

Amber Cabrera [KDC]

From: Robert North [KDC]
Sent: Wednesday, May 5, 2021 4:07 PM
To: Leisa Shepherd [KDC]
Cc: Abby Works [KDC]
Subject: RE: Manhattan - first meeting

thanks

From: Leisa Shepherd [KDC] <Leisa.Shepherd@ks.gov>
Sent: Wednesday, May 5, 2021 4:06 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Cc: Abby Works [KDC] <Abby.Works1@ks.gov>
Subject: RE: Manhattan - first meeting

David is good w/ 30-min of his time and allowing you to finish it out w/ them after that. We'll go w/ 4:15pm and I'll send them all the invite.

Thanks,



LEISA SHEPHERD
Executive Assistant to Lt. Governor David Toland

Phone: 785.296.6790
Cell: 785.230.0707
Fax: 785.296.3665

Kansascommerce.gov

From: Robert North [KDC] <Robert.North@ks.gov>
Sent: Wednesday, May 5, 2021 3:14 PM
To: Leisa Shepherd [KDC] <Leisa.Shepherd@ks.gov>
Subject: FW: Manhattan - first meeting

Any dates/times that work for David? I assume Monday is out. ●

From: Marc Abbott <MAbbott@Polsinelli.com>
Sent: Wednesday, May 5, 2021 2:58 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Cc: 'jnorton@gilmorebell.com' <jnorton@gilmorebell.com>; Rick Worner (RickWorner@nationalrealtyadvisors.net) <RickWorner@nationalrealtyadvisors.net>; Joe Oaks <JOaks@Polsinelli.com>
Subject: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob,

We would like to schedule an in-person meeting in Topeka with you and the Secretary to present the Manhattan STAR bond project. Bob and Tracey DeBruyn are the developers, and they will already be in Topeka on the afternoon of May 10. If you and David are available Monday afternoon we would like to meet then, or if just you are available we would still like to meet with you. Otherwise, please let us know of possible meeting times.

Marcus G. Abbott

Shareholder

mabbott@polsinelli.com

816.572.4778

900 W. 48th Place, Suite 900
Kansas City, MO 64112



Polsinelli PC, Polsinelli LLP in California

polsinelli.com

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

Amber Cabrera [KDC]

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 4:23 PM
To: Robert North [KDC]
Subject: Fwd: [EXTERNAL]: FW: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob: please see below. The City would like to be involved in the meeting between developers and Lt Gov. Is that possible either in person or via Zoom?

Sent from my iPad

Joe L. Norton
Gilmore & Bell, P.C.
100 N. Main, Suite 800
Wichita, KS. 67202

Begin forwarded message:

From: Jason Hilgers <HILGERS@cityofmhk.com>
Date: May 5, 2021 at 4:12:59 PM CDT
To: "Norton, Joe (G&B)" <JNORTON@gilmorebell.com>, "'Bill Frost' (frost@mfoilaw.com)" <frost@mfoilaw.com>
Cc: "Herrmann, Garth (G&B)" <gherrmann@gilmorebell.com>, "Eck, Dominic (G&B)" <deck@gilmorebell.com>, "Middleton, Johnna (G&B)" <jmiddleton@gilmorebell.com>
Subject: Re: [EXTERNAL]: FW: Manhattan - first meeting

Yes, I suggested the meeting to the DeBruyns w DoC. I included the city and chamber in the suggestion. Didn't realize they had reached out already.

Get [Outlook for iOS](#)

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 3:59:57 PM
To: Jason Hilgers <HILGERS@cityofmhk.com>; 'Bill Frost' (frost@mfoilaw.com) <frost@mfoilaw.com>
Cc: Herrmann, Garth (G&B) <gherrmann@gilmorebell.com>; Eck, Dominic (G&B) <deck@gilmorebell.com>; Middleton, Johnna (G&B) <jmiddleton@gilmorebell.com>
Subject: [EXTERNAL]: FW: Manhattan - first meeting

Jason: FYI

Would you like to be invited for the meeting between DOC and the Developer, could probably arrange that with Bob North??

Joe L. Norton, Esq. | Gilmore & Bell, P.C.

One Main Place | 100 North Main | Wichita, KS | 67202

Phone: (316) 267-2091 | Direct: (316) 303-3108 | Mobile: (316) 204-4154 | Fax: (316) 262-6523

jnorton@gilmorebell.com

From: Marc Abbott <MAbbott@Polsinelli.com>

Sent: Wednesday, May 5, 2021 2:58 PM

To: Robert North [KDC] <Robert.North@ks.gov>

Cc: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>; Rick Worner

(RickWorner@nationalrealtyadvisors.net) <RickWorner@nationalrealtyadvisors.net>; Joe Oaks

<JOaks@Polsinelli.com>

Subject: Manhattan - first meeting

Bob,

We would like to schedule an in-person meeting in Topeka with you and the Secretary to present the Manhattan STAR bond project. Bob and Tracey DeBruyn are the developers, and they will already be in Topeka on the afternoon of May 10. If you and David are available Monday afternoon we would like to meet then, or if just you are available we would still like to meet with you. Otherwise, please let us know of possible meeting times.

Marcus G. Abbott

Shareholder

mabbott@polsinelli.com

816.572.4778

900 W. 48th Place, Suite 900
Kansas City, MO 64112



Polsinelli PC, Polsinelli LLP in California

polsinelli.com

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in

error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Robert North [KDC]
Sent: Wednesday, May 5, 2021 4:47 PM
To: Norton, Joe (G&B)
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

No problem, do we need to set up for a teams meeting? We are meeting in person and can accommodate a few more if that's preferred.

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 4:23 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Subject: Fwd: [EXTERNAL]: FW: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob: please see below. The City would like to be involved in the meeting between developers and Lt Gov. Is that possible either in person or via Zoom?

Sent from my iPad

Joe L. Norton
Gilmore & Bell, P.C.
100 N. Main, Suite 800
Wichita, KS. 67202

Begin forwarded message:

From: Jason Hilgers <HILGERS@cityofmhk.com>
Date: May 5, 2021 at 4:12:59 PM CDT
To: "Norton, Joe (G&B)" <JNORTON@gilmorebell.com>, "'Bill Frost' (frost@mfoilaw.com)" <frost@mfoilaw.com>
Cc: "Herrmann, Garth (G&B)" <gherrmann@gilmorebell.com>, "Eck, Dominic (G&B)" <deck@gilmorebell.com>, "Middleton, Johnna (G&B)" <jmiddleton@gilmorebell.com>
Subject: Re: [EXTERNAL]: FW: Manhattan - first meeting

Yes, I suggested the meeting to the DeBruyns w DoC. I included the city and chamber in the suggestion. Didn't realize they had reached out already.

[Get Outlook for iOS](#)

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 3:59:57 PM

To: Jason Hilgers <HILGERS@cityofmhk.com>; 'Bill Frost' (frost@mfoilaw.com) <frost@mfoilaw.com>
Cc: Herrmann, Garth (G&B) <gherrmann@GilmoreBell.com>; Eck, Dominic (G&B) <deck@gilmorebell.com>; Middleton, Johnna (G&B) <jmiddleton@gilmorebell.com>
Subject: [EXTERNAL]: FW: Manhattan - first meeting

Jason: FYI

Would you like to be invited for the meeting between DOC and the Developer, could probably arrange that with Bob North??

Joe L. Norton, Esq. | Gilmore & Bell, P.C.

One Main Place | 100 North Main | Wichita, KS | 67202

Phone: (316) 267-2091 | Direct: (316) 303-3108 | Mobile: (316) 204-4154 | Fax: (316) 262-6523

jnorton@gilmorebell.com

From: Marc Abbott <MAbbott@Polsinelli.com>

Sent: Wednesday, May 5, 2021 2:58 PM

To: Robert North [KDC] <Robert.North@ks.gov>

Cc: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>; Rick Worner

(RickWorner@nationalrealtyadvisors.net) <RickWorner@nationalrealtyadvisors.net>; Joe Oaks

<JOaks@Polsinelli.com>

Subject: Manhattan - first meeting

Bob,

We would like to schedule an in-person meeting in Topeka with you and the Secretary to present the Manhattan STAR bond project. Bob and Tracey DeBruyn are the developers, and they will already be in Topeka on the afternoon of May 10. If you and David are available Monday afternoon we would like to meet then, or if just you are available we would still like to meet with you. Otherwise, please let us know of possible meeting times.

Marcus G. Abbott

Shareholder

mabbott@polsinelli.com

816.572.4778

900 W. 48th Place, Suite 900
Kansas City, MO 64112



Polsinelli PC, Polsinelli LLP in California

polsinelli.com

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee,

you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Marc Abbott <MAbbott@Polsinelli.com>
Sent: Wednesday, May 5, 2021 4:44 PM
To: Robert North [KDC]
Cc: jnorton@gilmorebell.com; Rick Worner (RickWorner@nationalrealtyadvisors.net); Joe Oaks
Subject: Re: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Yes, that's fine.

Marc Abbott

On May 5, 2021, at 4:37 PM, Robert North [KDC] <Robert.North@ks.gov> wrote:

EXTERNAL EMAIL robert.north@ks.gov

Marc, any issue with the city participating? They were copied on one of the emails and want to be included although by zoom I believe.
Thanks.

From: Marc Abbott <MAbbott@Polsinelli.com>
Sent: Wednesday, May 5, 2021 4:16 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Cc: 'jnorton@gilmorebell.com' <jnorton@gilmorebell.com>; Rick Worner (RickWorner@nationalrealtyadvisors.net) <RickWorner@nationalrealtyadvisors.net>; Joe Oaks <JOaks@Polsinelli.com>
Subject: RE: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thanks Bob. See you on Monday.

Marcus G. Abbott

Shareholder

mabbott@polsinelli.com

816.572.4778

900 W. 48th Place, Suite 900
Kansas City, MO 64112

<image001.png>

polsinelli.com

From: Robert North [KDC] <Robert.North@ks.gov>
Sent: Wednesday, May 5, 2021 4:07 PM
To: Marc Abbott <MAbbott@Polsinelli.com>
Cc: 'jnorton@gilmorebell.com' <jnorton@gilmorebell.com>; Rick Worner
(RickWorner@nationalrealtyadvisors.net) <RickWorner@nationalrealtyadvisors.net>; Joe Oaks
<JOaks@Polsinelli.com>
Subject: RE: Manhattan - first meeting

EXTERNAL EMAIL robert.north@ks.gov

Actually it looks like 415 might work. We will confirm.

From: Marc Abbott <MAbbott@Polsinelli.com>
Sent: Wednesday, May 5, 2021 2:58 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Cc: 'jnorton@gilmorebell.com' <jnorton@gilmorebell.com>; Rick Worner
(RickWorner@nationalrealtyadvisors.net) <RickWorner@nationalrealtyadvisors.net>; Joe Oaks
<JOaks@Polsinelli.com>
Subject: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob,

We would like to schedule an in-person meeting in Topeka with you and the Secretary to present the Manhattan STAR bond project. Bob and Tracey DeBruyn are the developers, and they will already be in Topeka on the afternoon of May 10. If you and David are available Monday afternoon we would like to meet then, or if just you are available we would still like to meet with you. Otherwise, please let us know of possible meeting times.

Marcus G. Abbott

Shareholder

mabbott@polsinelli.com

816.572.4778

900 W. 48th Place, Suite 900
Kansas City, MO 64112

<image001.png>

Polsinelli PC, Polsinelli LLP in California

polsinelli.com

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE

PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

Amber Cabrera [KDC]

From: Jason Hilgers <HILGERS@cityofmhk.com>
Sent: Thursday, May 6, 2021 10:03 AM
To: Robert North [KDC]; 'Norton, Joe (G&B)'
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Ron and I will be there in person.

Thanks
Jason

From: Robert North [KDC] <Robert.North@ks.gov>
Sent: Thursday, May 6, 2021 9:35 AM
To: Jason Hilgers <HILGERS@cityofmhk.com>; 'Norton, Joe (G&B)' <JNORTON@GilmoreBell.com>
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

415-500. Monday the 10th.

From: Jason Hilgers <HILGERS@cityofmhk.com>
Sent: Thursday, May 6, 2021 9:34 AM
To: Robert North [KDC] <Robert.North@ks.gov>; 'Norton, Joe (G&B)' <JNORTON@GilmoreBell.com>
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

What time is the meeting?

From: Robert North [KDC] <Robert.North@ks.gov>
Sent: Thursday, May 6, 2021 9:31 AM
To: Jason Hilgers <HILGERS@cityofmhk.com>; 'Norton, Joe (G&B)' <JNORTON@GilmoreBell.com>
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

Its definitely not a needs to be there deal. We can connect you and Joe by Teams and that would be fine. You are welcome to be here as well. I assume the main purpose is for the DeBruynes to meet David, etc. David has 30 minutes and I have another 15 if necessary so will be fairly short.

If its more practical to use Teams let me know and we will get that set up.

Bob

From: Jason Hilgers <HILGERS@cityofmhk.com>
Sent: Thursday, May 6, 2021 8:09 AM

To: 'Norton, Joe (G&B)' <JNORTON@GilmoreBell.com>
Cc: Robert North [KDC] <Robert.North@ks.gov>
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob

You let me know what works best for you and the Secretary Toland. If I need to be there Monday afternoon because everyone else plans to be in person – I will make that happen.

Thanks
Jason

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 9:05 PM
To: Jason Hilgers <HILGERS@cityofmhc.com>
Subject: FW: [EXTERNAL]: FW: Manhattan - first meeting

Joe L. Norton, Esq. | Gilmore & Bell, P.C.

One Main Place | 100 North Main | Wichita, KS | 67202
Phone: (316) 267-2091 | Direct: (316) 303-3108 | Mobile: (316) 204-4154 | Fax: (316) 262-6523
jnorton@gilmorebell.com

From: Norton, Joe (G&B)
Sent: Wednesday, May 5, 2021 4:56 PM
To: HILGERS JASON <HILGERS@ci.manhattan.ks.us>
Subject: Fwd: [EXTERNAL]: FW: Manhattan - first meeting

Do you want in-person or Zoom?

Sent from my iPhone

Joe L. Norton
Gilmore & Bell, P.C.
100 N. Main, Suite 800
Wichita, KS 67202

Begin forwarded message:

From: "Robert North [KDC]" <Robert.North@ks.gov>
Date: May 5, 2021 at 4:47:07 PM CDT
To: "Norton, Joe (G&B)" <JNORTON@gilmorebell.com>
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

No problem, do we need to set up for a teams meeting? We are meeting in person and can accommodate a few more if that's preferred.

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 4:23 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Subject: Fwd: [EXTERNAL]: FW: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob: please see below. The City would like to be involved in the meeting between developers and Lt Gov. Is that possible either in person or via Zoom?

Sent from my iPad

Joe L. Norton
Gilmore & Bell, P.C.
100 N. Main, Suite 800
Wichita, KS. 67202

Begin forwarded message:

From: Jason Hilgers <HILGERS@cityofmhk.com>
Date: May 5, 2021 at 4:12:59 PM CDT
To: "Norton, Joe (G&B)" <JNORTON@gilmorebell.com>, "Bill Frost" (frost@mfoilaw.com)" <frost@mfoilaw.com>
Cc: "Herrmann, Garth (G&B)" <gherrmann@gilmorebell.com>, "Eck, Dominic (G&B)" <deck@gilmorebell.com>, "Middleton, Johnna (G&B)" <jmiddleton@gilmorebell.com>
Subject: Re: [EXTERNAL]: FW: Manhattan - first meeting

Yes, I suggested the meeting to the DeBruyns w DoC. I included the city and chamber in the suggestion. Didn't realize they had reached out already.

Get [Outlook for iOS](#)

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 3:59:57 PM
To: Jason Hilgers <HILGERS@cityofmhk.com>; 'Bill Frost' (frost@mfoilaw.com) <frost@mfoilaw.com>
Cc: Herrmann, Garth (G&B) <gherrmann@GilmoreBell.com>; Eck, Dominic (G&B) <deck@gilmorebell.com>; Middleton, Johnna (G&B) <jmiddleton@gilmorebell.com>
Subject: [EXTERNAL]: FW: Manhattan - first meeting

Jason: FYI

Would you like to be invited for the meeting between DOC and the Developer, could probably arrange that with Bob North??

Joe L. Norton, Esq. | Gilmore & Bell, P.C.

One Main Place | 100 North Main | Wichita, KS | 67202

Phone: (316) 267-2091 | Direct: (316) 303-3108 | Mobile: (316) 204-4154 | Fax: (316) 262-6523

jnorton@gilmorebell.com

From: Marc Abbott <MAbbott@Polsinelli.com>

Sent: Wednesday, May 5, 2021 2:58 PM

To: Robert North [KDC] <Robert.North@ks.gov>

Cc: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>; Rick Worner

(<RickWorner@nationalrealtyadvisors.net>) <RickWorner@nationalrealtyadvisors.net>;

Joe Oaks <JOaks@Polsinelli.com>

Subject: Manhattan - first meeting

Bob,

We would like to schedule an in-person meeting in Topeka with you and the Secretary to present the Manhattan STAR bond project. Bob and Tracey DeBruyn are the developers, and they will already be in Topeka on the afternoon of May 10. If you and David are available Monday afternoon we would like to meet then, or if just you are available we would still like to meet with you. Otherwise, please let us know of possible meeting times.

Marcus G. Abbott

Shareholder

mabbott@polsinelli.com

816.572.4778

900 W. 48th Place, Suite 900
Kansas City, MO 64112



Polsinelli PC, Polsinelli LLP in California

polsinelli.com

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Robert North [KDC]
Sent: Thursday, May 6, 2021 10:35 AM
To: Norton, Joe (G&B); Jason Hilgers
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

Ok sounds good. look forward to seeing all of you.

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Thursday, May 6, 2021 10:10 AM
To: Robert North [KDC] <Robert.North@ks.gov>; Jason Hilgers <HILGERS@cityofmhk.com>
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thanks Bob. I will plan to attend in person because I have other business in Topeka on Monday.

Joe L. Norton, Esq. | Gilmore & Bell, P.C.
One Main Place | 100 North Main | Wichita, KS | 67202
Phone: (316) 267-2091 | Direct: (316) 303-3108 | Mobile: (316) 204-4154 | Fax: (316) 262-6523
jnorton@gilmorebell.com

From: Robert North [KDC] <Robert.North@ks.gov>
Sent: Thursday, May 6, 2021 9:31 AM
To: Jason Hilgers <HILGERS@cityofmhk.com>; Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

Its definitely not a needs to be there deal. We can connect you and Joe by Teams and that would be fine. You are welcome to be here as well. I assume the main purpose is for the DeBruynes to meet David, etc. David has 30 minutes and I have another 15 if necessary so will be fairly short.

If its more practical to use Teams let me know and we will get that set up.

Bob

From: Jason Hilgers <HILGERS@cityofmhk.com>
Sent: Thursday, May 6, 2021 8:09 AM
To: 'Norton, Joe (G&B)' <JNORTON@GilmoreBell.com>
Cc: Robert North [KDC] <Robert.North@ks.gov>
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob

You let me know what works best for you and the Secretary Toland. If I need to be there Monday afternoon because everyone else plans to be in person – I will make that happen.

Thanks
Jason

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 9:05 PM
To: Jason Hilgers <HILGERS@cityofmhk.com>
Subject: FW: [EXTERNAL]: FW: Manhattan - first meeting

Joe L. Norton, Esq. | Gilmore & Bell, P.C.
One Main Place | 100 North Main | Wichita, KS | 67202
Phone: (316) 267-2091 | Direct: (316) 303-3108 | Mobile: (316) 204-4154 | Fax: (316) 262-6523
jnorton@gilmorebell.com

From: Norton, Joe (G&B)
Sent: Wednesday, May 5, 2021 4:56 PM
To: HILGERS JASON <HILGERS@ci.manhattan.ks.us>
Subject: Fwd: [EXTERNAL]: FW: Manhattan - first meeting

Do you want in-person or Zoom?

Sent from my iPhone

Joe L. Norton
Gilmore & Bell, P.C.
100 N. Main, Suite 800
Wichita, KS 67202

Begin forwarded message:

From: "Robert North [KDC]" <Robert.North@ks.gov>
Date: May 5, 2021 at 4:47:07 PM CDT
To: "Norton, Joe (G&B)" <JNORTON@gilmorebell.com>
Subject: RE: [EXTERNAL]: FW: Manhattan - first meeting

No problem, do we need to set up for a teams meeting? We are meeting in person and can accommodate a few more if that's preferred.

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 4:23 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Subject: Fwd: [EXTERNAL]: FW: Manhattan - first meeting

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob: please see below. The City would like to be involved in the meeting between developers and Lt Gov. Is that possible either in person or via Zoom?

Sent from my iPad

Joe L. Norton
Gilmore & Bell, P.C.
100 N. Main, Suite 800
Wichita, KS. 67202

Begin forwarded message:

From: Jason Hilgers <HILGERS@cityofmhk.com>
Date: May 5, 2021 at 4:12:59 PM CDT
To: "Norton, Joe (G&B)" <JNORTON@gilmorebell.com>, "'Bill Frost' (frost@mfoilaw.com)" <frost@mfoilaw.com>
Cc: "Herrmann, Garth (G&B)" <gherrmann@gilmorebell.com>, "Eck, Dominic (G&B)" <deck@gilmorebell.com>, "Middleton, Johnna (G&B)" <jmiddleton@gilmorebell.com>
Subject: Re: [EXTERNAL]: FW: Manhattan - first meeting

Yes, I suggested the meeting to the DeBruyns w DoC. I included the city and chamber in the suggestion. Didn't realize they had reached out already.

Get [Outlook for iOS](#)

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, May 5, 2021 3:59:57 PM
To: Jason Hilgers <HILGERS@cityofmhk.com>; 'Bill Frost' (frost@mfoilaw.com) <frost@mfoilaw.com>
Cc: Herrmann, Garth (G&B) <gherrmann@GilmoreBell.com>; Eck, Dominic (G&B) <deck@gilmorebell.com>; Middleton, Johnna (G&B) <jmiddleton@gilmorebell.com>
Subject: [EXTERNAL]: FW: Manhattan - first meeting

Jason: FYI

Would you like to be invited for the meeting between DOC and the Developer, could probably arrange that with Bob North??

Joe L. Norton, Esq. | Gilmore & Bell, P.C.

One Main Place | 100 North Main | Wichita, KS | 67202

Phone: (316) 267-2091 | Direct: (316) 303-3108 | Mobile: (316) 204-4154 | Fax: (316) 262-6523

jnorton@gilmorebell.com

From: Marc Abbott <MAbbott@Polsinelli.com>

Sent: Wednesday, May 5, 2021 2:58 PM

To: Robert North [KDC] <Robert.North@ks.gov>

Cc: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>; Rick Worner
(RickWorner@nationalrealtyadvisors.net) <RickWorner@nationalrealtyadvisors.net>;
Joe Oaks <JOaks@Polsinelli.com>

Subject: Manhattan - first meeting

Bob,

We would like to schedule an in-person meeting in Topeka with you and the Secretary to present the Manhattan STAR bond project. Bob and Tracey DeBruyn are the developers, and they will already be in Topeka on the afternoon of May 10. If you and David are available Monday afternoon we would like to meet then, or if just you are available we would still like to meet with you. Otherwise, please let us know of possible meeting times.

Marcus G. Abbott

Shareholder

mabbott@polsinelli.com

816.572.4778

900 W. 48th Place, Suite 900
Kansas City, MO 64112



Polsinelli PC, Polsinelli LLP in California

polsinelli.com

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an

addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Robert North [KDC]
Sent: Thursday, June 3, 2021 10:18 AM
To: Leisa Shepherd [KDC]
Cc: Abby Works [KDC]
Subject: FW: Village East STAR District Expansion - Approval needed by June 9
Attachments: RE: update on Homefield

We need to find 15-30 minutes with david to discuss this project. Ideally prior to the 9th although we can manage if its after that date. Thanks.

From: Riekhof, Gina (G&B) <GRIEKHOF@GilmoreBell.com>
Sent: Thursday, June 3, 2021 10:01 AM
To: Robert North [KDC] <Robert.North@ks.gov>
Cc: LaSala, Todd <todd.lasala@stinson.com>
Subject: Village East STAR District Expansion - Approval needed by June 9

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob,

Should we try and find a time separately for you, Todd and I to discuss the schedule? As I noted in my email to you on May 26, we will need by June 9 a finding by Commerce that the proposed 2021 Expanded District is an eligible area. Maybe that part is not a big deal for the Lt. Governor, and we can wait until after our June 9 meet to regroup on other, more substantive issues. But, I wanted to remind you about timing and offer a discussion in advance in case it's helpful.

We will draft a formal request letter and send it later this week, and also provide a draft approval letter, hopefully to make the process easier for you.

Gina

Gina Riekhof | Gilmore & Bell, P.C.
2405 Grand Boulevard | Suite 1100 | Kansas City, MO 64108
Main: (816) 221-1000 | Direct: (816) 218-7536 | Fax: (816) 221-1018
griekhof@gilmorebell.com

From: Robert North [KDC] <Robert.North@ks.gov>
Sent: Tuesday, June 1, 2021 10:06 PM
To: Korb Maxwell <KMaxwell@polsinelli.com>
Cc: Brittany Moore <BMoore@polsinelli.com>; Robb Heineman <robb@gohomefield.com>; dbach <dbach@wycokck.org>; Katherine Carttar <kcarrtar@wycokck.org>; LaSala, Todd <todd.lasala@stinson.com>; Riekhof, Gina (G&B) <GRIEKHOF@GilmoreBell.com>; Curtis Petersen <CPetersen@polsinelli.com>
Subject: Re: update on Homefield

Let's book it. Thanks.

On Jun 1, 2021, at 7:34 PM, Korb Maxwell <KMaxwell@polsinelli.com> wrote:

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thanks Bob. Looking forward to same.

From: Brittany Moore <BMoore@Polsinelli.com>

Sent: Tuesday, June 1, 2021 7:29 PM

To: Robert North [KDC] <Robert.North@ks.gov>; Korb Maxwell <KMaxwell@Polsinelli.com>; Robb Heineman <robb@gohomefield.com>; dbach <dbach@wycokck.org>; Katherine Carttar <kcarttar@wycokck.org>; LaSala, Todd <todd.lasala@stinson.com>; Riekhof, Gina (G&B) <GRIEKHOF@gilmorebell.com>; Curtis Petersen <CPetersen@Polsinelli.com>

Subject: RE: update on Homefield

The 9th from 1pm – 2pm works on our side.

Thanks,

Brittany Moore

Legal Administrative Assistant

bmoore@polsinelli.com

816.572.4414

900 W. 48th Place, Suite 900

Kansas City, MO 64112

polsinelli.com

<image001.png>

Polsinelli PC, Polsinelli LLP in California

From: Robert North [KDC] <Robert.North@ks.gov>

Sent: Tuesday, June 1, 2021 1:22 PM

To: Korb Maxwell <KMaxwell@Polsinelli.com>; Robb Heineman <robb@gohomefield.com>; dbach <dbach@wycokck.org>; Katherine Carttar <kcarttar@wycokck.org>; LaSala, Todd <todd.lasala@stinson.com>; Riekhof, Gina (G&B) <GRIEKHOF@gilmorebell.com>; Curtis Petersen <CPetersen@Polsinelli.com>

Cc: Brittany Moore <BMoore@Polsinelli.com>

Subject: RE: update on Homefield

Importance: High

EXTERNAL EMAIL robert.north@ks.gov

Soooo, David can meet the 9th between 1-230. If that doesn't work, we are looking at the week after. His schedule is obviously very tight and I apologize for that.
Bob

From: Korb Maxwell <KMaxwell@Polsinelli.com>
Sent: Friday, May 28, 2021 7:19 AM
To: Robert North [KDC] <Robert.North@ks.gov>; Robb Heineman <robb@gohomefield.com>; dbach <dbach@wycokck.org>; Katherine Carttar <karttar@wycokck.org>; LaSala, Todd <todd.lasala@stinson.com>; Riekhof, Gina (G&B) <GRIEKHOF@gilmorebell.com>; Curtis Petersen <CPetersen@Polsinelli.com>
Cc: Brittany Moore <BMoore@Polsinelli.com>
Subject: Re: update on Homefield

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thanks Bob and team... would any of the following work:

Wednesday 6/2: 3pm – 5pm

Thursday 6/3: 10:30am – 12pm

Sent from my iPad

On May 26, 2021, at 3:30 PM, Korb Maxwell <KMaxwell@polsinelli.com> wrote:

Bob let us circle on our side, get times to you and the UG.

From: Robert North [KDC] <Robert.North@ks.gov>
Sent: Wednesday, May 26, 2021 9:33 AM
To: Robb Heineman <robb@gohomefield.com>; Korb Maxwell <KMaxwell@Polsinelli.com>; 'dbach' <dbach@wycokck.org>; Katherine Carttar <karttar@wycokck.org>; LaSala, Todd <todd.lasala@stinson.com>; Riekhof, Gina (G&B) <GRIEKHOF@GilmoreBell.com>; Curtis Petersen <CPetersen@Polsinelli.com>
Subject: update on Homefield
Importance: High

EXTERNAL EMAIL robert.north@ks.gov

All, David is looking for an update on this project with an emphasis on project land acquisition and footprint, siting of the various project components and status of discussions with retail and entertainment operators, etc.

Are there some dates/times next week that would work for your team?

Bob

Robert E. North
Chief Attorney
Kansas Department of Commerce
1000 S.W. Jackson St., Suite 100
Topeka, KS 66612-1354
Phone: 785.296.1913
Fax: 785.296.6809
KansasCommerce.gov

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Wednesday, June 2, 2021 9:51 AM
To: Robert North [KDC]
Subject: Re: STAR Bond letter

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thx

Sent from my iPhone

Joe L. Norton
Gilmore & Bell, P.C.
100 N. Main, Suite 800
Wichita, KS 67202

On Jun 2, 2021, at 8:48 AM, Robert North [KDC] <Robert.North@ks.gov> wrote:

Thanks Joe. I hope to get letter back before the end of the week.

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Friday, May 28, 2021 4:28 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Subject: Fwd: STAR Bond letter

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

FYI

Have a good Holiday weekend!

Sent from my iPhone

Joe L. Norton
Gilmore & Bell, P.C.
100 N. Main, Suite 800
Wichita, KS 67202

Begin forwarded message:

From: "Nelson, De" <DNelson@wichita.gov>
Date: May 28, 2021 at 3:25:12 PM CDT
To: "Rigby, Scot" <SRigby@wichita.gov>, "Norton, Joe (G&B)" <JNORTON@gilmorebell.com>
Cc: "Elder, Mark" <MElder@wichita.gov>, "Goodpasture, Tim" <TGoodpasture@wichita.gov>
Subject: RE: STAR Bond letter

Attached is a pdf of the signed letter. I don't have an email address for Robert North, but did include Joe Norton.

De

De Nelson | Executive Assistant | City Manager's Office
City of Wichita
455 N. Main, 13th Floor | Wichita, KS 67202
dnelson@wichita.gov
Direct: 316.269-4704 | Main: 316-268-4351

From: Rigby, Scot <SRigby@wichita.gov>
Sent: Friday, May 28, 2021 10:33 AM
To: Layton, Robert <RLayton@wichita.gov>; Nelson, De <DNelson@wichita.gov>
Subject: STAR Bond letter

De, we need to have Bob sign this letter so we can send up to the Lt. Gov/Sec of Commerce today. It has been reviewed by Joe Norton as well.

Scot Rigby
Assistant City Manager, City of Wichita
316-269-4702

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise

specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Nelson, De <DNelson@wichita.gov>
Sent: Friday, May 28, 2021 4:00 PM
To: Robert North [KDC]
Cc: Rigby, Scot
Subject: STAR Bond letter
Attachments: David Toland - Sales Tax Special Obligation Rev Bonds K-96 Greenwich STAR Bond Project.docx.pdf

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Please find the attached letter from City Manager - Robert Layton.

Thank you.

De Nelson | Executive Assistant | City Manager's Office
City of Wichita
455 N. Main, 13th Floor | Wichita, KS 67202
dnelson@wichita.gov
Direct: 316.269-4704 | Main: 316-268-4351

Amber Cabrera [KDC]

From: Bill Murphy [KDC]
Sent: Thursday, May 27, 2021 9:20 AM
To: Todd Knight
Cc: Robert North [KDC]
Subject: RE: Manhattan Museum Project & STAR Bond Viability

Todd:

I spoke to Bob North yesterday about this. He was very familiar with the project and is actively working on the STAR bond opportunity.

I've copied him on this email to allow the two of you to connect.

Thanks again!

Bill

BILL MURPHY, CEcD, EDFP

Deputy Secretary

Phone: 785.296.7284

Cell: 785.260.5775

Fax: 785.296.3490

kansascommerce.gov

From: Todd Knight <tknight@mccowngordon.com>
Sent: Thursday, May 27, 2021 9:05 AM
To: Bill Murphy [KDC] <Bill.Murphy@ks.gov>
Subject: Manhattan Museum Project & STAR Bond Viability

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello Bill,

Great to connect with you again yesterday over the phone. As discussed, there is a new exciting project being proposed for the Manhattan community. It is currently named The Museum of Art and Light and is being led by Bob and Tracey Debruyn. Here is a link to an article about the project released this week in the Manhattan Mercury.

https://themercury.com/news/developer-proposing-new-43-6m-museum-of-art-and-light-next-to-discovery-center/article_8e6c904f-15b0-53bd-9b60-a63251510830.html

The Debruyn's conducted a meeting recently with Lt. Governor Toland to discuss the project and the viability of STAR bonds as a potential funding source. I was hoping to learn more about what opportunities may exist with STAR Bonds and if I could help facilitate any further discussions with the Debruyn's and appropriate leaders at the State or within the Dept. of Commerce.

As your colleagues may recall (as this was before your time in Kansas), the Flint Hills Discovery Center was constructed roughly nine years ago and utilized STAR bonds for the museum and surrounding site development. At that time, I do

not believe the total available STAR bonds were invested and I am interested to know if any of those funds are still available and could be utilized for the Museum of Art and Light. Note: the proposed location of the new museum is next door to the Discovery Center and should be within the boundary of the previously approved district.

Any insight you could provide with regard to the status or availability of STAR bonds for this project would be greatly appreciated.

Thank you,

TODD KNIGHT

Vice President, Business Unit Leader

McCOWNGORDON

300 N MEAD, STE 104 WICHITA, KS 67202

M 785.210.6984

100% EMPLOYEE OWNED

Amber Cabrera [KDC]

From: Jean Epperson <jeanepperson@DerbyWeb.com>
Sent: Wednesday, May 26, 2021 2:28 PM
To: Robert North [KDC]
Cc: Kathy Sexton;Kiel Mangus
Subject: Derby STAR Bond Audit
Attachments: Derby STAR Bond final AUP report.pdf

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello Bob,
Attached is a copy of auditors report of the Derby STAR Bonds for the year ended 12/31/2020.

We'd appreciate if you would confirm receipt of this email.

Thank you,

Jean Epperson
Director of Finance, City of Derby
611 N Mulberry, Suite 300 | Derby, KS 67037

jeanepperson@Derbyweb.com
316-788-1519 ext. 1261 | Fax: 316-788-6067
www.derbyks.com

The mission of the City of Derby is to create vibrant neighborhoods, nurture a strong business community, and preserve beautiful green spaces.

Amber Cabrera [KDC]

From: Riekhof, Gina (G&B) <GRIEKHOF@GilmoreBell.com>
Sent: Wednesday, May 26, 2021 9:41 AM
To: Robert North [KDC]
Cc: LaSala, Todd
Subject: RE: update on Homefield
Attachments: Calendar of Events - Homefield District and Plan Approvals 2021.docx; Filed Stamped # 78138397 v 1 (Second Amended and Restated STAR Bond District Plan (May 2021))-c (1).pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob,

Thanks for your message this morning. Timely, since we're all working on the upcoming agenda deadlines.

A few moments ago, I sent the attached calendar out to the group. This describes all actions necessary to obtain District and Plan amendment approvals by 6/30. Please review and let me know if you have questions. Note the two approvals from the Secretary/Lt. Governor that we will need.

The Second Amended District Plan is attached.

We will also be in a position later today to send you the new Project Plans, including the updated feasibility study.

Per your discussions with Doug last week, we should probably also schedule a separate time for the UG and Commerce to meet without the development team, either before or after the project update from Homefield. Let us know your thoughts about that, and Todd and I can coordinate our side to get something on the calendar.

Gina

Gina Riekhof | Gilmore & Bell, P.C.

2405 Grand Boulevard | Suite 1100 | Kansas City, MO 64108
Main: (816) 221-1000 | Direct: (816) 218-7536 | Fax: (816) 221-1018
griekhof@gilmorebell.com

From: Robert North [KDC] <Robert.North@ks.gov>
Sent: Wednesday, May 26, 2021 9:33 AM
To: Robb Heineman <robb@gohomefield.com>; 'Korb Maxwell' <KMaxwell@Polsinelli.com>; 'dbach' <dbach@wycokck.org>; Katherine Carttar <kcarrtar@wycokck.org>; LaSala, Todd <todd.lasala@stinson.com>; Riekhof, Gina (G&B) <GRIEKHOF@GilmoreBell.com>; Curtis Petersen <CPetersen@Polsinelli.com>
Subject: update on Homefield
Importance: High

All, David is looking for an update on this project with an emphasis on project land acquisition and footprint, siting of the various project components and status of discussions with retail and entertainment operators, etc.

Are there some dates/times next week that would work for your team?

Bob

Robert E. North
Chief Attorney
Kansas Department of Commerce
1000 S.W. Jackson St., Suite 100
Topeka, KS 66612-1354
Phone: 785.296.1913
Fax: 785.296.6809
KansasCommerce.gov

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Robert North [KDC]
Sent: Monday, May 24, 2021 12:09 PM
To: Elizabeth Katsbulas [KDC]
Subject: FW: Goddard STAR Bond Pricing/Secretary Approval

From: Robert North [KDC]
Sent: Monday, May 17, 2021 3:09 PM
To: Cowan, Kevin (G&B) <KCOWAN@GilmoreBell.com>
Subject: RE: Goddard STAR Bond Pricing/Secretary Approval

Kevin, I'm sure I can get David's signature either tomorrow or Wednesday. Please go ahead and send the proposed certification. Im not sure whether we talked about Commerce admin fee on this one?
Thanks.

From: Cowan, Kevin (G&B) <KCOWAN@GilmoreBell.com>
Sent: Monday, May 17, 2021 2:09 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Subject: Goddard STAR Bond Pricing/Secretary Approval
Importance: High

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob—The Goddard STAR bond pricing has been set for Wednesday of this week, and I am thinking about the Secretary approval letter for bond terms, etc. Will the Lt. Governor be available on Wednesday to sign the letter? I could get the draft to you this afternoon, and it could simply be pending until we get final details on Wednesday, if that works.

Please let me know. Thanks!

Kevin M. Cowan | Gilmore & Bell, P.C.
One Main Place | 100 North Main, Suite 800 | Wichita, KS 67202
Mobile: (316) 204-4151 | Office: (316) 303-3109
kcowan@gilmorebell.com

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the

sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Riekhof, Gina (G&B) <GRIEKHOF@GilmoreBell.com>
Sent: Thursday, May 20, 2021 5:16 PM
To: Robert North [KDC]
Subject: FW: Homefield Project Update
Attachments: # 78060261 v 2 (Homefield Project Update - May 2021)-c.pdf

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob,

Per your discussion with Doug, attached is the Project Update we received from the Homefield team this week. As I'm sure he mentioned, we're still evaluating. Please let us know your thoughts once you and the Lt. Governor have a chance to review.

Gina

Gina Riekhof | Gilmore & Bell, P.C.

2405 Grand Boulevard | Suite 1100 | Kansas City, MO 64108
Main: (816) 221-1000 | Direct: (816) 218-7536 | Fax: (816) 221-1018
griekhof@gilmorebell.com

From: Curtis Petersen <CPetersen@Polsinelli.com>
Sent: Monday, May 17, 2021 1:41 PM
To: Bach, Doug <dbach@wycokck.org>; Riekhof, Gina (G&B) <GRIEKHOF@GilmoreBell.com>; LaSala, Todd <todd.lasala@stinson.com>
Cc: 'Robb Heineman' <crheineman1217@gmail.com>; Korb Maxwell <KMaxwell@Polsinelli.com>
Subject: Homefield Project Update

UG Team:

Thanks for your time on Thursday.

As promised, attached is a short project update.

Curt

Curtis J. Petersen

Shareholder

cpetersen@polsinelli.com
913.234.7458
900 W. 48th Place, Suite 900
Kansas City, MO 64112
polsinelli.com



Polsinelli PC, Polsinelli LLP in California

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Cowan, Kevin (G&B) <KCOWAN@GilmoreBell.com>
Sent: Wednesday, May 19, 2021 4:50 PM
To: Robert North [KDC]
Subject: RE: Goddard
Attachments: Secretary of Commerce Final Approval.docx

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob—I have attached the updated version of the approval, with the Costs of Issuance typo correction. Thanks for all of your help!

From: Cowan, Kevin (G&B)
Sent: Wednesday, May 19, 2021 4:31 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Subject: FW: Goddard

From: Michael Lambert <mlambert@crewsfs.com>
Sent: Wednesday, May 19, 2021 12:16 PM
To: 'David Reid' <David.Reid@FisherBroyles.com>; Cowan, Kevin (G&B) <KCOWAN@GilmoreBell.com>
Cc: 'Brian Silcott' <bsilcott@goddardks.gov>
Subject: Goddard

Please see attached final numbers along with final cashflows. Please let me know if you need anything else. We do not have any hold the price bonds. I will send a pricing wire shortly.

Thanks.

Michael Lambert
Senior Managing Director
Capital Markets Group
Crews & Associates, Inc.
First Security Center
521 President Clinton Avenue
Suite 800
Little Rock, AR 72201

Main (800)766-2000
Direct (501) 978-7946
Fax (501) 907-4065
Cell (501) 352-7454
mlambert@crewsfs.com
www.crewsfs.com



IMPORTANT NOTICES:

This message is for the named person's use only. It may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this message in error, please immediately delete all versions from your system, destroy any hard copies and notify the sender. Crews & Associates, Inc. reserves the right to monitor all e-mail communications through its networks. Please know that electronic mail is not secure. Crews does not accept or take responsibility for acting on time-sensitive instructions sent by e-mail including securities orders, fund transfer instructions, stop payments on checks, or other similar instructions. To opt out of future email communications from Crews & Associates, Inc., please send a message to emailoptout@crewsfs.com. Please note that you may continue to receive transactional communications, where applicable. Crews & Associates, Inc. is a non-bank subsidiary of First Security Bancorp and is a member of FINRA & SIPC.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Robert North [KDC]
Sent: Wednesday, May 19, 2021 4:50 PM
To: David Toland [KDC]
Cc: Abby Works [KDC]
Subject: Goddard
Attachments: Secretary of Commerce Final Approval.docx

I didn't get this until 45 minutes ago. They have a great interest rate of around 3.73% and costs of Issuance are reasonable. They would really love to get it back yet today or first thing in morning.

If you approve, I can let them know and we can sign in the morning.

Thanks.

Robert E. North
Chief Attorney
Kansas Department of Commerce
1000 S.W. Jackson St., Suite 100
Topeka, KS 66612-1354
Phone: 785.296.1913
Fax: 785.296.6809
KansasCommerce.gov

Amber Cabrera [KDC]

From: Cowan, Kevin (G&B) <KCOWAN@GilmoreBell.com>
Sent: Wednesday, May 19, 2021 11:57 AM
To: Robert North [KDC]
Subject: FW: Goddard
Attachments: Goddard - Final Pricing Book.pdf

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

FYI . . . I have been slammed, but will plan to send the form letter for the Lt. Governor soon, and will give you a call this afternoon.

Thanks!

From: Michael Lambert <mlambert@crewsfs.com>
Sent: Wednesday, May 19, 2021 11:46 AM
To: Ryan Peck <RPECK@morrislaing.com>; 'Brian Silcott' <bsilcott@goddardks.gov>; Cowan, Kevin (G&B) <KCOWAN@GilmoreBell.com>; 'David Reid' <David.Reid@FisherBroyles.com>; Marc Abbott <MAbbott@polsinelli.com>
Subject: Goddard

Please see attached information we will discuss at noon.

Thanks.

Michael Lambert
Senior Managing Director
Capital Markets Group
Crews & Associates, Inc.
First Security Center
521 President Clinton Avenue
Suite 800
Little Rock, AR 72201

Main (800)766-2000
Direct (501) 978-7946
Fax (501) 907-4065
Cell (501) 352-7454
mlambert@crewsfs.com
www.crewsfs.com



IMPORTANT NOTICES:

This message is for the named person's use only. It may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this message in error, please immediately delete all versions from your system, destroy any hard copies and notify the sender. Crews & Associates, Inc. reserves the right to monitor all e-mail communications through its networks. Please know that electronic mail is not secure. Crews does not accept or take responsibility for acting on time-sensitive instructions sent by e-mail including securities orders, fund transfer instructions, stop payments on checks, or other similar instructions. To opt out of future email communications from Crews & Associates, Inc., please send a message to emailoptout@crewsfs.com. Please note that you may continue to receive transactional communications, where applicable. Crews & Associates, Inc. is a non-bank subsidiary of First Security Bancorp and is a member of FINRA & SIPC.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Cowan, Kevin (G&B) <KCOWAN@GilmoreBell.com>
Sent: Wednesday, May 19, 2021 11:57 AM
To: Robert North [KDC]
Subject: FW: Goddard
Attachments: Goddard - Final Pricing Book.pdf

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

FYI . . . I have been slammed, but will plan to send the form letter for the Lt. Governor soon, and will give you a call this afternoon.

Thanks!

From: Michael Lambert <mlambert@crewsfs.com>
Sent: Wednesday, May 19, 2021 11:46 AM
To: Ryan Peck <RPECK@morrislaing.com>; 'Brian Silcott' <bsilcott@goddardks.gov>; Cowan, Kevin (G&B) <KCOWAN@GilmoreBell.com>; 'David Reid' <David.Reid@FisherBroyles.com>; Marc Abbott <MAbbott@polsinelli.com>
Subject: Goddard

Please see attached information we will discuss at noon.

Thanks.

Michael Lambert
Senior Managing Director
Capital Markets Group
Crews & Associates, Inc.
First Security Center
521 President Clinton Avenue
Suite 800
Little Rock, AR 72201

Main (800)766-2000
Direct (501) 978-7946
Fax (501) 907-4065
Cell (501) 352-7454
mlambert@crewsfs.com
www.crewsfs.com



IMPORTANT NOTICES:

This message is for the named person's use only. It may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this message in error, please immediately delete all versions from your system, destroy any hard copies and notify the sender. Crews & Associates, Inc. reserves the right to monitor all e-mail communications through its networks. Please know that electronic mail is not secure. Crews does not accept or take responsibility for acting on time-sensitive instructions sent by e-mail including securities orders, fund transfer instructions, stop payments on checks, or other similar instructions. To opt out of future email communications from Crews & Associates, Inc., please send a message to emailoptout@crewsfs.com. Please note that you may continue to receive transactional communications, where applicable. Crews & Associates, Inc. is a non-bank subsidiary of First Security Bancorp and is a member of FINRA & SIPC.

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Monday, May 17, 2021 11:47 AM
To: Robert North [KDC]
Cc: Eck, Dominic (G&B); Herrmann, Garth (G&B); Middleton, Johnna (G&B)
Subject: Manhattan - Proposed STAR Bonds for Art and Light Project
Attachments: # 78067802 v 1 (STAR Bond Project Plan Amendment (FINAL) - Manhattan Museum of Art & Light - 05.14.21)-c.PDF; Manhattan - First Amendment to STAR Bond Project Plan - (v11 cmp v8)-c.pdf

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

May 17, 2021

Bob:

Late last week the City staff and Developers discussed revisions to the Project Plan Amendment submitted by the Developers and their legal counsel.

After such discussion, the City staff approved the publication of the notice of public hearing relating to the City Commission consideration of the Project Plan Amendment.

The publication dates are May 18 and May 25, with the hearing and consideration of first reading of an ordinance approving such scheduled for June 1. Second reading and passage of the ordinance is scheduled for June 15.

Marc Abbott agreed to submit the latest revision of the Project Plan Amendment to your office for consideration by the Secretary.

Documents submitted to the City staff by Developers' counsel are attached.

Joe L. Norton, Esq. | Gilmore & Bell, P.C.

One Main Place | 100 North Main | Wichita, KS | 67202

Phone: (316) 267-2091 | Direct: (316) 303-3108 | Mobile: (316) 204-4154 | Fax: (316) 262-6523

jnorton@gilmorebell.com

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Amber Cabrera [KDC]

From: Brett Zollinger <bzolling@fhsu.edu>
Sent: Wednesday, May 12, 2021 5:08 PM
To: Robert North [KDC]
Cc: Dr. Preston Gilson
Subject: RE: STAR Bond economic impact report

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob,
You bet! All sounds good.

Brett Zollinger, Ph.D.
Professor and Chair, Department of Sociology
<http://www.fhsu.edu/sociology>
Director, Docking Institute of Public Affairs
<http://www.fhsu.edu/docking>
Fort Hays State University
Hays, Kansas 67601
785-628-5881 / bazollinger@fhsu.edu

From: Robert North [KDC] <Robert.North@ks.gov>
Sent: Wednesday, May 12, 2021 4:28 PM
To: Brett Zollinger <bzolling@fhsu.edu>
Cc: Dr. Preston Gilson <prestongilson@mac.com>
Subject: RE: STAR Bond economic impact report

Brett, thank you and thanks to Preston. We have been just overwhelmed lately and haven't had full opportunity to review and digest. Please give us another week or so and then maybe we can schedule a call if there are any questions or items that may need additional context. Thank you for being patient and will be back in touch.

Bob

From: Brett Zollinger <bzolling@fhsu.edu>
Sent: Friday, April 16, 2021 2:06 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Cc: Dr. Preston Gilson <prestongilson@mac.com>
Subject: STAR Bond economic impact report

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Bob,
Attached is a draft of the study report. Please let us know what questions/comments you have. We will also send a Map Supplement, which simply contains maps from additional intercurrent years between baseline to the most recent

maps, capturing a little more of the stages/phases of developments in some of the STAR bond districts. This project has been somewhat more challenging than we envisioned!

-Brett

Brett Zollinger, Ph.D.

Professor and Chair, Department of Sociology

<http://www.fhsu.edu/sociology>

Director, Docking Institute of Public Affairs

<http://www.fhsu.edu/docking>

Fort Hays State University

Hays, Kansas 67601

785-628-5881 / bazollinger@fhsu.edu

Amber Cabrera [KDC]

From: Wendi Lucero [KDC]
Sent: Tuesday, May 11, 2021 1:17 PM
To: Robert North [KDC]
Subject: Craig Newby

In addition to the message he left on the main line, Mr. Newby also left two messages on my line. He said the bid is not valid for a STAR Bond project in Pratt Co. Please call him at [REDACTED].

WENDI LUCERO
Public Service Administrator
Legal Division
Phone: 785.296.6007
Fax: 785.296.6809
kansascommerce.gov



This e-mail, along with any documents, files, or attachments is intended only for the use of the individual or entity to which it is addressed. It may contain information that is privileged, confidential, attorney work product, or

otherwise protected from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, copying, or use of this information contained in or attached to this communication is strictly prohibited. If you have received this message in error, please notify the sender immediately and destroy the original communication and its attachments without reading, printing or saving in any manner.



Amber Cabrera [KDC]

From: Norton, Joe (G&B) <JNORTON@GilmoreBell.com>
Sent: Thursday, June 3, 2021 3:50 PM
To: Robert North [KDC]
Cc: Herrmann, Garth (G&B)
Subject: Re: Latest Revision - 2021.06.02 _Star Bond Amended Project - City of Manhattan

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Looks good to me.

Sent from my iPhone

Joe L. Norton
Gilmore & Bell, P.C.
100 N. Main, Suite 800
Wichita, KS 67202

On Jun 3, 2021, at 3:42 PM, Robert North [KDC] <Robert.North@ks.gov> wrote:

If you want to take a quick look?

From: Wendi Lucero [KDC] <Wendi.Lucero@ks.gov>
Sent: Thursday, June 3, 2021 1:17 PM
To: Robert North [KDC] <Robert.North@ks.gov>
Subject: Latest Revision - 2021.06.02 _Star Bond Amended Project - City of Manhattan

<2021.06.02 _Star Bond Amended Project - City of Manhattan.docx>

This is an electronic mail transmission from the law firm of Gilmore & Bell, P.C. and may contain information that is privileged, confidential, and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are not an addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return e-mail to the sender and then delete the message or you may call the sender at telephone number 1-(800) 844-3232. Unless otherwise specifically stated herein, any U.S. federal tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.