.

STAR Bond Disbursement Summary				
Cost Category (Eligible Only)	Commerce STAR Bond Uses	STAR Bond Proceeds Disbursed As Of 8/31/2018	STAR Bond Proceeds Disbursed 9/1/2018 - 08/31/2019	STAR Bond Proceeds Remaining
Hard Costs				
Land Acquisition	\$4,206,866	\$4,206,866		\$0
Infrastructure	\$3,378,650	\$2,942,168	\$411,525	\$24,957
Hard Construction - Hotel	\$188,504	\$0		\$188,504
Hard Construction - Educational park	\$6,550,000	\$6,550,000		\$0
Theme Park - Sculptures, shelters, site work	\$700,000	\$0	\$700,000	\$0
Hard Construction - Multisport	\$2,931,300	\$0		\$2,931,300
Architecture & Engineering	\$816,109	\$803,554	\$12,555	\$0
Subtotal	\$18,771,429	\$14,502,588	\$1,124,080	\$3,144,761
Contingency	\$91,150	\$0	\$77,558	\$13,592
Hard Costs Total	\$18,862,579	\$14,502,588	\$1,201,638	\$3,158,353
Soft Costs				
Third Party Professional Costs	\$37,421	\$37,421	\$0	\$0
Subtotal	\$37,421	\$37,421	\$0	\$0
Soft Costs Total	\$37,421	\$37,421	\$0	\$0
TOTAL HARD COSTS	\$18,862,579	\$14,502,588	\$1,201,638	\$3,158,353
TOTAL SOFT COSTS	\$37,421	\$37,421	\$0	\$0
TOTAL PROJECT COSTS	\$18,900,000	\$14,540,009	\$1,201,638	\$3,158,353

Anticipated Expenditures

As presented in the table above, the City of Derby has spent a total of \$15,741,647 on the project as of August 31, 2019. Expenditure of remaining bond proceeds is expected to occur during the 2020 reporting period.

Sales Tax Revenue Collected to Date

The following table shows the revenue collected within the STAR Bond district and available for the project. Due to existing retailers in the District at the time of inception, the baseline that sales tax must exceed each year in order to be allocated for the project is \$5,122,767. Beginning in 2020, local transient guest tax will be available for the project. The source of sales tax data and baseline is the Kansas Department of Revenue.

Derby STAR Bond Project

Year	City portion of Sedgwick County Sales Tax			State Sales Tax			Total Above Baseline Available for Project	Total Sales Tax Collected
	Baseline	Tax Above Baseline	Total	Baseline	Tax Above Baseline	Total		
2017	\$ 32,613	\$ 38,820	\$ 71,433	\$ 5,090,154	\$ 1,480,878	\$ 6,571,032	\$ 1,519,698	\$ 6,642,465
2018	32,613	59,683	92,296	5,090,154	6,494,989	11,585,143	6,554,672	11,677,439
2019	32,613	45,596	78,209	5,090,154	2,232,742	7,322,896	2,278,338	7,446,701

As of August 31, 2019

Use of Sales Tax Revenue

Sales tax revenue has been used to pay principal and interest on the outstanding bonds. Principal of \$7,235,000 has been redeemed to date, leaving a balance of \$13,230,000.

Derby STAR Bonds Series 2017	
Bonds Issued	\$ 20,465,000
	Bonds
Payment Date	Redeemed
3/1/2018	\$ 1,955,000
3/1/2019	4,110,000
9/1/2019	1,170,000
Total Bond Redeemed	\$ 7,235,000
Amount Outstanding	\$ 13,230,000

Projected Revenue Collections

It is anticipated that future revenues will continue to come in at a level above the required debt service.

Anticipated Use of Future Revenue

Future sales tax collections will continue to be used to pay debt service on the bonds.

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City of Dodge City

2018 STAR Bond Annual Report

On February 14, 2012, the Kansas Secretary of Commerce approved and designated the Dodge City STAR Bond Project as an eligible area for a “special bond project” pursuant to the provisions of K.S.A. 12-17-165 et seq., as amended, and on July 8, 2015 approved the issuance of up to \$14,642,244 in STAR Bonds. The STAR Bond Project District originally consisted of two non-contiguous areas, the Heritage Area and the Entertainment Area. On January 27, 2017, the Secretary of Commerce approved an expansion to the district. The expanded district adds an additional approximately 219 acres located along 14th Avenue starting at Highway 50 on the northern end to part of Comanche Street on the southern boundary. On April 23, 2018, the City approved an amendment to the 2017 amended district, removing approximately 184 acres of real property from the “Power Center Area”. This amendment was approved on April 23, 2018, by the Secretary. The amended “Power Center Area” consists of approximately 35 acres. The Heritage Area Project is located in the historic downtown area of Dodge City. On December 22, 2015, \$12,520,875 STAR Bonds were issued to support the Heritage Area Project. On December 12, 2018, \$15,960,000 STAR Bonds were issued to support the Power Center Area Project.

The Heritage Area Plan is mixed-use project including approximately 489,000 sq. feet of museum, entertainment, hotel and retail uses. This includes renovation and expansion of the Boot Hill Museum, infrastructure and themed aesthetic improvements to Front Street and other portions of Dodge City south of Wyatt Earp, a themed water park/aquatic facility and construction, renovation and expansion of regional specialty themed retail and restaurants to enhance the community.

The Power Center Area will provide for: (1) the construction of a retail center comprised primarily of a building supply/home improvement big box store, junior anchor stores and small shops in various separate buildings, (2) construction of out-parcels for restaurants and other pad site uses in multiple buildings. The Power Center Area 1 Project is the first phase of development within the Power Center Area. Currently Sutherlands, the home improvement store and Casey’s, a gas station and convenience store, are under construction. Casey’s opened in February 2019 and Sutherland’s is opened in July 2019. The plans have been approved for a mixed use coffee shop, wireless telephone retail store and office space and Scooter’s Coffee Shop opened in July 2019 and the United Wireless retail store opened in July 2019. We are hoping to be able to announce the additional tenants in the 4th quarter of 2019.

The following report has been generated in compliance with statutory requirements.

Status of the Project

Redevelopment of the Heritage Area Project is well underway, with several pieces of the overall project complete and others in planning. The western themed Long Branch Lagoon Water Park

opened Memorial Day weekend of 2016 and has attracted over 200,000 visitors. Guymon Petro Bar and Grill located in the historic Guymon Petro building opened December 8, 2016. The Boot Hill Distillery is open for tourist, is producing spirits and have a gift shop with and tasting room. The Lewis Motors reconstruction is complete. The historic Santa Fe Depot build out is complete and houses the Convention and Visitor Department administrative staff, the Dodge City/Ford County Economic Development Corporation staff and the Dodge City Area Chamber of Commerce staff. The 90 room Holiday Inn Express opened in the fall of 2017. The Ford Dodge RV Park opened in April of 2017 and hosts up to 100 travel vehicles. The public parking in the District is complete and landscaping was completed in the spring of 2019. Rib Crib with a companion restaurant or retail space has put in an option to purchase space in an available lot in the Heritage District. The Boot Hill Museum architectural plans are complete and construction began in the fall of 2018 with an anticipated completion in Spring 2020. With the Power Center Project Area STAR bond issue, additional funds will be available for additional improvements to Boot Hill Museum. Boot Hill remains open for visitors and the renovations will be complete and ready for the 2020 tourist season.

Revenue for the Heritage Area met anticipated collections in 2016 and fell a little short because of the delayed opening of the hotel in 2017, and were more than anticipated in 2018 of the anticipated collections expected through the consultant's report generated in 2015 at the time the bonds were issued. Principal and interest payments due on the bonds have paid out more than the scheduled payments. We continue to see additional development occur in the Heritage Area including the opening of the Dodge City Brewery, SMH Engineering office, Red Beard Coffee Company and other smaller local restaurants.

Expenditure of Bond Proceeds to Date

The following is an accounting of draws made to date on the STAR Bond Proceeds as well as the remaining balance on the budget originally submitted to the State of Kansas. The City has not requested any draws from the 2018 issues as of September 30, 2019.

City of Dodge City										
Sales Tax Special Obligation Revenue Bonds										
Heritage Project										
Series 2015										
			Heritage District							
			Project (relocation							
			of Detention Pond	Real Estate,					Total Requested	Total Star
			Relocation	Architect,	Boot Hill	Lewis	Leisure	COI, DSR	From STAR	Bond Par
			Demolition	Legal Fees	Museum	Motors	Project	Capitalized Int.	Bonds	Amount
			Land Acquisition	Parking Lots,						
			Landscaping, Etc.							
Star Bonds Issued			4,963,380.30			2,980,000.00	750,000.00	750,000.00	875,000.00	12,520,875.00
								1,020,000.00	982,125.00	
									200,369.70	
Requested From STAR Bond Funds										
# 1	12/22/2015		1,689,809.15	1,756,668.84	862,812.20					4,309,290.19
# 2 COI	12/22/2015							190,770.49		190,770.49
# 3 COI	12/29/2015							450.00		450.00
# 4	1/12/2016						750,000.00			750,000.00
# 5	1/10/2017			559,035.63	117,498.00					676,533.63
# 6	1/9/2018							157,181.00		157,181.00
# 7	1/26/2018							198,189.00		198,189.00
# 1	9/21/2018					235,599.98				235,599.98
# 2	10/5/2018					2,744,840.02				2,744,840.02
Total Requests from Star Bonds			1,689,809.15	2,315,704.47	980,310.20	2,980,000.00	750,000.00	1,770,000.00	1,122,049.49	10,677,044.31
Total From Heritage District Project Fund			4,985,823.82							
Transfer to Debt Service Fund									-289,181.26	289,181.26
Transfer to Debt Service Fund									-585,818.74	585,818.74
Transfer to Project Fund			9,150.50						-9,150.50	
Amount of Request Exceeding Project Funds			13,293.02							13,293.02
Rounding for Investment of Funds										129
Total Requested from STAR Bond Funds										-11,552,044.31
Balance/Escrowed STAR Bond Funds			0.00			0.00		0.00	986,730.04	986,730.04
Expenses Not Available From 2015 Heritage District Star Bonds but will be reimbursed by the 2018 Power District STAR Bonds And Public Investment Not Part of Star Bond Proceeds										
				Public Investment		Series 2018				
				Not part of		Power District				
				STAR Bonds		STAR Bonds				
Amount of Request Exceeding Heritage District Project Funds						13,293.02				
Real Estate, Architect fees						117,498.00				
Detention Pond Relocation						28,703.17				
Heritage District Parking Lot						234,415.96				
Relocation of Buildings for Park & Rec				312,358.00						
Quiet Zone for RR Crossings				98,195.00		98,195.00				
Quiet Zone for RR Crossings						7,843.00				
Longbranch Lagoon Pavilion				34,071.50						
Heritage District Sign				42,407.10		42,407.10				
Heritage District Sign						10,567.56				
Depot Building Offices Build Out				721,294.43						
Longbranch Lagoon Construction & Design				13,382,593.51						
4th Street Construction				88,329.00						
Boot Hill Museum						21,000.00				
Eisenhower Park Upgrades				74,048.49						
Total Other Public Investment in Heritage District To Date				14,753,297.03		673,922.81				

Anticipated Expenditures

As presented in the table above, the City of Dodge City has spent \$11,552,044.31 of the \$12,520,875. The remaining amount not spent is Escrowed for Debt Service Reserve.

Sales tax and other Revenue Collected to Date

The following is a breakdown of the revenue collected with the STAR Bond Heritage area since the inception of the project. Please note that the city has pledged their share of the guest tax from the Holiday Inn Express hotel to the project funding. The Holiday Inn Express opened in September, 2017.

Sales Tax Revenue Collected to Date for Heritage District					
		City portion		Transient	
Year	City Sales Tax	Of County Tax	State Sales Tax	Guest Tax	Total
2016	116,448.58	22,195.82	989,677.55		1,128,321.95
2017	66,000.88	38,658.83	858,180.94		962,840.65
2018	80,329.47	46,495.32	944,454.99	55,635.71	1,126,915.49
Jan – Sept 2019	28,698.14	16,474.94	324,071.55	84,461.68	453,706.31

Sales Tax Revenue Collected to Date for Power Center District					
		City portion			
Year	City Sales Tax	Of County Tax	State Sales Tax		Total
Mar – Sept 2019	8,733.50	5,047.34	113,541.74		127,322.58

Projected Revenue Collections

Currently, revenue collections have been exceeding expectations with the projections formulated by our consultants for use in sizing the Star Bonds. It is anticipated that future revenues will continue to come in at a level above the required debt service allowing for STAR Bonds to be retired at a faster rate than scheduled.

Outstanding STAR Bonds

Heritage District STAR Bonds. To date the following principal and interest payments have been made. The Series 2015 Bonds were outstanding in the principal amount of \$11,290,000 at September 2019.

Interest Payment Date	Interest Paid	Principal Paid
June 1, 2016	\$289,181.26	\$ 0.00
December 1, 2016	327,375.00	490,000.00

June 1, 2017	316,350.00	280,000.00
December 1, 2017	310,050.00	325,000.00
June 1, 2018	302,737.50	100,000.00
December 1, 2018	300,487.50	470,000.00
June 1, 2019	289,912.50	195,000.00

Power Center Area STAR Bonds. On December 12, 2018, \$15,960,000 STAR Bonds were issued to support the Power Center Area Project.

Interest Payment Date	Interest Paid	Principal Paid
June 1, 2019	\$383,107.99	\$ 0.00

Additional Information

Additional information related to the Heritage Area Project and the Power Center Project Area can be found on the City of Dodge City's website: <http://www.dodgecity.org/753/STAR-Bonds-Project>.

Project Contacts

Cherise Tieben, City Manager, (620) 225-8100 or cheriset@dodgecity.org
 Nicole May, Director of Finance (620) 225-8100 or nicolem@dodgecity.org

CITY OF GARDEN CITY

2019 STAR Bond Annual Report

On December 19, 2014, the Secretary of the Department of Commerce approved the Garden City STAR Bond Project District as an “eligible” area under K.S.A. 12-17,160. The project, now known as the Sports of the World, was approved for the City of Garden City to issue up to \$25,400,000 (exclusive of approved financing costs) in Sales Tax Special Obligation Revenue Bonds on January 17, 2018. On March 28, 2019, \$29,540,000 in STAR Bonds were issued to finance the construction of the Sports of the World Complex as well as expenses related to land acquisition, public infrastructure, streetscape and landscaping.

This report has been generated in compliance with the statutory requirements in K.S.A. 12-17,160 and shows the activity through September 30, 2019.

Status of the Project

The STAR Bond District includes a Heritage Inn & Suites, Parrot Cove Water Park, retail shopping centers, and several restaurants and other retail amenities that have been privately developed, many of which have opened since the creation of the STAR Bond District in December 2014.

The next phase of the Project is underway and is a multi-sport facility known as “Sports of the World.” This project is being designed to include the following:

- A. Indoor soccer fields (2 full size / 6 partial);
- B. Indoor basketball courts (4) / volleyball courts (8);
- C. Indoor trampoline park;
- D. Indoor baseball cages (2);
- E. Outdoor sand volleyball courts (4);
- F. Outdoor pickle ball courts (4);
- G. Outdoor cornhole courts (4);
- H. Necessary public infrastructure, including parking facilities, internal drives, detention facilities, and similar facilities necessary or required to serve the Project; and
- I. Tournament/conference/service amenities including, but not limited to:
 - (1) Indoor seating for soccer/basketball courts;
 - (2) Breakout conference rooms;
 - (3) Locker rooms;
 - (4) Event rooms; and
 - (5) Full-service restaurant and concession facilities.

A website (www.sotwgck.com) will be set up in the near future to show the progress of the project.

Expenditure of Bond Proceeds/Anticipated Completion Dates

The following is an accounting of draws made to date on the STAR Bond proceeds as well as the remaining balance on the budget originally submitted to the State of Kansas.

**CITY OF GARDEN CITY KANSAS
TAXABLE SALES TAX SPECIAL OBLIGATION REVENUE BONDS
(Sports of the World Development PROJECT)
SERIES 2019 STAR Bonds**

-----STAR Bond Budget Submitted to State October 2017, Revised August 2019-----

State of Kansas STAR Bond Budget										
				Land		Sports				Total STAR Bond
				Acquisition	Infrastructure	Site Work	Complex	Equipment	Soft Costs	Par Amount
2019 Revised Budget				1,000,000	1,300,961	2,996,683	11,502,028	2,270,100	6,330,228	\$25,400,000
1)	RFR #1	2,718,486	4/017/19	(1,000,000)	-	(800,000)	-	-	(918,486)	(2,718,486)
2)	RFR #2	525	5/29/2019		-	-	-	-	(525)	(525)
3)	RFR #3	103,792	6/10/2019	-	-	-	-	-	(103,792)	(103,792)
4)	RFR #4	190,699	8/8/2019	-	-	-	-	-	(190,699)	(190,699)
5)	RFR #5	493,129	9/9/2019	-	-	-	-	-	(439,129)	(439,129)
Total Draws				(1,000,000)	-	(800,000)	-	-	(1,652,631)	(3,452,631)
Remaining Budget - 2019				0.00	1,300,961	2,196,683	11,502,028	2,270,100	4,677,597	21,947,369

As presented in the table above, the City of Garden City has spent \$3,452,631 of the \$25,400,000 in STAR Bond proceeds. The remaining \$21,947,369 is scheduled to be spent over the next few years according to the following anticipated completion dates:

- Land Acquisition, Relocation and Demolition – Winter 2019
- Infrastructure – Spring 2020
- Site Work – Spring 2021
- Sports Complex – Winter 2020
- Equipment – Winter 2020
- Soft Costs – Spring 2021

Sales Tax Revenue Collected to Date

The following is a breakdown of the revenue collected within the STAR Bond district since the inception of the project. The baseline was determined.

For Year 2019	City/City Portion of of Countywide .74%	State Sales Tax 6.5%	Total
Baseline	\$310,367.00	\$2,568,414.00	\$2,878,781.00
May	\$1,035.04	\$9,012.31	\$10,047.35
June	\$9,811.35	\$85,429.01	\$95,240.36
July	\$14,951.99	\$130,189.89	\$145,141.88
August	\$13,207.00	\$115,054.93	\$128,261.93
September	\$179,088.64	\$1,559,006.84	\$1,738,095.48
Year to Date	\$218,094.02	\$1,898,692.98	\$2,116,787.00
Above (below) Baseline	(\$92,272.98)	(\$669,721.02)	(\$761,994.00)

As of September 30, 2019

Use of Sales Tax Revenue

The STAR Bond District began collections in April 2019. The baseline as determined by the Department of Revenue for the City and City portion of County tax is .74% (\$310,367) and the State is at 6.5% (\$2,568,414) of the sales in eligible area. Once the baseline amounts have been collected, the sales tax over those amounts stays with the State to be held for debt service payments. The first debt service payment is December 2019 in the amount of \$438,244.

Projected Revenue Collections

Currently, revenue collections have been keeping pace with the projections formulated by our consultants for use in sizing the STAR Bonds. Given the progression of the development, it is anticipated that future revenues will continue to come in at a level above the required debt service.

Anticipated Use of Future Revenue

As shown in the table above, the City of Garden City has spent approximately \$3,452,630.80 million of the \$25,400,000 million in STAR Bond proceeds. The remaining funds are anticipated to be spent on the following items:

**CITY OF GARDEN CITY KANSAS
SALES TAX SPECIAL OBLIGATION REVENUE BONDS
Sports of the World Project
SERIES 2019**

-----STAR Bond Budget Submitted to State October 2017, Revised August 2019-----

State of Kansas STAR Bond Budget							
	Land		Sports			Total STAR Bond	
	Acquisition	Infrastructure	Site Work	Complex	Equipment	Soft Costs	Par Amount
2019 Budget Remaining	0	1,300,961	2,196,683	11,502,028	2,270,100	4,677,597	21,947,369

Future sales tax collections will continue to be used to pay debt service on the bonds.

Additional Information

Additional information related to the Sports of the World project can be found on the City of Garden City’s website: <http://www.garden-city.org>, and the Developer’s website www.sotwgck.com.

Contacts

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October 1, 2019

Robert North
Chief Counsel
Kansas Department of Commerce
1000 S.W. Jackson St., Suite 100
Topeka, Kansas 66612

Re: 2019 STAR bond report

Dear Mr. North,

Pursuant to the requirements of K.S.A. 12-17, 169(c) (formerly 12-1771b) and K.S.A. 12-17,177(g) (formerly 12-1774(d)), following is the 2018 report of activity related to the major tourism area known as Village West in Kansas City, Kansas.

Primary Projects

- All the following primary projects stated in prior reports continue to operate successfully, which include the following:

<u>Project Name</u>	<u>Established</u>
Kansas Speedway	2001
Cabela's	2002
Nebraska Furniture Mart	2003
Community America Ballpark	2003
Great Wolf Lodge	2003
Chateau Avalon	2004
Legends Kansas City Outlets at Village West	2005
Children's Mercy Park (formerly Livestrong Sporting Park)	2011
Expanded Vacation Village	
- Schlitterbahn Kansas City Waterpark	2006
- Additional Project Areas: 2A, 2B, 3 and 4	2014
U.S. Soccer	2015
Northwest Speedway (American Royal)	2016



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New Activity

- **Northwest Speedway Star Bond District.**

In October 2016, the American Royal announced their relocation to new facilities in a proposed \$160 million complex to be developed immediately to the west of the Village West retail district. On December 15, 2016, a public hearing was held and an ordinance approved the creation of the Northwest Speedway Star Bond District. This approximately 275-acre site is generally bounded by 110th Street to the east, 118th Street to the west, Parallel Parkway to the north and State Avenue to the south. State and local revenues are pledged to the project from this location. The district also includes an overlay for Plaza at the Speedway, located on the northeast corner of 110th Street and Hutton Road. State revenues are pledged from the overlay area.

On November 2, 2017, the UG Commission approved the American Royal Development Agreement with Developer for the design, development, construction, and operation of a major commercial entertainment and tourism destination within a STAR Bond District consisting of the following uses: first class livestock expo arenas and facilities, a first class agricultural education center and museum, certain barbecue-related uses for the American Royal barbecue contest, and other family recreational tourism activities, or sports activities.

On December 6, 2018, a public hearing was held and the UG Commission approved the following actions regarding the Amended Northwest Speedway STAR Bond Project: (1) Amended Northwest Speedway STAR Bond Project Plan; (2) Issuance of Sales Tax Special Obligation Revenue Bonds, not to exceed \$95 million; and, (3) First Amendment to the American Royal Development Agreement. The First Amendment modified the original single \$80 million bond issuance approach to allow for two separate draws to fund and release the STAR Bond Proceeds – with (i) a first, preliminary draw-down funding and delivery of STAR Bonds in the amount of \$10,000,000 to pay for certain pre-development work and acquisition of the Site, and a (ii) a second and final funding and delivery of STAR Bonds in the net amount of \$70,000,000 to pay or reimburse other STAR Bond Costs pertaining to the construction and completion of the Project.

While project planning continues, no bonds have been issued for the American Royal project to date. Tentative plans are in place for the commencement of infrastructure development in the spring of 2020.



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- **Legends Kansas City Outlets at Village West.** The sales tax revenues the Village West area saw a 2% increase in sales tax revenues between fiscal year period of July 2017 – June 2018 & July 2018 – June 2019. Specifically, the top five retailers in terms of sales tax revenues saw a 5% increase over this period (top 5 retailers: NFM, Cabela's, Great Wolf Lodge, Coach/Kate Spade, and Nike). These major destination retailers and entertainment businesses attract approximately 12 million visitors and shoppers annually.

The Outlets continue to attract new long-term tenants. Michael Kors Outlet and Kate Space New York have opened in the former T-Rex location. The Baldwin Outlet, the first-ever outlet, opened a 2,000 square-foot store in June 2019. Topsy's Popcorn signed a permanent lease for 1,405 square-foot location to open in the fall. And Torrid women's clothing store opened in April 2019.

In early summer 2017, Legends Outlets Kansas City announced preliminary plans to transform the west end of the property into a park-like community area which is referred to as "The Lawn."

Ribbon Cutting for The Lawn took place in August 2019. The event took place with two days of events for visitors to celebrate the grand opening of The Lawn, a new community space. The redesigned space includes: a "jumbo" outdoor LED screen, shaded areas and seating.

In 2016, approval was granted for an approximately \$49.8 million 250-unit luxury apartment project. The development also includes a 600-space parking garage, with 350 of the 600 spaces available for public parking. In addition, approval was granted for a Community Improvement District imposing a 1.0% sales tax (it was increased from a 0.6% sales tax in June 2018) in support of the project. While not yet under construction, a development company has been selected.





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- **Vacation Village Star Bond Project District 4- U.S. Soccer.** Pinnacle, the National Training and Coaching Development Center (NTCDC) opened in January 2018. As another component of the \$80 million soccer village, this state-of-the-art facility, with more than 80,000 square-feet, is the home of the U.S. Soccer coaching education program and is used for training by the U.S. Soccer national teams. In addition to extensive indoor training, sports medicine and rehab facilities, outdoor facilities will include: a pool, two (2) synthetic turf fields, three (3) natural turf fields (with room for two more), a sand field, and a synthetic turf warmup area. Sporting Kansas City, Children's Mercy Center for Sports Medicine and U.S. Soccer Federation each have dedicated facilities within the building.



The opening of the National Training and Coaching Development Center has undoubtedly enhanced the Kansas City Metro Area bid to host World Cup matches in 2026. The bid is a collective effort of: the Kansas City Chiefs, Sporting Kansas City, Kansas City Sports Commission and Foundations, Kansas City Royals, FC Kansas City, and the Mayors and City Managers of Kansas City, Kansas and Kansas City, Missouri. Kansas City is one of 17 U.S. cities currently in contention to be named one of the 10 host cities. A decision that is targeted to be made in late 2020.

The Wyandotte Sporting (Youth) Fields, a world-class, 52-acre complex features twelve (12) playing fields: four (4) natural grass, and eight (8) synthetic turf fields host an estimated 1.3 million visits annually



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- **Vacation Village Star Bond Project District 2A- Waterpark and 2015 Auto Plaza project.** The issuance of \$85.2 million in STAR Bonds occurred in September 2015, with the bond closing on October 13, 2015. This project includes the expansion and completion of the river system at the waterpark and additional parking, and the auto plaza (four auto dealerships, a convenience store, car wash restaurant, and a 100-room hotel), which opened in 2016. Additionally, Premier Auto Outlet, Legends Car Wash (which is collocated with Steve's Brats, Burgers and More), and Speed Stop/Phillips 66 convenience store opened in August 2017. Project financing also includes reimbursement to the Unified Government for \$10 million for the reconstruction of 98th Street and S-curve street improvement that provides direct access to Vacation Village and the Dairy Farmer's office complex.

The Schlitterbahn Waterpark saw continued decrease in visitors in 2018 and did not open the summer of 2019. In June 2019, Cedar Fair Entertainment Company reached an agreement to purchase two Schlitterbahn parks in Texas and has an option to buy the closed Schlitterbahn Kansas City, KS park. Cedar Fair has until mid-October 2019 to exercise their option. In the meantime, Schlitterbahn has paid off the \$179.8 million in debt to EPR Properties.

- **Vacation Village Star Bond Project District 2B- Restaurant/ Retail/ Pad Sites and Medical Office Building project.** An \$11 million, 40,000 square foot, class A medical office building opened in 2018 as a second phase of the District 2B. Retailers Frontier Justice and Freddy's Frozen Custard & Steamburgers opened in 2017. The tenants of the new medical office building include physician groups affiliated with Overland Park Regional Medical Center.





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Other Activity

- **Cabela's / Nebraska Furniture Mart.** A Transportation Development District (TDD), capturing 0.1% sales tax, was created in 2005 to fund transportation improvements within the District, including mass grading, utilities, storm sewers, curbs, sidewalks, paving, street lighting and landscaping. Approximately \$2.4 million in TDD Sales Tax Bonds were issued in 2006 with an expected maturity date of December 2027. These bonds paid off in December 2018, nine years early. The UG Commission terminated the District and the Sales Tax in 2019.
- **Legends Kansas City Outlets at Village West.** The sales tax revenues the Village West area saw a 2% increase in sales tax revenues between fiscal year period of July 2017 – June 2018 & July 2018 – June 2019. Specifically, the top five retailers in terms of sales tax revenues saw a 5% increase over this period (top 5 retailers: NFM, Cabela's, Great Wolf Lodge, Coach/Kate Spade, and Nike).
- **Children's Mercy Park.** This destination facility primarily serves as the home stadium for the MLS Sporting Kansas City soccer club and is expected to host more than 100 events this calendar year. The Park was recognized by the Kansas Department of Wildlife, Parks and Tourism in February 2019 at the Kansas State Capitol in Topeka as one of the most popular tourist destinations across the Sunflower State in 2018.
- **Menards.** The home improvement store is currently under construction on the 17-acre site at 1301 North 98th Street, near the Pinnacle National Development Center. This will be the fifth Menards location in the metro. The store will have a full-service lumber yard, garden center and a variety of home improvement departments. The store is expected to open in the first quarter of 2020.
- **Hollywood Casino at Kansas Speedway.** While this development project is not included in any of the STAR Bond project areas the casino will complete its seventh year of operations in 2019. The 245,000 sq. ft. facility employs an estimated 1,000 full-time employees. The casino conducted feasibility studies for construction of a hotel and convention space as stipulated in the original development agreement with the Unified Government. The agreement required that construction activity on the hotel commence in 2014. Hollywood Casino officials continue to elect to pay the penalty of 1 percent of gross annual revenues to the Unified Government rather than build the hotel, while the casino evaluates market conditions.
- **Kansas Speedway.** The speedway continues to host two NASCAR events a year with the Monster Energy NASCAR Cup Series Hollywood Casino 400 coming up on October 20, 2019. International Speedway Corp., owner of the Kansas City, KS tract, agreed to merge with NASCAR Holdings Inc. in a deal valued at \$2 billion. The deal will be completed in 2019.



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Annual Audit

- The annual audit of the STAR bond projects is completed, and the findings are attached hereto.

Attachments

- The following reports and schedules are attached for your review:
 - Independent Accountants Report of Allen, Gibbs & Houlik, L.C.
 - Sales Tax Special Obligation Revenue Refunding Bonds (KISC), Series 2014 Annual Report for period ended 12/31/17
 - Sales Tax Special Obligation Revenue Refunding Bonds (KISC), Series 1999 Amended Annual Report for period ended 12/31/17
 - Kansas Speedway STAR Bonds, Annual Sales Tax Distribution Report
 - Sales Tax Special Obligation Capital Appreciation Revenue Bonds (Vacation Village Project Area 4, Major Multi-Sport Athletic Complex Project), Series 2015 Semi-Annual report for the period ended 10/1/18
 - Sales Tax Special Obligation Capital Appreciation Revenue Bonds (Vacation Village Project Area 4, Major Multi-Sport Athletic Complex Project), Series 2015 Semi-Annual report for the period ended 4/1/18
 - Sales Tax Special Obligation Revenue Bonds (Vacation Village Project Areas 1 and 2A), Series 2015A Semi-Annual report for the period ended August 31, 2018
 - Sales Tax Special Obligation Revenue Bonds (Vacation Village Project Areas 1 and 2A), Series 2015A Semi-Annual report for the period ended February 28, 2018
 - Voluntary Notice of Third Escrow Release conditions not being met posted 11/02/17
 - Sales Tax Special Obligation Revenue Bonds (Vacation Village Project Areas 1 and 2A), Series 2015B Semi-Annual report for period ended August 31, 2018
 - Sales Tax Special Obligation Revenue Bonds (Vacation Village Project Areas 1 and 2A), Series 2015B Semi-Annual report for period ended February 28, 2018
 - Village West Sales, Use, Transient Guest Tax Distributions
 - KDOR Kansas City Race Track Distribution by Project
 - KDOR Stars City Bond Fund Tracking



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The STAR bond tool continues to be an overwhelming success for economic growth and development in the State of Kansas and Wyandotte County.

For additional information on any of the projects highlighted in the report, please feel free to contact us with requests.

Sincerely,

Douglas G. Bach
County Administrator



CITY OF MANHATTAN

2019 STAR Bond Annual Report

On November 27, 2006, the Kansas Secretary of Commerce approved and designated the Downtown Redevelopment Project as a “special bond project” pursuant to the provisions of K.S.A. 12-1770 et seq., as amended, and on December 28, 2006 approved the issuance of up to \$50,000,000 in STAR bonds. On December 1, 2009, \$50 million in STAR Bonds were issued to finance the construction of the Flint Hills Discovery Center as well as expenses related to land acquisition, public infrastructure, streetscape, landscaping, and a public park within the South End of the Downtown Redevelopment Project Area.

The following report has been generated in compliance with statutory requirements in K.S.A. 12-1774(d).

Status of Project

The project was completed in 2016. The North Redevelopment Area is near full build-out; currently providing 24 commercial spaces of which two are available for lease, and one additional small lot which remains undeveloped. Vacancies have been caused by closures of businesses. In 2019, two new businesses, Kansas Discount Nutrition and T’licious opened. All 160 residential units have been completed on the north-end. As the main revenue generator for STAR Bonds, the North Redevelopment Area is maintaining a level of output consistent with the consultant’s report generated in 2009 at the time the bonds were issued.

The South Redevelopment Area has been designed and completed to provide room for 15 businesses. These spaces can be categorized as 3 hotels, the Discovery Center, 7 retail spaces, 1 restaurant space, and 4 office spaces. In 2019, Sacred Leaf opened its new location in Blue Earth Place, taking the remaining retail space available for lease.

Expenditure of Bond Proceeds to Date

The following is an accounting of draws made to date on the STAR Bond proceeds over the duration of the project, as well as the remaining balance on the budget originally submitted to the State of Kansas. The project was completed in February 2016 and no further expenses will occur.

CITY OF MANHATTAN KANSAS
TAXABLE SALES TAX SPECIAL OBLIGATION REVENUE BONDS
(DOWNTOWN REDEVELOPMENT PROJECT)
SERIES 2009-1 and 2009-2 STAR Bonds

-----STAR Bond Budget Submitted to State October 2009, Revised April 2011-----

State of Kansas Star Bond Budget											
				Land Acquisition, Relocation, Demolition	Discovery Center Construction	Discovery Center Design	Parking Garage	Infrastructure & Utilities	Total Project Costs	Cap-1, DSR, & COI	Total Star Bond Par Amount
2011 Revised Budget				18,120,441	14,561,034	2,536,427	3,169,257	9,011,766	47,398,925	2,601,075	50,000,000.00
1)	COI #1	PROJ #1	12/1/2009	(15,813,875)	-	-	-	-	(15,813,875)	(1,429,014)	(17,242,888.51)
2)	COI #2		12/2/2009	-	-	-	-	-	-	(14,041)	(14,041.00)
3)	COI #3		12/18/2009	-	-	-	-	-	-	(435)	(435.00)
4)	COI #4		12/29/2009	-	-	-	-	-	-	(270)	(270.00)
5)	COI #5		1/6/2010	-	-	-	-	-	-	(112,299)	(112,298.76)
6)	COI #6		2/11/2010	-	-	-	-	-	-	(744)	(743.75)
7)	COI #7	PROJ #2	6/1/2010	-	-	-	-	(2,408,844)	(2,408,844)	(1,008,588)	(3,417,432.10)
8)	COI #8	PROJ #3	10/1/2010	(1,792,626)	-	(1,927,073)	-	(84,292)	(3,803,991)	-	(3,803,990.93)
9)*	CLOSED FUND		1/6/2011	-	-	-	-	23,516	23,516	(35,685)	(12,169.34)
10)		PROJ #4	2/14/2011	(31,775)	(2,656,842)	(141,648)	-	(789,117)	(3,619,382)	-	(3,619,381.78)
11)		PROJ #5	7/11/2011	(449,173)	(3,227,367)	(138,633)	-	(415,951)	(4,231,124)	-	(4,231,123.93)
12)		PROJ #6	10/16/2011	(26,223)	(4,223,516)	(69,217)	-	(1,894,682)	(6,213,638)	-	(6,213,638.30)
13)		PROJ #7	1/23/2012	(450)	(2,576,561)	(3,845)	(2,228,174)	(1,985,907)	(6,794,937)	-	(6,794,937.10)
14)	Interest Earnings		7/31/2012	-	-	-	-	379,562.93	379,563	-	379,562.93
15)		PROJ #8	10/3/2012	-	(1,595,001)	(74,295)	-	(1,711,123)	(3,380,419)	-	(3,380,419.22)
16)		PROJ #9	1/25/2013	(5,533)	(57,341)	-	-	(161,730)	(224,604.43)	-	(224,604.43)
17)		PROJ #10	10/1/2013	-	(26,328)	-	(954,598)	(296,576)	(1,277,501.54)	-	(1,277,501.54)
17)	Interest Earnings		8/31/2013	-	-	-	-	2,071	2,071	-	2,070.94
18)	Interest Earnings		8/31/2014	-	-	-	-	652	652	-	652.28
19)	Interest Earnings		5/30/2015	-	-	-	-	4	4	-	3.66
20)		PROJ #11	5/22/2015	-	-	-	-	(15,133)	(15,133)	-	(15,132.98)
21)	Interest Earnings		2/17/2016	-	-	-	-	1	1	-	1.34
22)		PROJ #12	2/18/2016	-	-	-	-	(21,282)	(21,282)	-	(21,282.48)
Total Draws				(18,119,655)	(14,362,956)	(2,354,711)	(3,182,772)	(9,378,830)	(47,398,925)	(2,601,075)	(50,000,000.00)
Remaining Budget				786	198,078	181,716	(13,515)	(367,064)	0	(0)	-

9)* The Cost of Issuance (COI) Funds for both the 2009-1 and 2009-2 STAR Bonds were closed at the beginning of 2011. The balance of the 2009-1 Bonds (\$12,168) was transferred to the Debt Service Account while the balance of the 2009-2 bonds (\$23,516) was transferred to the Project Fund Account. For reporting purposes, the balance of the 2009-2 COI Fund has been placed under the Infrastructure and Utilities category; however, these funds can be applied to any expense category.

Anticipated Expenditures

As presented in the table above, the City of Manhattan has spent a total of \$50,382,291.15 on the Downtown Redevelopment Project. The amount spent was from a combined \$50,000,000 of bond proceeds and \$382,291.15 in interest earnings, bringing the remaining balance to \$0. The project was completed in February 2016.

Sales Tax Revenue Collected to Date

On the following page is a breakdown of the revenue collected within the STAR Bond district since the inception of the project. Please note that the City sales tax and the City's portion of the County sales tax were dedicated to the City's outstanding TIF bonds until the issuance of STAR Bonds in November 2009.

Year	City Sales Tax (1%)	City portion of Riley County Sales Tax	State Sales Tax	Total
2005	-	-	\$60,702	\$60,702
2006	-	-	\$992,161	\$992,161
2007	-	-	\$1,679,695	\$1,679,695
2008	-	-	\$1,755,104	\$1,755,104
2009	848	256	\$2,046,979	\$2,048,083
2010	23,747	7,241	\$2,843,582	\$2,874,570
2011	43,047	13,321	\$4,585,316	\$4,641,684
2012	75,262	23,005	\$5,538,775	\$5,637,042
2013	89,232	24,660	\$5,000,668	\$5,114,560
2014	101,794	31,057	\$4,763,078	\$4,895,929
2015	98,388	30,083	\$4,763,959	\$4,892,430
2016	93,885	29,231	\$6,394,283	\$6,517,399
2017	117,617	36,462	\$5,495,909	\$5,649,988
2018	122,161	37,966	\$5,254,716	\$5,414,843
2019	87,047	26,757	\$3,547,247	\$3,661,051

As of August 31, 2019

*State sales tax rate decreased from 6.3% to 6.15% on July 1, 2013

*State sales tax rate increased from 6.15% to 6.5% on July 1, 2015

Use of Sales Tax Revenue

Approximately \$6.35 million in sales tax was collected within the STAR Bond district prior to the issuance of the Bonds in November 2009. Part of this revenue resides at the State of Kansas in a reserve fund in the amount of \$5 million. The remaining \$1.35 million was transferred to the trustee and was applied to debt service on the bonds. Revenue collected subsequent to November 2009 will be used to finance the debt service on the bonds. Any additional revenues up and above the annual debt service amount will be used to redeem additional bonds beyond the scheduled principal payments. The following is a breakdown of payments applied towards the Bonds. Please note excess sales tax revenue generated in 2010 and 2011 was used to call \$3.57 million in bonds on June 1, 2011 and \$1.175 million on December 1, 2011. In 2012 excess sales tax revenue was used to call \$2,635,000 in bonds.

Year	Principal	Interest	Federal Subsidy	Total
2010	-	2,626,850	\$ 609,686.00	\$ 2,017,164.00
2011	4,745,000	2,533,137	\$ 609,686.00	\$ 6,668,451.00
2012	4,345,000	2,377,737	\$ 609,686.00	\$ 6,113,051.00
2013	3,130,000	2,190,220	\$ 545,372.00	\$ 4,774,848.00
2014	3,850,000	2,063,500	\$ 529,261.00	\$ 5,384,239.00
2015	3,300,000	1,891,036	\$ 504,525.00	\$ 4,686,511.00
2016	5,410,000	1,740,563	\$ 475,039.00	\$ 6,675,524.00
2017	4,655,000	1,471,635	\$ 439,867.00	\$ 5,686,768.00
2018	4,710,000	1,237,000	\$ 421,371.00	\$ 5,525,629.00
2019	2,865,000	967,502	\$ 316,034.00	\$ 3,516,468.00

Projected Revenue Collections

Currently, revenue collections have been keeping pace with the projections formulated by our consultants for use in sizing the STAR Bonds. Given the progression of the development, it is anticipated that future revenues will continue to come in at a level above the required debt service allowing for STAR Bonds to be retired at a faster rate than scheduled.

Anticipated Use of Future Revenue

As shown in the table above, the City of Manhattan spent the full amount of \$50 million in STAR Bond proceeds, as well as additional monies generated from interest earnings that were also eligible to be used for project costs. The project has been finalized and no additional funds will be spent.

State of Kansas Star Bond Budget									
	Land Acquisition, Relocation, Demolition	Discovery Center Construction	Discovery Center Design	Parking Garage	Infrastructure & Utilities	Total Project Costs	Cap-I, DSR, & COI	Total Star Bond Par Amount	
2011 Revised Budget	18,120,441	14,561,034	2,536,427	3,169,257	9,011,766	47,398,925	2,601,075	50,000,000.00	
Remaining Budget	786	198,078	181,716	(13,515)	(367,064)	0	(0)	-	

Future sales tax collections will continue to be used to pay debt service on the bonds. Given the conservative structure of the bonds and the steady progression of the project, STAR bonds could retire as early as 2021, five years early.

Statistics and Additional Information

The City of Manhattan is pleased that the STAR attraction, the Flint Hills Discovery Center (FHDC), has proved to be a major attraction for the City of Manhattan as well as the State of Kansas since opening in 2016.

The following reflects the most recent Flint Hills Discovery Center data.

In 2018, the Flint Hills Discovery Center:

- Hosted 84,893 visitors from 48 states and 36 countries
- Processed 4,009 memberships to the FHDC
- Hosted 39 adult and 95 youth group visits totaling 3,772 in attendance
- Sponsored 6 traveling exhibits across Kansas
- Volunteers contributed 2,817 hours at FHDC
- 5,430 people were involved in outreach activities
- 2,703 attended the annual Flint Hills Festival
- There were 57 adventure camps involving 991 participants

Additional information related to the Downtown Redevelopment project can be found on the City of Manhattan's website: <https://cityofmhk.com/264/Downtown-Redevelopment>.

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**STAR BOND PROJECT
ANNUAL REPORT - 2019
PRAIRIEFIRE AT LIONSGATE**

Prairiefire at LionsGate STAR Bond Project (“Prairiefire Project”)

In December of 2012 the City of Overland Park issued \$64,990,000 Sales Tax Special Obligation Revenue Bonds (Series 2012) (the “Bonds”) for the Prairiefire Project. Attachment A is a summary of the Bond issue sources and uses.

The Bonds were issued to finance Phase 1 of the Prairiefire Project. Planning for Phase 2 of the Prairiefire Project is underway. Attachment B includes information about the Prairiefire Project phases.

Construction of Phase 1 began in January 2013 and was completed in May of 2014. The Museum of Prairiefire and Phase 1 attractions and retailers opened in May of 2014. A list of current attractions and retailers is included in Attachment C.

Expenditures of the Bond Proceeds and Estimated Future Expenditures

A total of \$56,416,325 in Bond proceeds and \$148,205 in construction project fund earnings were expended on the project. Since issuance of the Bonds, a total of \$3,168,350 has been drawn on the Debt Service Reserve funded with Bond proceeds.

Collection and Expenditure of the Bond Sales Tax Revenue

All sales tax revenues are pledged to the repayment of the Bonds. Sales taxes began being collected within the STAR Bond District on October 1, 2013. Through the distribution of sales taxes as of October 31, 2019 (reflecting distributions through December 31, 2019) a total of \$16,306,089 has been collected for repayment of the Bonds (\$13,573,608 from State sales taxes and \$2,732,409 from City sales taxes).

**ATTACHMENT A
ANNUAL REPORT - 2019
PRAIRIEFIRE - BOND ISSUE SOURCES & USES**

Sales Tax Special Obligation Revenue Bonds (Series 2012) Sources and Uses
--

Issue Amount		64,990,000.00
Underwriter Discounts		(2,074,675.00)
	Net	62,915,325.00
Capitalized Interest		5,258,475.00
Debt Service Reserve		6,499,000.00
Cost of Issuance		606,078.23
Project Fund*		43,351,771.77
Escrowed Project Fund*		7,200,000.00
		62,915,325.00
Total Project Funds*		50,551,771.77

**Pursuant to the terms of the trust indenture for the Bonds, a portion of the proceeds of the Series Bonds were held in escrow until satisfaction of certain performance conditions ("Escrow Release Conditions"). The Escrow Release Conditions were satisfied in May of 2014 and the escrowed funds were e transferred to the Project Fund. The Escrow Release Conditions included requirements related to the completion and full operation of the Museum of Prairiefire and certain retail tenants.*

ATTACHMENT B
ANNUAL REPORT - 2019
PRAIRIEFIRE PROJECT PHASES

The Prairiefire at LionsGate Project (the "Project") is located in the vicinity of 135th Street between Lamar Avenue and Nall Avenue in the City of Overland Park, Kansas (the "City"). The Project includes retail, office, hotel and residential uses and features the Museum of Prairiefire (the "Museum"). The 35,000 square foot Museum hosts traveling exhibits by New York's American Museum of Natural History as well as other science programming

The Project development consists of two phases. Phase 1 Project components include the Museum, entertainment attractions, retail space, multi-family residential, and development wetlands and interpretive walk areas included in the Project. Project components for Phase 2 include office space, hotel and additional entertainment and retail businesses.

A general site plan and depicting the phasing for the Project is below.



ATTACHMENT C
ANNUAL REPORT - 2019
PRAIRIEFIRE PROJECT - RETAIL AND ENTERTAINMENT VENUES

Museum at Prairiefire

Cinetopia Theaters

Vinotopia Restaurant & Wine Bar

Pinstripes Bowling | Bocce | Bistro

Rock & Brews Backstage Beer Garden

Grimaldi's Coal Brick Oven Pizzeria

Decadent – A Coffee and Dessert Bar

Maru Sushi & Grill

The Brass Onion

Coco Bolos

REI | Recreational Equipment, Inc.

HomeGoods

Eva Reynolds Fine Art Gallery

Fat Brain Toys

Sprint

Made in KC

Toner Jewelers

Threshing Bee

Zuzu's Petals

Adorn

Dry Creek Goods

Anaphora

FitWear Boutique

Post/Edit

Mended Wing

Ruby Rouge

Primp and Blow

French Tip Nail Salon

Project Status Update:

Salina Fieldhouse	opened July, 2017
Old Chicago	opened Dec, 2018
The Alley	opened August, 2019
Homewood Suites	scheduled to open April, 2020
YaYa's	scheduled to open May, 2020
Starbucks	scheduled to open May, 2020
Barolo Grille	scheduled to open May, 2020
Salina Education Car Museum	Scheduled to commence May 1, 2020

Funding	City Project Acct	City Temp Note Redemption Acct	City Escrow Acct	Car Museum Project Acct	Car Museum Escrow Acct
Senior Bonds	\$ 1,965,258.06	\$ 463,619.45	\$ 5,037,146.00	\$ 357,274.00	\$ 4,337,726.00
Subordinate Bonds		\$ 4,171,122.49			
Expenditures:					
2018 payment of City of Salina Temp Notes on Fieldhouse		(4,634,741.94)			
2018 - cost of issuance					
2019 trfr from City Project Acct to Stiefel Theater Project Account	\$ (950,000.00)				
2019 purchase of property					
2019 Cost of Issuance					
2019 Interest Payments					
2019 Improvement Expenses					
Balance	\$ 1,015,258.06	\$ -	\$ 5,037,146.00	\$ 5,989.00	\$ 4,337,726.00

Alley Escrow Acct	Hotel Escrow Acct	Master Dev Escrow Acct	Debt Service Reserve	Capitalized Interest	Cost of Issuance	Cost of IssuanceB
\$ 1,642,726.00	\$ 442,274.00	\$ 182,854.00	\$ 1,368,750.00	\$ 1,318,055.56	\$ 513,691.93	\$ 84,077.51
					(390,318.22)	(48,379.81)
					(104,592.27)	\$ (34,961.54)
				(861,805.56)		
\$ 1,642,726.00	\$ 442,274.00	\$ 182,854.00	\$ 1,368,750.00	\$ 475,429.28	\$ 18,781.44	\$ 736.16

**Stiefel Theater
Project Acct**

\$ 17,629,375.00
4,255,200.00

950,000.00

(534,500.43)
\$ 415,499.57 \$ 14,943,169.51

\$	-
\$	-
\$	-
\$	-
\$	-
\$	124,108.85
\$	380,103.31
\$	24,770.74
\$	137,125.86
\$	-



City of Topeka, Kansas

Annual Report to the Kansas Secretary of Commerce

**For the Major Motor-Sports Complex
Redevelopment Project**

**Financed by City of Topeka Full Faith and Credit
STAR Bonds
Series 2006-A (Heartland Park)**

Submitted October 9, 2019

RECEIVED
OCT 11 2019

BY:

This report is prepared pursuant to K.S.A. 12-17, 177 (g). Information included in this report has been compiled based off of City of Topeka (City) records for transactions completed through August 31, 2019 in conjunction with the City's redevelopment project commonly known as Heartland Park.

DESCRIPTION OF PROJECT STATUS

On November 29, 2005, the City issued Taxable General Obligation Bonds, Series 2005-C (Heartland Park) in the aggregate principal amount of \$5,070,000, to finance a portion of the costs of the Heartland Park redevelopment project. On March 30, 2006, the City issued an additional \$10,405,000 of Full Faith and Credit STAR Bonds (Series 2006-A), the only STAR Bond issued to finance a portion of the costs of Heartland Park redevelopment project. In February 2007, the City Council passed Ordinance 18813, which allocated \$750,000 in general obligation bonds to fund a drag strip improvement at Heartland Park. The 2007 issuance shifted \$750,000 from the portion of the project that was supported by private funds and increased the City's funding portion. The components of the project, and their estimated percentages of completion as of August 31, 2019, are presented in *Tables 1, 2, and 3* included in this report. No additional capital expenditures have been made for the last 12 months ending August 31st, 2019.

Please note that the amounts shown in each table in the columns headed *Estimated Total Costs*, *Payments Through 8/31/2019*, and *Estimated % Complete* are not independently audited numbers. The *Estimated Total Cost* figures are derived from the originally approved project estimates, with slight revisions. In addition to this report, the City has completed an independent audit report. The payments made to date were derived from other sources in addition to STAR Bond proceeds, to pay for components of the redevelopment project taken as a whole.

The breakdown of the project funding sources are listed below:

Project Funding Sources	Amount
City's General Obligation Bonds	\$5,860,114
STAR Bond Proceeds	\$10,458,628
Federal Funding	\$3,500,000
Private Funds	\$2,791,372
Total Anticipated Funding Sources	\$22,610,114

Heartland Park's estimate of total redevelopment project costs is \$24,455,000. *The project includes two separate phases with additional projects completed separately from a specific phase.* Phase I totaled \$15,220,000 and is detailed in *Table 1*; Phase II is expected to cost \$7,300,000, as shown in *Table 2*; and \$1,935,000 in additional projects are also planned, as seen in *Table 3*.

Table 1—Phase I project components

Description of Project Component	Estimated Total Cost	Payments Through 8/31/19	% Complete
Drag race and road course tracks asphalt replacement	\$2,050,000	\$2,248,821	82%
Repair and resurface all asphalt paddock/pit areas (about 45 acres)	\$3,500,000	\$2,392,208	100%
Consolidated timing and scoring building with areas for race and steward control	\$1,600,000	\$1,433,167	100%
Garages for competitors	\$900,000	\$819,923	100%
Consolidated technical inspection and shower building	\$900,000	\$796,055	100%
Maintenance building	\$500,000	\$566,727	100%
Credentials and security building	\$230,000	\$206,095	100%
Tire building	\$500,000	\$566,954	100%
Pavilions	\$300,000	\$353,946	100%
Landscaping and beautification	\$275,000	\$415,655	69%
Paddock lighting, public address, and Telco systems	\$650,000	\$533,375	89%
Perimeter fencing, curbing, and walls	\$400,000	\$660,701	100%
Engineering & architect fees	\$700,000	\$1,063,346	100%
Excavating and other work	\$1,465,000	\$2,115,216	94%
Project soft costs (include payment of capitalized interest)	\$1,250,000	\$951,088	79%
Total	\$15,220,000	\$15,123,277	

Table 2—Phase II project components

Description of Project Component	Estimated Cost	Payments Through 8/31/19	Estimated % Complete
Repair roads on property	\$1,350,000	\$984,487	73%
Commerce Park development	\$1,500,000	none	0%
Concessions/Souvenirs/Medical facility	\$1,500,000	\$147,403	10%
Spectator entrance bridge	\$350,000	none	0%
TEC building	\$750,000	\$312	0%
Tower improvements and fan amenities	\$500,000	\$33,683	7%
Engineering and architect costs	\$600,000	\$4,105	0%
Excavation work	\$750,000	none	0%
Total	\$7,300,000	\$1,169,990	

Table 3 – Additional project components – Phase III

Description of Project Component	Estimated Cost	Payments Through 8/31/19	Estimated % Complete
RV & camping amenities	\$750,000	\$258,335	48%
City water pump station	\$300,000	\$201,852	100%
Additional excavation work	\$135,000	\$135,000	100%
Drag Strip	\$750,000	\$560,717	100%
Total	\$1,935,000	\$1,155,904	

EXPENDITURES OF STAR BOND PROCEEDS TO DATE

STAR Bond proceeds spent to date totals \$10,458,628, which is less than 50% of the total estimated cost of the redevelopment project. To date, an additional \$6,990,543 has also been spent on the project from revenue sources other than STAR Bond proceeds. During 2015, the Initial Developer defaulted on its bank loans associated with its Heartland Park operations and its lender foreclosed on the security granted by the Initial Developer, including the reversionary interest. The Initial Developer's lender sold Heartland Park to a new operator (unrelated to the Initial Developer). Neither the City nor the Initial Developer retain an ownership interest in Heartland Park. No additional funds have been reported as being expended within the last year.

EXPECTED FUTURE EXPENDITURES OF STAR BOND PROCEEDS

The principal amount of STAR Bond proceeds was \$10,405,000. The bonds were sold at a net premium of \$53,628.35, yielding a total for project expenditures of \$10,458,628.35. That entire amount has been spent on the project.

**The City of Topeka, Kansas
 Sources for Payment of Debt Service on Heartland Park STAR Bonds**

Payment Dates	Total Debt Service **	Source of Debt Service Payments				Totals
		Capitalized Interest	State Sales Tax Monies	Local Sales Tax Monies *	City Bond & Interest Fund	
8/15/2006	172,139.53	172,139.53				172,139.53
2/15/2007	229,519.38	229,519.38				229,519.38
8/15/2007	229,519.38		176,618.83	52,900.55	-	229,519.38
2/15/2008	229,519.38		84,485.33	63,824.82	81,209.23	229,519.38
8/15/2008	229,519.38		98,207.36	28,940.97	102,371.05	229,519.38
2/15/2009	229,519.38		99,580.96	40,274.52	89,663.90	229,519.38
8/15/2009	479,519.38		111,904.06	45,618.82	321,996.50	479,519.38
2/15/2010	222,644.38		119,701.90	57,996.10	44,946.38	222,644.38
8/15/2010	487,644.38		117,488.33	49,328.38	320,827.67	487,644.38
2/15/2011	215,356.88		174,933.04	40,423.84	-	215,356.88
8/15/2011	495,356.88		179,034.66	109,054.53	207,267.69	495,356.88
2/15/2012	101,620.82		101,620.82	-	-	101,620.82
8/15/2012	516,150.00		104,239.01	86,406.63	325,504.36	516,150.00
2/15/2013	120,300.00		8,693.82	82,378.04	29,228.14	120,300.00
8/15/2013	495,300.00		21,556.18	7,671.46	466,072.36	495,300.00
2/15/2014	116,550.00		93,804.92	22,745.08	-	116,550.00
8/15/2014	501,550.00		253,289.48	120,273.84	127,986.68	501,550.00
2/15/2015	112,700.00		16,553.63	54,684.66	41,461.71	112,700.00
8/15/2015	507,700.00		90,505.55	34,424.80	382,769.65	507,700.00
2/15/2016	106,775.00		87,981.60	18,793.40	-	106,775.00
8/15/2016	896,775.00		118,677.57	65,510.77	712,586.66	896,775.00
2/14/2017	94,925.00		72,308.63	22,616.37	-	94,925.00
8/14/2017	909,925.00		105,772.27	43,291.53	760,861.20	909,925.00
2/15/2018	86,775.00		45,419.42	18,321.94	23,033.64	86,775.00
8/15/2018	916,775.00		82,038.62	33,346.94	801,389.44	916,775.00
2/15/2019	78,475.00		78,475.00	-	-	78,475.00
8/15/2019	928,475.00		96,088.78	41,176.07	791,210.15	928,475.00
	\$ 9,711,029.15	\$ 401,658.91	\$ 2,538,979.77	\$ 1,140,004.06	\$ 5,630,386.41	\$ 9,711,029.15

*includes City of Topeka, Shawnee County and Washburn University
 ** Debt Service includes August Principal Payment

As of August 31, 2019 the City has had to supplement the debt service payments for Heartland Park STAR bonds by \$5,630,386.41. The City does not believe the special sales tax funds will be able to pay the entire annual debt service payment for the foreseeable future. The City will have to use other revenue sources to pay off the debt,

primarily from property tax levies. Note, in 2012, a portion of sales tax was incorrectly submitted to the Heartland Park District and was corrected in 2013, therefore making the portion of sales tax from the State lower in 2013.

FEDERAL GRANTS

In 2007, Heartland Park received a HUD Economic Development Initiative Grant through the Chamber of Commerce for \$198,000. Heartland Park received \$188,100 for a construction project and \$9,900 went to administrative cost for the Housing and Neighborhood Development department of the City.

In 2008, Heartland Park and the City received a Small Business Administration Grant for \$1.0 million to repair and reconstruct roads on Heartland Park grounds. As of August 31, 2018, \$955,762.26 had been spent on Heartland Park road construction and \$25,495.13 went to support administrative costs for the Neighborhood Relations Department (formerly the Housing and Neighborhoods Development Department) of the City (non qualifying expenses). This grant is now closed.

No new grants were obtained during 2019.

VISITORSHIP

During the reporting period ending August 31st, 2019 the visitorship for the area known as Heartland Park is estimated to be 338,000 visitors. The events held at Heartland Park are not hosted or run by the City and are ticketed events so the origin of visitors is not readily obtainable.



City Manager's Office

October 25, 2019

Robert North
Kansas Department of Commerce
Legal Section
1000 S.W. Jackson Street, Suite 100
Topeka, KS 66612-1354

RE: Wichita STAR Financing Annual Report 2019

Dear Mr. North,

The Wichita River District was approved as an eligible area for STAR financing in the fall of 2007, in accordance with K.S.A. 12-1770, *et seq.*, as amended by K.S.A. 12-17,160, *et seq.* The initial approval for Phase I was for up to \$13 million (exclusive of interest expense and other financing costs) for three projects: 1) the Keeper of the Plains sculpture, plaza and pedestrian bridge project; 2) the East Riverbank Redevelopment project adjacent to the Broadview Hotel; and 3) the WaterWalk fountain and public plaza area (including riverbank amenities). This subsequently became known as Riverwalk Phase I. Information about the status of the Wichita River District follows, as required in KSA 12-1774(d).

In the original application submitted to the Department of Commerce, the River District project included a budget of \$155.8 million, of which \$68.8 million would be public investment and \$87 million would be private investment. Although the private investment in the district is more difficult to precisely identify, there are some known investment amounts that can be reported. The known investments listed below total more than \$72 million. Understandably, the public investment in land acquisition, demolition, streets, utilities and public hardscaping/landscaping occurs in advance of most private investment.

- WaterWalk Main Place and Gander Mountain - \$29 million
- Marriott Fairfield Hotel - \$12.35 million
- Drury Broadview Hotel remodel and renovation - \$29 million
- Wichita Area Association of Realtors office building- \$1.6 million
- Wichita Boathouse renovation - \$650,000

Office of Urban Development

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In November of 2007, the Kansas Department of Revenue began capturing sales tax revenue from within the district. The base year amount (from which the annual increment is calculated), determined by the sales tax collections within the district a year prior to creation of the district (October 2004 to November 2005), is \$1,167,855. Since November 2007, the STAR District has generated \$22,248,568 for financing eligible Phase I and Phase II STAR financing projects (see attachment A).

In October 2013, the City Council took formal action to create a second River District project and adopted the ordinance to do so. On January 22, 2014, the City was notified by the Kansas Department of Commerce of approval for the second phase of the STAR-financed Riverwalk. Phase II involves improvements to the west bank of the Arkansas River, just north of the Douglas Street Bridge and adjacent to the private development site of the River Vista Apartments Project.

The "West Bank Apartments Project Plan" (River Vista Apartments) has been amended to include a 204-unit luxury apartment complex with a 251-stall parking structure. The complex includes boat and bike rental facilities and storage for rowing shells. The project also includes improvements to Delano Park, a 0.6 acre park adjacent to the River Vista and Phase II projects. Pictured below is an artist's rendering of the completed project. The riverbank is now complete and the apartments opened in the summer of 2018.

Public participation in the River Vista Apartments and West Bank Phase II Project is \$14,486,896, of which \$4,750,000 is identified for STAR Bond Financing. Other public financial support is provided through Tax Increment Financing (TIF), special assessments, and a Community Improvement District (CID). Private development investment was approximately \$24 million. Attachment B provides a summary of the financial status for the public investment in Phase II.

Bonds were issued in the amount of \$4,840,000 (including \$90,000 for capitalized interest and costs of issuance) in August of 2015, with Security Bank of Kansas City (SBKC) named as the trustee. Bonds were repaid at the end of 2016. Disbursements from the bond proceeds to the private developers and the City total \$4,769,435.05 (Attachment C).

In December, 2016 the City of Wichita took the necessary steps to expand the River District to include Lawrence Dumont Stadium and the surrounding area. On December 20, 2016, the City amended the River District STAR Bond Project Plan within the original River STAR Bond District and on March 21st, 2017 the City Council adopted the River District Phase II STAR Bond Project within the expanded district.

The amended and new project plans were adopted to provide the necessary STAR Bond funding to rehabilitate Lawrence Dumont Stadium into a multi-sport stadium and attract Major League affiliated baseball to Wichita. The Project includes the City's \$33 million Advanced Learning Library, development of the Delano Catalyst Site adjacent to the library, a new multi-sport ball stadium and new commercial development surrounding the stadium. STAR Bond financing will be used for riverbank improvements, a pedestrian bridge across the Arkansas River, stadium improvements and an adjacent sports museum.

The library was completed in the first quarter of 2018. The Delano Catalyst site is projected to be completed by 2020 with an investment of approximately \$54 million. On September 6, 2018 the City announced an agreement to locate the New Orleans MiLB team to Wichita with the goal of a new stadium for the 2020 season.

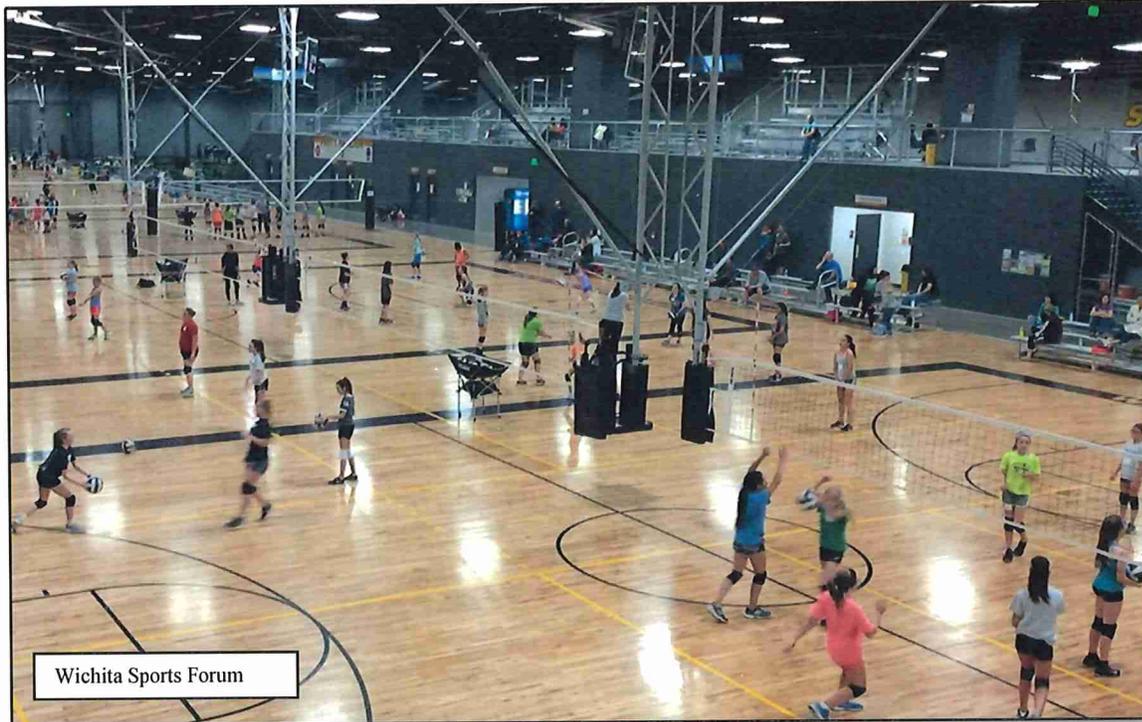


The City is investing over \$83,000,000 in the new stadium and related improvements, of which \$40,000,000 is identified for STAR Bond Financing. The new stadium is scheduled to be completed by March, 2020 in time to open the 2020 baseball season. The remaining public investment is provided through Tax Increment Financing (TIF), General Obligation Bond Financing, and a Community Improvement District (CID).

STAR bonds were issued in the amount of \$42,140,000 in December 2018. Through the end of August 30, 2019, the incremental revenues received from within the district include \$22,248,567 of state sales tax and \$905,051 of local sales tax (which does not include amounts already committed to other purposes, such as distributions to other units of government in Sedgwick County or amounts pledged to bonds issued). The combined total is \$23,153,618 (Attachments A & F). Disbursements from the bond proceeds to the City total \$13,758,631 (Attachments C & G).

K-96/GREENWICH STAR BOND DISTRICT

On February 5, 2013, the City of Wichita adopted the initial phase for a new STAR district in northeast Wichita and entered into a development agreement to implement the K-96/Greenwich STAR Bond Project Plan. The plan was approved by the Kansas Secretary of Commerce on June 3, 2013. Phase I is a 106-acre development located primarily north of K-96 and is anchored by 142,000 square-foot facility (Wichita Sports Forum) designed to host local, regional, and national basketball, volleyball, and soccer competitions, in addition to cheer, softball, baseball, football, dodgeball, and more. The development includes a 116 room hotel adjacent to the Wichita Sports Forum. Development surrounding the Wichita Sports Forum exceeds 300,000 square feet of new commercial space. Included in the project are necessary improvements to the interchange at K-96 and Greenwich. The Wichita Sports Forum opened in late 2015 and the hotel was completed in March of 2017.



The estimated costs for the entire project are \$127 million. STAR bonds were issued in the amount of \$36,325,000 in December 2013. Through the end of August 30, 2019, the incremental revenues received from within the district include \$30,660,685 of state sales tax and \$1,329,712 of local sales tax (which does not include amounts already committed to other purposes, such as distributions to other units of government in Sedgwick County or amounts pledged to bonds issued). The City contributed an additional \$972,000 for debt service payments through that time period as part of the terms for the STAR Bond approval. The combined total is \$32,962,397 (Attachment D). Disbursements from the bond proceeds to the private developers and the City total \$52,875,145 (Attachment E).

In 2016 the City of Wichita expanded the district and amended the project plan to include Parts A and B. In April, 2017, the amendment was approved by the Secretary of Commerce with an authorization to issue \$22,000,000 in STAR Bonds for Part A and \$11,200,000 in STAR Bonds for Part B. Part A consists of improvements to the Stryker Sports Complex to create a destination sports facility. Improvements include conversion of grass fields to artificial turf, stadium improvements and an approximately 200,000 square-foot facility for indoor fields. Part B will include, an interactive golf and entertainment experience similar to Top Golf.

The City issued \$71,305,500 in STAR Bonds in August of 2017 that included refinancing the original 2013 bonds and issuing \$33,200,000 in new bonds for Parts A and B. To date, \$4,200,000 in STAR bond funds have been drawn for land acquisition for Part B and \$12,332,284 has been drawn down for the Stryker improvements. In 2018, the Wichita Sports Forum (WSF) hosted 46 tournaments with over 20% of attendees from outside of the State. WSF had an estimated 1.2 to 1.4 million attendees in 2018.



The Stryker Sports Complex, comprised of ten fully lighted artificial turf fields and one full regulation sized indoor, climate controlled turf field opened for play in late spring 2019. In the first six months of operations, the Stryker Sports Complex has hosted soccer, lacrosse, football, and other sporting events. In addition, Stryker hosted 451 teams over six tournaments, with weekend attendance of 8,000 to 10,000. Attendance from outside the Wichita region is 45% and the high attendance has already required the City to fund additional parking to be built this fall. During the course of the first six months of operation, Stryker has had many tournament scouts and scout teams for regional and national tournaments and events. These scouts report back on the opportunity to involve Stryker in upcoming tournament rotations. To date, all reports have been very positive.

Also provided with this report is the most recent Independent Accountant's Report from Allen, Gibbs, and Houlik, L.C. (AGH). This report was commissioned in compliance with K.S.A. 12-17,160, *et seq.*, to evaluate whether STAR financing resources have been used for only authorized purposes. The report is included as Attachment I.

Sincerely,



Mark Elder, Development Analyst
City of Wichita
melder@wichita.gov
(316) 268-4627

Attachments:

- A) River District Financial Resource Tracking – Phase II
- B) River District STAR Sources and Uses – Phase II
- C) River District STAR Disbursements Tracking
- D) K-96/Greenwich STAR Financing Resource Tracking
- E) K-96/Greenwich STAR Disbursements Tracking
- F) River District Financial Resource Tracking – Stadium Project
- G) River District STAR Sources and Uses – Stadium Project
- H) River District Stadium STAR Disbursements Tracking
- I) Allen, Gibbs & Houlik, L.C (AGH) Audit Report

City of Wichita Riverwalk STAR Financing District Revenue

Date	Deposits	Disbursements	Net	Balance in Fund	Local Sales Tax	
					(LST) Deposits	Disbursement
Total 08	\$ 1,021,353.20	\$ -	\$ 1,021,353.20	\$ -	\$ 57,048.33	\$ -
Running Balance				\$ 1,021,353.20	\$ 57,048.33	\$ -
Total 09	\$ 1,968,354.48	\$ -	\$ 1,968,354.48	0	\$ 107,652.68	\$ -
Running Balance				\$ 2,989,707.68	\$ 164,701.01	\$ -
Total 10	\$ 2,145,520.73	\$ -	\$ 2,145,520.73	0	\$ 111,174.01	\$ -
Running Balance				\$ 5,135,228.41	\$ 275,875.02	\$ -
Total 11	\$ 1,423,015.46	\$ 4,873,000.00	\$ (3,449,984.54)	0	\$ 66,931.68	\$ -
Running Balance				\$ 1,685,243.87	\$ 342,806.70	\$ -
Total 12	\$ 2,106,347.20	\$ 1,627,000.00	\$ 479,347.20	0	\$ 98,324.63	\$ -
Running Balance				\$ 2,164,591.07	\$ 441,131.33	\$ -
Total 13	\$ 2,233,203.00	\$ 1,800,000.00	\$ 433,203.00	0	\$ 104,394.11	\$ -
Running Balance				\$ 2,597,794.07	\$ 545,525.44	\$ -
Total 14	\$ 2,148,916.35	\$ 2,300,000.00	\$ (151,083.65)	0	\$ 103,117.29	\$ -
Running Balance				\$ 2,446,710.42	\$ 648,642.73	\$ -
Total 15	\$ 2,000,514.44	\$ 4,176,998.75	\$ (2,176,484.31)	0	\$ 92,566.04	\$ -
Running Balance				\$ 270,226.11	\$ 660,503.77	\$ -
Jan-16	\$ -	\$ -	\$ -		\$ -	\$ -
Feb-16	\$ -	\$ -	\$ -		\$ -	\$ -
Mar-16	\$ -	\$ -	\$ -		\$ -	\$ -
Apr-16	\$ -	\$ -	\$ -		\$ -	\$ -
May-16	\$ 266,562.07	\$ -	\$ 266,562.07		\$ 11,890.96	\$ -
Jun-16	\$ 289,003.41	\$ 536,788.18	\$ (247,784.77)		\$ 13,112.92	\$ (11,890.96)
Jul-16	\$ 246,965.08	\$ -	\$ 246,965.08		\$ 11,056.48	\$ -
Aug-16	\$ 251,104.36	\$ -	\$ 251,104.36		\$ 11,223.24	\$ -
Sep-16	\$ 259,120.15	\$ -	\$ 259,120.15		\$ 11,581.62	\$ -
Oct-16	\$ 233,656.31	\$ -	\$ 233,656.31		\$ 10,408.58	\$ -
Nov-16	\$ 229,419.05	\$ -	\$ 229,419.05		\$ 10,238.47	\$ -
Dec-16	\$ 440,774.13	\$ 1,674,847.86	\$ (1,234,073.73)		\$ 12,286.31	\$ (67,621.31)
Total 16	\$ 2,216,604.56	\$ 2,211,636.04	\$ 4,968.52	0	\$ 91,798.58	\$ (79,512.27)
Running Balance				\$ 275,194.63	\$ 660,929.04	\$ -
Jan-17	\$ -	\$ -	\$ -		\$ -	\$ -
Feb-17	\$ -	\$ -	\$ -		\$ -	\$ -
Mar-17	\$ -	\$ -	\$ -		\$ -	\$ -
Apr-17	\$ (94,533.55)	\$ -	\$ (94,533.55)		\$ -	\$ -
May-17	\$ 84,087.46	\$ -	\$ 84,087.46		\$ -	\$ -
Jun-17	\$ 220,090.15	\$ -	\$ 220,090.15		\$ -	\$ -
Jul-17	\$ 300,780.33	\$ -	\$ 300,780.33		\$ -	\$ -
Aug-17	\$ 246,486.58	\$ -	\$ 246,486.58		\$ -	\$ -
Sep-17	\$ 652,266.15	\$ -	\$ 652,266.15		\$ -	\$ -
Oct-17	\$ 323,900.69	\$ -	\$ 323,900.69		\$ -	\$ -
Nov-17	\$ 276,536.52	\$ -	\$ 276,536.52		\$ -	\$ -
Dec-17	\$ 186,737.30	\$ -	\$ 186,737.30		\$ -	\$ -
Total 17	\$ 2,196,351.63	\$ -	\$ 2,196,351.63	0	\$ -	\$ -
Running Balance				\$ 2,471,546.26	\$ 660,503.77	\$ -
Jan-18	\$ -	\$ -	\$ -		\$ -	\$ -
Feb-18	\$ -	\$ -	\$ -		\$ -	\$ -
Mar-18	\$ -	\$ -	\$ -		\$ -	\$ -
Apr-18	\$ -	\$ -	\$ -		\$ -	\$ -
May-18	\$ 179,350.93	\$ -	\$ 179,350.93		\$ -	\$ -
Jun-18	\$ 360,368.16	\$ -	\$ 360,368.16		\$ -	\$ -
Jul-18	\$ 115,703.70	\$ -	\$ 115,703.70		\$ -	\$ -
Aug-18	\$ 323,677.93	\$ -	\$ 323,677.93		\$ -	\$ -
Sep-18	\$ 120,416.45	\$ -	\$ 120,416.45		\$ 5,291.75	\$ -
Oct-18	\$ 303,760.16	\$ -	\$ 303,760.16		\$ 14,270.28	\$ -
Nov-18	\$ 161,776.39	\$ -	\$ 161,776.39		\$ 7,789.76	\$ -
Dec-18	\$ 164,815.55	\$ -	\$ 164,815.55		\$ 7,278.41	\$ -
Total 18	\$ 1,729,869.27	\$ -	\$ 1,729,869.27	0	\$ 34,630.20	\$ -
Running Balance				\$ 4,201,415.53	\$ 695,559.24	\$ -
Jan-19	\$ -	\$ -	\$ -		\$ -	\$ -
Feb-19	\$ -	\$ -	\$ -		\$ -	\$ -
Mar-19	\$ -	\$ -	\$ -		\$ -	\$ -
Apr-19	\$ -	\$ -	\$ -		\$ -	\$ -
May-19	\$ 347,511.72	\$ -	\$ 347,511.72		\$ 6,010.84	\$ -
Jun-19	\$ 215,997.76	\$ -	\$ 215,997.76		\$ 9,561.38	\$ -
Jul-19	\$ 251,074.43	\$ -	\$ 251,074.43		\$ 11,102.25	\$ -
Aug-19	\$ 243,933.30	\$ -	\$ 243,933.30		\$ 10,738.56	\$ -
Sep-19	\$ -	\$ -	\$ -		\$ -	\$ -
Oct-19	\$ -	\$ -	\$ -		\$ -	\$ -
Nov-19	\$ -	\$ -	\$ -		\$ -	\$ -
Dec-19	\$ -	\$ -	\$ -		\$ -	\$ -
Total 19	\$ 1,058,517.21	\$ -	\$ 1,058,517.21	0	\$ 37,413.03	\$ -
Running Balance				\$ 5,259,932.74	\$ 697,916.80	\$ -
Totals	\$ 22,248,567.53	\$ 16,988,634.79	\$ 5,259,932.74	\$ -	\$ 905,050.58	\$ -

City of Wichita Riverwalk STAR Financing District Revenue

RIVER DISTRICT -SOURCES	Budget	Project-to-Date Actual 10/31/2019	Balance Available
River Corridor Phase II (River Vista)			
Tax Increment Financing Bonds	\$ 2,500,000.00	\$ 2,500,000.00	\$ -
Capital Improvement Program Bonds	\$ 1,050,000.00	\$ 1,050,000.00	\$ -
Special Assessment Financing	\$ 2,062,999.00	\$ 706,627.14	\$ 1,356,371.86
Community Improvement District	\$ 4,123,897.00	\$ 2,256,187.22	\$ 1,867,709.78
STAR Financing	\$ 4,750,000.00	\$ 4,750,000.00	\$ -
TOTAL Phase II Sources	\$ 14,486,896.00	\$ 11,262,814.36	\$ 3,224,081.64

RIVER DISTRICT -USES

River Corridor Phase II (River Vista)			
River Vista Riverbank	\$ 7,862,999.00	\$ 5,981,738.66	\$ 1,881,260.34
Parking	\$ 4,170,000.00	\$ 2,945,660.00	\$ 1,224,340.00
Streets and Utilities	\$ 2,453,897.00	\$ 2,335,415.70	\$ 118,481.30
TOTAL Phase II Uses	\$ 14,486,896.00	\$ 11,262,814.36	\$ 3,224,081.64

Security Bank of Kansas City (Trustee)

City of Wichita Riverwalk Phase II

Date (Month)	Disbursements To Trustee	Disbursements From Trustee	Notes
Oct-15	-	\$ -	
Oct-15	-	\$ -	
Nov-15	\$ 2,980,977.75	-	
Nov-15	-	\$ 107,337.00	Draw to developer (River Vista, LLC)
Nov-15	-	\$ -	
Dec-15	-	\$ 25,900.00	Draw to developer (River Vista, LLC)
Dec-15	-	\$ -	
Dec-15	-	\$ -	
Total CY 15	\$ 2,980,977.75	\$ 133,237.00	
Feb-16	-	\$ 53,985.78	Draw to developer (River Vista, LLC)
Jan-16	-		
Feb-16	-	\$ 178,583.60	Draw to developer (River Vista, LLC)
Feb-16	-	\$ -	
Apr-16	-	\$ 163,493.46	Draw to developer (River Vista, LLC)
May-16	-	\$ 122,157.27	Draw to developer (River Vista, LLC)
Apr-16	-		
May-16	-	-	
Jun-16	\$ 536,788.18	\$ 88,903.82	Draw to developer (River Vista, LLC)
Jul-17	-	\$ 16,620.00	Draw to developer (River Vista, LLC)
Sep-16	-	\$ 510,686.76	Draw to developer (River Vista, LLC)
Sep-16	-	\$ 167,575.59	Draw to developer (River Vista, LLC)
Oct-16	-	\$ 166,655.90	Draw to developer (River Vista, LLC)
Oct-16	-	\$ 162,031.08	Draw to developer (River Vista, LLC)
Dec-16	\$ 1,674,847.86		
Dec-16	\$ 165,579.50		Escrow Refund from Security Bank
Dec-16	-	\$ 50,358.33	Draw to developer (River Vista, LLC)
Total CY 16	\$ 2,377,215.54	\$ 1,681,051.59	
Jan-17	-		Draw to developer (River Vista, LLC)
Feb-17	-	\$ 206,806.95	Draw to developer (River Vista, LLC)
Mar-17	-	\$ 68,155.63	
Apr-17	-	\$ 61,026.43	Draw to developer (River Vista, LLC)
May-17	-	\$ 88,639.05	Draw to developer (River Vista, LLC)
Jun-17	-	\$ 92,296.53	Draw to developer (River Vista, LLC)
Jul-17	-	\$ 128,307.33	Draw to developer (River Vista, LLC)
Aug-17	\$ -	\$ 363,575.34	Draw to developer (River Vista, LLC)
Sep-17	-	\$ 384,077.03	Draw to developer (River Vista, LLC)
Oct-17	-	\$ 131,450.91	Draw to developer (River Vista, LLC)
Nov-17	-	\$ 248,002.06	Draw to developer (River Vista, LLC)

Dec-17	-	\$	92,655.20	Draw to developer (River Vista, LLC)
Total CY 17	\$	-	\$ 1,864,992.46	
Jan-18	-	\$	215,046.84	Draw to developer (River Vista, LLC)
Feb-18	-	\$	217,364.45	Draw to developer (River Vista, LLC)
Mar-18	-	\$	-	
Apr-18	-	\$	-	
May-18	-	\$	-	
Jun-18	-	\$	-	
Jul-18	-	\$	-	
Aug-18	\$	-	\$	-
Sep-18	-	\$	237,080.98	Draw to developer (River Vista, LLC)
Oct-18	-	\$	-	
Nov-18	-	\$	295,790.71	Draw to developer (River Vista, LLC)
Dec-18	-	\$	-	
Total CY 18	\$	-	\$ 965,282.98	
Jan-19	-	\$	90,000.00	Draw to developer (River Vista, LLC)
Feb-19	-	\$	-	
Mar-19	-	\$	-	
Apr-19	-	\$	-	
May-19	-	\$	34,871.02	Draw to developer (River Vista, LLC)
Jun-19	-	\$	-	
Jul-19	-	\$	-	
Aug-19	\$	-	\$	-
Sep-19	-	\$	-	
Oct-19	-	\$	-	
Nov-19	-	\$	-	
Dec-19	-	\$	-	
Total CY 19	\$	-	\$ 124,871.02	
Totals	\$	5,358,193.29	\$ 4,769,435.05	

City of Wichita K-96/Greenwich STAR Bond District Revenue

Month	State Sales Tax (SST) Deposits	Disbursement To Trustee	SST Less Disbursement	Local Sales Tax (LST) Deposits	City Debt Service Contribution	Net
14-Jan	\$ 1,400,000.00	\$ -	\$ 1,400,000.00	\$ -		\$ 1,400,000.00
14-Feb	\$ -	\$ -	\$ -	\$ -		\$ -
14-Mar	\$ 268,849.00	\$ -	\$ 268,849.00	\$ -		\$ 268,849.00
14-Apr	\$ -	\$ -	\$ -	\$ -		\$ -
14-May	\$ -	\$ -	\$ -	\$ -		\$ -
14-Jun	\$ -	\$ -	\$ -	\$ -		\$ -
14-Jul	\$ -	\$ -	\$ -	\$ -		\$ -
14-Aug	\$ 177,425.04	\$ -	\$ 177,425.04	\$ 8,651.37		\$ 186,076.41
14-Sep	\$ 441,029.11	\$ -	\$ 441,029.11	\$ 20,893.49		\$ 461,922.60
14-Oct	\$ 519,424.36	\$ -	\$ 519,424.36	\$ 24,607.44		\$ 544,031.80
14-Nov	\$ 491,678.55	\$ 1,955,467.51	\$ (1,463,788.96)	\$ 23,292.95		\$ (1,440,496.01)
14-Dec	\$ 461,416.09	\$ -	\$ 461,416.09	\$ 21,859.31		\$ 483,275.40
Total 14	\$ 3,759,822.15	\$ 1,955,467.51	\$ 1,804,354.64	\$ 99,304.56		\$ 1,903,659.20
Total 15	\$ 4,150,303.84	\$ 3,861,791.17	\$ 288,512.67	\$ 190,573.52		\$ 479,086.19
16-Jan	\$ -	\$ -	\$ -	\$ -		\$ -
16-Feb	\$ -	\$ -	\$ -	\$ -	\$ 324,000.00	\$ 324,000.00
16-Mar	\$ -	\$ -	\$ -	\$ -		\$ -
16-Apr	\$ -	\$ -	\$ -	\$ -		\$ -
16-May	\$ 380,040.25	\$ 1,241,607.31	\$ (861,567.06)	\$ 59,202.66	\$ 81,000.00	\$ (721,364.40)
16-Jun	\$ 464,255.38	\$ -	\$ 464,255.38	\$ 20,471.16		\$ 484,726.54
16-Jul	\$ 556,085.82	\$ -	\$ 556,085.82	\$ 24,841.15		\$ 580,926.97
16-Aug	\$ 646,294.52	\$ -	\$ 646,294.52	\$ 28,835.56		\$ 675,130.08
16-Sep	\$ 508,135.25	\$ -	\$ 508,135.25	\$ 22,657.85		\$ 530,793.10
16-Oct	\$ 563,147.26	\$ -	\$ 563,147.26	\$ 25,530.33		\$ 588,677.59
16-Nov	\$ 1,452,181.91	\$ 3,117,958.48	\$ (1,665,776.57)	\$ 65,378.26	\$ 81,000.00	\$ (1,519,398.31)
16-Dec	\$ 886,610.32	\$ -	\$ 886,610.32	\$ 39,625.72		\$ 926,236.04
Total 16	\$ 5,456,750.71	\$ 4,359,565.79	\$ 1,097,184.92	\$ 286,542.69	\$ 486,000.00	\$ 1,869,727.61
Jan-17	\$ -	\$ -	\$ -			\$ -
Feb-17	\$ -	\$ -	\$ -		\$ 81,000.00	\$ 81,000.00
Mar-17	\$ -	\$ -	\$ -			\$ -
Apr-17	\$ -	\$ -	\$ -			\$ -
May-17	\$ 769,750.53	\$ 2,338,792.23	\$ (1,569,041.70)	\$ 33,377.95	\$ 81,000.00	\$ (1,454,663.75)
Jun-17	\$ 670,597.06	\$ -	\$ 670,597.06	\$ 28,510.21		\$ 699,107.27
Jul-17	\$ 692,192.62	\$ -	\$ 692,192.62	\$ 30,410.78	\$ -	\$ 722,603.40
Aug-17	\$ 852,848.24	\$ 2,983,800.21	\$ (2,130,951.97)	\$ 37,565.22		\$ (2,093,386.75)
Sep-17	\$ 674,456.13	\$ -	\$ 674,456.13	\$ 28,558.17		\$ 703,014.30
Oct-17	\$ 778,262.57	\$ -	\$ 778,262.57	\$ 34,508.61		\$ 812,771.18
Nov-17	\$ 801,387.89	\$ -	\$ 801,387.89	\$ 35,002.90		\$ 836,390.79
Dec-17	\$ 676,689.73	\$ -	\$ 676,689.73	\$ 29,583.02		\$ 706,272.75
Total 17	\$ 5,916,184.77	\$ 5,322,592.44	\$ 593,592.33	\$ 257,516.86	\$ 162,000.00	\$ 1,013,109.19
Jan-18	\$ -	\$ -	\$ -			\$ -
Feb-18	\$ -	\$ 2,409,420.47	\$ (2,409,420.47)		\$ 81,000.00	\$ (2,328,420.47)
Mar-18	\$ -	\$ -	\$ -			\$ -
Apr-18	\$ -	\$ -	\$ -			\$ -
May-18	\$ 1,551,333.51	\$ -	\$ 1,551,333.51	\$ 63,925.49		\$ 1,615,259.00

Jun-18	\$ 773,352.68	\$ -	\$ 773,352.68	\$ 32,918.16		\$ 806,270.84
Jul-18	\$ 837,703.58	\$ -	\$ 837,703.58	\$ 35,975.94	\$ 81,000.00	\$ 954,679.52
Aug-18	\$ 921,681.68	\$ 3,219,683.58	\$ (2,298,001.90)	\$ 39,367.72		\$ (2,258,634.18)
Sep-18	\$ 790,486.14		\$ 790,486.14	\$ 34,362.34		\$ 824,848.48
Oct-18	\$ 859,649.58	\$ -	\$ 859,649.58	\$ 35,703.60		\$ 895,353.18
Nov-18	\$ 847,564.98	\$ -	\$ 847,564.98	\$ 35,820.52		\$ 883,385.50
Dec-18	\$ 810,561.40	\$ -	\$ 810,561.40	\$ 34,355.70		\$ 844,917.10
Total 18	\$ 7,392,333.55	\$ 5,629,104.05	\$ 1,763,229.50	\$ 312,429.47	\$ 162,000.00	\$ 2,237,658.97
Jan-19	\$ -	\$ -	\$ -			
Feb-19	\$ -	\$ 4,262,467.71	\$ (4,262,467.71)		\$ 81,000.00	\$ (4,181,467.71)
Mar-19	\$ -	\$ -	\$ -			\$ -
Apr-19	\$ 468,125.14	\$ -	\$ 468,125.14	\$ 35,270.52		\$ 503,395.66
May-19	\$ 979,532.84		\$ 979,532.84	\$ 40,910.20		\$ 1,020,443.04
Jun-19	\$ 773,766.02	\$ -	\$ 773,766.02	\$ 32,830.48		\$ 806,596.50
Jul-19	\$ 849,737.52	\$ -	\$ 849,737.52	\$ 36,159.11	\$ 81,000.00	\$ 966,896.63
Aug-19	\$ 914,128.47	\$ 3,121,419.26	\$ (2,207,290.79)	\$ 38,174.91		\$ (2,169,115.88)
Sep-19	\$ -		\$ -	\$ -		\$ -
Oct-19	\$ -	\$ -	\$ -	\$ -		\$ -
Nov-19	\$ -	\$ -	\$ -	\$ -		\$ -
Dec-19	\$ -	\$ -	\$ -	\$ -		\$ -
Total 19	\$ 3,985,289.99	\$ 7,383,886.97	\$ (3,398,596.98)	\$ 183,345.22	\$ 162,000.00	\$ (3,053,251.76)
Totals	\$ 30,660,685.01	\$ 28,512,407.93	\$ 2,148,277.08	\$ 1,329,712.32	\$ 972,000.00	
Available Balance						\$ 4,449,989.40

Security Bank of Kansas City (Trustee)
City of Wichita K-96/Greenwich STAR Bond District Revenue

Date (Month)	Disbursements To Trustee	Disbursements From Trustee	Notes
Dec-13	\$ 36,325,000.00	\$ -	Bond proceeds to Trustee*
Dec-13	-	\$ 8,860,094.00	Security 1st Title
Dec-13	-	\$ 300,000.00	Yeager Architecture
Dec-13	-	\$ 199,073.07	Wichita Developers LLC
Dec-13	-	\$ 61,056.70	MKEC Engineering
Dec-13	-	\$ 24,858.75	Polsinelli
Total CY 13	\$ 36,325,000.00	\$ 9,445,082.52	
Jan-14	\$ -	-	
Feb-14	\$ -	-	
Mar-14	\$ -	\$ 76,711.82	Draw to developer (WDD, Inc)
Apr-14	\$ -	\$ 75,071.50	Draw to developer (WDD, Inc)
May-14	\$ -	-	
Jun-14	\$ -	\$ 1,287,468.99	Debt service to bondholders
Jun-14	\$ -	\$ 200,646.13	Draw to developer (WDD, Inc)
Jul-14	\$ -	\$ 216,100.00	Draw to developer (WDD, Inc)
Aug-14	\$ -	-	
Sep-14	\$ -	\$ 192,972.75	Draw to developer (WDD, Inc)
Oct-14	\$ -	\$ 710,666.95	Draw to developer (WDD, Inc)
Nov-14	\$ 1,955,467.51	-	STAR disbursement to Trustee
Dec-14	\$ -	\$ 1,371,268.75	Debt service to bondholders
Dec-14	\$ -	\$ 620,141.50	Draw to developer (WDD, Inc)
Total CY 14	\$ 1,955,467.51	\$ 4,751,048.39	
Jan-15	-	\$ 201,777.40	Draw to developer (WDD, Inc)
Feb-15	-	\$ 3,867,711.00	City of Wichita draw for Interchange project
Mar-15	-	-	
Apr-15	-	-	
May-15	\$ 953,094.64	-	STAR disbursement to Trustee
May-15	-	\$ 169,299.45	Draw to developer (WDD, Inc)
Jun-15	-	\$ 1,371,268.75	Debt service to bondholders
Jun-15	-	\$ 317,351.66	Draw to developer (WDD, Inc)
Jul-15	-	-	
Aug-15	-	\$ 513,273.86	Draw to developer (WDD, Inc)
Aug-15	-	\$ 181,591.50	Draw to developer (WSF Holdings, Inc.)
Sep-15	-	\$ 141,552.77	Draw to developer (WDD, Inc)
Sep-15	-	\$ 2,005,058.20	Draw to developer (WSF Holdings, Inc.)
Oct-15	-	\$ 310,743.89	Draw to developer (WDD, Inc)
Oct-15	-	\$ 743,575.87	Draw to developer (WSF Holdings, Inc.)
Nov-15	\$ 2,908,696.53	-	STAR disbursement to Trustee
Nov-15	-	\$ 1,291,072.21	Draw to developer (WDD, Inc)
Nov-15	-	\$ 852,109.41	Draw to developer (WSF Holdings, Inc.)
Dec-15	-	\$ 1,371,268.75	Debt service to bondholders
Dec-15	-	\$ 704,888.67	Draw to developer (WDD, Inc)
Dec-15	-	\$ 2,085,379.83	Draw to developer (WSF Holdings, Inc.)
Total CY 15	\$ 3,861,791.17	\$ 16,127,923.22	
Jan-16	-	\$ 461,984.89	Draw to developer (WDD, Inc)
Jan-16	-	\$ 1,377,028.68	Draw to developer (WSF Holdings, Inc.)

Feb-16	\$	324,000.00	-	City Semi-annual Contribution (2014 and 2015)
Feb-16	-		\$	314,674.66 Draw to developer (WDD, Inc)
Feb-16	-		\$	196,592.87 Draw to developer (WSF Holdings, Inc.)
Mar-16	-		\$	239,452.58 Draw to developer (WSF Holdings, Inc.)
May-16	\$	1,241,607.31	-	STAR disbursement to Trustee
May-16	\$	81,000.00		City Semi-annual Contribution
May-16	-		\$	310,075.34 Draw to developer (WDD, Inc)
Jun-16	-		\$	1,371,268.75 Debt service to bondholders
Jun-16	-		\$	230,542.00 Draw to developer (WDD, Inc)
Jun-16	-		\$	13,381.00 Draw to developer (WSF Holdings, Inc.)
Jun-16	-		\$	166,027.69 Draw to developer (TGC Development Group, Inc.)
Jul-16	-		\$	302,848.40 Draw to developer (WDD, Inc)
Jul-16	-		\$	31,248.34 Draw to developer (TGC Development Group, Inc.)
Sep-16	-		\$	253,698.20 Draw to developer (WDD, Inc)
Sep-16	-		\$	40,470.78 Draw to developer (TGC Development Group, Inc.)
Nov-16	\$	3,117,958.48	-	STAR disbursement to Trustee
Nov-16	\$	81,000.00		City Semi-annual Contribution
Nov-16	-		\$	143,369.40 Draw to developer (WDD, Inc)
Nov-16	-		\$	186,195.55 Draw to developer (TGC Development Group, Inc.)
Dec-16	-		\$	- Debt service to bondholders
Dec-16	-		\$	- Draw to developer (WDD, Inc)
Dec-16	-		\$	- Draw to developer (WSF Holdings, Inc.)
Total CY 16	\$	4,845,565.79	\$	5,638,859.13
Jan-17	-		\$	113,619.97 Draw to developer (TGC Development Group, Inc.)
Jun-17	-		\$	120,163.56 Draw to developer (TGC Development Group, Inc.)
Feb-17	\$	81,000.00	-	City Semi-annual Contribution
May-17	\$	2,338,792.23	-	STAR disbursement to Trustee
May-17	\$	81,000.00		City Semi-annual Contribution
Aug-17	-		\$	141,498.56 Draw to developer (TGC Development Group, Inc.)
Aug-17	-		\$	2,594.73 Draw to developer (WDD, Inc)
Aug-17	\$	2,983,800.21		STAR disbursement to Trustee
Aug-17	\$	22,000,000.00		Bond proceeds to Trustee - Phase II/Stryker*
Aug-17	\$	11,200,000.00		Bond proceeds to Trustee - Phase II/ DRIV*
Aug-17	\$	34,115,000.00		Bond proceeds to Trustee - Phase I refinancing*
Aug-17	\$	-	\$	4,200,000.00 Greenwich Medical and Office Park, LLC
Aug-17	\$	-	\$	750.00 KS Attorney General
Aug-17	\$	-	\$	1,320.53 Costs of Issuance
Total CY 17	\$	72,799,592.44	\$	4,579,947.35
Feb-18	\$	81,000.00	-	City Semi-annual Contribution
Feb-18	\$	2,409,420.47	-	STAR disbursement to Trustee
July-18	\$	81,000.00	-	City Semi-annual Contribution
Aug-19	\$	3,219,684.00		City Semi-annual Contribution
Nov-18	\$	-	\$	12,332,283.98 Draw to City - Stryker
Total CY 18	\$	5,791,104.47	\$	12,332,283.98
Feb-19	\$	81,000.00	-	City Semi-annual Contribution
Feb-19	\$	4,262,468.00	-	STAR disbursement to Trustee
July-19	\$	81,000.00	-	City Semi-annual Contribution
Aug-19	\$	3,121,419.00	-	City Semi-annual Contribution
Total CY 18	\$	7,545,887.00	\$	-
Totals	\$	29,484,408.38	\$	52,875,144.59

*Bond Proceeds not included in Total Disbursements to Trustee

City of Wichita River District Stadium STAR Revenue

Date	Deposits	Disbursements	Net	Balance in Fund	Local Sales Tax	
					(LST) Deposits	Disbursement
Running Balance						\$ -
Jan-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Feb-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Mar-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Apr-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
May-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Jun-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Jul-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Aug-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Sep-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Oct-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Nov-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Dec-19	\$ -	\$ -	\$ -	-	\$ -	\$ -
Total 19	\$ -	\$ -	\$ -	-	0 \$	\$ -
Running Balance					\$ -	\$ -
Totals	\$ -	\$ -	\$ -	-	\$ -	\$ -

City of Wichita River District Stadium STAR Revenue

RIVER DISTRICT -SOURCES	Budget	Project-to-Date Actual 9/31/2019	Balance Available
River Corridor Phase II (River Vista)			
Tax Increment Financing Bonds	\$ 14,000,000.00	\$ 1,711,824.00	\$ 12,288,176.00
Capital Improvement Program Bonds	\$ 16,000,000.00	\$ 14,426,483.00	\$ 1,573,517.00
Community Improvement District	\$ 13,000,000.00	\$ -	\$ 13,000,000.00
STAR Financing	\$ 40,000,000.00	\$ 8,986,196.00	\$ 31,013,804.00
TOTAL Phase II Sources	\$ 83,000,000.00	\$ 25,124,503.00	\$ 57,875,497.00

RIVER DISTRICT -USES

River Corridor Phase II (River Vista)			
Stadium	\$ 75,000,000.00	\$ 23,412,679.00	\$ 51,587,321.00
Riverbank Improvements and Bridge	\$ 6,000,000.00	\$ -	\$ 6,000,000.00
Infrastructure	\$ 2,000,000.00	\$ 1,711,824.00	\$ 288,176.00
TOTAL Phase II Uses	\$ 83,000,000.00	\$ 25,124,503.00	\$ 57,875,497.00

Security Bank of Kansas City (Trustee)

City of Wichita River District Stadium Project

Date (Month)	Disbursements To Trustee	Disbursements From Trustee	Notes
Dec-19	-	\$ 357,459.01	COI distribution
Total CY 18	\$ -	\$ 357,459.01	
Jan-19	-	\$ 33,037.50	COI distribution
Jul-19	-	\$ 3,299,498.00	Draw to City (Stadium)
Aug-19	\$ -	\$ 2,699,089.00	Draw to City (Stadium)
Sep-19	-	\$ 3,017,609.00	Draw to City (Stadium)
Total CY 18	\$ -	\$ 9,049,233.50	
Totals	\$ -	\$ 9,406,692.51	



INDEPENDENT ACCOUNTANT'S REPORT

Ms. Shawn Henning
City of Wichita, Kansas

We have performed the procedures enumerated below, which were agreed to by the City of Wichita, Kansas (City) and the State of Kansas, under audit requirements as stated in K.S.A. 12-17,176 for the purpose of assisting the City and the State of Kansas in evaluating whether bond financing obtained pursuant to K.S.A. 12-17,160 through 12-17,179, known as the STAR Bonds Financing Act, and any subsequent amendments thereto, was used only for authorized purposes for the year ended December 31, 2018. The City is responsible for expending the proceeds of STAR bond financing for authorized purposes. The sufficiency of these procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures enumerated below either for the purpose for which this report has been requested or for any other purpose.

Procedure: Determination of whether bond financing obtained under K.S.A. 12-17,160 through 12-17,179 is being used only for authorized purposes - We obtained a detail listing of expenditures between January 1, 2018 and December 31, 2018 from proceeds of bonds issued under the STAR Bonds Financing Act. We judgmentally selected 7 out of 18, for a total of 96% coverage, of individual expenditures to test (totaling \$13,327,520 out of \$13,861,691 total expenditures). Supporting documentation for the selected expenditures was obtained and reviewed to determine that such expenditures were only for authorized purposes as defined in K.S.A. 12-17,162.

Results: No exceptions were found as a result of applying the procedure.

This agreed upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on compliance. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the State of Kansas and the City, and is not intended to be and should not be used by anyone other than these specified parties.

Allen, Gibbs & Houlik, L.C.

June 28, 2019