

Council Minutes – December 15, 2015

COUNCIL CHAMBER, Topeka, Kansas, Tuesday, December 15, 2015. The Councilmembers of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Councilmembers Hiller, Clear, Ortiz, Schumm, Jensen, Schwartz, Coen and Harmon -8. Mayor Larry E. Wolgast presided -1. Absent: Councilmember De La Isla -1.

AFTER THE MEETING was called to order, Bishop Ralph Hoyos, Church of Jesus Christ of Latter-Day Saints-Sherwood Ward, gave the invocation.

THE PLEDGE OF ALLEGIANCE was recited by those present in the chamber.

A PRESENTATION of the Troy Scroggins Award was presented by Mayor Wolgast to Kimberly Dorherty on behalf of The Green Gals.

THE CONSENT AGENDA was presented as follows:

BOARD APPOINTMENT recommending the appointment of Dr. James Eyman to the Shawnee County Community Corrections Advisory Board for a term ending December 30, 2017, was presented.

BOARD APPOINTMENT recommending the appointment of Heather Weed to the Topeka Sustainability Advisory Board for a term ending December 30, 2017, was presented.

APPROVAL of a Workers' Compensation settlement for Craig Habig, Topeka Fire Department, in the amount of \$22,500 for permanent partial impairment of his right shoulder for injuries suffered on March 10, 2014, was presented.

MINUTES of the regular meeting of December 8, 2015, was presented.

APPROVAL of Cereal Malt Beverage License applications were presented for the following businesses:

<u>Business Name</u>	<u>Address</u>
Arturo's Mexican Restaurant	105 SE 10 th Avenue
Country Inn & Suites	6020 SW 10 th Avenue
Glory Days Pizza	1033 SW Gage Boulevard
Lupita's Mexican Restaurant	732 S Kansas Avenue

APPROVAL of Dance Hall License applications were presented for the following businesses:

<u>Business Name</u>	<u>Address</u>
American Legion	3029 NW US 24 Highway
Flamingo Bar & Grill	2335 NW Clay Street
Kansas Expocentre	1 Expocentre Drive
Serendipity	820 N Kansas Avenue
Skinny's Sports Bar & Grill	4016 SW Huntoon Street
Skivies Bar & Grill, L.L.C.	921 S Kansas Avenue

Councilmember Jensen moved to approve the consent agenda. The motion seconded by Councilmember Harmon carried unanimously. Mayor Wolgast voted "yes." (9-0-0)

A PROJECT BUDGET in the amount of \$3,800,000 and RESOLUTION NO. 8741 introduced by City Manager Jim Colson, amending and authorizing the project budget approved by Resolution No. 8625 for Improvement Project No. T-281083.00 which provides for the 2016 Water Main Replacement Program and providing Notice of Intention regarding the issuance of revenue bonds pursuant to K.S.A. 10-1201, et seq., was presented.

Doug Gerber, Deputy City Manager, gave the staff report. He stated approval would authorize an additional \$1,300,000 for the 2016 Water Main Replacement Program to be supplemented by the General Fund.

Councilmember Clear asked how projects were prioritized.

Councilmember Schumm asked if the project would lessen wastewater costs.

Doug Gerber reported projects are prioritized based on the number of waterline breaks or completed in conjunction with street improvement projects. He stated it would not reduce overall wastewater costs.

Councilmembers Jensen and Hiller commended City staff for coordinating street and water improvement projects, saving money and time in the long-term.

Councilmember Jensen moved to approve the project budget and resolution. The motion seconded by Councilmember Hiller carried unanimously. Mayor Wolgast voted “yes.” (9-0-0)

A PROJECT BUDGET in the amount of \$3,700,000 and RESOLUTION NO. 8742 introduced by City Manager Jim Colson, amending and authorizing the project budget approved by Resolution No. 8625 for Improvement Project No. T-291039.00 which provides for the 2016 Wastewater Lining and Replacement Program and providing Notice of Intention regarding the issuance of revenue bonds pursuant to K.S.A. 10-1201, et seq., was presented.

Jim Colson, City Manager, reported approval would authorize an additional \$1,200,000 for the 2016 Wastewater Lining and Replacement Program and to be supplemented by the General Fund.

Doug Gerber, Deputy City Manager, noted the additional \$1,200,000 has been identified in the General Fund; therefore, bonds would not be issued.

Councilmember Jensen moved to approve the project budget and resolution. The motion seconded by Councilmember Coen carried unanimously. Mayor Wolgast voted “yes.” (9-0-0)

ORDINANCE NO. 19981 introduced by City Manager Jim Colson, concerning Neighborhood Planning, pertaining to an amendment to the text and map of the Topeka Comprehensive Plan for the Hi-Crest Neighborhood Plan was presented.

Bill Fiander, Planning Department Director, reported the neighborhood plan was updated to reflect current trends, conditions and goals as well as prioritize target areas and improvements.

He stated the process was completed in collaboration with the neighborhood providing great feedback with approval by the Neighborhood Improvement Association and the Topeka Planning Commission. He reported the intent would be to continue to improve the Hi-Crest neighborhood by investing over \$2 million over the next two years.

Councilmember Schumm moved to adopt the ordinance. The motion was seconded by Councilmember Ortiz.

Joseph Ledbetter thanked the Governing Body and City staff for implementing the plan and listening to residents.

The motion to adopt the ordinance carried unanimously. Mayor Wolgast voted “yes.”
(9-0-0)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Clear, Ortiz, Schumm, Jensen, Schwartz, Coen, Harmon and Mayor Wolgast -9. Absent: De La Isla -1.

ORDINANCE NO. 19982 introduced by City Manager Jim Colson, concerning court costs and fees, amending Section 2.110.010 of the Code of the City of Topeka and specifically repealing said original section was presented.

Vic Miller, Administrative Court Judge, reported approval would comply with the Kansas Supreme Court’s mandated increase in municipal court fees for the judicial education fund and to increase contributions to the General Fund for each type of violation.

Councilmember Hiller questioned surcharge fees and asked if they could be eliminated.

Councilmember Jensen suggested the use of e-checks as a payment option to eliminate surcharge fees.

Councilmember Schwartz moved to adopt the ordinance. The motion seconded by Councilmember Clear carried. Mayor Wolgast voted “yes.” Councilmember Jensen voted “no.” Councilmember Schumm abstained. (7-1-1)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Clear, Ortiz, Schwartz, Coen, Harmon and Mayor Wolgast -7. Noes: Jensen -1. Abstain: Schumm -1. Absent: De La Isla -1.

DISCUSSION for the purpose of providing an update on the Grant Coordinator as authorized in the 2016 City of Topeka Operating Budget was presented.

Joanne Morrell, Impact! Marketing Group, Inc. provided a brief overview of the 30-day Assessment and 12-Month Grant Strategy Plan including the City's objectives, benchmarks, trends, realistic goals, areas of strength, opportunities for growth, top grant opportunities and priorities.

Councilmember Clear asked how Ms. Morrell would assist City employees.

Joanne Morrell stated she would assist staff to maximize existing grants, identify new grants, provide support and training as needed, enhance systems as well as align grant focus on the City's FY2016 Budget Priorities.

Jim Colson, City Manager, stated Ms. Morrell would provide support to the level each department needs and serve as a comprehensive person to help coach and provide necessary framework to apply for grants.

Councilmember Schumm asked if Mr. Morrell would replace the grant writer position as approved in the 2016 City of Topeka Operating Budget.

Jim Colson stated he believes the position as presented would better meet the needs of the City as a consultant to increase grant capacity with a grant professional.

Councilmember Ortiz stated she would prefer the person serving in the grant writer position be utilized by neighborhoods when they need assistance.

Councilmember Schwartz stated she believes the 30 day assessment provides direction for the City as they move forward with the process of developing the position and needs of the City.

She asked what role Impact! Marketing Group's would play after the assessment has been presented and would an update be provided to the Governing Body on the implementation of the recommendations moving forward.

Joann Morrell reported after the 30 day assessment was completed there were many grants identified and she has been working closely with the Department of Neighborhood Relations on neighborhood grants and assistance. She noted the assessment and strategic plan are important foundational pieces of information for a permanent grant writer position with the City. She stated updates would be collected monthly and could be accessed at any point by the Governing Body.

Councilmember Jensen spoke in support of hiring a consultant because they have experience in diverse situations.

Councilmember Hiller asked if City staff should write grants and if Ms. Morrell would be the contact for the Governing Body if they have questions and/or ideas regarding the process.

Joann Morrell stated it was crucial for departments to be involved and assist in writing grants while she offers suggestions and researches ways other grants may be helpful. She noted the Governing Body could contact her with questions or ideas as she will serve as the liaison for grants at this time.

Councilmember Schumm commended the City Manager for his efforts; however, he believes the current position was not what was approved initially in the City's budget. He thanked Ms. Morrell for the good report and stated there are many great ideas for ways the City could do better.

Jim Colson stated he began with a traditional approach for a stronger grant program and opportunities presented themselves. He noted he would continue to research how the City would be best served and report back to the Council.

Councilmember Hiller spoke in support of the City Manager's direction and believes it will be work in progress.

Councilmember Jensen stated he concurs with Councilmember Hiller and spoke in support of the City Manager's approach as it seems to be more feasible and effective.

Councilmember Ortiz stated she believes training neighborhood representatives was a crucial duty to be implemented by the position.

Councilmember Schwartz stated her intent would be to eventually have a City of Topeka grant department.

Councilmember Clear spoke in support of the direction the City Manager has taken and hopes the grant process will keep moving forward.

DISCUSSION regarding the use of the Countywide Retailers' Half-Cent Sales Tax was presented.

Jim Colson, City Manager, reported the purpose of the discussion was to develop a proposed response to Shawnee County in regards to an interlocal agreement for the Countywide Retailers' Half-Cent Sales tax funds. He referenced a memo he distributed on December 10, 2015, and an updated spreadsheet included in the Council packet (*Attachment A*). He listed the following minimal changes (1) economic development fund allocation for the JEDO contractor would remain at \$5 million on an annual basis and paid from the first funds received, (2) total allocation of Willard Bridge would be \$32.5 million over the life of the project, (3) City agrees with County's list of street projects and funding amounts, (4) increase Kansas Expocentre budget by \$10 million from \$25 million to \$35 million by reducing pedestrian bikeway amount from \$8.5 million to \$3.5 million and reducing the Unencumbered amount from \$6.25 million to \$1.25 million, (5) funds allocated annually on prorated basis and each portion given to each organization consistent with the interlocal agreement and projects included in the ballot question,

(6) \$15 million for urban economic development which was kept on the list because there has been a lot of discussion regarding inclusion of this in the interlocal agreement.

Councilmember Hiller referenced the recommendation made by Garner Economics, L.L.C. which was to continue to do what we have been doing regarding economic development; however, allocate \$4 million instead of \$5 million and use the remaining \$1 million for urban economic redevelopment.

Jim Colson stated urban economic development was vital to the community; however, the Governing Body would have to determine the best funding source.

Councilmember Schumm requested the City's proposal to the County include the recommendations as outlined in the Garner Economics, L.L.C. report regarding how the \$5 million should be spent by GO Topeka.

Councilmember Schwartz requested staff research if other cities are spending money on workforce development and if it is working so that a determination could be made before spending \$15 million on urban economic development. She expressed concern with conducting workforce training and not ensuring there are enough jobs available for qualified employees. She asked what stance the County has taken on urban redevelopment.

Jim Colson reported he has had some conversations with the County and some have expressed support whereas others have stated they would prefer the proposal be a more countywide activity; however, the City's focus has always been based on needs of the community.

Councilmember Schwartz stated she believes workforce development training was not what the public voted on when approving the Countywide Half-Cent Sales Tax extension.

Jim Colson stated the recommendation fills the gap of the most basic need of the community and would be considered economic development.

Mayor Wolgast stated he believes this is what economic development means at the present time and referenced the Garner report recommendations which includes making transportation available, broadband initiatives, retail development in specific areas and workforce development.

Councilmember Ortiz stated she believes there could be some duplication in workforce tools and concurs with Councilmember Schwartz on the need to research what was already available before implementing urban economic development.

Councilmember Jensen stated he concurs with Councilmember Ortiz; however, some duplication of services was needed to reach all individuals for maximum impact.

Councilmember Schumm stated the recommendations were created because current efforts were not working.

Councilmember Ortiz requested urban economic development funds include transportation.

Jim Colson stated his focus was to develop an intake or workforce development center and rehabilitation on blighted areas within the city; however, he agrees there is a great need for transportation alternatives in the community.

Mayor Wolgast noted some of the issues being discussed would be addressed at the December 16, 2015 JEDO meeting.

Councilmember Clear spoke in support of completing the Kansas Expocentre improvements in the amount of \$45 million before allocating funds to address workforce development issues

Councilmember Hiller stated she agrees with all the comments regarding workforce development and transportation incentives; however, she suggested a committee be created to consider economic development issues for the purpose of (1) to do what voters expect; (2) complete street improvements paid first with cash; (3) be smart with economic development; (4) the need to clarify the role of the JEDO Board; and (5) give an overview to all groups that work jointly on these endeavors (same as at JEDO meetings).

Councilmember Schwartz asked if the City and County could amend the interlocal agreement to add language regarding changes that could be made if both parties agree during the 15-year period.

Jim Colson stated both governmental entities have to stay consistent with the ballot language approved by the community; however, he suggested the City and County legal departments could research the legalities of language amendments.

Jo Turner, Jeff Van Petten and Marty Bloomquist spoke in support of funding the Kansas Expocentre in the amount of \$45 million.

Joseph Ledbetter spoke in support of the urban economic development fund and funding the Kansas Expocentre improvements.

Councilmember Hiller listed the following proposal using the City Manager's Recommendation spreadsheet dated December 10, 2015 (*Attachment A*):

- 1) Add "(s)" to "Contractor" and leave at \$75,000,000
- 2) Urban Redevelopment line item reduce from \$15,000,000 to \$8,500,000 and leave the excess funds (\$6.5 million) in this line item or in "Unencumbered" for future JEDO Boards to allocate
- 3) County Bridges line item reduce from \$32,500,000 to \$28,000,000 and this amount would continue the \$1.5 million per year as in the current program and would provide \$10,000,000 for the Willard Bridge (Willard Bridge funds would be programmed into years 11 and 12 to allow city streets to be completed first then county streets because the interest-free state loan would allow the repayment at that time.
- 4) County Streets line item no changes except in years 9,10 and 11 to follow City street project completions
- 5) City Streets line item no change and program into years 1 through 8
- 6) Kansas Expocentre line item increase from \$35,000,000 to \$45,000,000
- 7) Topeka Zoo line item no change
- 8) Bikeways Master Plan line item no change

Mayor Wolgast expressed concern with reducing the Willard Bridge project amount.

Councilmember Hiller stated she believes \$10 million was a reasonable number because the County stated their Bridge Program was in good shape.

Councilmember Schumm stated the proposal does not include \$5 million of unencumbered funds and questioned if the amount could be moved back to bridge projects or unencumbered funds.

Councilmember Hiller stated she would propose \$1.2 million of unencumbered funds the same as what was reflected in the City Manager's proposal.

Mayor Wolgast clarified the \$5 million of unencumbered money was included in urban redevelopment funds.

Councilmember Jensen stated he believes there was a need to build a new convention center between the downtown area and North Topeka district; however, expanding the equestrian center at the current location is a must and he would fully support it because it is a part of the Kansas Expocentre that would expand and grow.

Councilmember Clear stated she would agree with Councilmember Hiller's proposal if Shawnee County concurs.

Councilmember Schumm questioned the amount needed to renovate only the equestrian facilities.

Councilmember Hiller stated she believes the amount would remain at \$45 million.

Councilmember Schumm stated he would agree to Councilmember Hiller's proposal if JEDO would continue to look at urban redevelopment coming from the current \$5 million allocated to GO Topeka and City streets be completed in the next three to five years.

Mayor Wolgast expressed support of the funding portion of Councilmember Hiller's proposal.

Councilmember Hiller clarified her suggestion to enhance the role and responsibilities of JEDO was to make sure they are not in the same situation they are now, possibly give governmental units some flexibility while still giving the JEDO Board overall control.

ANNOUNCEMENTS BY THE CITY MANAGER, MAYOR AND MEMBERS OF THE COUNCIL;

Jim Colson, City Manager, commended Municipal Court Administrative Judge Vic Miller for his service to the City of Topeka.

Councilmember Hiller announced December 15, 2015, was the 160th Anniversary of the City's Territorial Charter Ordinance which organized Topeka as a city in 1855.

Councilmember Ortiz thanked Municipal Court Administrative Judge Vic Miller for his service. She reminded citizens to "Lock It, Remove It or Lose It" during the holiday season and to be aware of their surroundings. She offered her condolences to the Monique Glaude family.

Councilmember Schumm encouraged citizens to contact the Topeka Rescue Mission at 785-357-4285 or visit their website at www.trmonline.org to help individuals who might be struggling during the Christmas season.

Councilmember Schwartz reported this week's "gems" of Topeka are Aly Van Dyke, City Media Relations Director and Tomari Quinn, Topeka Capital Journal. She noted Kansas was rated fifth highest state for volunteerism and thanked all those that volunteered in various ways throughout the year.

Joseph Ledbetter appeared to speak under public comment.

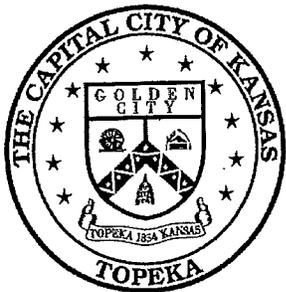
Councilmember Hiller moved to recess into executive session for a time period not to exceed 30 minutes to discuss non-elected personnel matters and to include the Governing Body and the City Manager. The motion seconded by Councilmember Ortiz carried unanimously. (9-0-0)

At 9:11 p.m., the Governing Body reconvened into open session and Mayor Wolgast announced no action was taken.

NO FURTHER BUSINESS appearing the meeting was adjourned at 9:13 p.m.

Brenda Younger
Brenda Younger
City Clerk





CITY OF TOPEKA

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To: Governing Body

From: Jim Colson, City Manager

Date: 12/10/15 (Revised to reflect Joint JEDO Board Meeting)

RE: Inter Local Agreement Draft – Discussion Only

Background

On November 20, 2014, the Shawnee County Commission approved a proposed Inter Local Agreement and forwarded to the City of Topeka containing provisions for the use of the Countywide ½ cent retail sales tax in an effort to facilitate discussion amongst the governing body and develop a proposed response to the County.

In a memo dated September 15, 2015, City staff outlined concerns, comments and recommendations. This memo has been revised to reflect the November 18, 2015, JEDO Board meeting discussion.

On November 18, 2015, a joint meeting of City and County governing bodies met to discuss the recommendations and receive input and clarification. The following recommendations reflect input from that meeting.

City Staff Recommendations – For Discussion Only

- 1) The economic development fund allocation remains at \$5 million per year and are paid from first funds received on an annual basis consistent with the current agreement.
- 2) The total allocation of bridge funds be increased from \$22,500,000 to \$32,500,000 over the life of the project. The bridge funds are not allocated from first funds available, but are treated in a manner similar to the proposal for all infrastructure and quality of life projects.
- 3) City staff agrees with the county's list of street projects and funding amounts.
- 4) City staff agrees with the county's list of quality of life projects and the funding amount, except city staff recommends reducing the Expo Center project from \$45 million to \$36 million.

- 5) All funds (less economic development funds) are allocated annually on a pro-rata basis, as opposed to a negotiated project prioritization basis. Each organization can determine on its own whether to fund projects on a cash basis or bond projects based on projected revenue streams.

- 6) City staff recommends consideration of an Urban Economic Development fund in the amount of \$15 million to encourage the development of an economic development program focused on workforce development. Primarily directed toward unemployed/underemployed residents including veterans), youth employment programming, rehabilitation of blighted, derelict and underutilized facilities and infrastructure to attract economic development prospects and job training funds in areas of the city that have been disadvantaged from a jobs and economic growth perspective.

One of the critical discussion items for the Urban Economic Development Zone is establishing eligibility boundaries. Various alternatives include geographic area, health map rating or combination. Additionally, you do not want to include areas that are actively being supported by other programs. Therefore we offer, as a discussion starter, the following recommendation for boundaries:

- Align Urban Economic Development program boundaries with the city's Neighborhood Revitalization Area as a start for an overall boundary. Link attached <http://topeka.org/pdfs/planning/NRPboundaryMap.pdf>

It is the City's de-facto "target area" for re-investment and has been smoothed out to include whole "neighborhoods" vs. excluding parts of neighborhoods as the health map does. It uses major streets for its boundaries and allows property on either side of the street to be eligible. This will catch the commercial corridors. Properties within the NRP boundary can still be weighted based on their health (IC, AR, or OP). The NRP boundary has all of the IC/AR areas (except 21st/Gage) and leaves off the Wal-Mart anomaly along Highway 24. It does not include Oakland's corridors which I believe should be corrected next time we update the NRP.

The NRP boundary expires at the end of 2017, but I assume we would fully intend to renew it and could make adjustments to it at that time as well.

That being said, staff recommends using the NRP boundary with these caveats...

ADD Oakland corridors (Seward and Sardou)

ADD new "At Risk" areas (21st and Gage)

MINUS Downtown (BID area)

MINUS Kanza Education and Science Park (MacVicar and 6th area)

Projected Funds Available

Based upon a 1% annual growth rate of 2014 actuals, the total revenue contemplated by the new Countywide ½ Cent Sales tax would total \$262,454,495. Based on the recommendations listed above the funds would be allocated in the following manner:

Economic Development	
JEDO/Go Topeka	\$75.00 Million (\$5 Million annually)
Urban Economic Development Program	\$15.00 Million (\$1 Million annually)
Infrastructure	
County	
Bridges	\$32.50 Million
Streets	\$23.10 Million
City	
Streets	\$67.10 Million
Quality of Life	
County	\$35.00 Million
City	\$13.50 Million
Total Allocations (based on recommendations)	\$261.20 Million
Total Amount Revenue Projected	\$262,454,495
Economic Development	\$90.00 Million
County	\$90.60 Million
City	<u>\$80.60 Million</u>
Projected Remainder	\$ 1.25 Million

Notes on Current Sales Tax

In addition to the proposed upcoming sales tax, the current .5% sales tax is estimated to have substantial funds left at the end. Based upon the current Inter Local Agreement, the City share for those funds would be approximately \$8.2 million and approximately \$6.9 million that the County. There are no limitations on those funds upon completion of the current ILA.

	City Original	County Version	City Rec.	Totals
ECONOMIC DEVELOPMENT				
Contractor	\$75,000,000	\$75,000,000	\$75,000,000	
Urban Redevelopment	\$0	\$0	\$15,000,000	\$90,000,000
INFRASTRUCTURE				
County Allocation				
County Bridges	\$22,500,000	\$32,500,000	\$32,500,000	
NW Rochester - US24 to NW 50th	\$13,700,000	\$13,700,000	\$13,700,000	
NW 46th St - Button to Rochester	\$9,400,000	\$9,400,000	\$9,400,000	\$55,600,000
City Allocation				
SW 6th Ave - Gage - Fairlawn	\$5,600,000	\$5,600,000	\$5,600,000	
SW 17th - Adams - Washburn	\$8,300,000	\$8,300,000	\$8,300,000	
SW 17th - MacVicar - I-470	\$14,600,000	\$14,600,000	\$14,600,000	
Topeka Blvd - 15th-21st	\$4,900,000	\$4,900,000	\$4,900,000	
SE California St - 37th to 45th	\$5,600,000	\$5,600,000	\$5,600,000	
NE Seward - Sumner to Forest	\$1,500,000	\$1,500,000	\$1,500,000	
SE Huntton - Gage to Harrison	\$7,100,000	\$5,800,000	\$5,800,000	
SW 12th - Gage to Kansas	\$7,900,000	\$6,600,000	\$6,600,000	
SW 29th - Fairlawn to Wanamaker	\$6,100,000	\$6,100,000	\$6,100,000	
SW 37th - Scapa to Burlingame	\$3,700,000	\$3,700,000	\$3,700,000	
SW 37th - Kansas to Adams	\$4,400,000	\$4,400,000	\$4,400,000	\$67,100,000
QUALITY OF LIFE				
County Allocation				
Expo Center	\$45,000,000	\$45,000,000	\$35,000,000	\$35,000,000
City Allocation				
Topeka Zoo	\$10,000,000	\$10,000,000	\$10,000,000	
Bikeways Master Plan	\$3,500,000	\$3,500,000	\$3,500,000	\$13,500,000
Total Allocations	\$248,800,000	\$256,200,000	\$261,200,000	\$261,200,000
Revenue Assumptions				
- based on 15 years and 1% growth	\$262,454,495	\$262,454,495	\$262,454,495	
			econ dev	\$90,000,000
			county	\$90,600,000
			city	\$80,600,000
			TOTAL	\$261,200,000
				\$1,254,495

Notes:
Total Revenue Projected:
\$262,454,495
(15 year term at 1% annual growth)

Econ Dev - \$90,000,000
County - \$90,600,000
City - \$80,600,000
Unencumbered - \$ 1,254,495