



AGENDA PACKET

**JEDO Board Meeting
July 1, 2015 - 6:00 P.M.**

***Holliday Conference Room
620 SE Madison Avenue
Topeka, Kansas***

JEDO Board Members

Shawnee County Commissioners

Shelly Buhler District 1 (*Voting Member*)
Kevin Cook District 2 (*Voting Member*)
Bob Archer District 3 (*Voting Member*)

City of Topeka Governing Body

Larry Wolgast Mayor (*Voting Member*)
Karen Hiller District 1 (*Voting Member*)
Sandra Clear District 2
Sylvia Ortiz District 3
Jonathan Schumm District 4
Michelle De La Isla District 5 (*Voting Member*)
Brendan Jensen District 6
Elaine Schwartz District 7
Jeffrey Coen District 8 (*Voting Member*)
Richard Harmon District 9

Public Comment. Comment from members of the public shall be entertained on each actionable agenda item and at the end of each meeting. Comment shall be limited to topics directly relevant to JEDO business. Members of the public wishing to speak must notify the City Clerk at 785-368-3940 or cclerk@topeka.org before 5:00 p.m. on the date of the meeting. This requirement shall not apply to items added during the meeting.

Members of the public shall be limited to four minutes unless the Board, by majority vote, extends the limitation. Debate, question/answer dialogue or discussion with Board members will not count towards the four minute time limitation.

To make arrangements for special accommodations please call 785-368-3940. A 48-hour advance notice is preferred.



**JEDO Board of Directors
Agenda for Wednesday, July 1, 2015
6:00 p.m.**

**Cyrus K. Holliday Building
620 SE Madison Avenue, Holliday Conference Room, 1st Floor**

1. Roll Call
2. APPROVAL of Minutes from the meetings of June 3, 2015 and June 24, 2015. (Action Item)
3. APPROVAL of funding commitment for Project Door. (Action Item)
4. APPROVAL of funding commitment for Project Point. (Action Item)
5. APPROVAL of funding commitment for Project Sand. (Action Item)
6. Any other business items that may come before the Board for consideration
7. Public Comment
8. Adjournment

Public Comment Policy: Comment from members of the public shall be entertained on each actionable agenda item and at the end of each meeting. Comment shall be limited to topics relevant to JEDO business. Members of the public wishing to speak must notify the City Clerk before 5:00 p.m. on the date of the meeting via email at cclerk@topeka.org or call 785-368-3940. This requirement shall not apply to items added during the meeting. Members of the public will be given four (4) minutes to speak and must maintain proper decorum relating to public meetings.

Agenda: Agendas are furnished at least five (5) business days prior to each meeting and posted on the City of Topeka web page at www.topeka.org/JEDO and the Shawnee County web page at www.snco.us/jedo.

To make arrangements for special accommodations please call 785-368-3940 or 785-368-3941. A 48-hour advance notice is preferred.

City of Topeka & Shawnee County



Agenda Item No. 2

**JEDO Board Meeting
July 1, 2015 - 6:00 P.M.**

APPROVAL of Minutes of June 3, 2015 and June 24, 2015.

**Joint Economic Development Organization Board Minutes
June 3, 2015**

City Council Chambers, 214 SE 8th Street, Topeka, Kansas, Wednesday, June 3, 2015.

The Joint Economic Development Organization (JEDO) Board Members met at 6:00 p.m. with the following voting Board Members present: Deputy Mayor Karen Hiller, Councilmembers Michelle De La Isla and Jeffrey Coen; and Shawnee County Commissioners Kevin Cook and Bob Archer -6. City of Topeka Mayor Larry Wolgast presided -1. Absent: Commissioner Shelly Buhler -1.

Nonvoting Members present: Councilmembers Sandra Clear, Jonathan Schumm, Brendan Jensen and Richard Harmon. Absent: Councilmembers Sylvia Ortiz and Elaine Schwartz.

Mayor Wolgast called the meeting to order.

APPROVAL of Minutes of the May 13, 2015 JEDO Board meeting.

Commissioner Archer moved to approve the minutes. The motion was seconded by Commissioner Cook.

Timothy Zurawski thanked JEDO Board members for their service and stated he appreciates efforts being made to improve area economic development. He stated he is a member of the Citizens for Accountability in Government, a group working to better the community and offering suggestions to improve area economic development.

The motion to approve the minutes carried unanimously. (6-0-0)

APPROVAL of Contract with Garner Economics, L.L.C. was presented.
(JEDO Contract No. C-1-2015)

Mayor Wolgast reported as a result of the discussion by JEDO Board members from the JEDO Board meeting of May 13, 2015, page 12 of the contract will include the following amendments in the first paragraph:

- Garner will facilitate six (6) focus groups instead of four (4).
- Additionally, Garner Economics, L.L.C. will hold one public “listening session” to solicit broader community feedback.

Deputy Mayor Hiller stated the agreement does not reflect the details of JEDO Resolution No. 2015-1 as approved by the JEDO Board on March 25, 2015. She asked who will be responsible for making sure the details outlined in the resolution are followed and reflected in the work that would be performed as well as who will serve as the point of contact through the process.

Mayor Wolgast reported there have been general discussions with Garner representatives regarding a tentative schedule to discuss the process on June 24, 2015, and upon approval of the agreement, they

would move forward with the meeting to provide JEDO Board members the opportunity to submit names to be included in the focus groups as well as discuss the purpose of the JEDO Board in regards to the process. He stated he believes it would be the responsibility of the Board to make sure the consultant follows the objectives and expectations outlined in the resolution and RFP and the Mayor's office would serve as the point of contact.

Deputy Mayor Hiller expressed concern with the amount of time that will be required of JEDO Board members and the importance of them understanding their responsibility in the process. She noted Garner outlined a six week calendar with no start or end date.

Mayor Wolgast reported that primarily in the first month, tentatively set to begin June 24, 2015, the process will consist of implementing community engagements and focus groups.

Joseph Ledbetter referenced page 2, paragraph 6 of the contract and expressed concern with conflicting language. He stated the Garner contract makes reference to all documents and records related to the Agreement being available to JEDO for a period of five years and the GO Topeka contract only requires three years. He spoke in support of the process being open to the public and allowing citizens to offer additional comments, such as those members of the Citizens for Accountability in Government.

Clark Trammell spoke in support of the positive direction taken by JEDO Board members in working to improve the economic development model in Topeka-Shawnee County. He stated he believes this will provide a great opportunity to bring the community together and move towards an excellent end result. He commended Board members for hiring the right guy for the job and doing a great job in getting them to a point where they could implement the plan.

Mayor Wolgast stated the payment process was outlined on page 2, Section 3 and 4 of the contract. He reported GO Topeka does not have a line item for this expense so any action authorizing execution of the Garner contract will by implication, approve an amendment to GO Topeka's budget.

Deputy Mayor Hiller moved to authorize the Chair to execute the Garner agreement and authorize payment to Garner from GO Topeka's budget, the amendment of which is hereby approved. The motion was seconded by Councilmember De La Isla.

Councilmember Schumm expressed concern with authorizing payment by GO Topeka for the consulting services and the mistrust it will generate by the public.

Commissioner Cook stated the JEDO Board approves the annual operating budget GO Topeka as well as they have the authority to amend the budget, providing them the authority to authorize the use of the funds for a specific purpose.

The motion to authorize the Chair to execute the Garner agreement and authorize payment to Garner from GO Topeka's budget, the amendment of which is hereby approved, carried unanimously. (6-0-0)

Joseph Ledbetter appeared to speak under public comment and distributed a handout regarding open record requirements by contractor's use of JEDO funds. He stated he supports the contract; however, he does not support using GO Topeka funds to pay for consulting services by Garner Economics. He stressed the importance of JEDO having direct access to funding and the need to conduct business differently. He noted the JEDO Board approves GO Topeka's annual budget; however, they do not authorize funds being paid to The Greater Topeka Chamber of Commerce. He reported the current GO Topeka contract requires them to provide records to the public when requested and they continue to deny the public access to records.

Timothy Zurawski appeared to speak under public comment. He stated he concurs with Mr. Ledbetter and believes there needs to be a different funding source to pay for the consulting services as the arrangement may affect the way Garner performs the job. He encouraged Board members to reconsider this part of the process. He commended JEDO Board members for doing a great job; however, there needs to be some slight adjustments to the processes.

Carol Marple appeared to speak under public comment. She expressed concern with the lack of records being supplied by GO Topeka when requested by the public. She stated it was her understanding the JEDO Board has direct access to its own funding in the amount of \$15,000. She expressed concern with the financial activity between private investors and GO Topeka and distributed a handout concerning the amount paid by GO Topeka to Bartlett & West Engineering since 2012. She reported taxpayers continue to pay property taxes on the building located on SW 77th Street because GO Topeka failed to remove it from the tax statement.

Clark Trammell appeared to speak under public comment and distributed a handout concerning the Topeka Community and Economic Development Plan. He stated he disagrees with the decision to have GO Topeka pay for consulting services provided by Garner Economics and believes it was handled unfairly. He requested to be allowed to comment further on the matter.

Scott Griffith appeared to speak under public comment. He stated he respectfully disagrees with statements made regarding the lack of access to records by GO Topeka; Bartlett & West Engineers receive payment through public funds not private funds; and the funds used to pay for the property taxes on the building located on SW 77th Street have been reimbursed and the tax statement is in the process of being modified.

No further business appearing the meeting was adjourned at 6:38 p.m.

**Joint Economic Development Organization Board Minutes
June 24, 2015**

Law Enforcement Center, 320 S. Kansas Avenue, Classroom A, Topeka, Kansas, Wednesday, June 24, 2015.

The Joint Economic Development Organization (JEDO) Board Members met at 6:00 p.m. with the following voting Board Members present: Deputy Mayor Karen Hiller, Councilmembers Michelle De La Isla and Jeffrey Coen; and Shawnee County Commissioners Shelly Buhler, Kevin Cook and Bob Archer -6. City of Topeka Mayor Larry Wolgast presided -1.

Nonvoting Members present: Councilmembers Sandra Clear, Jonathan Schumm and Brendan Jensen. Absent: Councilmembers Sylvia Ortiz, Elaine Schwartz and Richard Harmon.

Mayor Wolgast called the meeting to order. He announced the meeting was initially established at the request of Jay Garner for the purpose of discussing the current consulting project and was to be located at Heritage Hall; however, due to the request for a JEDO Board meeting by GO Topeka the two meetings were combined. He reported the JEDO Board meeting was relocated to the Law Enforcement Center so the meeting could be televised as required. He announced the JEDO Board meeting would be conducted first followed by the meeting conducted by Jay Garner; and GO Topeka has requested another JEDO Board meeting be held on July 1, 2015, in the City Council Chambers to consider three incentive projects.

DISCUSSION and possible ACTION on GO Topeka and Federal Home Loan Bank Topeka (Project Cedar), was presented.

Scott Smathers, GO Topeka Interim President and CEO, provided a brief overview of the Federal Home Loan Bank (FHLB) Topeka incentive proposal. He reported GO Topeka representatives have been in discussion with FHLB in regards to building a new 80,000 square foot facility at an estimated cost of \$20 million with an additional \$3.5 million invested in equipment costs. He highlighted the following:

- Estimate 17 new employees over a five year span that will average \$40,000 in annual salaries
- Retain over 220 employees that will average \$80,000 in annual salaries
- Incentive package includes:
 - Up to \$102,000 for new jobs to be paid over five years from the time the job is created requiring no clawback provision; \$4,000 for jobs paying \$40,000 to \$60,000 annually; and \$6,000 for jobs paying over \$60,000 annually
 - \$167,000 for investment includes \$8,000 per million for the building (Class A Office Space) and \$2,000 per million for the equipment
 - \$200,000 for the training of employees including improvement and certifications
 - \$780,000 matching funds from the City of Topeka for infrastructure improvements including \$650,000 for roads and \$130,000 for water
- FHLB has submitted a request for financing through Internal Revenue Bonds from Shawnee County

- FHLB will consider State funding program options

Mr. Smathers stated GO Topeka is requesting approval of the funding commitment for the Federal Home Loan Bank Topeka Project.

Mayor Wolgast clarified the Board is only considering the funding commitment at this time, not the incentive agreement.

Commissioner Cook asked if FHLB plans to utilize local contractors, engineers and architects and stated this would be his preference to keep local tax dollars in the local economy.

Patrick Doran, Senior Vice President and General Counsel, Federal Home Loan Bank Topeka, reported FHLB is a wholesale lender that has been a part of the community for over 80 years occupying a four state region including Kansas, Oklahoma, Colorado and Nebraska. He expressed his appreciation of the efforts made by JEDO as a whole, Scott Smathers of GO Topeka, and City Manager Jim Colson and City staff members for working with FHLB in reaching this point in the process. He stated it would be the goal of FHLB to use local contractors; however, he could not make a commitment at this time because they have not yet reached that point in the process.

Mayor Wolgast stated he looks forward to a successful project and commended FHLB for choosing to remain in the Topeka-Shawnee County area as they provide a great benefit to the overall community. He asked when the project would be complete.

Mr. Doran stated it was their hope to relocate to the new facility in three years.

Councilmember Schumm expressed concern with the City's matching fund requirement for street and infrastructure improvements. He asked what year the City should plan for the funds to be allocated or have the funds already been included in the City's expenditure authority outlined in the budget.

Jim Colson, City of Topeka City Manager, reported the funds outlined in the incentive package will be allocated from utility and half-cent sales tax funds and are projects the City has already planned to complete, specifically street and utility investments at the SW 6th and Wanamaker roundabout and proceeding north. He stated they anticipate the work would be done in late 2016 or early 2017; however, improvements on Wanamaker will not be completed until after the construction phase to avoid the use of heavy equipment on new street improvements.

Deputy Mayor Hiller asked what the new 17 jobs would entail.

Mr. Doran stated the majority of the new jobs would consist of information technology professionals as well as some compliance positions.

Commissioner Archer moved to approve the Federal Home Loan Bank of Topeka funding commitment pending review and approval of the contract at a later date. The motion was seconded by Councilmember De La Isla.

Mayor Wolgast asked if there was anyone present who would like to speak to the matter.

Joseph Ledbetter spoke in support of the project. He expressed his discontent with the public not receiving handouts or information about the project prior to the meeting and questioned why JEDO Board members continue to allow GO Topeka to present projects with no supporting documentation.

Jack Sossoman stated he concurs with Mr. Ledbetter. He expressed concern with having no idea of what would be discussed at the JEDO Board meeting and questioned when the management of the city will become open and transparent with JEDO, GO Topeka and the agendas being distributed.

Carol Marple stated she concurs with Mr. Ledbetter and Mr. Sossoman. She questioned how many members of the JEDO Board truly understand what will be accomplished by Project Cedar. She expressed concern with the Topeka Chamber of Commerce hiring one person to operate both GO Topeka and The Chamber of Commerce.

Clark Trammell stated he supports Federal Home Loan Bank of Topeka; however, the proposal being considered has been in the works for approximately 10 years. He questioned if it was the best use of limited economic development dollars to invest in a \$50 billion corporation that could provide its own funding for expansion and relocation compared to using the dollars to bring companies to the area, or to provide relief to companies in serious financial trouble already located in the area. He expressed concern with setting precedence for other large corporations to request the same type of incentives as well as it provides no guarantee the Topeka division of FHLB will remain in Topeka. He stated as a Board they need to discuss the problems in the community relating to taxes and funding cuts for schools and then design the economic development plan to accommodate these issues so it works for the community.

Commissioner Cook reported he was aware of the project details prior to the JEDO Board meeting. He stated he meets with Scott Smathers, GO Topeka, on a regular basis to remain informed on the projects GO Topeka is working on as well as how tax dollars are being managed. He spoke in support of the project and stated it was an excellent investment for the community and would have an immeasurable economic impact.

Commissioner Archer stated he concurs with Commissioner Cook and believes it will be a tremendous win for the community, JEDO and GO Topeka, and noted those individuals that do not agree must be uninformed.

The motion to approve the Federal Home Loan Bank of Topeka funding commitment pending review and approval of the contract at a later date carried unanimously. (7-0-0)

Joseph Ledbetter appeared to speak under public comment. He expressed concern with JEDO Board members not being respectful to citizens regarding their right to express their own opinions. He stated all citizens have the right to question every aspect of any incentive proposal presented by GO Topeka, including how economic development dollars are spent. He stated the problems that evolve from JEDO meetings are directly related to the lack of trust by the public and he believes it is the responsibility of JEDO Board members to gain back public trust. He expressed concern with the

amount of money being paid to GO Topeka and the less than satisfactory services they provide. He asked JEDO Board members to demand better from GO Topeka.

Jack Sossoman appeared to speak under public comment. He stated he concurs with Mr. Ledbetter. He stated it is vital to have information and details on proposals being considered prior to JEDO Board meetings to allow the public to be fully engaged in discussion.

Carol Marple appeared to speak under public comment. She stated she concurs with Mr. Ledbetter and Mr. Sossoman. She expressed the importance of JEDO Board members paying attention during meetings and respectfully listening to citizen input.

Cark Trammell appeared to speak under public comment. He stated he continues to disagree with offering an incentive proposal to FHLB. He reminded JEDO Board members they need to take into consideration the Chief Executive Officer of GO Topeka has resigned and the major changes happening in the tax structure of the State and the funding of schools, all having a negative trickle-down effect on the economic development dynamics of the state of Kansas as a whole. He encouraged JEDO Board members to ask GO Topeka what changes they are making in their business plan, what target markets are being considered and how those target markets differ from before to ensure tax dollars are spent responsibly.

Scott Griffiths thanked JEDO Board members for approving the incentive proposal for FHLB. He stated GO Topeka presents their business plan and a detailed budget to the JEDO Board on an annual basis as well as quarterly reports. He reported GO Topeka makes changes as needed and they continue to evaluate how they conduct business as processes move along.

Mayor Wolgast reported project names are created because the majority of business proposals include a confidentiality agreement.

No further business appearing the meeting was adjourned at 6:38 p.m.



Agenda Item No. 3

**JEDO Board Meeting
July 1, 2015 - 6:00 P.M.**

APPROVAL of funding commitment for Project Door

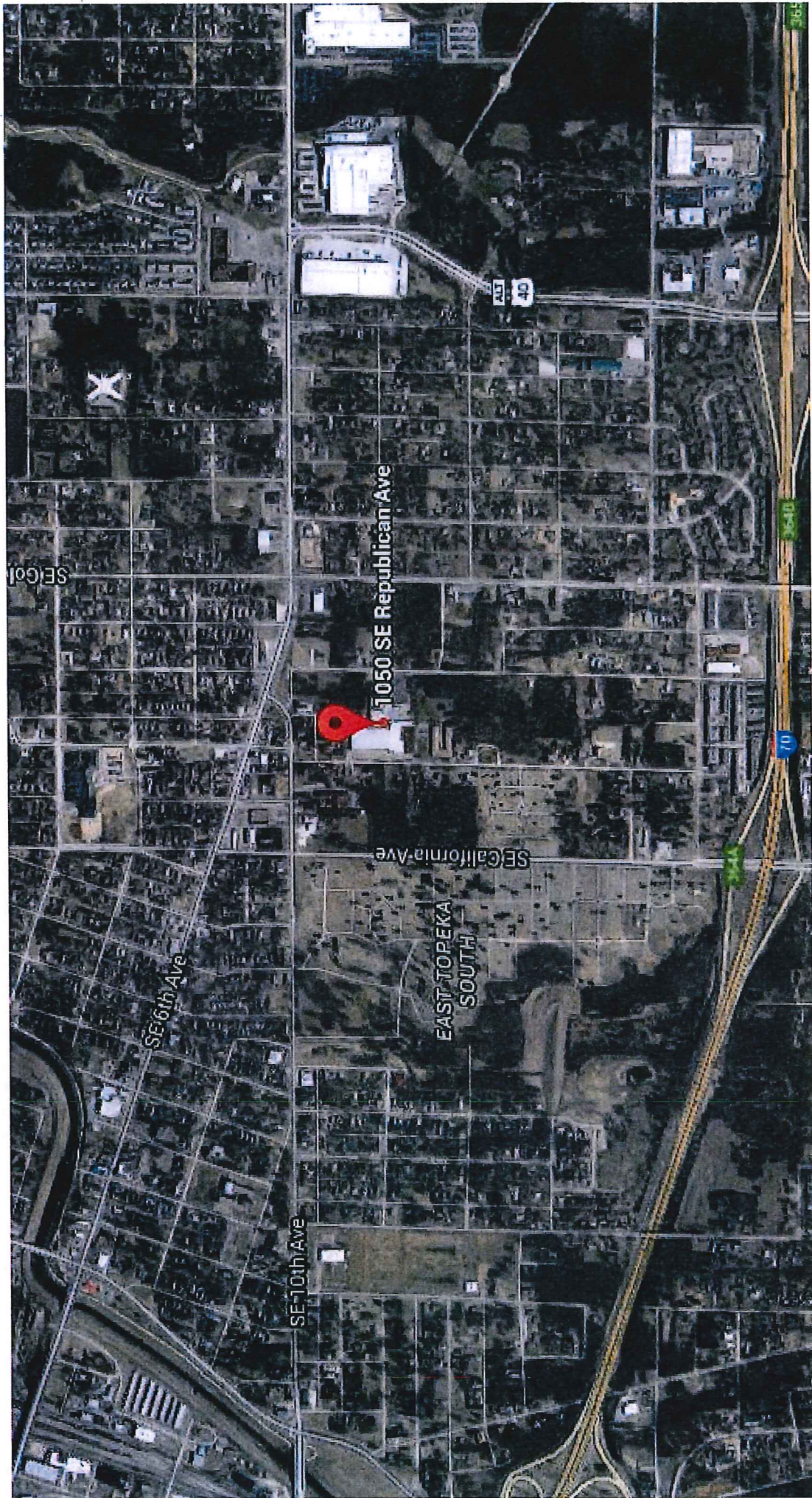
Project Summary

July 1, 2015

Koch & Company, Inc.: Project Door

- Project:
 - Acquisition of a facility
 - New employees (30 – 50)
 - Benefits (medical, vacation, paid holidays)
 - Proposed location 1050 SE Republican Avenue

- Proposing: \$100,000
 - Scalable payment range paid out over 5 years
 - \$1500 per job for jobs paying at least \$10 - \$11.99 per hour
 - \$2000 per job for jobs paying \$12 to \$14.99 per hour
 - \$3000 per job for jobs paying over \$15 per hour





Agenda Item No. 4

**JEDO Board Meeting
July 1, 2015 - 6:00 P.M.**

APPROVAL of funding commitment for Project Point

Alorica: Project Point

- Project:
 - Facility remodeling
 - New employees
 - Slightly higher wages with potential for growth
 - Benefits (medical, vacation, paid holidays)
 - Maintains the call center

- Proposing
 - Reduce the minimum threshold to 300 jobs from 500 jobs to qualify for payment
 - Requiring slightly higher wages to qualify
 - Contract runs through 2017

City of Topeka & Shawnee County



AGENDA PACKET

**JEDO Board Meeting
July 1, 2015 - 6:00 P.M.**

*Holliday Conference Room
620 SE Madison Avenue
Topeka, Kansas*

Meeting Handouts from the Public

BOARD OF COUNTY COMMISSIONERS AGENDA
MONDAY, JUNE 29, 2015, 9:00 A.M.
COMMISSION CHAMBERS, ROOM B-11

I. PROCLAMATIONS/PRESENTATIONS

II. UNFINISHED BUSINESS

III. CONSENT AGENDA

1. Consider approval of emergency vehicle permit for Mark P. Engholm for emergency response for Shawnee County/Shawnee Heights Fire—Emergency Management.
2. Acknowledge receipt of an Industrial Revenue Bond Application with Federal Home Loan Bank of Topeka for the construction and development of an office headquarters at the intersection of Wanamaker Road and SW 6th Ave.
3. Consider approval of the Kansas Underground Storage Tank Liability Plan Insurance Renewal Application—County Clerk.
4. Acknowledge receipt of report that certifies that American Medical Response was in compliance with the response parameters and requirements set forth in Contract C428-2005 for the 4th quarter of 2014 but will be fined \$300.00 due to being over the 15.00 mark on seven runs in the City.—Emergency Management.
5. Acknowledge receipt of report that certifies that American Medical Response was in compliance with the response parameters and requirements as set forth in Contract C428-2005 for all 4 quarters of 2014 –Emergency Management.
6. Reflect the employer rate of contribution for the Kansas Public Employees Retirement System Tier 1, 2 and 3 Programs at 9.18% in 2016—County Clerk.
7. Reflect the employer rate of contribution for the Kansas Police and Firemen’s Retirement System at 22.77% in 2016--County Clerk.
8. Reflect the employer rate of contribution for the Kansas Public Employees Retirement System on “retirees return to work after retirement” at 15.18% of gross compensation in 2016—County Clerk.

IV. NEW BUSINESS

A. COUNTY CLERK – Cynthia Beck

1. Consider all voucher payments.
2. Consider correction orders.

B. PLANNING DEPARTMENT –Barry Beagle

1. Consider approval of Resolution No. 2015-53 amending the district zoning classification from an RR-1 residential reserve district to C-4 commercial district on property located at 4109 NW Topeka Blvd. in Soldier Township to allow Tarwater Farm and Home Supply to build a new storage building in conjunction with their business.

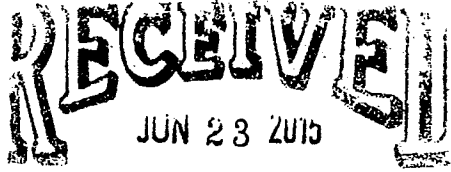
C. Trammell 7-01-2015



6201 College Boulevard, Suite 500, Overland Park, KS 66211-2435 • 913.451.8788

June 22, 2015

Via Email
Via Hand Delivery



Curtis J. Petersen
(913) 234-7458
(816) 572-5313 Direct Fax
cpetersen@polsinelli.com

Honorable Kevin Cook
Chairman, County Commission
Shawnee County, Kansas
200 SE 7th Street
Topeka, KS 66603

SHAWNEE COUNTY CLERK

Re: Industrial Revenue Bond Application – Federal Home Loan Bank of Topeka

Dear Chairman Cook,

On behalf of our client, the Federal Home Loan Bank of Topeka (the "Applicant"), we respectfully submit the attached Application (the "Application") for Industrial Revenue Bonds (the "IRBs") in support of the Applicant's proposed construction and development of a first-class office headquarters located in the northeast quadrant of the intersection of Wanamaker Road and SW 6th Avenue inside the City of Topeka's municipal boundary (the "Project").

The Applicant requests the IRBs in order to secure the Board of Tax Appeals' grant of exemption from ad valorem taxation for the Project pursuant to K.S.A. 79-201a, Twenty-Fourth. We have enclosed a Cost-Benefit Analysis prepared by Municipal Consulting, LLC in support of the Application. The Applicant proposes payments-in-lieu-of-taxes during the proposed 10-year exemption period in the amount of \$44,436.00 annually (the current annual real property tax amount) and would pay any applicable special assessments during such period.

Thank you for your consideration of the Application. We look forward to working with you to bring this Project to fruition.

Sincerely,

Curtis J. Petersen

Cc: Cynthia A. Beck, Shawnee County Clerk (Cyndi.Beck@snco.us)
Robert Perry, Esq. (robertjoelperry@gmail.com)
Attachment

APPLICATION TO
BOARD OF COUNTY COMMISSIONERS
SHAWNEE COUNTY, KANSAS
FOR THE ISSUANCE OF
REVENUE BONDS
(Federal Home Loan Bank of Topeka)

INTRODUCTION.

Federal Home Loan Bank of Topeka (the “Applicant”) is a privately owned, federally chartered corporation that promotes housing and homeownership by providing wholesale products and services that help member financial institutions expand the availability of mortgage credit, compete more effectively in their markets and foster strong and vibrant communities. Located in Topeka since 1932, the Applicant’s approximately 223 employees serve roughly 785 banks, thrifts, credit unions, and insurance companies through Colorado, Kansas, Nebraska, and Oklahoma.

The Applicant’s current headquarters, located at One Security Benefit Place in Topeka, is no longer able to meet the space and other requirements of the Applicant. The Applicant’s application relates to the potential construction of a new headquarters (the “Project”) in the northeast quadrant of the intersection of Wanamaker Road and SW 6th Avenue. The Project currently calls for the construction of an approximately 80,000 – 100,000 square foot office building along with other site amenities. The Applicant is requesting the Board of County Commissioners (the “Board”) of Shawnee County to issue Shawnee County, Kansas Revenue Bonds (the “Bonds”) in one or more series, in the maximum aggregate principal amount of \$26,000,000 for the purpose of providing funds (a) to pay for land acquisition costs; (b) to construct and equip/furnish the Project and (b) to pay certain costs associated with the issuance of the Bonds, under authority of K.S.A. 12-1740 *et seq.*, as amended. The Applicant (or an affiliated entity) will purchase the Bonds.

THE PROJECT

The Applicant presently contemplates that the Project will include up to \$26,000,000 of land acquisition costs and capital improvements thereon, consisting of:

- Land Acquisition: \$1,500,000
- Architectural, Engineering, Surveying, Zoning, and other Soft Costs Attributable to Land: \$1,750,000
- Construction Hard Costs: \$18,250,000
- Machinery and Equipment: \$3,500,000
- Miscellaneous capital improvements to the Property, including a Project contingency: \$1,000,000

NATURE OF APPLICANT'S BUSINESS

The Applicant is a privately owned, federally chartered corporation that promotes housing and homeownership by providing wholesale products and services that help member financial institutions expand the availability of mortgage credit, compete more effectively in their markets and foster strong and vibrant communities. Located in Topeka since 1932, the Applicant's approximately 223 employees serve roughly 785 banks, thrifts, credit unions, and insurance companies through Colorado, Kansas, Nebraska, and Oklahoma.

PROJECT DESCRIPTION AND ESTIMATED USE OF BOND PROCEEDS

The Project is described above. The current estimated sources and uses of funds, including Bond proceeds is as follows:

Sources of Funds:

Bond Proceeds	\$26,000,000
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Uses of Funds:

Project Costs	\$26,000,000 ¹
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EMPLOYMENT IMPACT

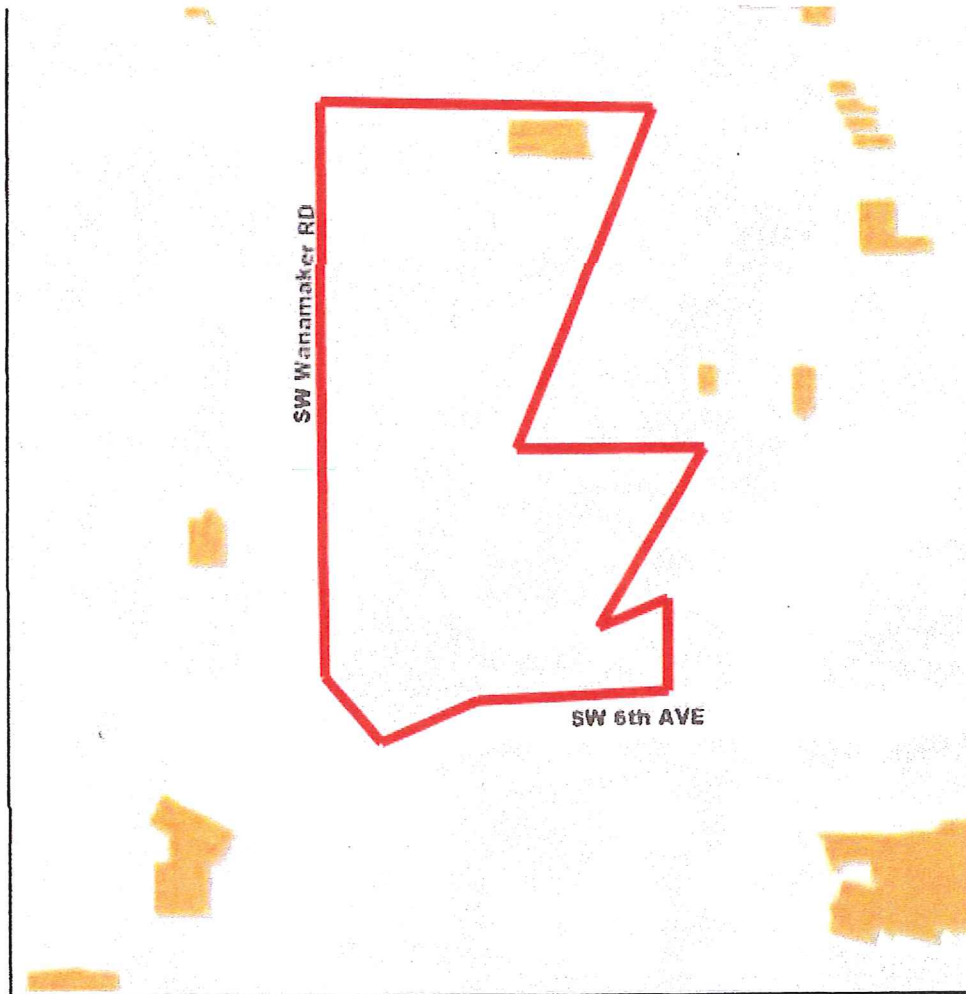
The Project will result in two stages of employment impact. During the construction phase, up to 200 construction jobs will be affected. Applicant currently has approximately 223 employees and has commenced plans to augment its workforce over the next five (5) years by an additional twenty (20) employees. Once the Applicant's headquarters has been moved to the Project, both the retained and newly hired employees will be relocated to that facility.

DOLLAR AMOUNT OF BONDS BEING REQUESTED

The estimated aggregate amount of the Bonds for the Project will not exceed \$26,000,000.

¹ Bond proceeds may also be used to cover costs of issuance, which were not calculated at the time of this application.

MAP OF PROJECT LOCATION



ZONING

The area in which the Project is located is zoned as PUD.

LEGAL DESCRIPTION

Legal description for the following two parcels is attached hereto as "Exhibit A".

Parcel 1 - 0982803001001010 (15.4 acres)

Parcel 2 - 0983302001001020 (6.2 acres)

COUNTY CODE SECTION 13-172 APPLICATION INFORMATION:

OWNER/TENANT

Property Owner: Federal Home Loan Bank of Topeka
One Security Benefit Place, Suite 100
Topeka, Kansas 66606

Tenant: Property Owner is expected to be the sole occupant

PRINCIPAL OFFICERS AND DIRECTORS

Officers

Management:

Andrew J. Jetter, President, CEO
David S. Fisher, Senior Executive VP, COO
Mark E. Yardley, Executive VP, CRO
Patrick C. Doran, Senior VP, General Counsel
One Security Place, Suite 100
Topeka, KS 66606

Board of Directors:

G. Bridger Cox, Chairman, Ardmore OK
Robert E. Caldwell, II, Vice Chair, Lincoln, NE
Milroy A. Alexander, Denver, CO
Harley D. Bergmeyer, Wilber, NE
James R. Hamby, Ada, OK
Thomas E. Henning, Lincoln, NE
Andrew C. Hove, Jr., Lincoln, NE
Michael B. Jacobson, North Platte, NE
Jane C. Knight, Wichita, KS
Richard S. Masinton, Leawood KS
Neil F. M. McKay, Topeka, KS
L. Kent Needham, Overbrook, KS
Mark J. O'Connor, Lakewood, CO
Thomas H. Olson, Jr., Julesburg, CO
Mark W. Schifferdecker, Girard, KS
Bruce A. Schriefer, Wichita, KS
Douglas E. Tippens, Yukon, OK

Contact Information for All Officers

Federal Home Loan Bank of Topeka
One Security Benefit Place, Suite 100
Topeka, Kansas 66606
(785) 233-0507

**State and Area Employment, Hours, and Earnings
Original Data Value**

Series Id: SMS204562000000000001

Seasonally Adjusted

State: Kansas

Area: Topeka, KS

Supersector: Total Nonfarm

Industry: Total Nonfarm

Data Type: All Employees, In Thousands

Years: 2005 to 2015

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005	110.7	110.4	110.5	110.4	110.6	110.1	110.5	110.1	109.8	109.9	109.9	110.2
2006	109.3	109.6	109.3	108.2	108.2	109.0	107.4	107.8	108.8	109.1	108.1	108.5
2007	108.7	109.0	109.7	109.6	109.9	110.1	111.0	110.4	110.6	110.6	111.0	110.2
2008	111.1	111.0	110.9	111.5	111.3	111.4	111.3	111.6	111.7	112.0	111.6	112.1
2009	110.0	110.1	109.3	109.3	108.8	108.7	108.4	108.3	108.4	108.4	108.6	108.4
2010	108.9	108.9	108.8	108.9	109.4	109.4	109.4	109.3	108.4	109.7	109.0	109.3
2011	109.0	108.7	109.2	109.1	108.9	108.3	108.7	109.1	109.4	108.7	108.8	108.8
2012	109.2	109.2	109.6	109.3	109.2	109.0	108.7	109.0	109.1	109.3	109.4	109.9
2013	109.8	110.0	109.4	109.3	109.2	109.8	110.1	110.1	110.5	110.7	110.7	110.6
2014	110.3	110.3	110.5	111.1	110.9	111.3	113.5	112.6	111.9	112.5	112.2	111.7
2015	111.8	111.9	111.8	111.4	111.8							

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- [Tom Bell](#)
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- [D L Smith Electric](#)
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- [Ferrell Construction of Topeka](#)
- [FHLBank Topeka](#)
- [Fidelity State Bank & Trust Company](#)
- [John Frieden](#)
- [Frito-Lay](#)
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- [HDB Construction](#)
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- [Henson, Hutton, Mudrick, Graeson](#)
- [Hill's Pet Nutrition](#)
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- [McElroy's](#)
- [McPherson Contractors](#)
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- [Pat and Connie Michaelis](#)
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- [Midwest Coating](#)
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Investor list updated June 4, 2013.

Investment pledges from more than 120 companies and individuals will result in \$4 million that will go toward economic development initiatives in the community over the next five years. These funds are in addition to the public dollars generated from the county wide sales tax for economic development and infrastructure improvements.

Since its inception, GO Topeka has generated 4,798 new jobs and 5,164 retained jobs, for a total of 9,962 direct jobs, with over \$1.2 billion in capital investments from 126 companies.

GO Topeka Economic Partnership implements an economic development strategic plan on behalf of the city of Topeka and Shawnee County. GO Topeka contracts with the Joint Economic Development Organization (JEDO) on an annual basis to carry out the economic development program. JEDO is comprised of the three elected county commissioners, the Topeka Mayor, the Deputy Mayor and two city council members.