

## ORDINANCE NO. B-3309

**AN ORDINANCE AUTHORIZING THE CITY OF OVERLAND PARK, KANSAS, TO ISSUE ITS FEDERALLY TAXABLE PRIVATE ACTIVITY REVENUE BONDS, SERIES 2020, IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$28,000,000 FOR THE PURPOSE OF FINANCING THE ACQUISITION OF CONSTRUCTION MATERIALS, EQUIPMENT AND FURNISHINGS OF A COMMERCIAL FACILITY AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS (CITY PLACE CORPORATE CENTRE I EDRB PROJECT).**

**WHEREAS**, the City of Overland Park, Kansas (the “Issuer” and the “City”), is authorized by K.S.A. 12-1740 *et seq.*, as amended (the “Act”), to acquire, construct, improve and equip certain facilities (as defined in the Act) for the stated statutory purposes, to enter into leases and lease-purchase agreements with any person, firm or corporation for such facilities and to issue revenue bonds for the purpose of paying the costs of such facilities; and

**WHEREAS**, pursuant to a development agreement between the City and College 69 Associates, LLC, a Kansas limited liability company (the “Developer”), approved by the Governing Body of the City on February 17, 2014, with amendments thereto approved by the Governing Body of the City on August 4, 2014, September 8, 2014, October 20, 2014, November 21, 2016 and May 1, 2017, and as amended and restated in its entirety approved by the Governing Body of the City on November 20, 2017, as further amended thereto approved by the Governing Body of the City on January 14, 2019 and March 2, 2020, the City agreed to consider issuing federally taxable private activity revenue bonds related to the development on property generally located at the southeast corner of College Boulevard and Switzer Road (“City Place”) within the City, a general boundary map of which is set forth in **Exhibit A** attached hereto; and

**WHEREAS**, pursuant to Resolution No. 4523 of the City, adopted on April 1, 2019, as amended by Resolution No. 4523, A of the City, adopted on March 2, 2020, the Governing Body of the City determined its intent to issue its federally taxable private activity revenue bonds in the principal amount not to exceed \$30,000,000 for the purpose of financing the costs of the acquisition, construction, equipping and furnishing of a commercial facility, including real estate (the “Project Site”), and buildings and improvements (collectively, the “Project Improvements” and together with the Project Site, the “Project”), generally located in the northeastern quadrant on the general boundary map set forth in **Exhibit A** and identified as Parcel VIII and now identified as 11101 Switzer Road, within the City, in order to enable an exemption on sales taxes levied by Kansas governmental entities for construction materials, equipment and furnishings related to the Project, and to lease the Project to the Developer or an affiliate of the Developer; and

**WHEREAS**, pursuant to the Acknowledgment of Affiliate Assignment and Assumption Agreement – Parcel VIII (CityPlace Corporate Centre I) dated as of June 21, 2019, the Developer assigned its rights related to the Project to 5800 Stilwell BI SPE, LLC, a Kansas limited liability company (“5800 Stilwell”), Perg BI SPE, LLC, a Kansas limited liability company (“Perg”), and LOICP 1, LLC, a Kansas limited liability company (“LOICP 1”), and the Developer assigned the Project Improvements to CityPlace Corporate Centre I Investors LLC, a Kansas limited liability

company (“CPCC I”) (CPCC I, 5800 Stilwell, Perg and LOICP 1 are herein, individually and collectively, as the context requires, the “Company”); and

**WHEREAS**, the Issuer has found and does find and determine that it is desirable in order to promote, stimulate and develop the general economic welfare and prosperity of the Issuer and the State of Kansas that the Issuer issue its Federally Taxable Private Activity Revenue Bonds, Series 2020 (City Place Corporate Centre I EDRB Project), in the principal amount not to exceed \$28,000,000 (the “Bonds”), for the purpose of financing the costs of the acquisition, construction, equipping and furnishing of the Project and authorizing the Issuer to lease the Project (as more fully described in the Indenture, the Base Lease and the Lease hereinafter authorized) to the Company; and

**WHEREAS**, the Issuer further finds and determines that it is necessary and desirable in connection with the issuance of the Bonds to execute and deliver (i) a Trust Indenture (the “Indenture”), with BOKF, N.A., Kansas City, Missouri, as Trustee (the “Trustee”), prescribing the terms and conditions of issuing and securing the Bonds; (ii) a Base Lease Agreement (the “Base Lease”), among the Company and the Issuer, pursuant to which the Issuer will lease from the Company certain interest in the real property on which the Project Improvements are located; (iii) a Lease (the “Lease”), between the Issuer and the Company, pursuant to which the Issuer shall lease back the Project to the Company in consideration of rentals which are intended to be sufficient to provide for the payment of the principal of, premium, if any, and interest on the Bonds as the same become due; (iv) a Payment in Lieu of Taxes Agreement providing for a property tax exemption for the Project among the Issuer, the Company and the Guarantor (as provided in the Payment in Lieu of Taxes Agreement); and (v) a Bond Purchase Agreement providing for the sale of the Bonds by the Issuer to CPCC I, as the purchaser (collectively, the “Bond Documents”);

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OVERLAND PARK, KANSAS, AS FOLLOWS:**

**Section 1. Authority to Cause the Project to be Constructed, Equipped and Furnished.** The Issuer is hereby authorized to cause the Project to be acquired, constructed, equipped and furnished all in the manner and as more particularly described in the Indenture, the Base Lease and the Lease herein authorized.

**Section 2. Authorization of and Security for the Bonds.** The Issuer is hereby authorized and directed to issue the Bonds, to be designated “City of Overland Park, Kansas, Federally Taxable Private Activity Revenue Bonds, Series 2020 (City Place Corporate Centre I EDRB Project)” in the principal amount not to exceed \$28,000,000 (the “Bonds”), for the purpose of providing funds to pay the costs of acquiring, constructing, equipping and furnishing the Project. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Indenture. The Bonds shall be special limited obligations of the Issuer payable solely from the trust estate established under the Indenture, including revenues from the lease of the Project to the Company. The Bonds shall not be general obligations of the Issuer, nor constitute a pledge of the full faith and credit of the Issuer and shall not be payable in any manner by taxation.

**Section 3. Execution of Bonds and Bond Documents.** The Mayor of the Issuer is hereby authorized and directed to execute the Bonds and deliver them to the Trustee for authentication on behalf of, and as the act and deed of the Issuer, in the manner provided in the Indenture. The Mayor is further authorized and directed to execute and deliver the Bond Documents on behalf of, and as the act and deed of the Issuer, in substantially the forms on file in the office of the City Clerk, with such corrections or amendments thereto as the Mayor may approve, which approval shall be evidenced by execution thereof, and to execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the purposes and intent of this Ordinance and the Bond Documents. The City Clerk of the Issuer is hereby authorized and directed to attest the execution of the Bonds, the Bond Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out the intent of this Ordinance under the Issuer's official seal.

**Section 4. Pledge of the Project and Net Earnings.** The Issuer hereby pledges the Project and the net earnings generated under the Lease to the payment of the Bonds in accordance with K.S.A. 12-1744. The lien created by such pledge shall be discharged when all of the Bonds shall be deemed to have been paid within the meaning of the Indenture.

**Section 5. Further Authority.** The officials, officers, agents and employees of the Issuer are hereby authorized and directed to take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out the provisions of this Ordinance and to carry out and perform the duties of the Issuer with respect to the Bonds and the Bond Documents as necessary to give effect to the transactions contemplated in this Ordinance and in the Bond Documents.

**Section 6. Effective Date.** This Ordinance shall take effect from and after its final passage by the Governing Body of the Issuer, signature by the Mayor and publication once in the official newspaper of the Issuer.

PASSED by the City Council this 7<sup>th</sup> day of December, 2020.

APPROVED by the Mayor this 7<sup>th</sup> day of December, 2020.

**CITY OF OVERLAND PARK, KANSAS**

By: /s/ Carl Gerlach  
Carl Gerlach  
Mayor

(SEAL)

ATTEST:

By: /s/ Elizabeth Kelley  
Elizabeth Kelley  
City Clerk

APPROVED AS TO FORM:

By: /s/ Michael Koss  
Michael Koss  
Senior Assistant City Attorney

# EXHIBIT A

