

CITY OF TONGANOXIE
321 S. DELAWARE 913-845-2620
April 3, 2017
7:00 Regular Meeting



Honorable Jason K. Ward, Mayor
Council Members
Chris Donnelly James Truesdell
Curtis Oroke Andy Gilner Kara Reed

Open Regular Meeting – 7:00 p.m.

I. Pledge of Allegiance

II. Approval of Minutes – Regular Meeting dated March 20, 2017

III. Consent Agenda

- a) Consider Approval of Bills - Approve Pay Ordinance A-1800
- b) Consider approval of payment to Blue Cross and Blue Shield for health insurance premiums in the amount of \$28,521.05
- c) Consider approval of payment to Cunningham Sandblasting for water tower painting in the amount of \$38,217.00
- d) Consider approval of payment to First State Bank & Trust for a credit card payments in the amount of \$2,588.90
- e) Consider approval of payment to Fun Services of Kansas City for equipment rentals for Tonganoxie Days in the amount of \$4,734.00
- f) Consider approval of to Olathe Winwater Works for supplies and equipment in the amount of \$5,604.00
- g) Consider approval of payment to Tonganoxie Library Board for property taxes in the amount of \$7,940.49
- h) Consider approval of payment to Tyler Technologies for annual software licensing fees and new utility billing system implementation in the amount of \$35,997.69

IV. Open Agenda

“Members of the public are welcome to use this time to comment about any matter relating to City business. The comments that are discussed under Open Agenda may or may not be acted upon by the Council during this meeting. Please wait to be recognized by the Mayor, then **state your name and address** and all comments are to be directed to the chair.”

V. Old Business

VI. New Business

- a) Consideration of pool pass donation to Basehor Elementary School
- b) Second Reading: Ordinance 1420: Imposing a three-quarters percent (0.75%) city-wide sales tax for general purposes

d) Consider approval of engaging TBS Electronics to re-program fire and police radios

e) City Manager Agenda

1. Consider approval of paying bills once per week
2. Appraisal on old city shop
3. Industrial park development status

f) City Attorney Agenda

g) Mayor Agenda

1. Recycling drop-off location

h) Mayor Pro Tem Agenda

i) City Council Agenda

VII. Information & Communications (No Action Required)

1. Moody's Issuer Comment Report
2. Residential Building Permit Statistics for February 2017

VIII. Adjourn

City Council Meeting
March 20, 2017
7:00 p.m. Regular Meeting



Mayor Ward opened the meeting at 7:00 p.m. with the pledge of allegiance. Council members present were Curtis Oroke, Andy Gilner, and Kara Reed. Chris Donnelly and Jim Truesdell were absent. Also in attendance were City Manager George Brajkovic, City Clerk Patty Hagg and Interim City Attorney Keyta Kelly.

Approval of Minutes and Consent Agenda

- Mr. Gilner moved to approve the minutes from March 7, 2017. Ms. Reed seconded. All ayes. Motion carried.
- Mr. Gilner moved to approve the consent agenda including Pay Ordinance A-1799. Mr. Oroke seconded. All ayes. Motion carried.

Open Agenda-

- Greg Ward, 22528 Hatchell Rd., Tonganoxie KS, Developer for Timber Hills Subdivision, asked about the Rural Housing Incentive program. He also stated he has submitted a Final Plat, Phase B for Planning Commission review on April 6, 2017. Mayor Ward stated he would follow up with Assistant City Manager Jamie Shockley and should have an update at the April 3rd meeting.

Old Business - None

New Business

Presentation from Kane Family Farms

- No one was present at the meeting. Mayor Ward suggested contacting the developers to see if they could come to a future Council Meeting to present their development plans for property located south of the city just outside of City Limits.

First Reading: Ordinance 1420: Imposing a three-quarters percent (0.75%) city-wide sales tax for general purposes

- Mr. Brajkovic reviewed the ordinance and explained this was the first reading. Ordinance 1420 will be voted on at the April 3rd, meeting. Mr. Brajkovic suggested the city council should consider setting a date for a work session to discuss and prioritize projects that will use the sales tax revenue. Mr. Gilner agreed and suggested the work session should be in April before budget work sessions started in May.

First Reading: Ordinance 1421: Repealing Ordinance 1415, which authorized an inter-local agreement between Leavenworth County and the Leavenworth County Port Authority

- Mr. Brajkovic stated the Attorney General denied approval of the inter-local agreement citing the Port Authority could not use bonds that were issued by Leavenworth County to develop the business park in Tonganoxie. He stated Ordinance 1421 would repeal Ordinance 1415 and a new inter-local agreement would be between the City of Tonganoxie and Leavenworth County only.
- Mr. Gilner moved to adopt Ordinance 1421 and repeal Ordinance 1415. Mr. Oroke seconded. All ayes. Motion carried.

Resolution 3-17-02: expressing support for partnership with Leavenworth Count for development of Tonganoxie Business Park.

- Mr. Brajkovic explained the resolution and the partnership with Leavenworth County and the City of Tonganoxie. He explained the resolution expresses support for a five million dollar (\$5,000,000.00) grant from Leavenworth County which will be used for grading and wetland mitigation in the Tonganoxie Business Park. Mr. Brajkovic stated Leavenworth County will also prepare a resolution for submission to the Attorney General and if approved the City and County will adopt a new inter-local agreement.
- Ms. Reed moved to approve Resolution 03-17-02. Mr. Gilner seconded. All ayes. Motion carried.

Resolution 03-17-03; Authorizing the consumption of alcoholic beverages at Tonganoxie Days 2017

- Mr. Brajkovic reviewed the resolution and stated this is to approve an application for a temporary 3-day liquor license to provide for alcoholic beverages at Tonganoxie Days in June. He stated there would be a designated area that would be barricaded for the event.
- Mr. Gilner moved to approve Resolution 03-17-03. Mr. Oroke seconded. Discussion-Representatives from the Bike Across America Tonganoxie committee asked if the days on the application could be extended to include the Bike Across America event that occurs the following weekend after Tonganoxie Days. Also discussed was the cost of a yearly application and individual event applications. Mayor Ward suggested contacting surrounding cities to see if they do a yearly application and how many events they sponsor each year. Ms. Reed explained the urgency of approving the resolution. She stated the Tonganoxie Days committee needed to get the application in the mail. She suggested Bike Across America apply for another license for their event if they decide to serve alcohol.
- Mayor Ward stated he had a motion from Mr. Gilner to approve Resolution 03-17-03, seconded by Mr. Oroke. All ayes. Motion Carried.

City Manager Agenda**February Financial Report**

- Mr. Brajkovic reviewed the financial reports prepared by Ms. Shockley. He stated overall the fund revenues and expenditures were good.

Set Date for Work Session

- Mr. Brajkovic asked the Mayor and Council to schedule a work session to discuss projects for the ¾ cent sales tax revenue. The Mayor and Council also suggested the Planning Commissioners should be invited. The Mayor also stated that it is an open work session if members of the community wanted to attend.
- Mr. Gilner moved to schedule the work session for April 12, 2017 at 7:00pm in the City Council Chambers. Ms. Reed seconded. All ayes. Motion carried.

Mayor Agenda – Mayor Ward asked that his request for an Executive Session be moved to the end of the agenda.

Mayor Pro Tem Agenda – Nothing

City Council Agenda - Nothing

Executive Session to Discuss Matters of Non-Elected Personnel

- Mayor Ward requested an executive session to discuss matters of non-elected personnel for a period of 10 minutes to include the governing body and city manager. Ms. Reed moved. Mr. Gilner seconded. All ayes. Motion carried.
- Mr. Gilner moved to return from executive session and make a note that no action was taken. Ms. Reed seconded. All ayes. Motion carried.

Open Agenda

- Margie Gilner, 814 E 8th St., Tonganoxie KS, asked if the council would consider a brush dump like the City of Eudora has. Mayor Ward stated we currently have a dump site that is open to residents for a few days after a bad storm. Mrs. Gilner stated the one in Eudora was open during the week all year for residents to dump lawn waste and brush only. Fire Chief Jack Holcomb stated there could be KDHE issues and he would research how surrounding communities handle yard and brush waste.

With no further business, Mr. Gilner made a motion to adjourn the meeting. Ms. Reed seconded. All Ayes.

Meeting adjourned at 8:13 p.m.

Respectfully submitted,

Patty Hagg
City Clerk



City of Tonganoxie, KS

Check Report

By Check Number

Date Range: 03/17/2017 - 03/30/2017

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
0671	WESTAR ENERGY	03/24/2017	Regular	0.00	743.08	41224
0330	KANSAS GAS SERVICE	03/24/2017	Regular	0.00	117.35	41225
0001	911 CUSTOM	03/30/2017	Regular	0.00	120.00	41226
0012	ALEXANDER PUMP & SERVICE, INC.	03/30/2017	Regular	0.00	2,320.00	41227
0694	APPARATUS SERVICES LLC	03/30/2017	Regular	0.00	226.74	41228
0038	B & W FIRE LLC	03/30/2017	Regular	0.00	1,071.35	41229
0051	BG CONSULTANTS INC	03/30/2017	Regular	0.00	3,381.50	41230
0056	BLUE CROSS AND BLUE SHIELD	03/30/2017	Regular	0.00	28,521.05	41231
0070	BROTHER' S MARKET	03/30/2017	Regular	0.00	57.04	41232
0099	CITY OF LEAVENWORTH	03/30/2017	Regular	0.00	275.00	41233
0115	CONRAD FIRE EQUIPMENT, INC.	03/30/2017	Regular	0.00	126.60	41234
0820	CUNNINGHAM SANDBLASTING & PAINTING CO.	03/30/2017	Regular	0.00	38,217.00	41235
0817	DELL MARKETING LP	03/30/2017	Regular	0.00	1,335.13	41236
0136	DELTA DENTAL PLAN OF KANSAS,IN	03/30/2017	Regular	0.00	2,091.54	41237
0152	E. EDWARDS WORK WEAR	03/30/2017	Regular	0.00	250.44	41238
0710	EAGLE MEMORIALS	03/30/2017	Regular	0.00	100.00	41239
0189	FIRST STATE BANK & TRUST	03/30/2017	Regular	0.00	2,588.90	41240
0198	FRANK ROBISON	03/30/2017	Regular	0.00	1,400.00	41241
0201	FUN SERVICES OF KANSAS CITY	03/30/2017	Regular	0.00	4,734.00	41242
0205	GALL'S LLC	03/30/2017	Regular	0.00	17.78	41243
0243	HIMPEL LUMBER & BUILDING SUPPL	03/30/2017	Regular	0.00	563.30	41244
0244	HMC PERFORMANCE COATINGS LLC	03/30/2017	Regular	0.00	150.00	41245
0722	KAIJA BALDOCK	03/30/2017	Regular	0.00	162.00	41246
0325	KANSAS FEDERAL SURPLUS PROPERT	03/30/2017	Regular	0.00	75.00	41247
0335	KANSAS MUNICIPAL JUDGES ASSOC.	03/30/2017	Regular	0.00	25.00	41248
0345	KATHLEEN MCBRATNEY	03/30/2017	Regular	0.00	375.00	41249
0362	KIMBALL MIDWEST	03/30/2017	Regular	0.00	89.76	41250
0367	KNOLOGY, INC.	03/30/2017	Regular	0.00	210.62	41251
0410	LIBERTY NATIONAL	03/30/2017	Regular	0.00	219.53	41252
0414	LINK-LITE NETWORKING, INC.	03/30/2017	Regular	0.00	1,615.75	41253
0426	LV COUNTY SHERIFF OFFICE	03/30/2017	Regular	0.00	577.50	41254
0732	METLIFE - GROUP BENEFITS	03/30/2017	Regular	0.00	200.91	41255
0357	MIKE KELLY	03/30/2017	Regular	0.00	1,000.00	41256
0759	NATIONWIDE LIFE INSURANCE CO	03/30/2017	Regular	0.00	100.00	41257
0479	NEW DIRECTIONS BEHAVIORAL HEAL	03/30/2017	Regular	0.00	240.30	41258
0491	OLATHE WINWATER WORKS	03/30/2017	Regular	0.00	5,604.00	41259
0494	OMEGA DOOR & HARDWARE	03/30/2017	Regular	0.00	475.00	41260
0524	POSTMASTER	03/30/2017	Regular	0.00	1,239.70	41261
0542	QUILL	03/30/2017	Regular	0.00	54.29	41262
0555	RICOH USA, INC.	03/30/2017	Regular	0.00	32.73	41263
0562	S & S AUTOMOTIVE	03/30/2017	Regular	0.00	251.89	41264
0568	SAMS CLUB	03/30/2017	Regular	0.00	618.79	41265
0578	SECURITY BENEFIT	03/30/2017	Regular	0.00	821.33	41266
0579	SECURITY BENEFIT - 457	03/30/2017	Regular	0.00	2,688.46	41267
0581	SHILLING ELECTRIC CO.	03/30/2017	Regular	0.00	6.60	41268
0617	TBS ELECTRONICS, INC.	03/30/2017	Regular	0.00	116.00	41269
0623	THE MYERS HOTEL	03/30/2017	Regular	0.00	75.00	41270
0630	TONGANOXIE LIBRARY BOARD	03/30/2017	Regular	0.00	7,940.49	41271
0639	TRI-HULL CRANE RENTAL, LLC	03/30/2017	Regular	0.00	280.00	41272
0641	TYLER TECHNOLOGIES	03/30/2017	Regular	0.00	35,997.69	41273
0651	USA BLUE BOOK	03/30/2017	Regular	0.00	748.22	41274
0658	VFW POST #9271	03/30/2017	Regular	0.00	100.00	41275
0661	VISION SERVICE PLAN	03/30/2017	Regular	0.00	396.19	41276
0668	WEIS FIRE & SAFETY EQUIPMENT	03/30/2017	Regular	0.00	569.46	41277

Check Report

Date Range: 03/17/2017 - 03/30/2017

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0671	WESTAR ENERGY	03/30/2017	Regular	0.00	23.50	41278
0673	WESTERN EXTRALITE COMPANY	03/30/2017	Regular	0.00	523.31	41279
0677	WILLIAM PRAY	03/30/2017	Regular	0.00	600.00	41280
0524	POSTMASTER	03/20/2017	Regular	0.00	1,239.70	44223
0330	KANSAS GAS SERVICE	03/24/2017	Regular	0.00	-117.35	44224
0330	KANSAS GAS SERVICE	03/24/2017	Regular	0.00	117.35	44224
0671	WESTAR ENERGY	03/24/2017	Regular	0.00	-743.08	44225
0671	WESTAR ENERGY	03/24/2017	Regular	0.00	743.08	44225

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	94	60	0.00	154,561.95
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	-860.43
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	94	62	0.00	153,701.52

Fund Summary

Fund	Name	Period	Amount
998	Gen Fund-Pooled Cash	3/2017	153,701.52
			<hr/>
			153,701.52



Office of the City Manager
AGENDA STATEMENT

DATE: April 3, 2017
To: Honorable Mayor Jason K. Ward and Members of the City Council
FROM: Jamie Shockley, Assistant City Manager
SUBJECT: Request to Waive Fee for Family Season Pass Donation to Basehor Elementary School

DISCUSSION:

The City received a request from Basehor Elementary School to donate a family season pass to be used during their annual silent auction. The cost of a non-resident family season pass is \$160.00. Information about the silent auction is attached for the Council's reference.

ACTION NEEDED:

Make a motion to approve or deny the request.



Basehor Elementary School

Believing Everyone Succeeds as we work Together

15602 Leavenworth Road • Basehor, KS • 66007 • 913.724.1038 • Fax 913.724.1492 • tlvnch@usd458.org

February 2, 2017

To Whom It May Concern:

The Basehor Bluejay Team (BBT) Carnival Committee at Basehor Elementary /Basehor Intermediate School is planning its annual spring 2017 School Carnival and Silent Auction to be held May 5, 2017 at Basehor Intermediate School. It will include games, food, student activities and prizes. The members of the Carnival Committee strongly believe that school is not only a place where children learn in the classroom, but should also incorporate extracurricular activities which are fun and safe for students and their families.

We believe that community involvement is very important to the success of our children's education. *They are our future leaders.* The Basehor Bluejay Team desires to enrich their education and provide positive activities and resources across educational settings.

We are asking businesses and organizations to help support the school carnival by making a donation to use in the carnival raffle or silent auction.

The committee will recognize each business and organization that contributes towards the carnival and silent auction both at the carnival and in the school newsletter.

Thank you in advance for your generosity toward the children of Basehor Elementary/Basehor Intermediate schools. If you have any questions please feel free to contact me at (913) 238-5829 or abby.miller1983@hotmail.com. Our 501 © (3) EIN # is 47-0857575 with tax exempt status as KSOHSRCIPS. We sincerely appreciate your consideration and donation to further better our community and our children's educational experiences.

Respectfully,

Abby Miller

Basehor Bluejay Team Silent Auction Coordinator



Office of the City Manager
AGENDA STATEMENT

DATE: March 20, 2017
To: Honorable Mayor Jason K. Ward and Members of the City Council
FROM: Jamie Shockley, Assistant City Manager
SUBJECT: Ordinance 1420: Imposing a Three-Quarters Percent City-Wide Sales Tax for General Purposes

DISCUSSION:

Now that the $\frac{3}{4}$ cent sales tax has been authorized by voters, the City must adopt an ordinance to officially impose the tax. The tax will go into effect on October 1, 2017 and will be effective until September 30, 2037. The tax can be used for any of the purposes that were listed in the ballot language, which include the following:

- Construction of a new library
- New capital improvements
- Maintenance of new and current infrastructure
- Debt service payments for capital improvements

Our bond counsel, Kevin Cowan with Gilmore & Bell, will be present to answer any of the Council's questions regarding the implementation and collection of the new sales tax.

ACTION REQUESTED:

Make a motion to adopt Ordinance 1420.

(Published in the *Tonganoxie Mirror* on April 12, 2017)

ORDINANCE NO. 1420

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF TONGANOXIE, KANSAS IMPOSING A THREE-QUARTERS PERCENT (0.75%) CITY-WIDE SALES TAX FOR GENERAL PURPOSES.

WHEREAS, by Resolution No. 11-16-02, the governing body of the City of Tonganoxie, Kansas (the "City"), authorized and provided for a special election in the City for the purpose of submitting to the electors of the City the question of imposing, under K.S.A. 12-187 *et seq.* (the "Act"), a three-quarters percent (0.75%) City-wide sales tax (the "Sales Tax") for the purpose of paying the costs to construct a new library, construct new capital improvements, maintain new and current infrastructure, and fund debt issued for capital improvements (the "Sales Tax Proposition"), with collection of such Sales Tax to commence on October 1, 2017, and to expire September 30, 2037; and

WHEREAS, a special question election was held in the City on February 28, 2017, at which time there was submitted to the qualified electors of the City the Sales Tax Proposition, and a majority of the qualified electors of the City voting on this proposition voted in favor thereof; and

WHEREAS, pursuant to the Act and the results of the aforementioned special election, the governing body of the City deems it necessary and advisable to authorize the levy of the Sales Tax, which Sales Tax will be a general purpose sales tax under the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TONGANOXIE, KANSAS:

SECTION 1. The levy of the Sales Tax is hereby authorized, with collection of the Sales Tax to commence on October 1, 2017, and to expire on September 30, 2037.

SECTION 2. The City Clerk, upon passage of this Ordinance, shall provide a certified copy of the same to the State Director of Taxation pursuant to K.S.A. 12-189.

SECTION 3. This Ordinance shall be effective upon passage by the governing body, approval and execution by the Mayor and publication once in the official City newspaper.

PASSED by the governing body of the City of Tonganoxie, Kansas on April 3, 2017, and **APPROVED** and **SIGNED** by the Mayor.

Jason Ward, Mayor

(SEAL)

ATTEST:

Patty Hagg, City Clerk

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that said Ordinance was passed on April 3, 2017; that the record of the final vote on its passage is found on page ____ of journal ____; and that it was published in the the *Tonganoxie Mirror* on April 12, 2017.

DATED: April ____, 2017.

City Clerk



Office of the City Manager
AGENDA STATEMENT

DATE: April 3, 2017
To: Honorable Mayor Jason K. Ward and Members of the City Council
FROM: Jack Holcom, Fire Chief and Jeff Brandau, Chief of Police
SUBJECT: Reprogramming Radios

DISCUSSION:

For the past couple years, the City has been working to come up with a solution to address an issue with the way the police and fire department's radios are currently programmed. Currently, the fire department and the police department's radios are not programmed to the standard Kansas Department of Transportation (KDOT) 800 MHz radio programming. In addition, the Tonganoxie Fire Department radios do not include Regional Communications (Reg Com) channels needed to communicate with regional emergency services if the need ever arose during a large catastrophe or disaster. This means that both the police and fire department's radios do not currently have interoperability with other emergency agencies outside of Leavenworth County. This issue is not unique to Tonganoxie, as every police and fire department in Leavenworth County either currently or in the recent past has experienced this issue.

In the State of Kansas, emergency radio programming usually falls under the umbrella of the county emergency manager. For the past couple years, the City has been in contact with the Leavenworth County Emergency Manager's Office regarding the need to have all of the City's emergency radios re-programmed. It was the City's hope that 9-1-1 money could be used to pay for the cost to fix this issue; however, the City has been unable to get Leavenworth County to commit to paying for this at this time. We believe this to be an issue that needs to be addressed right away to prevent any future communication issues should a serious emergency occur. As such, we are requesting the City Council consider approval of engaging TBS electronics as a sole source purchase to re-program all of the City of Tonganoxie's emergency radios. The City of Leavenworth recently paid to re-program all of their radios and Tonganoxie Township Rural Fire Department is preparing to do the same.

This project would include a re-programming and firmware update on all 72 emergency radios owned by the City of Tonganoxie. These radios have an estimated replacement value of \$3,600 each, for a total value of \$259,200. This project will extend the useable life of all of the City's radios. The total cost of the project will not exceed \$5,000.

Budget Impact:

The total cost of the project will not exceed \$5,000. This wasn't specifically budgeted in each of the department's operating budgets, but the cost will be charged to the Fire Department and Police Department's general fund budgets at the total cost per unit for each department. This expenditure can be absorbed within existing budget authority. Our annual premium for worker's compensation insurance came in much lower than what was originally budgeted, so the savings from this can offset the costs of these upgrades.

ACTION NEEDED:

Make a motion to authorize the City to engage TBS Electronics to re-program and update the City of Tonganoxie's emergency radios for a cost not to exceed \$5,000.



Office of the City Manager
AGENDA STATEMENT

DATE: April 3, 2017
To: Honorable Mayor Jason K. Ward and Members of the City Council
FROM: Jamie Shockley, Assistant City Manager
SUBJECT: Paying Bills Once Per Week

DISCUSSION:

The City's standard practice for paying bills has always been to cut checks the Thursday before every Council meeting. We then will mail the checks out on the Tuesday morning following the Council meeting once the pay ordinance has been approved by the Council. This practice has become problematic in recent months for several reasons:

1. Sometimes there are five Mondays in a month, which means that the City goes three weeks without paying any bills. This can cause payments to be late and the City to incur late fees.
2. There is a significant mailing delay we've been experiencing from the date invoices were printed and postmarked until the date the City receives them. Because of this delay, sometimes bills are due within a few days of receiving them, and a check needs to be cut right away to avoid late fees and utility shut offs.
3. Waiting several weeks to pay bills causes a large amount of invoices to be paid all at once. It is more time-consuming to organize and pay this volume of bills and doesn't allow our staff to be as efficient as they could be.
4. Because we always pay bills on the Wednesday and Thursday prior to the first and third Mondays of the month, this takes one of our employees away from other duties that they have, such as answering phones and assisting customers. These days also often fall on some of the busiest days of the month, such as the 15th or shut-off day. If we weren't bound to having the bills paid on a specific day and had some flexibility in when they were paid each week, we could more efficiently manage the busy days in the office without feeling understaffed and overwhelmed.
5. Departments often have a need to have a check cut right away but the next accounts payable date is still several weeks away. Paying bills every week would help us to avoid these issues.

For these reasons, I am requesting that the Council consider approval of allowing city staff to change the current process and begin paying bills once per week, rather than the day following each council meeting. There is no language in the City's codes or ordinances that would require bills to be paid only after Council approval, and we believe this would allow us to work much more efficiently. In addition, city staff will still provide a report in each council packet that shows a list of checks that have been cut since the previous council meeting, just like the one the City Council currently receives. In addition, no checks will be cut for purchases over \$2,500 that are not routine in nature and that didn't previously receive city council approval. Bills that would be considered routine in nature that would be over \$2,500 include employee benefits, utility costs, construction observation costs, contractual agreements, and professional services that have already been approved by the City Council.

ACTION NEEDED:

Make a motion to authorize the City to change its current process and begin paying bills on a weekly basis.



Office of the City Manager
AGENDA STATEMENT

DATE: April 3, 2017
To: Honorable Mayor Jason K. Ward and Members of the City Council
FROM: Jamie Shockley, Assistant City Manager
SUBJECT: Appraisal on Old City Shop

DISCUSSION:

The City recently received the appraisal the Council requested on the old city shop. The appraisal came in at \$50,000 and is attached for the Council's review.

ACTION NEEDED:

Provide feedback to city staff as to what actions, if any, the Council would like to take on the building moving forward.



An Appraisal Report

of:

**City of Tonganoxie Property
316 South Main Street
Tonganoxie, Kansas 66086**

**Prepared For:
Jamie Shockley
Interim City Manager
City of Tonganoxie
526 East 4th Street
Tonganoxie, KS 66086**

**Prepared By:
Deedra Bailey
Aul Appraisals, L.C.**

**Date of Inspection:
January 30, 2017**

**Effective Date of Valuation:
January 30, 2017**

March 1, 2017

Jamie Shockley
Interim City Manager
City of Tonganoxie
526 East 4th Street
Tonganoxie, KS 66086

RE: **Appraisal Report**
City of Tonganoxie Property
316 South Main Street
Tonganoxie, Kansas 66086
File No. DB 1621

Ms. Shockley:

In accordance with your request, I have personally inspected the subject property identified above and prepared an **Appraisal Report** in compliance with Standards Rule 2-2(a) of the *2016-2017 Uniform Standards of Professional Appraisal Practice*, Copyright ©The Appraisal Foundation.

The subject of this report is a light industrial building located at 316 South Main Street in Tonganoxie, Leavenworth County, Kansas. The improvements were constructed in 1950, according to Leavenworth County records. The total building area is 4,320 square feet of which there is minimal, low-quality finished area. The subject is owner-occupied. The site area is 12,450 square feet. The reader is referred to the following report for more detailed information on the subject site and improvements.

The purpose and intended use of this appraisal is to provide my client with my opinion of the *Market Value* of the fee simple interest in the subject property as of the effective date of this appraisal for use as an aide in marketing related decision making.

Jamie Shockley

March 1, 2017

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My final opinion of value is based on the facts and circumstances pertinent to the analysis, the definition of value used, the purpose and intended use of the appraisal, the contingent and limiting conditions, and all aspects of the property and market information contained in the attached report. My opinion of the market value of the fee simple interest in the subject property as of the effective date of this appraisal, January 30, 2017, is as follows:

\$55,000

FIFTY-FIVE THOUSAND DOLLARS

The value conclusion shown above is exclusive of FF & E. The value conclusion shown above is reflective of a deduction of \$10,000 to reflect curing of deferred maintenance as outlined in greater detail within the following appraisal report.

Thank you for the opportunity to be of service. If you have any questions or require additional information please contact me at your convenience.

Respectfully submitted,
AUL APPRAISALS, L.C.



Deedra Bailey

Certified General Real Property Appraiser

Kansas No. G-2929



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Summary / General Information

SUMMARY OF CONCLUSIONS

Value Indications:	
Cost Approach:	N/A
Sales Comparison Approach:	\$55,000
Income Approach:	N/A
Final Value Opinion:	\$55,000

IDENTIFICATION OF THE SUBJECT PROPERTY

Property Address:	316 South Main, Tonganoxie, Kansas 66086
Property Name:	City of Tonganoxie Property
Type of Property:	Industrial
Current Use:	Shop
Site Size:	12,450 SF
Improvements Size:	4,320 SF
Legal Description:	Per Leavenworth County records: TONGE-NOXIE, PLAT OF , BLOCK 10 , LTS 3-5 & E72' LT 6

SCOPE OF WORK

The *Scope of Work* is defined as *the type and extent of research and analyses in an appraisal or appraisal review assignment*¹. Scope of Work includes, but is not limited to, the following:

- the extent to which the property is identified;
- the extent to which tangible property is inspected;
- the type and extent of data researched; and
- the type and extent of analysis applied to arrive at opinions or conclusions.²

The Scope of Work of this appraisal assignment is summarized on the following pages.

NOTE: The *Glossary of Terms/Definitions* found later in this appraisal defines and expands on many of the terms found in this section.

¹ *The Uniform Standards of Professional Appraisal Practice- 2016-2017 Edition*, Copyright ©The Appraisal Foundation, p. U-4.

² *The Uniform Standards of Professional Appraisal Practice- 2016-2017 Edition*, Copyright ©The Appraisal Foundation, p. U-14.

Summary of Scope of Work:	
Intended use of the appraisal:	To provide my client with my opinion of the <i>Market Value</i> of the subject property in fee simple estate for use as an aide in marketing related decision making. The appraiser is not responsible for unauthorized use of this report.
Intended user(s) of the appraisal:	The client named below. No other intended users are identified by the appraiser.
Client:	City of Tonganoxie, Kansas
Type of value(s) developed:	Market Value (as defined later in this report)
Property interest(s) appraised:	Fee Simple Interest
Effective date(s) of value:	January 30, 2017
Date of inspection:	January 30, 2017
Date of report:	March 1, 2017
Report reflects the following value perspective:	<input checked="" type="checkbox"/> Current (the inspection date is the effective date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Type of inspection:	Interior and exterior of the improvements and the site
Person(s) inspecting:	Deedra Bailey
Report format:	Appraisal Report
Value approaches developed for this appraisal:	<input type="checkbox"/> Cost Approach <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Income Approach
Reasons for excluding a value approach:	The appraiser has developed the Sales Comparison Approach. The subject is owner-occupied. Further, similar properties in the area tend to be owner-occupied and thus there is a lack of reliable income and expense data. Given these factors, the Income Approach has not been developed and is not considered necessary in developing a credible opinion of value. Given the age of the improvements and the difficulty associated with estimating accrued depreciation and replacement cost, the Cost Approach has not been developed and is not considered necessary in developing a credible opinion of value.



Extent of Inspection:

The scope of this appraisal included a visual inspection of the subject to the extent noted above. Information regarding the size, design, and layout of the subject was derived from this inspection as well as information provided to the appraiser by the client, property owner, and/or public officials. Note that “inspection” for purposes of this appraisal means a *visual viewing of the subject property for purposes of appraisal analysis only*. The appraiser makes no warranties for any items outside the scope of this appraisal.

Extent of Research:

Comparable data was developed from Leavenworth County records, the Heartland MLS system, and other online resources as well as conversations with area real estate agents, developers, appraisers and other market participants. The development of the comparable data and all interpretations of this data are based on the appraiser’s judgment as it is presented in this appraisal.

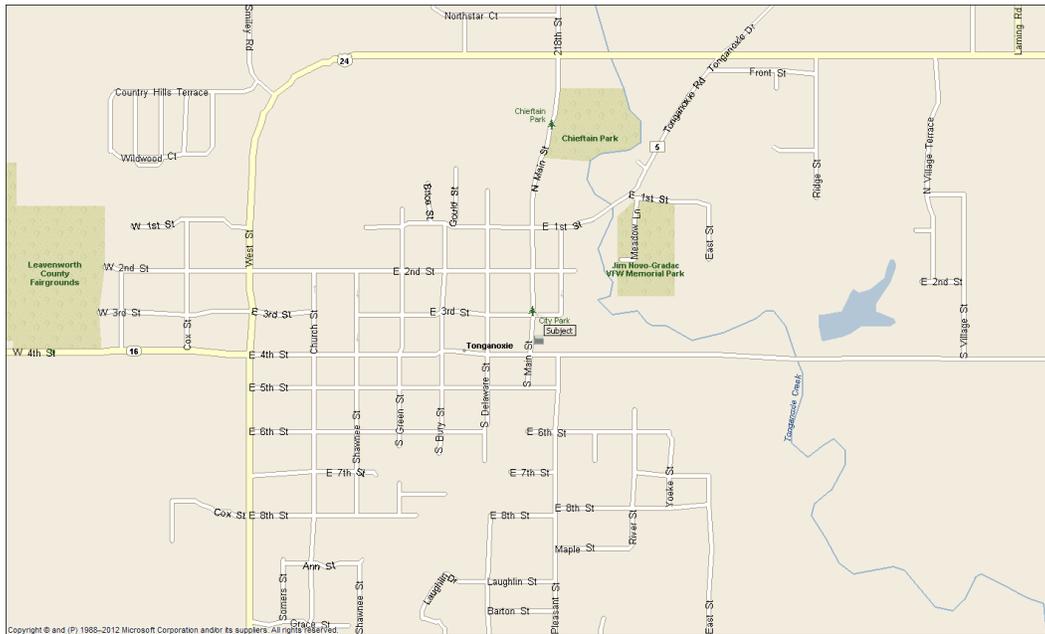
Extraordinary Assumptions, Hypothetical Conditions and Special Conditions:

--It should be noted that although based upon the Leavenworth County mapping system’s aerial view there appears to be an encroachment of the subject improvements past the eastern perimeter of the site and into the public right of way, it is important to note that the property lines are drawn onto the aerial view and are not necessarily considered to be the true and correct location of the property lines. The appraiser has based the value conclusion within this appraisal upon the extraordinary assumption there is no encroachment of the subject improvements into the public right of way. Should this extraordinary assumption prove false, there could be a change in assignment results.

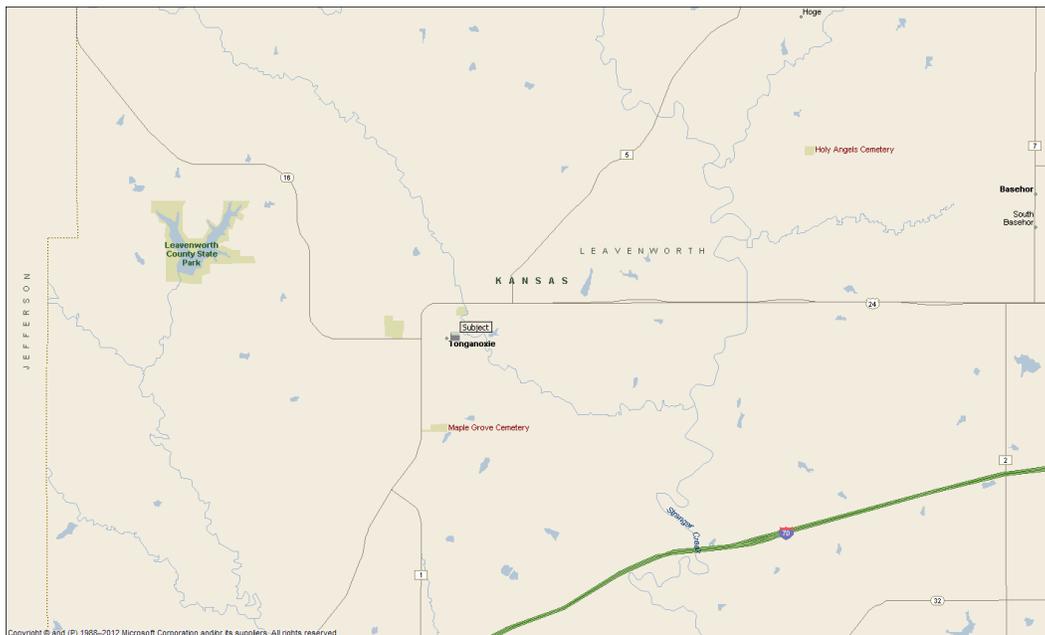
--Leavenworth County records do not have an address assigned to the subject parcel. The address of 316 South Main Street utilized to identify the subject within this appraisal report is based upon information provided by the client/property owner. This appraisal is based upon the extraordinary assumption that the address of 316 South Main Street utilized to identify the subject within this appraisal, and based upon information provided by the client/property owner, is correct. Should this extraordinary assumption prove false, there could be a change in assignment results.

Market Area Analysis

LOCATION MAPS



Area Immediately Surrounding the Subject Property



Extended Market Area





MARKET ANALYSIS – TONGANOXIE, KANSAS

Location

The subject is located in the central section of the City of Tonganoxie in Leavenworth County, Kansas. Tonganoxie is located approximately eight miles east of the western portion of the Kansas City Metropolitan Area and approximately 20 minutes east of Lawrence, Kansas. Tonganoxie is accessible via US Highway 24/40 which bisects the town and there are also access roads to Interstate 70 as well as Highway K-7 going east. The City of Tonganoxie has good access to the Kansas City metropolitan area and all the new developments in The Legends, Kansas Speedway, etc. as well as good access to the City of Lawrence and University of Kansas.

Population

The estimated population of Tonganoxie, Kansas was 4,996 as of the 2010 census, which is an increase from the population of 2,728 in the year 2000.

Education

The Tonganoxie public school system, USD #464, includes one elementary school, one middle school and one high school. In addition, the City is located in proximity to the University of Kansas in Lawrence, Kansas, as well as many public and private higher education centers within the Kansas City Metropolitan Area.

Local/Neighborhood Description/Market Conditions

The subject property is located along the west side of South Main Street, just north of East 4th Street and the downtown area of Tonganoxie. Generally speaking, commercial and retail properties are located on the commercial thoroughfares, with residential properties intermixed within the area. Properties immediately surrounding the subject include primarily commercial development with single-family and multifamily development intermixed. Although there was some level of commercial, retail, and residential development that occurred in past years in the subject's extended market area, the City of Tonganoxie is similar to most of the country in that the economy has resulted in greatly reduced construction and more limited sale activity in recent years.



Estimated Market Exposure Time

The market exposure time is presumed to precede the effective date of appraisal. Exposure time may be defined as follows: *estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.*³ Exposure time is a function of price, time and use. It must be noted that the concept of reasonable exposure time encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable effort.

The estimated exposure time presented herein is based on analysis of the following factors:

- statistical information about days on market;
- information gathered through sales verification;
- interviews with market participants; and
- anticipated changes in market conditions.

Based on the data presented in this report, and the fact that the market value estimated herein is representative of a price based on current acceptable returns indicated by market participants, the appraiser is of the opinion that the reasonable exposure time for the subject property in its present use as of the effective appraisal date would be approximately 12 to 24 months.

³ *Uniform Standards of Professional Appraisal Practice- 2016-2017 Edition, Copyright © 2016 by The Appraisal Foundation, p.U-2, U-3.*

Property Description

PUBLIC DATA ANALYSIS

Data Source(s):	County records
Subject Property Address(es):	316 South Main Street, Tonganoxie, Kansas 66086
Legal Description:	Per Leavenworth County records: TONGE-NOXIE, PLAT OF , BLOCK 10 , LTS 3-5 & E72' LT 6
Parcel/PIN Number(s):	052-192-09-0-20-17-011.00-0
Owner(s) of Record:	City of Tonganoxie
2015 Real Estate Taxes:	\$0-as a city property, the subject is exempt from real estate taxes
2015 Special Assessments:	N/A
2015 County Market Value:	\$58,590
2016 County Market Value:	\$58,590

HISTORY OF THE SUBJECT PROPERTY AND OWNERSHIP

Data Source(s):	County records/property owner
Subject transferred in prior 3 years?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Currently Listed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Pending Contract?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<p>Although not offered for sale on the open market, the City has reportedly had interest from two potential purchasers. A local business offered \$50,000 and the library is also reportedly interested in the subject property. There have been no negotiations with either interested party and no contracts have been negotiated. The property owner has chosen to wait to obtain this appraisal before continuing discussions with any of the potential purchasers. Based upon the market value within this appraisal, it appears the local business's initial offer of \$50,000 is generally in a reasonable market range. Again, however, the subject property has not been exposed to the open market.</p>

SITE DESCRIPTION

Site Size:	12,450 square feet, per county records. The reader is referred to the following aerial for a graphic depiction of the subject site.
Site Shape:	Irregular
Topography:	Level to sloping
Frontage:	West side of South Main Street
Access/Ingress/Egress:	Access is available via the west side of South Main Street
Street type:	South Main Street is a paved city road with low to moderate levels of traffic
Utilities:	All utilities are reportedly available and installed to the site.
Current zoning:	HBD, Historical Business District, by the City of Tonganoxie, Kansas
Flood Zone:	Zone X - see the attached FEMA map. The appraiser makes no warranties for the subject's exact flood zone location.
Easements/Encroachments:	No adverse easements or encroachments were noted, however typical utility and setback easements are assumed.
Environmental considerations:	No apparent issues, however the reader is directed to the Limiting Conditions later in this report for the appraiser's limited scope of work regarding environmental issues.

The following pages include copies of FEMA flood plain and an aerial map for the reader's reference in regards to the subject property.

FEMA FLOOD MAP



Aerial Map

It should be noted that although based upon the Leavenworth County mapping system's aerial view shown below there appears to be an encroachment of the subject improvements past the eastern perimeter of the site and into the public right of way, it is important to note that the property lines are drawn onto the aerial view and are not necessarily considered to be the true and correct location of the property lines. The appraiser has based the value conclusion within this appraisal upon the extraordinary assumption there is no encroachment of the subject improvements into the public right of way.





DESCRIPTION OF THE IMPROVEMENTS

Data Source(s):	Inspection/county records
Proposed construction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Source of plans: N/A
Proposed renovation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of buildings:	1
Year built:	1950
Year renovated:	N/A
Total gross building area:	4,320 SF
Total net rentable area:	4,320 SF
Total other area:	N/A
General comments:	The subject property is a one-story light industrial building that features minimal low-quality finished area and is primarily shop space.

Exterior Description	
Construction Type:	Class C
Exterior walls:	Concrete block and brick
Basement/Foundation:	Concrete slab, the western elevation is partially below grade.
Roof:	The subject features a Durolast roofing system which is reported to be 12-15 years old and in good condition.
Exterior comments:	The subject is of average quality Class C construction and the exterior is in overall fair to average condition with exterior painting necessary. The primary pedestrian entry is available on the eastern elevation. Additional entry is available via another pedestrian door and two overhead doors on the eastern elevation.

Interior Description	
Layout of interior:	The building is utilized as a shop for the City of Tonganoxie. There is minimal, low-quality finished area in the northeastern section of the building with the majority of the building being open shop area.
Floor covering:	Concrete and exposed dirt floors
Interior walls:	Brick and concrete block
Ceiling:	Wood panel
HVAC:	The building features radiant heating and no central air conditioning. A window air conditioning unit was noted in the northeastern section of the building.
Electrical:	Assumed standard
Plumbing:	Assumed typical/adequate
Interior comments:	The interior is in overall fair to average condition with interior painting, flooring repairs, and general clean-up necessary. The clear height is estimated at 14'.

Site Improvements	
Type of parking:	Concrete, gravel, and asphalt
Other site improvements:	In addition to the concrete, gravel, and asphalt parking areas, other site improvements include concrete sidewalks and walkways, a paved drive to the north of the building, and adequate landscaping for the use.

Condition of Improvements/Deferred Maintenance	
Overall condition of improvements:	Fair to average
Deferred maintenance?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Description of deferred maintenance:	Deferred maintenance was noted as the exterior is in need of painting, repairs are necessary to the asphalt parking/drive areas, the interior is in need of painting, there are areas of the interior flooring in need of repair, and general interior clean-up is necessary. The appraiser has estimated an amount of \$10,000 to reflect curing of the deferred maintenance and general clean-up.

The following pages include several photographs of the subject property.

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Eastern Elevation



Northern Elevation



Southern Elevation



Western Elevation and Rear Parking



Facing North Along South Main Street



Facing South Along South Main Street



Interior



Interior



Interior



Interior



Interior



Interior

Highest and Best Use

Highest and best use is that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, it is that use, from among legally permissible, physically and reasonably possible uses, found to be economically and financially feasible, and which results in the most profitable of the alternatives.

Four questions must be answered in determining highest and best use:

1. **Legally Permissible Uses.** What uses are permitted by zoning and deed restrictions on the subject site?
2. **Physically Possible Uses.** To what uses is it physically possible to put the subject site?
3. **Financially Feasible Uses.** Which possible and permissible uses will produce any net return to the owner of the subject site?
4. **Maximally Productive Use.** Among the feasible uses, which use will produce the highest net return or result in the highest present worth?

The definition and questions above apply specifically to the highest and best use of land. In cases where a site has existing improvements, the highest and best use may be different from the existing use. The existing use will continue, however, unless and until the land value in its highest and best use exceeds the total value of the property in its existing use.

The subject site according to Leavenworth County records contains 12,450 square feet. It is located along the west side of South Main Street and is irregular in shape with level to sloping topography. All utilities are reportedly available to the site which is located in an area of low flood risk. The appraiser has considered most any use to be physically possible assuming it is relative in size.

The subject is zoned Historical Business District by the City of Tonganoxie, Kansas. This district provides for small-scale retail, entertainment, municipal and personal service uses that meet the regular needs of the City. Uses that require larger scale structures or spaces than those generally found in the district or that will generate excessive parking needs should locate in one of the General Business Districts. All uses shall preserve the structural fabric and scale of the district. To preserve or recapture the original character and integrity of this district, all new development or rehabilitation of existing structures shall be held to the standards defined in the Design Guidelines for Tonganoxie's Central Business District. Given the zoning, the legally permissible uses would include a variety of commercial and service uses.



Highest and Best Use As If Vacant

The subject is located along the west side of South Main Street just north of the downtown area of the City of Tonganoxie, Kansas. The zoning allows a variety of commercial and service uses. Given these factors, the appraiser is of the opinion the highest and best use, as vacant, is for development with commercial/service uses in conformance with the zoning. Speculative development is not feasible; however, this does not preclude development of an owner-occupied or build-to-site nature.

Highest and Best Use As Improved

The subject is improved with a shop building that is in overall fair to average condition. Deferred maintenance was noted and the subject is owner-occupied. The appraiser has considered the highest and best use for continued light industrial/service use with curing of the deferred maintenance.

Valuation Methodology

The traditional methods of processing market data into a value indication include:

- Cost Approach;
- Sales Comparison Approach; and
- Income Capitalization Approach.

The cost approach assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land, or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The sales comparison approach assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data that can be verified from authoritative sources. The sales comparison approach is less reliable in an inactive market, or when estimating the value of properties for which no real comparable sales data is available. It is also questionable when sales data cannot be verified with principals to the transaction.

The income capitalization approach reflects the market's perception of a relationship between a property's potential income and its market value, a relationship expressed as a capitalization rate. This approach converts the anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value indication through capitalization. This approach is widely applied when appraising income-producing properties.

As discussed previously, the appraiser has analyzed the subject property based on the Sales Comparison Approach to market value for the reasons described earlier in the Scope of Work section. The discussion and analyses follow.

Direct Sales Comparison Approach

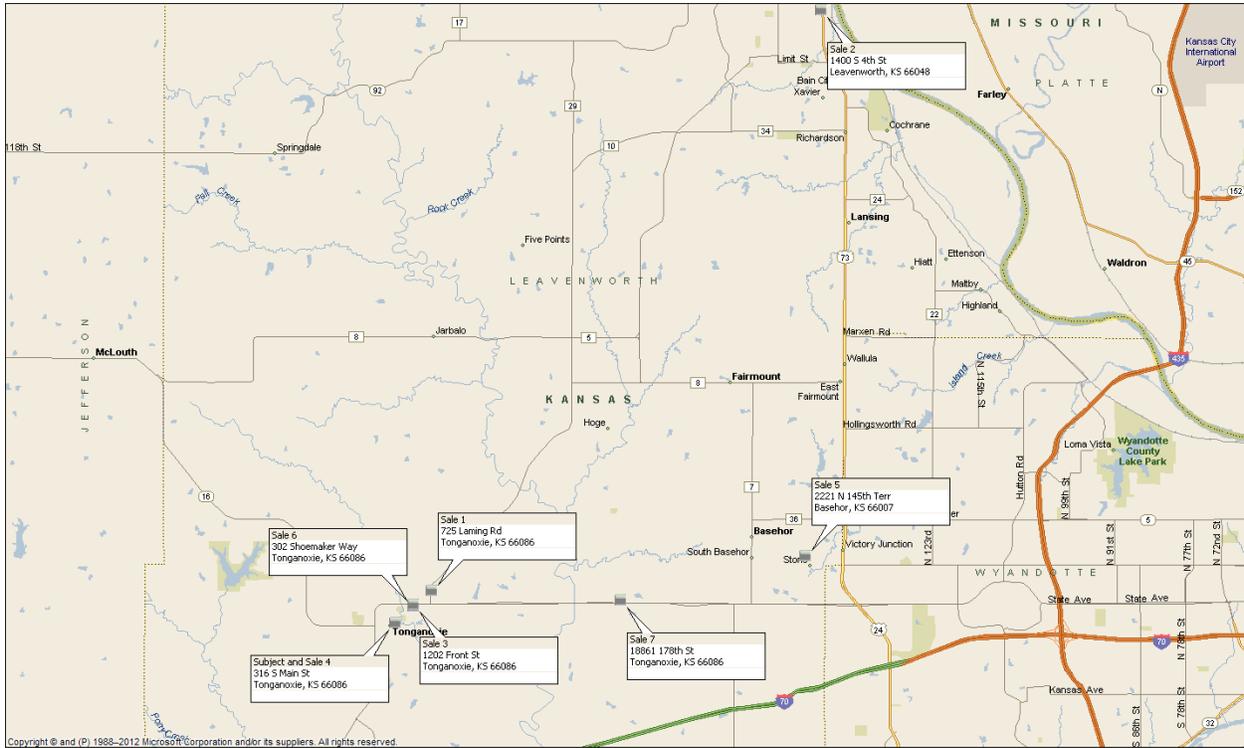
The Direct Sales Comparison Approach involves the comparison with the subject property of similar properties that have recently been sold or similar properties currently on the market. This approach assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility.

The sales comparison approach focuses on the similarities and differences among comparable sales that affect value. Differences in time of sale, age, location, physical characteristics (including amenities offered), and conditions influencing sale, including market conditions and any special financing conditions, are analyzed. Differences in the comparable properties are adjusted to the subject property to indicate a range of value for the property being appraised. These adjustments are extracted from the market, based on actions of typical buyers and sellers in the subject's market. The value range is then reconciled into an indicated value for the subject property by the Direct Sales Comparison Approach.

SELECTION OF THE COMPARABLES

A total of seven comparable sales of industrial/service/retail/warehouse sales were selected for the Direct Sales Comparison approach, as summarized on the Comparable Sales Grid on the following pages. These comparables were the most recent available sales of similar commercial properties in this market and were selected on the basis of their location, size, design and features. A map showing the relative location of these properties is presented on the following page. Given the lack of recent sales within proximity to the subject, the boundaries have been expanded.

Comparable Sale Map





Comparable Improved Sales Grid

	Subject	Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5	Comp No. 6	Comp No. 7
Property Identification	City of Tonganoxie Property 316 South Main Street Tonganoxie, Kansas	Office/Warehouse 725 Laming Road Tonganoxie, Kansas	Service 1400 South 4th Leavenworth, Kansas	Light Industrial 1202 Front Street Tonganoxie, Kansas	Industrial 704 East 4th Tonganoxie, Kansas	Office/Warehouse 2221 145th Basehor, Kansas	Retail 302 Shoemaker Tonganoxie, Kansas	Office/Warehouse 18861 78th Street Tonganoxie, Kansas
Sales Data								
Date of Sale		8/20/14	8/30/13	10/21/13	3/6/14	2/18/14	9/3/13	9/9/16
Financing Terms		Normal	Normal	Normal	Normal	Normal	Normal	Normal
Conditions of Sale		County Purchased	Market	Bank-owned	Market	Market	Market	Market
Sales Price		\$ 422,500	\$ 225,000	\$ 190,000	\$ 16,000	\$ 230,000	\$ 150,000	\$ 400,000
Cash Equiv. Adjustment		\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Adjusted Price		\$ 422,500	\$ 225,000	\$ 210,000	\$ 16,000	\$ 230,000	\$ 150,000	\$ 400,000
Improvement Data								
Gross Building Area	4,320 sq.ft.	10,000 sq.ft.	3,402 sq.ft.	4,992 sq.ft.	3,050 sq.ft.	5,760 sq.ft.	4,196 sq.ft.	6,560 sq.ft.
Percent Finished	0%	21%	58%	100%	0%	15%	92%	30%
Year Renovated	N/A	N/A	2011	N/A	N/A	N/A	N/A	N/A
Age of Improvements	1950	1998	1950/2004	1990	1950	2000	1994	1993/2010
Condition	Fair to Average	Above Average	Average	Average	Fair	Average	Average	Ave. to Abv. Ave.
Site Data								
Site Area (sq.ft.)	12,450 sq.ft.	69,696 sq.ft.	33,300 sq.ft.	28,140 sq.ft.	12,040 sq.ft.	51,988 sq.ft.	43,260 sq.ft.	176,854 sq.ft.
Site Area (acres)	0.29 acres	1.60 acres	0.76 acres	0.65 acres	0.28 acres	1.19 acres	0.99 acres	4.06 acres
Zoning	HBD	LMD	CB	CB	HBD	PI	GBD	B-3
Land-to-Bldg Ratio	2.88 to 1	6.97 to 1	9.79 to 1	5.64 to 1	3.95 to 1	9.03 to 1	10.31 to 1	26.96 to 1
Price/sq.ft. (GBA)	\$ 42.25	\$ 66.14	\$ 66.14	\$ 42.07	\$ 5.25	\$ 39.93	\$ 35.75	\$ 60.98
Adjustments								
Time/Market Conditions		0%	0%	0%	0%	0%	0%	0%
Subtotal	\$ 42.25	\$ 66.14	\$ 66.14	\$ 42.07	\$ 5.25	\$ 39.93	\$ 35.75	\$ 60.98
Building Size	\$ 2.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Age/Condition	\$ (13.22)	\$ (9.19)	\$ (9.19)	\$ (7.01)	\$ 0.25	\$ (12.15)	\$ (5.72)	\$ (22.98)
Location/Lot Size	\$ (4.69)	\$ (27.08)	\$ (27.08)	\$ (11.71)	\$ (0.96)	\$ (7.23)	\$ (14.37)	\$ (7.59)
Percent Finished Adjustment	\$ (1.63)	\$ (4.50)	\$ (4.50)	\$ (7.75)	\$ -	\$ (1.16)	\$ (7.13)	\$ (2.33)
Quality	\$ -	\$ (10.00)	\$ (10.00)	\$ -	\$ 10.00	\$ -	\$ -	\$ -
Clear Height	\$ (8.45)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (12.20)
Adj. Price/sq.ft.	\$ 16.38	\$ 15.37	\$ 15.37	\$ 15.60	\$ 14.53	\$ 19.38	\$ 8.53	\$ 15.88
Average Adjusted PricePer SF	\$ 15.09	Value Indication	Less Def. Maint.	Indicated Value	Rounded To:			
Conclusion Price Per SF	\$ 15.00	\$ 64,800	\$ (10,000)	\$ 54,800	\$ 55,000			
Age/Condition Adjustment								
Effective Age of Comparable		Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5	Comp No. 6	Comp No. 7
Age of Subject		15	20	20	35	14	18	12
Age Differential		30	30	30	30	30	30	30
Est. Useful Live		-15	-10	-10	5	-16	-12	-18
Difference		40	40	40	40	40	40	40
Difference		-37.50%	-25.00%	-25.00%	12.50%	-40.00%	-30.00%	-45.00%
Sale Price		\$ 422,500	\$ 225,000	\$ 210,000	\$ 16,000	\$ 230,000	\$ 150,000	\$ 400,000
Land Value Estimate		\$ 70,000	\$ 100,000	\$ 70,000	\$ 10,000	\$ 55,000	\$ 70,000	\$ 65,000
Building Price		\$ 352,500	\$ 125,000	\$ 140,000	\$ 6,000	\$ 175,000	\$ 80,000	\$ 335,000
Building Area		10,000 sq.ft.	3,402 sq.ft.	4,992 sq.ft.	3,050 sq.ft.	5,760 sq.ft.	4,196 sq.ft.	6,560 sq.ft.
Building Price/sq.ft.		\$ 35.25	\$ 36.74	\$ 28.04	\$ 1.97	\$ 30.38	\$ 19.07	\$ 51.07
% Difference		-37.50%	-25.00%	-25.00%	12.50%	-40.00%	-30.00%	-45.00%
Indicated Adjustment		\$ (13.22)	\$ (9.19)	\$ (7.01)	\$ 0.25	\$ (12.15)	\$ (5.72)	\$ (22.98)
Location/Lot Size Adjustment								
Land Value Estimate		Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5	Comp No. 6	Comp No. 7
Building Area		\$ 70,000	\$ 100,000	\$ 70,000	\$ 10,000	\$ 55,000	\$ 70,000	\$ 65,000
Land Value per Building SF		\$ 7.00	\$ 29.39	\$ 14.02	\$ 3.28	\$ 9.55	\$ 16.68	\$ 9.91
Subject Land Value per Bldg SF	\$ 2.31	\$ 2.31	\$ 2.31	\$ 2.31	\$ 2.31	\$ 2.31	\$ 2.31	\$ 2.31
Location/Lot Size Adjustment		\$ (4.69)	\$ (27.08)	\$ (11.71)	\$ (0.96)	\$ (7.23)	\$ (14.37)	\$ (7.59)
Percent Finished Adjustment								
Subject Percent Finished		Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5	Comp No. 6	Comp No. 7
Comparable Percent Finished		0%	0%	0%	0%	0%	0%	0%
Difference		21%	58%	100%	0%	15%	92%	30%
Difference		-21%	-58%	-100%	0%	-15%	-92%	-30%
Finished Replacement Cost per sq.ft.		\$ 31.01	\$ 31.01	\$ 31.01	\$ 31.01	\$ 31.01	\$ 31.01	\$ 31.01
Subject Finish Depreciation	75%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%
Depreciated Replacement Cost		\$ 7.75	\$ 7.75	\$ 7.75	\$ 7.75	\$ 7.75	\$ 7.75	\$ 7.75
Finished Area Difference		-21.0%	-58.1%	-100.0%	0.0%	-15.0%	-92.0%	-30.0%
Indicated Adjustment		\$ (1.63)	\$ (4.50)	\$ (7.75)	\$ -	\$ (1.16)	\$ (7.13)	\$ (2.33)



Analysis of the Comparable Improved Sales

Several adjustments were applied to the comparables, as detailed below.

Time/Market Conditions

The closed sales were transacted between 2013 and the present. The comparable sales were all considered to be subsequent to economic conditions changing in late 2008 and the area has remained relatively stable, therefore, the appraiser did not make an adjustment.

Building Size

This adjustment was based on the principle that smaller buildings tend to sell for higher prices per square foot assuming all other factors are equal. In this case, Sale 1 is adjusted upward 5% as it is considered larger when compared to the subject in terms of size.

Age/Condition

The appraiser has compared the effective age of the subject property to that of each of the comparable sales. The comparable sales had effective ages ranging from 12 to 35 years on their date of sale. The appraiser has estimated the effective age of the subject property to be 30 years with consideration of the overall age/condition and the date of construction. In order to adjust for the difference in effective age, the appraiser has calculated the percentage age differential based upon a 40 year estimated useful life and multiplied this percentage by the portion of the sale price attributable to the improvements. The results of this adjustment are shown on the previously presented grid.

Location/Lot Size

As is the case with many commercial properties such as the subject and the comparables, much of the overall value is often attributable to the underlying site. In order to adjust for this difference the appraiser has compared the land value per square foot of building area at each sale to that of the subject property. This adjustment methodology also adjusts for locational differences and would account for any excess land at the subject or comparable sales. The results of this adjustment are shown on the previously presented grid.

Percent Finished Adjustment

In this case, adjustments were applied to the comparables based upon the differences in their percentage of finished area when compared with the subject. The results of this adjustment are shown on the previously presented grid.



Quality

Sale 2 has been adjusted downward as it is considered generally superior to the subject in terms of quality while, considered to be inferior, Sale 4 is adjusted upward to reflect its inferior quality as compared with the subject's after all other factors have been considered. The adjustments are based upon a pairing with the remaining sales, after all other adjustments have been considered, as they are considered to be generally overall similar to the subject in this respect and would also give consideration to any differences in heating and cooling as well as overall quality factors. Although superior in quality when compared with the subject, no adjustment is made to Sale 1 given the array of data. It is likely the sale price was affected by seller motivation.

Clear Height

In this case, Sales 1 and 7 are each adjusted downward 20% as they are superior in terms of clear height when compared with the subject. The adjustment is based upon MVS but the appraiser has given consideration that the market would likely not recognize the full adjustment for clear height as indicated by MVS.

Indicated Value – Sales Comparison Approach

After adjustments, the adjusted sale prices of the comparables range from \$8.53 to \$19.38 per square foot, with an average of \$15.09 per square foot. Sale 7 is the most recent sale. Less weight is given to Sale 1 as the sale price was likely affected by seller motivation. The appraiser has concluded a value of \$15.00 per square foot which is trended toward the average of the adjusted range of sale prices and toward the adjusted sale price of Sale 7 as it is the most recent sale. After deducting \$10,000 to reflect curing deferred maintenance as previously discussed, the value indication via the Sales Comparison Approach is a rounded \$55,000.

Reconciliation and Final Value Estimate

Reconciliation is the process by which the appraiser weighs the relative significance, defensibility, and applicability of each approach as it pertains to the type of property being appraised. The analysis in this appraisal has led to the following value indications:

Value Indications:	
Cost Approach:	N/A
Sales Comparison Approach:	\$55,000
Income Approach:	N/A
Final Value Opinion:	\$55,000

As noted earlier in this report, the subject has been analyzed based on the Sales Comparison Approach to market value, which is considered to be the most reliable indicator of value for the subject.

My opinion of the market value of the fee simple interest in the subject property as of the effective date of this appraisal, January 30, 2017, is as follows:

\$55,000
FIFTY-FIVE THOUSAND DOLLARS



Certification and Limiting Conditions

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

Deedra Bailey
Certified General Real Property Appraiser
Kansas Certification No. G-2929

March 1, 2017
Date of Report

DB 1621
File Number



CONTINGENT AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the report is subject to the following conditions and to such other specific and limiting conditions as are set forth in the report.

1. This is an *Appraisal Report* which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice* (USPAP). As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the opinion of value. Supporting documentation concerning the data, reasoning, and analyses are retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as noted herein. The appraiser is not responsible for unauthorized use of this report.
2. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised on the basis of it being under responsible ownership. The property is appraised as though under responsible engineer or architect, the Appraiser applied limited structural and design analysis to the problem and the cost estimates must be considered non-professional. The future operation of the property assumes skilled and adequate management but are not represented to be historically based. A property manager was not retained to estimate the revenue and expense projections. A reasonable understanding of zoning and life safety and other codes is assumed but no guarantee is given that permits and occupancy rights will be given by the appropriate authority of the probable uses discussed in the report.
3. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property and understanding the appraiser's determination of its size. The Appraiser has made no land survey of the property unless otherwise indicated.
4. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
5. Values for various components of the subject parcel and improvements or the value derived by one or two approaches to value as contained within this report are valid only when making a summation or final opinion of value and are not to be used independently for any purpose and must be considered invalid if so used. A separate report on only a part of a whole property, particularly if the reported value exceeds the value that would be derived if the property were considered separately as a whole, must be stated as a fractional report.

Any conclusions based on the assumed completion of public or private improvements will have clearly defined conditions, extent, and effects of such assumptions stated.

6. If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
7. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
8. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of and did not observe any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc. or any used in the construction or maintenance of the building) that would make the property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered an environmental assessment of the property. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.
9. This report is also is subject to the following additional environmental assumptions:

There is a safe, lead-free, adequate supply of drinking water, the subject property is free of soil contamination, there is no uncontained friable asbestos or other hazardous asbestos material on the property (the appraiser is not qualified to detect such substances), there are no uncontained PCB's on or near the property, the radon level is at or below EPA recommended levels, any functioning underground storage tanks (UST's) are not leaking and are properly registered; any abandoned UST's are free from contamination and were properly drained, filled and sealed, there are no hazardous waste sites on or near the subject property that negatively affect the value and/or safety of the property, there is no significant UREA formaldehyde (UFFI) insulation or other UREA formaldehyde material on the

property, there is no flaking or peeling of lead-based paint on the property, the property is free of air pollution, there are no other miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site (excess noise, radiation, light pollution, magnetic radiation, acid mine drainage, agricultural pollution, waste heat, miscellaneous chemical, infectious medical wastes, pesticides, herbicides, and the like).

The appraiser makes no warranties as to whether these assumptions are true or not.

10. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. All information furnished regarding property for sale, rental, financing, or projections of income and expense is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice.
11. The appraiser will not disclose the contents of the appraisal report except as provided for in the *Uniform Standards of Professional Appraisal Practice* and any applicable federal, state or local laws. Disclosure of the contents of the appraisal report is also governed by the regulations of the Appraisal Institute with which the Appraiser is affiliated.
12. An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client or other party does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment. Possession of this report or any copy thereof does not carry with it the right of publication nor may the same be sued for any other purpose by anyone without the previous written consent and approval of the Appraiser or the client for whom it is written and, in any event, only in its entirety. The contents of this report, neither all or any part, shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author(s), particularly regarding the valuation conclusions and the identity of the Appraiser or the firm with which he/she is associated or any of his/her associates.
13. Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future. Primary market research was not used due to time and budget limitations unless noted in the report.



14. On all analysis, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.
15. The Appraiser has referred to flood zone maps that are provided by the Federal Emergency Management Agency (or other data sources as indicated), however he/she is not an engineer or surveyor and no warranty, express or implied, is made to the reliability of this information.
16. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in our opinion of value of the property.



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- Reproduce the Work in copies or electronic form;
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- Allow end users to resell the Work or a derivation, or to resell data or services which are derived from the Work.

Glossary / Definition of Terms

Several terms utilized in this appraisal report require definition and/or reference. This glossary is considered a part of the attached appraisal report and this report is not valid without inclusion of this glossary. Not all terms in this glossary may specifically apply to this appraisal analysis.

Market Value:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Interagency Appraisal and Evaluation Guidelines, dated December 10, 2010 and accepted by the OCC, Federal Reserve, FDIC and the NCUA.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Source: The Dictionary of Real Estate Appraisal – Sixth Edition, © 2015 by the Appraisal Institute, an Illinois not-for-profit corporation, p.90.

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

Source: The Dictionary of Real Estate Appraisal – Sixth Edition, © 2015 by the Appraisal Institute, an Illinois not-for-profit corporation, p. 128.

Intended Use

The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.

Source: Uniform Standards of Professional Appraisal Practice– 2016–2017 Edition, Copyright ©The Appraisal Foundation, p. U-3.

Intended User(s)

The client and any other party identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment.

Source: Uniform Standards of Professional Appraisal Practice– 2016–2017 Edition, Copyright ©The Appraisal Foundation, p. U-3.

Rentable Area

For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of the floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice

Source: The Dictionary of Real Estate Appraisal – Sixth Edition, © 2015 by the Appraisal Institute, an Illinois not-for-profit corporation, p. 196.

NOTE: Rentable Area may be indicated as RA or NRA within this report.

Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.

Source: The Dictionary of Real Estate Appraisal – Sixth Edition, © 2015 by the Appraisal Institute, an Illinois not-for-profit corporation, p. 104.

NOTE: There may be exceptions to the areas utilized for gross building area (basements, etc.) as detailed in this report where necessary.



Qualifications of the Appraiser / Company Profile

QUALIFICATIONS OF APPRAISER- DEEDRA BAILEY

Deedra Bailey has been active in the appraisal industry since 2006. She has experience in the valuation and analysis of commercial real estate including multifamily, industrial, retail, office, specialty, and mixed-use. She has prepared valuations, market studies, and consulting assignments on proposed, partially completed, renovated, and existing structures. Appraisals have been performed on the behalf of individual investors, governmental organizations, lending institutions, and other clients. Assignments have included a variety of property types throughout Kansas and western Missouri, particularly in the Lawrence, Kansas City, Topeka and Wichita metro areas.

EDUCATION

Bachelor of Science in Finance and Accounting, Emporia State University, 1994

EXPERIENCE

Commercial real estate appraisal and consulting since 2006.

Prior to 2006 had various corporate positions in finance and banking, including nine years experience with commercial lending.

ORGANIZATIONS

Centurions Leadership Program, Greater Kansas City Chamber of Commerce, Class of 2005

PROFESSIONAL LICENSES AND REGISTRATIONS

- State of Kansas Certified General Real Property Appraiser (No. G-2929)
- State of Missouri Certified General Real Estate Appraiser (No. 2015029558)

CLIENT LIST

A list will be provided upon request.



COMPANY PROFILE

Aul Appraisals, L.C. is a full-service real estate appraisal and consulting firm founded by Ronald D. Aul, MAI. Aul Appraisals, L.C. brings the combined talents of 50+ years of appraisal experience across multiple geographic markets.

Our staff of commercial and residential appraisers are headquartered in Lawrence, Kansas with branch offices in Topeka and Kansas City metro areas. We serve an area stretching from eastern Kansas to western Missouri, including Lawrence, Topeka, Kansas City and the surrounding rural areas. Services include commercial and residential appraisal, a variety of consulting services and property management.

Members of the firm hold individual memberships in several organizations including the Appraisal Institute, Lawrence Board of REALTORS®, Topeka Board of REALTORS®, and the Kansas City Regional Association of REALTORS®. In addition, Ronald D. Aul, MAI is a former chairman of the Kansas Real Estate Appraisal Board.

For more information, visit www.aulappraisals.com



Addenda

Improved Sale

Improved No. 1178

Industrial Building
725 Laming Road
Tonganoxie, KS 66086
Leavenworth County
0



Property Type: Industrial Office/Warehouse

Transaction Data:

Grantor: Everlasting Specialties, Inc.
Grantee: Leavenworth County
Date of Sale: Aug 20, 2014
Sale Price: \$422,500.00
Special Assessments: \$0.00
Cash Equiv. Adjust.: \$0.00 0
Adjusted Price: \$422,500.00

Recording Data:

Deed Type: WD
Book/Page: 14/5938
Recording Date: Aug 20, 2014

Property Rights: Fee Simple

Site Data:

Land Size: 69,696.00 sq.ft. / 1.60 acres
Zoning: I-MD - Industrial
Tax/Parcel ID(s): 052-192-03-0-00-00-017.14-0
Shape: Rectangular
Frontage: West side of Laming Road, south side of Commerce Drive
Flood Influence: Low
Topography: Level
Utilities: All are available to the site

Improvement Data:

Gross Building Area: 10,000.00 sq.ft.
Net Rentable Area: 10,000.00 sq.ft.
Number of units: 0.00 units
Year Built: 1998

Year Renovated:

Description: This is the sale of an office/warehouse, constructed in 1998, that contains 10,000 square feet, of which 21% is finished office area. The building is in overall above average condition. The clear height is estimated at 22' and the building is fully heated and cooled.



Income Data

Net Operating Income: \$44,400.00
NOI per sq.ft.: \$4.44
Capitalization Rate: 10.51%
Adjusted Cap. Rate: 10.51%
EGIM: 5.71
Oper. Expense Ratio: -40.00%
Lease Comments: Est. \$8/SF, 7.50% vacancy, 40% expenses

Analysis/Comments:

Price/sq.ft. (GBA): \$42.25
Price/sq.ft. (NRA): \$42.25
Price/units: \$422,500.00

Comments: There was likely seller motivation within this sale based upon interviews and an independent appraisal that was previously performed

Data Source: Inspection/COV
Verification: DB 1067, Listing

Improved No. 1178

Entered by: DB Nov 23, 2015
Old DB# IN263 / Other Ref# 0
DO DB 1067
Latitude: 39.120261 Longitude: -95.070201

Improved Sale

Improved No. 1863

Service

1400 S 4th Street
Leavenworth, KS 66048
Leavenworth County

**Property Type:** Retail Auto Repair**Transaction Data:**

Grantor: Jim and Angela Meadows
Grantee: Gerken Rent-All, Inc.
Date of Sale: Aug 30, 2013
Sale Price: \$225,000.00
Special Assessments: \$0.00
Cash Equiv. Adjust.: \$0.00
Adjusted Price: \$225,000.00

Financing: Seller-financing
Conditions of Sale: Arm's length
Property Rights: Fee Simple

Recording Data:

Deed Type: WD
Book/Page: 2013R08601
Recording Date: Sep 3, 2013

Site Data:

Land Size: 33,300.00 sq.ft. / 0.76 acres
Zoning: CBD - Central Business District
Tax/Parcel ID(s): 052-077-36-0-30-34-001.00-0
Site Comments: The site is rectangular in shape with frontage along the south side of Linn Street and the west side of South 4th Street. All utilities are reportedly available and the site is located in an area of low flood risk.

Improvement Data:

Gross Building Area: 3,402.00 sq.ft.
Net Rentable Area: 3,402.00 sq.ft.
Number of units: 1.00 units
Year Built: 1950/2004 **Year Renovated:** 2011
Description: The improvements were constructed in 1950 and 2004 with approximately 58% finished area, although only 40% is fully heated and cooled. The balance is shop area. The clear height is estimated at 14'. Per county records, the property was renovated in 2011.



Analysis/Comments:

Price/sq.ft. (GBA): \$66.14
Price/sq.ft. (NRA): \$66.14
Price/units: \$225,000.00
Data Source: County/COV/Listing

Improved No. 1863

Entered by: DB Nov 23, 2015
Old DB# / Other Ref#

Latitude: 39.305179 Longitude: -94.91033

Improved Sale

Improved No. 1181

Former Legal Printing Building

1202 Front Street
Tonganoxie, KS 66086
Leavenworth County
0



Property Type: Industrial Light Industrial Building

Transaction Data:

Grantor: Midamerican Investments, LLC
Grantee: Schuck Acquisitions, LLC
Date of Sale: Oct 21, 2013
Sale Price: \$190,000.00
Special Assessments: \$0.00
Cash Equiv. Adjust.: \$20,000.00 Renovations after sale
Adjusted Price: \$210,000.00

Financing: New loan
Conditions of Sale: Bank-owned
Property Rights: Fee Simple

Recording Data:

Deed Type: WD
Book/Page: 2013R102050
Recording Date: Oct 28, 2013

Site Data:

Land Size: 28,140.00 sq.ft. / 0.65 acres
Zoning: GBD - General Business District
Tax/Parcel ID(s): 052-192-09-0-10-01-001.00-0
Shape: Rectangular
Frontage: South side of Front Street, east side of Shoemaker Way
Flood Influence: Low
Topography: Level
Utilities: All are available to the site
Site Comments: The site area represents two adjacent parcels with the first being the improved parcel and the second being a vacant parcel adjacent to the south.

Improvement Data:

Gross Building Area: 4,992.00 sq.ft.
Net Rentable Area: 4,992.00 sq.ft.
Number of units: 0.00 units
Year Built: 1990
Year Renovated:
Description: The improvements contain 4,992 square feet and are fully finished/heated/cooled. The building was in overall average condition at the time of the sale but was renovated subsequently for use as a gym, although it retained an office/warehouse design. The clear height is estimated at 12'



Projected and/or Market Income Data

Net Operating Income: \$13,500.00
NOI per sq.ft.: \$0.00
Capitalization Rate: 7.11%
Adjusted Cap. Rate: 7.11%
EGIM: 0.00
Oper. Expense Ratio: -40.00%
Lease Comments: Est. \$5/SF gross, 10% vacancy, and 40% expenses

Analysis/Comments:

Price/sq.ft. (GBA): \$38.06
Price/sq.ft. (NRA): \$38.06
Price/units: \$190,000.00

Comments: The sale price was slightly below the value indication of an independent appraisal that was performed

Data Source: Inspection, MS, County
Verification: Inspection, Listing Agent, County

Improved No. 1181

Entered by: DB Aug 3, 2012
Old DB# IN266 / Other Ref# 0
DO DB 1100
Latitude: 39.115952 Longitude: -95.077438

Improved Sale

Improved No. 2205

Industrial

704 E 4th Street
Tonganoxie, KS 66086
Leavenworth County



Property Type: Industrial
Legal Description: RAILROAD ADDITION , BLOCK 23 , PT BLK 23; BEG NW COR,E108.4' , SWLY 161.6',NWLY 50',N129.8' TO POB

Transaction Data:

Grantor: Alberta Greenwell
Grantee: Patrick J. Studer
Date of Sale: Mar 6, 2014
Sale Price: \$16,000.00
Special Assessments: \$0.00
Cash Equiv. Adjust.: \$0.00
Adjusted Price: \$16,000.00

Recording Data:

Financing: Cash
Conditions of Sale: Open market, arm's length
Property Rights: Fee Simple

Deed Type: WD
Book/Page: 2014R01449
Recording Date: Mar 7, 2014

Site Data:

Land Size: 12,040.00 sq.ft. / 0.28 acres
Zoning: HBD - Historical Business District
Tax/Parcel ID(s): 052-192-09-0-30-01-002.00-0
Site Comments: The site is irregular in shape and located at the southeast corner of 4th Street and Main Street. All utilities are reportedly available to the site, which is located in an area of low flood risk.

Improvement Data:

Gross Building Area: 3,050.00 sq.ft.
Net Rentable Area: 3,050.00 sq.ft.
Number of units: 1.00 units
Year Built: 1950
Year Renovated:

Description: The improvements were reportedly in fair condition at the time of the sale. The building was constructed in 1950 and per county records has no finished area. The clear height is estimated at 14'.



Analysis/Comments:

Price/sq.ft. (GBA): \$5.25
Price/sq.ft. (NRA): \$5.25
Price/units: \$16,000.00
Data Source: County/COV

Improved No. 2205

Entered by: DB Mar 1, 2017
Old DB# / Other Ref#

Latitude: 39.109 Longitude: -95.08466

Improved Sale

Improved No. 1818

Office/Warehouse
 2221 145th Terrace
 Basehor, KS 66007
 Leavenworth County



Property Type: Industrial

Transaction Data:

Grantor: -
Grantee: Terry's Transport Properties, LLC
Date of Sale: Feb 18, 2014
Sale Price: \$230,000.00
Special Assessments: \$0.00
Cash Equiv. Adjust.: \$0.00
Adjusted Price: \$230,000.00

Recording Data:

Deed Type: WD
Book/Page: 14/1048
Recording Date: Feb 18, 2014

Conditions of Sale: Arm's length
Property Rights: Fee Simple

Site Data:

Land Size: 51,988.00 sq.ft. / 1.19 acres
Zoning: PI - Planned Industrial
Tax/Parcel ID(s): 0521573600000012229
Site Comments: The site is rectangular in shape and located along North 145th Terrace. All utilities are reportedly available to the site which is located in an area of low flood risk. The zoning is for industrial uses.

Improvement Data:

Gross Building Area: 5,760.00 sq.ft.
Net Rentable Area: 5,760.00 sq.ft.
Number of units: 1.00 units
Year Built: 2000
Year Renovated:
Description: The building is of steel frame construction with 5,760 square feet, of which approximately 15% is reportedly finished area. The clear height is estimated at 14'. The property was reported to be in average condition at the time of the sale



Projected and/or Market Income Data

Net Operating Income: \$12,442.00
NOI per sq.ft.: \$2.16
Capitalization Rate: 5.41%
Adjusted Cap. Rate: 5.41%
EGIM: 11.09
Oper. Expense Ratio: -40.00%
Lease Comments: Est. \$4/SF gross, 10% vacancy, and 40% expenses

Analysis/Comments:

Price/sq.ft. (GBA): \$39.93
Price/sq.ft. (NRA): \$39.93
Price/units: \$230,000.00
Data Source: MS/County

Improved No. 1818

Entered by: DB Sep 23, 2015
Old DB# / Other Ref#

Latitude: 39.131731 Longitude: -94.918206

Improved Sale

Improved No. 1106

Retail Building
302 Shoemaker Way
Tonganoxie, KS 66086
Leavenworth County
0



Property Type: Retail

Transaction Data:

Grantor: Midamerican Investments
Grantee: Tony D. and Julie L. Schuetz
Date of Sale: Sep 3, 2013
Sale Price: \$150,000.00
Special Assessments: \$0.00
Cash Equiv. Adjust.: \$0.00 0
Adjusted Price: \$150,000.00

Recording Data:

Financing: New loan
Conditions of Sale: Arm's length, bank-owned, in a market range
Property Rights: Fee Simple

Deed Type: WD
Book/Page: 13/11453
Recording Date: Sep 3, 2013

Site Data:

Land Size: 43,260.00 sq.ft. / 0.99 acres
Zoning: GBD - General Business District
Tax/Parcel ID(s): 052-192-09-0-10-01-004-12-0-01
Frontage: irregular
Utilities: Reportedly all available
Topography: Level
Flood Influence: Low flood risk
Frontage: South Side of Shoemaker Way

Improvement Data:

Gross Building Area: 4,196.00 sq.ft.
Net Rentable Area: 4,196.00 sq.ft.
Number of units: 1.00 units
Year Built: 1994
Year Renovated:

Description: The improvements contain 4,196 square feet and were constructed in 1994, of steel frame construction. The building is approximately 92% finished with full HVAC and the storage space has neither heat nor cooling.



Market Income Data

Net Operating Income: \$13,595.00
NOI per sq.ft.: \$0.00
Capitalization Rate: 9.06%
Adjusted Cap. Rate: 9.06%
EGIM:
Oper. Expense Ratio: -10.00%
Lease Comments: Est. \$4/S NNN, 10% vacancy, and 10% NNN expenses

Analysis/Comments:

Price/sq.ft. (GBA): \$35.75
Price/sq.ft. (NRA): \$35.75
Price/units: \$1,500,000.00
Data Source: County, COV, Inspection
Verification: County, COV

Improved No. 1106

Entered by: DB Dec 27, 2013
Old DB# IN190 / Other Ref# 0
DO DB 1067
Latitude: 39.115673 Longitude: -95.077583

Improved Sale

Improved No. 2195

Light Industrial
18861 178th Street
Tonganoxie, KS 66086
Leavenworth County



Property Type: Industrial

Legal Description: Per Leavenworth County records: S05, T11, R22E, ACRES 4.06, S440.9' OF E392.37' SW1/4 LESS ROW

Transaction Data:

Grantor: Michael D. and Viana M. DeRossett
Grantee: Timothy F. and Nancy J. Wood
Date of Sale: Sep 9, 2016
Sale Price: \$400,000.00
Special Assessments: \$0.00
Cash Equiv. Adjust.: \$0.00
Adjusted Price: \$400,000.00

Recording Data:

Financing:	New loan	Deed Type:	WD
Conditions of Sale:	Arm's length, not on open market	Book/Page:	16/8075
Property Rights:	Fee Simple	Recording Date:	Sep 9, 2016

Site Data:

Land Size: 176,854.00 sq.ft. / 4.06 acres
Zoning: B-3 - General Business District (Leavenworth County)
Tax/Parcel ID(s): 052-183-05-0-00-00-010.01-0

Site Comments: The site is irregular in shape with topography that is generally level. Although the property has frontage along, and visibility from, US Highway 24/40, access is via the west side of 178th Street. The zoning is for commercial uses by Leavenworth County and the site is located in an area of low flood risk. The site is served by a septic system, rural water, propane gas, and public electricity.



Improvement Data:

Gross Building Area: 6,560.00 sq.ft.

Net Rentable Area: 6,560.00 sq.ft.

Number of units: 1.00 units

Year Built: 1993/2010

Year Renovated:

Description: The improvements consist of a light industrial building, constructed in 1993 and 2010, that contains 6,560 square feet. Of the total building area, approximately 30% is finished office area. The improvements were in overall average to above average condition at the time of the sale and the clear height is estimated at 18' to 20'. The finished area is fully heated and cooled while the warehouse/shop space is heated via suspended radiant heating but is not cooled. The property was owner-occupied at the time of the sale.

Analysis/Comments:

Price/sq.ft. (GBA): \$60.98

Price/sq.ft. (NRA): \$60.98

Price/units: \$400,000.00

Comments: The property was sold as part of the sale of the business that occupied the space. The real estate was sold separate from the business, however, and although not listed for sale on the open market, the sale price for the real estate was based upon an independent appraisal. The sale price is considered to be in a reasonable market range.

Data Source: County/Inspection/Property owner

Improved No. 2195

Entered by: DB Feb 25, 2017
Old DB# / Other Ref#

Latitude: 39.11739 Longitude: -94.99278

ISSUER COMMENT

10 March 2017

RATING

General Obligation (or GO Related)¹

A2 No Outlook

Contacts

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City of Tonganoxie, KS

Annual Comment on Tonganoxie

Issuer Profile

The City of Tonganoxie is located in Leavenworth County in northeastern Kansas, approximately 13 miles northeast of Lawrence and 25 miles west of downtown Kansas City. Leavenworth County has a population of 78,797 and a population density of 170 people per square mile. The county's per capita personal income is \$38,832 (2nd quartile) and the December 2016 unemployment rate was 4.1% (2nd quartile).² The largest industry sectors that drive the local economy are federal government (civilian), the military, and retail trade.

Credit Overview

The credit position for Tonganoxie is solid; however, its A2 rating is below the median rating of Aa3 for cities nationwide. Notable credit factors include a favorable financial position, and a strong socioeconomic profile with a small tax base. It also reflects a moderate pension burden with a highly elevated debt liability.

Finances: The city has a satisfactory financial position, which is relatively favorable with respect to the assigned rating of A2. Tonganoxie's net cash balance as a percent of revenues (19.3%) is healthy but less than the US median. Additionally, the available fund balance as a percent of operating revenues (19.3%) is below other Moody's-rated cities nationwide but grew from 2012 to 2015.

Economy and Tax Base: The economy and tax base of Tonganoxie are satisfactory and aligned with its A2 rating. The median family income equates to a healthy 114.8% of the US level. Additionally, the city's total full value (\$272 million) is much weaker than the US median. However, it rose slightly between 2012 and 2015. Lastly, the full value per capita (\$58,078) is below other Moody's-rated cities nationwide.

Debt and Pensions: Tonganoxie has a moderate pension burden, which is favorable when compared to the assigned rating of A2. The Moody's-adjusted net pension liability to operating revenues (0.91x) is favorably lower than the US median and decreased modestly from 2012 to 2015. In contrast, Tonganoxie has a very heavy debt burden, which is weaker than city's A2 rating. The net direct debt to full value (4.4%) is significantly higher than the US median.

Management and Governance: The ability to generate positive operating margins exhibits strong financial management. Advantageously, on average, Tonganoxie ran surpluses and concurrently, the tax base improved modestly.

Kansas cities have an institutional framework score ³ of "Aa," or strong. Cities primarily rely on property tax and local option sales tax revenues, which in combination are moderately

predictable. Presently, cities enjoy an unlimited property tax levying ability. In 2018, new legislation will limit property tax revenue increases without voter approval, resulting in a moderate revenue-raising ability. Expenditures are highly predictable and cities have a strong legal ability to reduce major expenditures given that cities are generally not subject to collective bargaining and typically have modest fixed costs.

Sector Trends - Kansas Cities

Kansas cities are expected to experience moderate growth over the near term, albeit slower than the nation. Continued tax base expansion through ongoing development and property appreciation in major population centers will benefit most larger cities. Additionally, the educated workforce, business-friendly environment, low cost of doing business, and vibrant aerospace cluster will support economic growth. We expect the trend of modest tax base expansion and sales tax growth to lead to fiscal stability for most cities. These positive trends are somewhat mitigated by fiscal challenges at the state level.

Exhibit 1

Key Indicators^{4 5}

Tonganoxie, KS

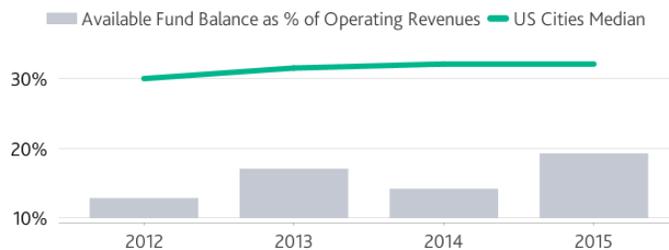
	2012	2013	2014	2015	US Median	Credit Trend
Economy / Tax Base						
Total Full Value	\$263M	\$263M	\$267M	\$272M	\$1,722M	Stable
Full Value Per Capita	\$58,132	\$54,862	\$55,513	\$58,078	\$85,195	Stable
Median Family Income (% of US Median)	106.6%	107.9%	109.4%	114.8%	115.2%	Improved
Finances						
Available Fund Balance as % of Operating Revenues	12.8%	17.1%	14.2%	19.3%	32.1%	Improved
Net Cash Balance as % of Operating Revenues	14.4%	23.3%	14.2%	19.3%	34.4%	Stable
Debt / Pensions						
Net Direct Debt / Full Value	5.8%	5.4%	4.9%	4.4%	1.2%	Improved
Net Direct Debt / Operating Revenues	7.45x	5.41x	4.08x	3.45x	0.94x	Improved
Moody's-adjusted Net Pension Liability (3-yr average) to Full Value	1.0%	1.2%	1.2%	1.1%	1.7%	Stable
Moody's-adjusted Net Pension Liability (3-yr average) to Operating Revenues	1.31x	1.16x	0.97x	0.91x	1.35x	Stable

Source: Moody's

Exhibit 2

Available fund balance as a percent of operating revenues grew between 2012 and 2015

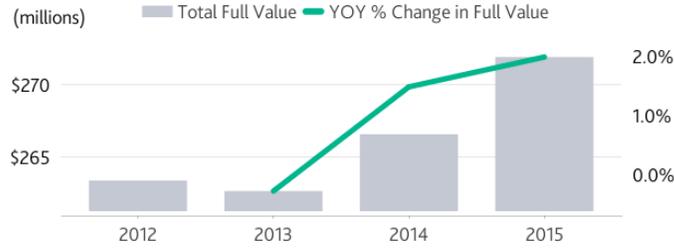
Available Fund Balance as a Percent of Operating Revenues



Source: Issuer financial statements; Moody's

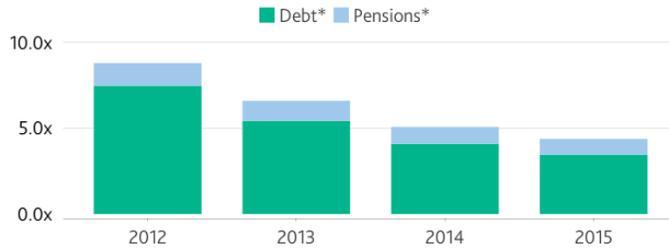
This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on www.moody's.com for the most updated credit rating action information and rating history.

Exhibit 3
Full value of the property tax base increased from 2012 to 2015
 Total Full Value



Source: Issuer financial statements; Government data sources; Offering statements; Moody's

Exhibit 4
Moody's-adjusted net pension liability to operating revenues decreased from 2012 to 2015
 Net Direct Debt and Adjusted Net Pension Liability / Operating Revenues



*Debt is represented as Net Direct Debt / Operating Revenues. Net Direct Debt is defined as gross debt minus self supporting debt. Pensions are represented as ANPL / Operating Revenues. ANPL is defined as the average of Moody's-adjusted Net Pension Liability in each of the past three years.
 Source: Issuer financial statements; Government data sources; Offering statements; Moody's

Endnotes

- 1 The rating referenced in this report is the government's General Obligation (GO) rating or its highest public rating that is GO-related. A GO bond is generally a security backed by the full faith and credit pledge and total taxing power of the local government. See [Local Government GO Pledges Vary Across States](#), for more details. GO-related ratings include issuer ratings, which are GO-equivalent ratings for governments that do not issue GO debt. GO-related ratings also include ratings on other securities that are notched or otherwise related to what the government's GO rating would be, such as annual appropriation, lease revenue, non-ad valorem, and moral obligation debt. The referenced ratings reflect the government's underlying credit quality without regard to state guarantee or enhancement programs or bond insurance.
- 2 The per capita personal income data and unemployment data for all counties in the US census are allocated to quartiles. The quartiles are ordered from strongest-to-weakest from a credit perspective: the highest per capita personal income quartile is first quartile, and the lowest unemployment rate is first quartile. The first quartile consists of the top 25% of observations in the dataset, the second quartile consists of the next 25%, and so on. The median per capita personal income for US counties is \$46,049 for 2014. The median unemployment rate for US counties is 3.6% for November 2016.
- 3 The institutional framework score measures a municipality's legal ability to match revenues with expenditures based on its constitutionally and legislatively conferred powers and responsibilities. See [US Local Government General Obligation Debt \(January 2014\)](#) for more details.
- 4 For definitions of the metrics in the Key Indicators Table, [US Local Government General Obligation Methodology and Scorecard User Guide \(July 2014\)](#). The population figure used in the Full Value Per Capita ratio is the most recently available, most often sourced from either the US Census or the American Community Survey. Similarly, the Median Family Income data reported as of 2012 and later is always the most recently available data and is sourced from the American Community Survey. The Median Family Income data prior to 2012 is sourced from the 2010 US Census. The Full Value figure used in the Net Direct Debt and Moody's-adjusted Net Pension Liability (3-year average ANPL) ratios is matched to the same year as audited financial data, or if not available, lags by one or two years. Certain state-specific rules also apply to Full Value. For example, in California and Washington, assessed value is the best available proxy for Full Value. Certain state specific rules also apply to individual data points and ratios. Moody's makes adjustments to New Jersey local governments' reported financial statements to make it more comparable to GAAP. Additionally, Moody's ANPLs reflect analyst adjustments, if any, for pension contribution support from non-operating funds and self-supporting enterprises. Many local government pension liabilities are associated with its participation in the statewide multiple-employer cost-sharing plans. Metrics represented as N/A indicate the data were not available at the time of publication.
- 5 The medians come from our most recently published local government medians report, [Medians – Growing Tax Bases and Stable Fund Balances Support Sector's Stability \(March 2016\)](#). The medians conform to our US Local Government General Obligation Debt rating methodology published in January 2014. As such, the medians presented here are based on the key metrics outlined in the methodology and the associated scorecard. The appendix of this report provides additional metrics broken out by sector, rating category, and population. We use data from a variety of sources to calculate the medians, many of which have differing reporting schedules. Whenever possible, we calculated these medians using available data for fiscal year 2014. However, there are some exceptions. Population data is based on the 2010 Census and Median Family Income is derived from the 2012 American Community Survey. Medians for some rating levels are based on relatively small sample sizes. These medians, therefore, may be subject to potentially substantial year-over-year variation. Our ratings reflect our forward looking opinion derived from forecasts of financial performance and qualitative factors, as opposed to strictly historical quantitative data used for the medians. Our expectation of future performance combined with the relative importance of certain metrics on individual local government ratings account for the range of values that can be found within each rating category. Median data for prior years published in this report may not match last year's publication due to data refinement and changes in the sample sets used, as well as rating changes, initial ratings, and rating withdrawals.

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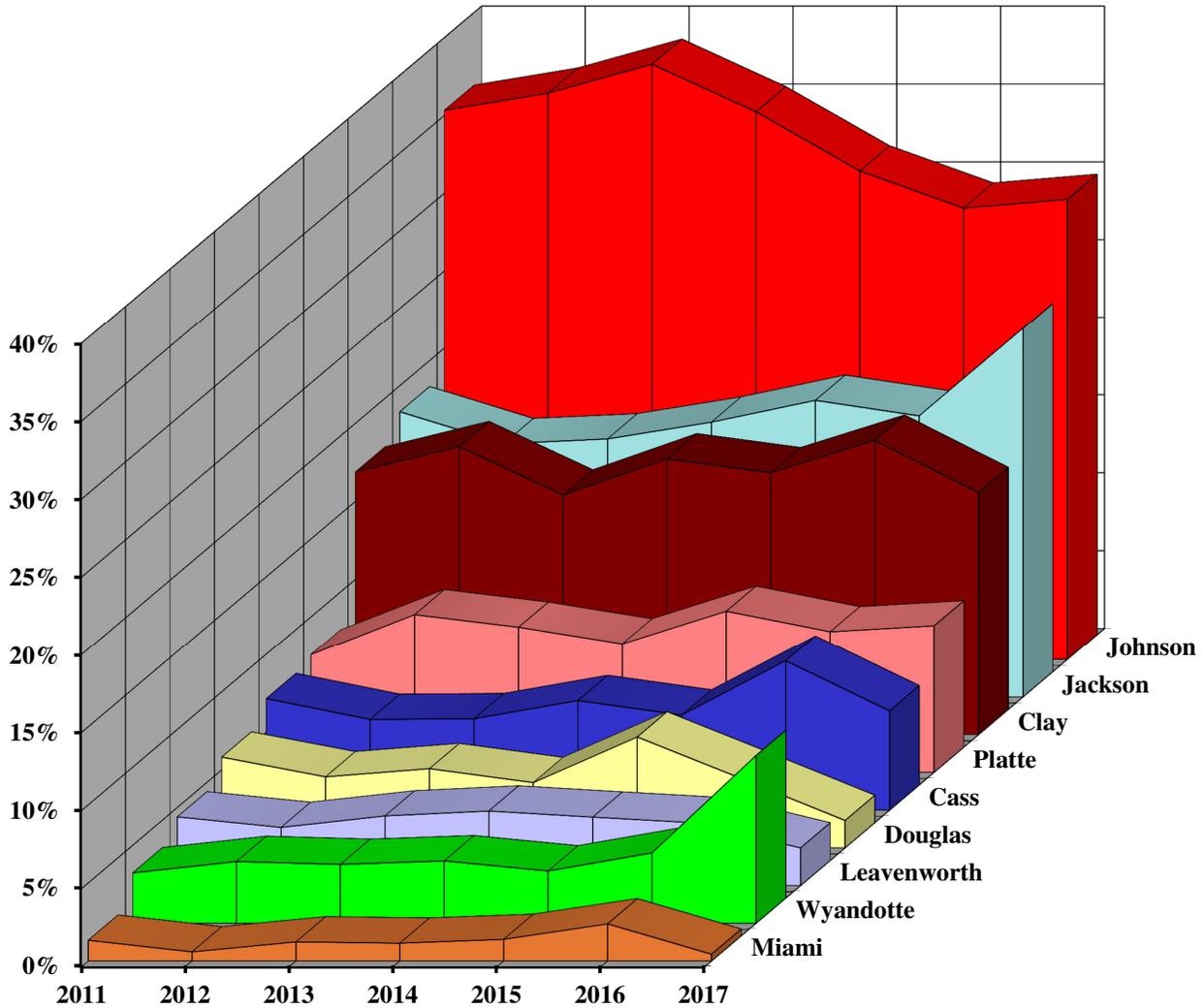
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REPORT NUMBER 1062039

Kansas City Metro, KS & MO (9 Counties)

Market Share by County

(Based on Building Permits Issued)



County	2011	2012	2013	2014	2015	2016	2017
Johnson	35.32%	36.43%	38.29%	35.23%	31.43%	29.04%	29.61%
Jackson	18.33%	16.28%	16.58%	17.66%	19.06%	18.06%	23.68%
Clay	16.88%	18.51%	15.40%	17.73%	16.84%	18.92%	15.57%
Platte	7.55%	10.15%	9.34%	8.27%	10.37%	9.05%	9.43%
Cass	7.15%	5.81%	5.85%	7.02%	6.09%	9.57%	6.36%
Douglas	5.81%	4.55%	5.07%	4.18%	7.10%	4.45%	1.75%
Leavenworth	4.40%	3.73%	4.46%	4.77%	4.38%	4.01%	2.41%
Wyandotte	3.23%	3.96%	3.77%	4.00%	3.35%	4.52%	10.75%
Miami	1.33%	0.59%	1.23%	1.14%	1.39%	2.38%	0.44%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%



FEBRUARY 2017

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD		Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD									
CASS COUNTY							LEAVENWORTH COUNTY															
Archie	0	0	0	0	0	0	Basehor	5	0	5	8	0	8									
Belton	1	0	1	10	0	10	Lansing	5	0	5	5	0	5									
Cass County	0	0	0	0	0	0	Leav. County	9	0	9	13	0	13									
Cleveland	0	0	0	1	0	1	Leavenworth	1	0	1	1	0	1									
Drexel	0	0	0	0	0	0	Tonganoxie	4	0	4	14	0	14									
Garden City	0	0	0	0	0	0	24	0	24	41	0	41										
Harrisonville	0	0	0	0	0	0	WYANDOTTE COUNTY															
Lake Winnebago	3	0	3	4	0	4	Bonner Springs	2	0	2	2	0	2									
Lee's Summit	3	0	3	4	0	4	Edwardsville	0	0	0	0	0	0									
Peculiar	1	0	1	3	0	3	KCK/Wyandotte Co	64	0	64	101	0	101									
Pleasant Hill	4	0	4	6	0	6	66	0	66	103	0	103										
Raymore	32	0	32	38	0	38	MIAMI COUNTY															
Village of Loch Lloyd	2	0	2	4	0	4	Louisburg	5	0	5	6	0	6									
46	0	46	70	0	70	Miami County	1	0	1	2	0	2										
CLAY COUNTY							Osawatomie	0	0	0	0	0	0									
Clay County	5	0	5	9	0	9	Paola	0	0	0	0	0	0									
Excelsior Springs	0	0	0	1	0	1	Spring Hill	0	0	0	0	0	0									
Gladstone	1	0	1	1	0	1	6	0	6	8	0	8										
Kansas City	62	0	62	114	0	114	Totals															
Kearney	13	0	13	16	0	16	469	326	795	917	336	1253										
Lawson	0	0	0	0	0	0	Comparison of Single Family Building Units for Greater Kansas City															
Liberty	2	0	2	2	0	2	(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)															
North Kansas City	0	0	0	0	0	0	Month/Year	2010	2011	2012	2013	2014	2015	2016	2017							
Pleasant Valley	0	0	0	0	0	0	January	137	90	188	273	287	240	274	448							
Smithville	6	0	6	17	0	17	February	145	121	182	224	216	260	408	469							
89	0	89	160	0	160	March	252	180	270	335	362	393	542									
JACKSON COUNTY							April	228	210	277	444	439	437	523								
Blue Springs	7	0	7	27	0	27	May	213	230	294	337	385	395	503								
Buckner	0	0	0	0	0	0	June	239	262	268	333	364	438	578								
Grain Valley	7	0	7	22	0	22	July	180	204	288	409	375	399	494								
Grandview	0	0	0	0	0	0	August	243	205	260	354	352	425	530								
Greenwood	0	0	0	2	0	2	September	173	202	379	384	383	462	418								
Independence	15	0	15	20	0	20	October	279	205	331	369	468	459	462								
Jackson County	2	0	2	11	0	11	November	173	185	283	340	312	360	412								
Kansas City	0	0	0	11	0	11	December	209	207	279	288	328	432	345								
Lake Lotawana	0	0	0	0	0	0	Annual Total	2,471	2,301	3,299	4,090	4,271	4,700	5,489	917							
Lee's Summit	49	89	138	98	89	187	Comparison of Permits By Units Issued Year to Date															
Oak Grove	7	0	7	10	0	10	2010 - 2017															
Raytown	0	0	0	0	0	0		<u>S-F Units</u>	<u>M-F Units</u>	<u>Total Units</u>												
Sugar Creek	0	0	0	0	0	0	2010	282	0	282												
87	89	176	201	89	290	2011	211	0	211													
PLATTE COUNTY							2012	370	32	402												
Edgerton	0	0	0	0	0	0	2013	497	81	578												
Kansas City	17	0	17	27	0	27	2014	503	544	1047												
Parkville	2	0	2	8	0	8	2015	500	316	816												
Platte City	0	0	0	0	0	0	2016	682	162	844												
Platte County	22	0	22	44	0	44	2017	917	336	1253												
Riverside	3	0	3	3	0	3	^A The Single Family number is units and includes both attached and detached units.															
Weatherby Lake	2	0	2	5	0	5	[%] Multi-Family units are in buildings with 5 or more units.															
Weston	0	0	0	0	0	0	# Not available at time of report															
46	0	46	87	0	87	Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2017 Home Builders Association of Greater Kansas City. All rights reserved.																
JOHNSON COUNTY																						
De Soto	0	0	0	2	0	2																
Edgerton	0	0	0	0	0	0																
Fairway	1	0	1	2	0	2																
Gardner	0	0	0	5	0	5																
Johnson County	4	0	4	9	0	9																
Leawood	2	0	2	5	0	5																
Lenexa	22	0	22	35	0	35																
Merriam	0	0	0	0	0	0																
Mission Hills	1	0	1	1	0	1																
Olathe	22	0	22	83	10	93																
Overland Park	33	237	270	63	237	300																
Prairie Village	3	0	3	6	0	6																
Shawnee	10	0	10	21	0	21																
Spring Hill	7	0	7	15	0	15																
Westwood	0	0	0	0	0	0																
105	237	342	247	247	494																	