



City of Leavenworth  
100 N. 5<sup>th</sup> Street  
Leavenworth, Kansas 66048

CITY COMMISSION REGULAR MEETING  
COMMISSION CHAMBERS  
TUESDAY, APRIL 14, 2026 6:00 P.M.

Welcome to your City Commission Meeting – Please turn off or silence all cell phones during the meeting  
*Meetings are available for viewing on YouTube*

**CALL TO ORDER** – Pledge of Allegiance Followed by Silent Meditation

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**PROCLAMATIONS:**

1. Proclamations: (pg. 03)
  - a. National Child Abuse Prevention Month
  - b. Sexual Assault Awareness Month
  - c. National Library Week
  - d. National Public Safety Telecommunicators Week
  - e. Arbor Day

**OLD BUSINESS:**

**Consideration of Previous Meeting Minutes:**

2. Minutes from March 24, 2026 Regular Meeting **Action:** Motion (pg. 08)

**Second Consideration Ordinances:**

3. Second Consideration Ordinance No. 8278 Rezoning 2121 Spring Garden Street from Multi-Family Residential District (R-MF) to High Density Single Family Residential District (R1-6) **Action:** Roll Call Vote (pg. 14)
4. Second Consideration Ordinance No. 8279 Rezoning 529 & 00000 Choctaw Street from Light Industrial District (I-1) to Central Business District (CBD) **Action:** Roll Call Vote (pg. 17)
5. Second Consideration Ordinance No. 8280 Special Use Permit for Two-Family Dwelling at 1405 Cherokee Street **Action:** Roll Call Vote (pg. 20)

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**NEW BUSINESS:**

**Public Comment:** *Public comments are limited to 3 minutes per speaker. In the interest of time, we ask that groups wishing to speak limit their public comment to one presenter. This is an opportunity for the City Commission to hear the thoughts of the public prior to conducting official City business. The Mayor, City Commission, and City staff have been asked not to respond to those giving public comment, and action may not be taken by the Commission on public comment items. The Mayor may direct staff to follow-up with specific individuals after the meeting. When speaking, please state your name and address. A signup sheet will be provided in the commission chambers for anyone wishing to speak.*

**General Items:**

6. Mayor's Appointments **Action:** Motion (pg. 23)

**Bids, Contracts and Agreements:**

7. Consider Award of Bid for the Mill & Overlay Component of the 2026 Pavement Management Program **Action:** Motion (pg. 24)
8. Consider Award of Bid for Indoor Pool Painting Project **Action:** Motion (pg. 29)
9. Consider Award of Contract for STAR Bond Project Revenue Study **Action:** Motion (pg. 37)

**First Consideration Ordinances:**

10. First Consideration Ordinance to Rescind Closed/Non-Renewed Special Use Permits **Action:** Consensus (pg. 60)
  11. First Consideration Ordinance on Youth Advisory Commission Updates **Action:** Consensus (pg. 62)
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**Consent Agenda:**

Claims for March 20, 2026 through April 9, 2026, in the amount of \$2,532,725.53; Net amount for Payroll # 6 effective March 20, 2026 in the amount of \$426,557.57 (Includes Police & Fire Pension in the amount of \$7,966.80); and Payroll #7 effective April 3, 2026 in the amount of \$436,987.43 (No Police & Fire Pension). **Action:** Motion

**Other:**

12. Executive Session – Attorney Client Privilege

**Action:** Motion (pg. 65)

13. Executive Session – Attorney Client Privilege

**Action:** Motion (pg. 66)

**Adjournment**

**Action:** Motion

# City of Leavenworth, Kansas



## Proclamation

**WHEREAS,** *our children are our most valuable resources and will shape the future of our communities; and*

**WHEREAS,** *child abuse can have long-term psychological, emotion, and physical effects that have lasting consequences for victims of abuse; and*

**WHEREAS,** *protective factors are conditions that reduce or eliminate risk and promote the social, emotion and developmental well-being of children; and*

**WHEREAS,** *effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community and faith-based organizations, businesses, law enforcement agencies and families; and*

**WHEREAS,** *we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable and nurturing environment; and*

**WHEREAS,** *prevention remains the best defense for our children and families.*

**NOW, THEREFORE,** *I, Nancy D. Bauder, Mayor of the City of Leavenworth, Kansas hereby proclaim April 2026 as:*

## **National Child Abuse Prevention Month**

**IN WITNESS WHEREOF,** *I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this fourteenth day of April in the year of two-thousand and twenty-six.*

\_\_\_\_\_  
Nancy D. Bauder, Mayor

ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk

# City of Leavenworth, Kansas



## Proclamation

- WHEREAS,** *sexual violence is a widespread, preventable, public health problem, and the problem crosses all economic, racial, gender, educational, religious, and societal barriers; and*
- WHEREAS,** *sexual violence is any sexual act that is perpetrated against someone's will, which includes sexual assault, rape, unwanted touching, threatened sexual violence, and verbal sexual harassment: all types of sexual violence involve victims who do not consent, are unable to consent, or refuse to allow the act; and*
- WHEREAS,** *over half of women and nearly 1 in 3 men, experience some form of contact sexual violence in their lifetimes; and*
- WHEREAS,** *One incident of rape is reported to Kansas law enforcement every 7 hours, 19 minutes, 6 seconds; over 5,300 people receive services for sexual assault from Kansas victim advocacy organizations each year; and*
- WHEREAS,** *these statistics do not represent the true prevalence of sexual violence due to underreporting; and*
- WHEREAS,** *victims should have help to find the compassion, comfort, and healing they need, with access to medical and legal services, counseling, transitional housing so that they can; and*
- WHEREAS,** *it is important we must strive to create strong, connected communities that take care of one another and make decisions to ensure the safety and well-being of others to end sexual violence; and*
- WHEREAS,** *we encourage victims to seek free and confidential assistance from the Alliance Against Family Violence Hotline (913-675-7217)*

**NOW, THEREFORE,** *I, Nancy D. Bauder, Mayor of the City of Leavenworth, Kansas hereby proclaim April 2026 to be:*

## Sexual Assault Awareness Month

**IN WITNESS WHEREOF,** *I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this fourteenth day of April in the year of two-thousand and twenty-six.*

\_\_\_\_\_  
Nancy D. Bauder, Mayor

ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk

# City of Leavenworth, Kansas



## Proclamation

**WHEREAS**, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery;

**WHEREAS**, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment;

**WHEREAS**, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive;

**WHEREAS**, libraries partner with schools, businesses, and organizations to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community;

**WHEREAS**, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success;

**WHEREAS**, libraries nurture young minds through story times, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime;

**WHEREAS**, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression;

**WHEREAS**, dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all;

**WHEREAS**, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme "**Find Your Joy**";

**NOW, THEREFORE**, I, Nancy D. Bauder, Mayor of the City of Leavenworth, Kansas hereby proclaim April 19-25, 2026 as:

## National Library Week

*During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library helps our community find joy.*

**IN WITNESS WHEREOF**, I set my hand and affixed the Great Seal of the City of Leavenworth, Kansas this fourteenth day of April in the year of two-thousand and twenty-six.

\_\_\_\_\_  
Nancy D. Bauder, Mayor

ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk

# City of Leavenworth, Kansas



## Proclamation

- WHEREAS,** *emergencies that require police, fire, or emergency medical services can occur at any time; and*
- WHEREAS,** *when an emergency occurs, the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property; and*
- WHEREAS,** *the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Leavenworth emergency communications center; and*
- WHEREAS,** *Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and*
- WHEREAS,** *Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information, and ensuring their safety; and*
- WHEREAS,** *Public Safety Telecommunicators of the Leavenworth Police Department have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients; and*
- WHEREAS,** *each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job in the past year.*

**NOW, THEREFORE,** *I, Nancy D. Bauder, Mayor of the City of Leavenworth, Kansas hereby proclaim April 12-18, 2026 as:*

## National Public Safety Telecommunicators Week

*In honor of the men and women whose diligence and professionalism keep our city and citizens safe.*

**IN WITNESS WHEREOF,** *I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this fourteenth day of April in the year of two-thousand and twenty-six.*

\_\_\_\_\_  
Nancy D. Bauder, Mayor

ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk

# City of Leavenworth, Kansas



## Proclamation

**WHEREAS,** *in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and*

**WHEREAS,** *this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and*

**WHEREAS,** *Arbor Day is now observed throughout the nation and the world; and*

**WHEREAS,** *trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and*

**WHEREAS,** *trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and*

**WHEREAS,** *trees in the City of Leavenworth, Kansas increase property values, enhance the economic vitality of business areas, and beautify our community.*

**NOW, THEREFORE,** *I, Nancy D. Bauder, Mayor of the City of Leavenworth, Kansas hereby proclaim April 24, 2026 to be:*

## Arbor Day

*and I urge all citizens to celebrate Arbor Day, to support efforts to protect our trees and woodlands, to plant trees to gladden the heart and promote the well-being of this and future generations.*

**IN WITNESS WHEREOF,** *I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this fourteenth day of April in the year of two-thousand and twenty-six.*

\_\_\_\_\_  
Nancy D. Bauder, Mayor

ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk



CITY OF LEAVENWORTH  
100 N. 5th Street  
Leavenworth, Kansas 66048

City Commission Regular Meeting  
Commission Chambers  
Tuesday, March 24, 2026 6:00 p.m.

**CALL TO ORDER** - The Governing Body met for a regular meeting and the following commission members were present in the commission chambers: Mayor Pro Tem Rebecca Hollister, Commissioners Sam Maxwell, Holly Pittman and Joe Wilson. Absent: Mayor Nancy Bauder.

**Staff members present:** Assistant City Manager Penny Holler, Deputy Parks & Recreation Director Brian Bailey, Park Superintendent David Sommerla, Planning & Community Development Director Kim Portillo, Section Eight Coordinator Patrick Tooley, Public Works Director Brian Faust, Operations Superintendent Becky Beaver, Public Information Officer Melissa Bower, Assistant to the City Manager Trevor Cook, City Attorney David E. Waters and City Clerk Sarah Bodensteiner.

Mayor Pro Tem Hollister asked everyone to stand for the pledge of allegiance followed by silent meditation.

#### **PROCLAMATIONS:**

**Welcome Home Vietnam Veterans Day** – Mayor Pro Tem Hollister read the proclamation. The proclamation was accepted by Lynn Rolf and Vietnam Veterans in attendance were recognized.

**Barbershop Harmony Month** – Mayor Pro Tem Hollister read the proclamation. The proclamation was accepted by The Cody Choraliers who then performed a song.

**Leavenworth Spring Clean Up Day** – Mayor Pro Tem Hollister read the proclamation. The proclamation was accepted by Public Information Officer Melissa Bower.

#### **OLD BUSINESS:**

##### **Consideration of Previous Meeting Minutes:**

Commissioner Maxwell moved to accept the minutes from the March 10, 2026 regular meeting. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Pro Tem Hollister declared the motion carried 4-0.

#### **NEW BUSINESS:**

##### **Public Comment:** *(limited to 3 minutes)*

Jennie Wooten, 615 N. Esplanade St.:

- Has concerns about parks along Esplanade Street
- Mentioned the sinkhole at Daugherty Park, a rarely used baseball field, benches being removed
- Parks are not being used for recreation
- Wants to see parks returned to their original uses

Jason Redmon, Shenandoah Development, Leavenworth:

- Thanked for Commission for undertaking the task of being a commissioner for residents of Leavenworth
- Decisions made are hard and difficult, and no one deserves death threats
- Commission has a strong and diverse background which is a huge plus for our community
- Your job is tough and you're doing a good job

Allen Barnes, 29505 207<sup>th</sup> St., Easton:

- Discussed the VFW Park rezoning
- Want to be able to provide memorials in the park for all veterans

Suzanne Sievers, 86 6<sup>th</sup> Infantry Rd., Fort Leavenworth:

- Reminded the Commission of her desire for oversight of the CoreCivic SUP

Daniel McIntosh, 1013 S 21<sup>st</sup> Ter.:

- Would like the oversight board put together as soon as possible
- Provided other items he would like to see the City provide regarding the CoreCivic SUP and accountability

#### **General Items:**

**Consider Transient Merchant Permit Waiver Request for Military Collectors Show at Riverfront Community Center** – City Clerk Sarah Bodensteiner presented for consideration an application for a waiver requested by Kenneth LaMaster for the use of the Riverfront Community Center on April 24-25, 2026 for a Police Collectors Show. The show was held at the Riverfront Community Center last year and they are requesting to come back again this year. City Code prohibits Transient Merchant permits on city property but does allow the Commission to grant waivers. All fees for use of the facility and permits would still apply should the waiver be granted.

Commissioner Maxwell moved to grant the waiver of a Transient Merchant Permit for use of the Community Center for the Police Collectors Show on April 24-25, 2026. Commissioner Hollister seconded the motion and the motion was unanimously approved. Mayor Pro Tem Hollister declared the motion carried 4-0.

**Consider Creation of Housing Choice Voucher Program Specialist Position** – Planning & Community Development Director Kim Portillo and Section Eight Coordinator Patrick Tooley presented for consideration creation of a federally funded Housing Choice Voucher Program Specialist position to improve program oversight and capacity. The Leavenworth Housing Authority currently administers the Housing Choice Voucher program with the Section Eight Coordinator responsible for all program functions, including determining eligibility, recertifications, landlord coordination, inspections and compliance with US Department of Housing and Urban Development regulations. During a recent financial and operational review, staff identified a lack of program oversight due to the concentration of responsibilities within a single position. This structure limits internal checks and balances and creates operational risk if the position becomes vacant or unavailable. Creating a Housing Choice Voucher Program Specialist position would improve program oversight by distributing responsibilities across multiple staff members and providing the needed inspection capacity to ensure compliance with Housing Quality Standards. The position would also

improve operational efficiency and improve service to participants and landlords. The Housing Choice Voucher Program is federally funded and as such, this position would be federally funded. There is sufficient funding to support the creation of this position.

Commissioner Maxwell moved to approve the creation of the Housing Choice Voucher Program Specialist, as presented. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Pro Tem Hollister declared the motion carried 4-0.

**Consider Removal of Planning Commission Member** – Planning & Community Development Director Kim Portillo advised that this item no longer requires action by the City Commission as Mr. Dennis Hund submitted his resignation to the Planning Commission earlier this afternoon. No further action is needed.

### **Resolutions:**

**Resolution B-2419 Adoption of 7<sup>th</sup> Street Corridor Study** – Planning & Community Development Director Kim Portillo presented for adoption the 7<sup>th</sup> Street Corridor Study. The Planning & Community Development Department initiated the 7<sup>th</sup> Street Corridor Study in the summer of 2025. The project is funded in part through a Planning Sustainable Places grant administered by the Mid-America Regional Council (MARC). The purpose of the study is to assess current conditions along the corridor and develop recommendations to improve transportation options, infrastructure, land use and the overall aesthetic appeal to the area. The draft plan completed by the project consultant, GBA, was presented to the Planning Commission on March 2, 2026, where it received positive feedback. A draft plan was presented and reviewed at the March 17<sup>th</sup> City Commission Study Session.

Commissioner Pittman moved to approve and adopt Resolution B-2419 adopting the 7<sup>th</sup> Street Corridor Study. Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Pro Tem Hollister declared the motion carried 4-0.

### **Bids, Contract and Agreements:**

**Consider Approval to Apply for the 2025 Edward Byrne Memorial Justice Assistance Grant** – Police Chief Patrick Kitchens requested authority to apply for the 2025 Edward Byrne Memorial Justice Assistance Grant in the amount of \$26,394.00. This is an annual grant made available to law enforcement agencies, and the Police Department has experienced great success with the funds the grant provides. The Police Department intends to use the funds to replace the Live Scan Fingerprint and Photograph system. The grant application requires the City to share this allocation with Leavenworth County as they are categorized in the disparate grouping. The City of Leavenworth will receive \$16,394.00 and Leavenworth County will receive the remaining \$10,000.00. The City of Leavenworth must apply for the grant on behalf of both entities.

Commissioner Wilson moved to authorize the Police Department to apply for the 2025 Edward Byrne Memorial Justice Assistance Grant in the amount of \$26,394 of which \$10,000 will be given to Leavenworth County Sheriff's Office. Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Pro Tem Hollister declared the motion carried 4-0.

**Consider Approval to Purchase Service Truck for Parks & Recreation** – Park Superintendent David Sommerla presented for consideration approval to purchase one 2026 Ford Super Duty F-350 XLT Cab and

Chassis 4x4 manufactured and furnished to specifications, utilizing a cooperative purchasing program under the City's Purchasing Policy. The Parks Department truck was purchased in 2011 and is used to service equipment that has broken down in the field. It pulls equipment that gets stuck in mud or hung up. It also allows staff to weld items like soccer goals and backstops in the field without needing them transported to the shop or hiring an outside contractor. After reviewing purchasing options, staff selected the Sourcewell Cooperative Purchasing program. This program allows the City to purchase equipment that meets our needs through a manufacturer with a program record of customer service, while also ensuring we receive the best possible pricing. Specifications were developed for the new truck. The truck will be equipped with the ability to fulfill the maintenance needs required by the department.

Commissioner Pittman moved to approve the purchase of one 2026 Ford Super Duty F-350 XLT Cab and Chassis 4x4 from the Sourcewell Cooperative Purchasing Program in an amount not to exceed \$60,645.32. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Pro Tem Hollister declared the motion carried 4-0.

**Consider Award of Bid for Indoor Pool Mechanical Upgrades** – Deputy Parks & Recreation Director Brian Bailey presented for consideration awarding the indoor pool mechanical upgrades project to HMI Aquatics. In 2024 staff presented a two-phase comprehensive maintenance overview for the Riverfront Community Center Indoor Pool Facility. Phase one of the plan was completed to include new LED lighting, stairs, ADA chair lift, ADA steps into the pool and electrical panel upgrades. Phase two of the project will include a new boiler, heat exchanger, valves, automatic pool filler and piping. Staff solicited RFQ's from firms for Phase two of project. Three submittals were received, however only one met the qualifications and specifications of the RFQ. There is \$94,817.28 allocated in the Capital Improvements Program fund for this Phase.

Commissioner Maxwell moved to approve the bid for Indoor Pool Mechanical Upgrades with HMI Aquatics, LLC in an amount not to exceed \$64,615.89. Commissioner Pittman seconded the motion and the motion was unanimously approved. Mayor Pro Tem Hollister declared the motion carried 4-0.

**Consider Approval to Purchase 2 Dump Beds and 1 Material Spreader for the Streets Division** – Public Works Director Brian Faust and Operations Superintendent Becky Beaver presented for consideration approval to purchase two Warren Dump Beds and one Monroe salt/sand spreader with dealer installed pre-wetting system. The city originally considered a complete replacement of 2 dump trucks in 2026. After further investigation, the cab and chassis for these trucks were determined to be in reasonable shape, however, the dump beds needed replacement, partially due to salt usage during the winter months. Dump beds will be replaced on two of our single axel dump trucks; a 2011 International and a 2014 Freightliner. The cab and chassis for both trucks are not being replaced. The salt/sand spreader will be replacing an existing spreader purchased in 2005 for one of the single axel trucks. Bid specifications were prepared, and after reviewing both Sourcewell pricing and a cooperative purchasing contract with Kansas City, Missouri. Pricing through the cooperative purchasing contract with Kansas City, Missouri was more cost effective. The city budgeted \$100,000 in the Capital Improvements Program for the two dump beds and two salt/sand spreaders with a pre-wetting system, however due to increases in pricing, the CIP budget will only allow the purchase of two dump beds and one spreader.

Commissioner Maxwell moved to accept the bid and approve the purchase from American Equipment Co., on the Kansas City Mo. contract in an amount not to exceed \$61,862.00 for the 2 dump beds and in an amount not to exceed \$40,711.00 for the salt/sand spreader, for a total not to exceed \$102,573.00.

Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Pro Tem Hollister declared the motion carried 4-0.

#### **First Consideration Ordinances:**

**First Consideration Ordinance to Rezone 2121 Spring Garden Street from Multi-Family Residential District (R-MF) to High Density Single Family Residential District (R1-6)** – Planning & Community Development Director Kim Portillo presented for consideration an ordinance to rezone 2121 Spring Garden Street from Residential Multi Family to High Density Single Family Residential District. The subject property consists of approximately .21 acres in size and is currently vacant. The applicant intends to construct a new three bedroom, two and one half bathroom single family dwelling with an attached two car garage. The Future Land Use Map identified this area as appropriate for single family residential uses. The proposed rezoning would allow development consistent with the Comprehensive Plan designation. The Planning Commission took action on this item at their March 2, 2026 meeting and voted 4-0 to recommend approval of the rezoning request. Ms. Portillo reviewed the Conditions of Determination that were referenced in the Policy Report.

There was consensus by the Commission to place the ordinance on first consideration.

**First Consideration Ordinance to Rezone 529 & 00000 Choctaw Street from Light Industrial District (I-1) to Central Business District (CBD)** – Planning & Community Development Director Kim Portillo presented for first consideration an ordinance to rezone presented for consideration an ordinance to rezone approximately .42 acres from I-1 Light Industrial District to CBD Central Business District. The subject property consists of two vacant parcels. The applicant proposes to develop a Veterans Memorial Park to honor veterans, both living and deceased. The park would serve as a ceremonial gathering space for events such as Memorial Day, Independence Day, and Veterans Day, and would include the For Those Who Gave All (FTWGA) Boot Display of Kansas veterans who have died in service. The subject property is located within both the 100-year and 500-year floodplain, and due to those constraints, the site is not suitable for construction of enclosed structures. The propose memorial park represents a low-intensity use compatible with floodplain limitations. The Planning Commission took action on this item at their March 2, 2026 meeting and voted 4-0 to recommend approval of the rezoning request. Ms. Portillo reviewed the Conditions of Determination that were referenced in the Policy Report.

There was consensus by the Commission to place the ordinance on first consideration.

**First Consideration Ordinance for Special Use Permit for Two-Family Dwelling at 1405 Cherokee Street** – Planning & Community Development Director Kim Portillo presented for first consideration an ordinance to approve a special use permit to allow a two-family dwelling in the R1-6 zoning district. Two-family dwellings are allowed in the R1-6 zoning district with the approval of a special use permit. The property is currently being used as a nonconforming two-family dwelling. Based on staff research, the structure has functioned as a two-family dwelling since at least 2008. The applicant is requesting a Special Use Permit to adequately represent the current use of the structure on the property, and to bring the use into compliance with the Development Regulations. The Planning Commission considered this item at their March 2, 2026 meeting and voted 4-0 to recommend approval of the Special Use Permit with one condition: the property owner shall register the property with the City of Leavenworth as a two-family rental property.

There was consensus by the Commission to place the ordinance on first consideration.

**Staff Report:**

**Youth Advisory Commission Ordinance Update** – City Clerk Sarah Bodensteiner reviewed and discussed updates to the Ordinance regarding the Youth Advisory Commission with the Governing Body. At the March 17, 2026 City Commission Study Session, the Commission discussed re-establishing the Youth Advisory Commission and identified several key policy components for consideration, including membership size, eligible ages or grade levels, residency requirements, and term lengths. The current ordinance, adopted in 2006, no longer reflects the Commission’s recent direction and contains outdated elements, such as references to a school that is no longer in operation. As a result, the existing framework does not adequately support the intended structure or function of a modern Youth Advisory Commission. City staff, in coordination with the Commission, reviewed the existing ordinance and identified necessary updates to ensure alignment with current priorities and to establish a clear foundation for re-establishing the Youth Advisory Commission. Updates included:

- 10-member board
- Age range of membership 14-19 years of age
- Term length 1 year
- Wordsmithing language for clarity regarding membership

**Consent Agenda:**

Commissioner Wilson moved to approve Claims for March 6, 2026 through March 19, 2026, in the amount of \$1,371,059.34; Net amount for Payroll # 5 effective March 6, 2026, in the amount of \$423,296.54 (No Police & Fire Pension). Commissioner Maxwell seconded the motion and the motion was unanimously approved. Mayor Pro Tem Hollister declared the motion carried 4-0.

**Other:**

Commissioner Pittman:

- Mouse Races at Eagles Club
- Rapid Response is doing a Family Feud Event

Mayor Pro Tem Hollister:

- City Egg Hunt is Saturday, March 28<sup>th</sup> at 10<sup>th</sup> Avenue Park

**Adjournment:**

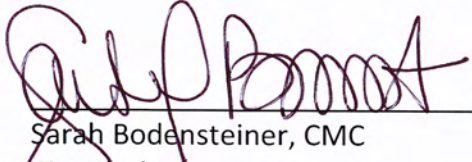
Commissioner Pittman moved to adjourn the meeting. Commissioner Maxwell seconded the motion and the motion was unanimously approved and the meeting was adjourned.

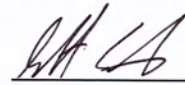
Time Meeting Adjourned 7:18 p.m.

Minutes taken by City Clerk Sarah Bodensteiner, CMC

**POLICY REPORT  
SECOND CONSIDERATION ORDINANCE 8278  
TO REZONE 2121 SPRING GARDEN STREET FROM MULTI-FAMILY RESIDENTIAL  
DISTRICT (R-MF) TO HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-6).**

APRIL 14, 2026

  
\_\_\_\_\_  
Sarah Bodensteiner, CMC  
City Clerk

  
\_\_\_\_\_  
Scott Peterson  
City Manager

**BACKGROUND:**

At the March 24, 2026 City Commission regular meeting the City Commission reviewed and placed on first consideration:

**AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX  
A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS  
BY REZONING 2121 SPRING GARDEN STREET FROM MULTI-FAMILY  
RESIDENTIAL DISTRICT (R-MF) TO HIGH DENSITY SINGLE FAMILY  
RESIDENTIAL DISTRICT (R1-6).**

There have been no changes to the ordinance since first introduced. Ordinance No. 8278 is now presented for second consideration and requires a roll call vote.

**ATTACHMENTS:**

- Ordinance No. 8278

*(Summary Published in the Leavenworth Times on April 18, 2026)*

**ORDINANCE NO. 8278**

**AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS BY REZONING 2121 SPRING GARDEN STREET FROM MULTI-FAMILY RESIDENTIAL DISTRICT (R-MF) TO HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-6).**

**WHEREAS**, under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas, the Governing Body of the City of Leavenworth is given the power to amend, supplement or change existing zoning regulations within said City; and

**WHEREAS**, the City Planning Commission, after fully complying with the requirements of the Code of Ordinances of the City of Leavenworth, Kansas, held a public hearing on the 2nd day of March 2026 in the Commission Room, 1<sup>st</sup> Floor of City Hall, 100 N. 5<sup>th</sup> Street, Leavenworth, Kansas. The official date and time set as was published in the Leavenworth Times newspaper on the 4<sup>th</sup> day of February 2026 and notice of the public hearing was mailed to all property owners as required by K.S.A. 12-757(b); and

**WHEREAS**, upon a motion made, duly seconded, and passed, the Planning Commission adopted findings of fact and recommended approval of the request Rezoning of 2121 Spring Garden Street, Leavenworth Kansas from Multi-Family Residential District (R-MF) to High Density Single Family Residential District (R1-6); and

**WHEREAS**, upon a roll call vote duly passed, the Governing Body adopted the findings of fact and conclusions to rezone the property described herein.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:**

**Section 1:** That the following described property, to-wit, is hereby rezoned from Multi-Family Residential District (R-MF) to High Density Single Family Residential District (R1-6).

Lot 1, Block 12, less the East 80 feet thereof, NEELY’S FOREST ADDITION, City of Leavenworth, Leavenworth County, Kansas. And **more commonly referred to as 2121 Spring Garden Street**, Leavenworth, Kansas

**Section 2:** That the “Zoning District Map” adopted under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas shall be and the same is hereby amended to conform to the rezoning as set forth in Section 1 above.

**Section 3:** That this Ordinance shall take effect and be in force from and after its passage, approval and summary publication in the official City newspaper of the City of Leavenworth, Kansas, as provided by law.

**PASSED and APPROVED** by the Governing Body on the 14th day of April, 2026.

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Nancy D. Bauder, Mayor

{Seal}

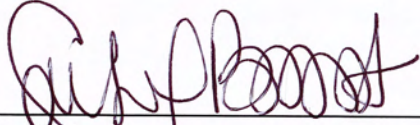
ATTEST:

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Sarah Bodensteiner, CMC, City Clerk

**POLICY REPORT  
SECOND CONSIDERATION ORDINANCE 8279  
TO REZONE 529 & 00000 CHOCTAW STREET FROM LIGHT INDUSTRIAL  
DISTRICT (I-1) TO CENTRAL BUSINESS DISTRICT (CBD).**

**APRIL 14, 2026**



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Sarah Bodensteiner, CMC  
City Clerk



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Scott Peterson  
City Manager

**BACKGROUND:**

At the March 24, 2026 City Commission regular meeting the City Commission reviewed and placed on first consideration:

**AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX  
A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS  
BY REZONING 529 AND 00000 CHOCTAW STREET FROM LIGHT INDUSTRIAL  
DISTRICT (I-1) TO CENTRAL BUSINESS DISTRICT (CBD).**

There have been no changes to the ordinance since first introduced. Ordinance No. 8279 is now presented for second consideration and requires a roll call vote.

**ATTACHMENTS:**

- Ordinance No. 8279

*(Summary Published in the Leavenworth Times on April 18, 2026)*

**ORDINANCE NO. 8279**

**AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS BY REZONING 529 AND 00000 CHOCTAW STREET FROM LIGHT INDUSTRIAL DISTRICT (I-1) TO CENTRAL BUSINESS DISTRICT (CBD).**

**WHEREAS**, under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas, the Governing Body of the City of Leavenworth is given the power to amend, supplement or change existing zoning regulations within said City; and

**WHEREAS**, the City Planning Commission, after fully complying with the requirements of the Code of Ordinances of the City of Leavenworth, Kansas, held a public hearing on the 2nd day of March 2026 in the Commission Room, 1<sup>st</sup> Floor of City Hall, 100 N. 5<sup>th</sup> Street, Leavenworth, Kansas. The official date and time set as was published in the Leavenworth Times newspaper on the 4th day of February 2026 and notice of the public hearing was mailed to all property owners as required by K.S.A. 12-757(b); and

**WHEREAS**, upon a motion made, duly seconded, and passed, the Planning Commission adopted findings of fact and recommended approval of the request Rezoning of 529 and 00000 Choctaw Street, Leavenworth Kansas from Light Industrial District (I-1) to Central Business District (CBD); and

**WHEREAS**, upon a roll call vote duly passed, the Governing Body adopted the findings of fact and conclusions to rezone the property described herein.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:**

**Section 1:** That the following described property, to-wit, is hereby rezoned from Light Industrial District (I-1) to Central Business District (CBD).

A part of Lot 14 and all of Lots 15 and 16, Block 72, LEAVENWORTH CITY PROPER, an addition to the City of Leavenworth, AND ALSO the North 4.00 feet of Choctaw Street lying South of the above described property, being more fully described as follows: Beginning at the Northwest corner of Lot 16 of said Block 72; thence south 00° 05' 00" East 129.00 feet along the West line of said Lot 16 to a point 4.00 feet South of the Southwest corner of said Lot 16; thence North 90° 00' 00" East 49.35 feet; thence North 00° 27' 59" West 189.00 feet to a point on the South right-of-way line of the alley; thence North 90° 00' 00" West 48.63 feet to the point of beginning, in Leavenworth County, Kansas. And **more commonly referred to as 529 Choctaw Street**, Leavenworth, KS; And

All of Lots 11, 12, 13, and 14, Block 72 in LEAVENWORTH CITY PROPER, and the North 4 feet of Choctaw Street lying South of Lots 10 through 14 of said Block 72, owned by Grantor, in LEAVENWORTH CITY PROPER in the City of Leavenworth, Leavenworth County, Kansas; And **more commonly referred to as 00000 Choctaw Street**, Leavenworth, KS.

**Section 2:** That the “Zoning District Map” adopted under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas shall be and the same is hereby amended to conform to the rezoning as set forth in Section 1 above.

**Section 3:** That this Ordinance shall take effect and be in force from and after its passage, approval and summary publication in the official City newspaper of the City of Leavenworth, Kansas, as provided by law.

**PASSED and APPROVED** by the Governing Body on the 14th day of April, 2026.

\_\_\_\_\_  
Nancy D. Bauder, Mayor

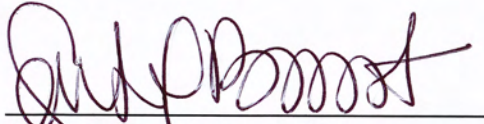
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ATTEST:

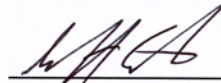
\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk

**POLICY REPORT  
SECOND CONSIDERATION ORDINANCE 8280  
SPECIAL USE PERMIT TO ALLOW TWO-FAMILY DWELLING  
IN THE R1-6 ZONING DISTRICT AT 1405 CHEROKEE STREET**

APRIL 14, 2026



Sarah Bodensteiner, CMC  
City Clerk



Scott Peterson  
City Manager

**BACKGROUND:**

At the March 24, 2026 City Commission regular meeting the City Commission reviewed and placed on first consideration:

**AN ORDINANCE ALLOWING A SPECIAL USE FOR A TWO-FAMILY DWELLING IN A HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT ZONING DISTRICT LOCATED AT 1405 CHEROKEE STREET IN THE CITY OF LEAVENWORTH, KANSAS.**

There have been no changes to the ordinance since first introduced. Ordinance No. 8280 is now presented for second consideration and requires a roll call vote.

**ATTACHMENTS:**

- Ordinance No. 8280

*(Summary Published in the Leavenworth Times on April 18, 2026)*

**ORDINANCE NO. 8280**

**AN ORDINANCE ALLOWING A SPECIAL USE FOR A TWO-FAMILY DWELLING IN A HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT ZONING DISTRICT LOCATED AT 1405 CHEROKEE STREET IN THE CITY OF LEAVENWORTH, KANSAS.**

**WHEREAS**, under the Appendix A of the City Code of Ordinances, Development Regulations, of the City of Leavenworth, Kansas, the Governing Body of the City of Leavenworth is given the power to locate special uses in each zoning district by ordinance within said City; and

**WHEREAS**, the City Planning Commission, after fully complying with the requirements of the Ordinances of the City of Leavenworth, Kansas, held a public hearing on the 2nd day of March 2026 in the Commission Room, 1<sup>st</sup> Floor of City Hall, 100 N. 5<sup>th</sup> Street, Leavenworth, Kansas, the official date and time set as was published in the Leavenworth Times newspaper and mailed to all property owners within 200 feet of the said property on the 4th day of February 2026; and

**WHEREAS**, the City Planning Commission did hear on the 2nd day of March 2026 in the Commission Room, 1<sup>st</sup> Floor of City Hall, 100 N. 5<sup>th</sup> Street, Leavenworth, Kansas and upon a motion made, duly seconded, and passed, the City Planning Commission adopted findings of fact and recommended approval of the request for a two-family dwelling in a High Density Single Family Residential District zoning district located at 1405 Cherokee Street, Leavenworth, Kansas; and

**WHEREAS**, upon a roll call vote duly passed, the Governing Body adopted the findings of fact and conclusions to allow special use for a two-family dwelling for the property described herein in Section 1.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:**

**Section 1.** That a special use permit be issued for a two-family dwelling on the following described property:

Lots 33, 34, and the West 3 feet of Lot 35, Block 54, WHITAKER'S RE-PLAT OF BLOCKS 48, 54, 59 and 60 OF CENTRAL SUBDIVISION, a subdivision in the City of Leavenworth, Leavenworth County, Kansas; And more commonly referred to as 1405 Cherokee Street, Leavenworth, Kansas.

**Section 2:** That this Ordinance shall take effect and be in force from and after its passage by the Governing Body, and its publication once in the official City newspaper.

**PASSED AND APPROVED** by the Leavenworth City Commission of the City of Leavenworth, Kansas on this 14th day of April 2026.

\_\_\_\_\_  
Nancy D. Bauder, Mayor

{Seal}

ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk

## MAYOR'S APPOINTMENTS

APRIL 14, 2026

### Mayor Bauder

*"Move to*

*Appoint to the **Board of Zoning Appeals** Laura Brown to terms ending May 1, 2029 and reappoint Jan Horvath to terms ending May 1, 2029.*

*Appoint to the **Community Development Advisory Board** Jackie Williams to an unexpired term ending August 31, 2029;*

*Appoint to the **Leavenworth Planning Commission** Jonathan Kessler and Jason Redmon to unexpired terms ending May 1, 2027, appoint Steve Tennant to terms ending May 1, 2029 and reappoint Kenneth Bateman and Mark Preisinger to terms ending May 1, 2029;*

*Reappoint to the **Leavenworth Preservation Commission** Dick Gibson and Ed Otto to terms ending May 1, 2029;*

*Reappoint to the **Library Board** Pauline Graeber to terms ending April 30, 2030.*

**Requires a second and vote by the Governing Body.**

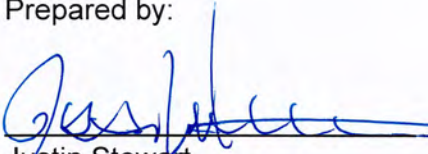
POLICY REPORT PWD NO. 26-15

2026 PAVEMENT MANAGEMENT PROGRAM  
BID PACKAGE NO. 2 – MILL AND OVERLAY

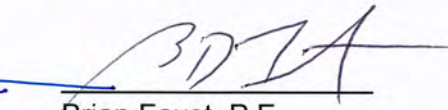
Project 2025-009

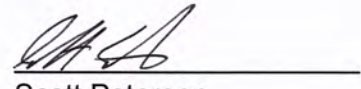
April 14, 2026

Prepared by:

  
Justin Stewart,  
Project Manager

Reviewed by:

  
Brian Faust, P.E.,  
Director of Public Works

  
Scott Peterson,  
City Manager

**ISSUE:**

Consider bids received and possible award of the 2026 Pavement Management – Mill and Overlay Program.

**BACKGROUND:**

The components of the 2026 Pavement Management Program include: (1) mill and overlay (m/o), (2) micro-surfacing (surface seal), and (3) concrete intersection reconstruction. Asphalt mill and overlay programs are done on streets that have deteriorated to the point that a surface seal is not effective, but where complete reconstruction is not warranted. While a mill/overlay can significantly extend the life of the street, it is only addressing the top 2” of the pavement so while it will look like a new street, the underlying subgrade and base asphalt have been in place for many years.

Streets are evaluated each year using both their Pavement Condition Index (PCI) and field observation. A PCI of ‘100’ equates to a brand-new street while a PCI of ‘0’ is a street that has completely failed. PCI ranges from the 40+/- to 60+ range are typically good candidates for a mill/overlay. Based on this evaluation, a final list of streets for 2026 was determined and they are highlighted on the attached map. Inspection will be by City Staff.

Starting in 2024, the City Commission authorized the use of Sales Tax for the annual Pavement Management Program. The funding for 2026 covers the costs of the three program components.

The project plans were prepared by in-house staff and the project was advertised for bid in the Leavenworth Times and Euna Procurement. Bids were opened on April 8, 2026. Bid results are shown below and in the attached bid tabulation.

Company	City	Total Bid
Little Joes Asphalt	Bonner Springs, KS	\$1,194,041.52
J M Fahey	Grandview, MO	\$1,380,927.99
Superior Bowen	Kansas City, MO	\$1,780,551.68
Base Bid Engineer's Estimate		\$1,589,017.25

Little Joes Asphalt was the low bidder and met all bidding requirements. Little Joes Asphalt has completed the Mill and Overlay Program for the City in previous years. The prior work was completed

within the required timeframe and specifications. The company has done numerous projects for other cities in Kansas and Missouri.

Work is expected to begin as soon as possible and be shall completed by August 11, 2026.

**POLICY:**

The City Commission generally awards a contract to the lowest bidder if the bid is less than the Engineer's estimate and whose evaluation by the City indicates that the award will be in the best interest of the City.

**BUDGET IMPACT:**

The 2026 budget included \$2.205M for the Pavement Management Program.

Micro-surfacing:	\$ 528,622
Mill/Overlay:	\$1,194,041
Concrete Intersections:	\$ 258,000 (estimate)
Total (estimate):	\$1,980,663 (estimate)

In order to get as close as possible to the 2026 PMP budget of \$2.205M, staff will look to add needed localized pavement and curb/gutter work at various locations.

**RECOMMENDATION:**

Staff recommends that the City Commission authorize the mayor to sign a Construction Services Contract for the 2026 PMP Mill & Overlay Program with Little Joes Asphalt for the base bid and alternates in the amount of \$1,194,041.52 with an additional 5% contingency (approximately \$60,000) to cover issues that arise in the field.

**ATTACHMENTS:**

- Project Street Map
- Bid Tabs
- CIP Sheet
- List of Overlay Streets

**Capital Improvements Program  
2026 - 2030  
Streets Capital Projects Fund - Annual Pavement Management Program**

**Purpose / Description:**

This allocation provides for the annual surface preservation (micro-surface/granite chip/seal, etc.), rehabilitation (mill/overlay with minor base patching), and reconstruction of the City's streets.

Comments	Source	Year	Requested	Scheduled
Street resurfacing, projects are identified annually	Sales Tax	2026	\$ 2,205,000	\$ 2,205,000
"	"	2027	2,315,300	2,315,300
"	"	2028	2,431,100	2,431,100
Less allocation for 4th Street from Seneca to Metropolitan Grant Matching Project		2028	(953,000)	(953,000)
"	"	2029	2,552,700	2,552,700
"	"	2030	2,680,335	2,680,335
			<b>\$ 11,231,435</b>	<b>\$ 11,231,435</b>







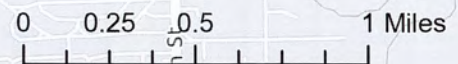
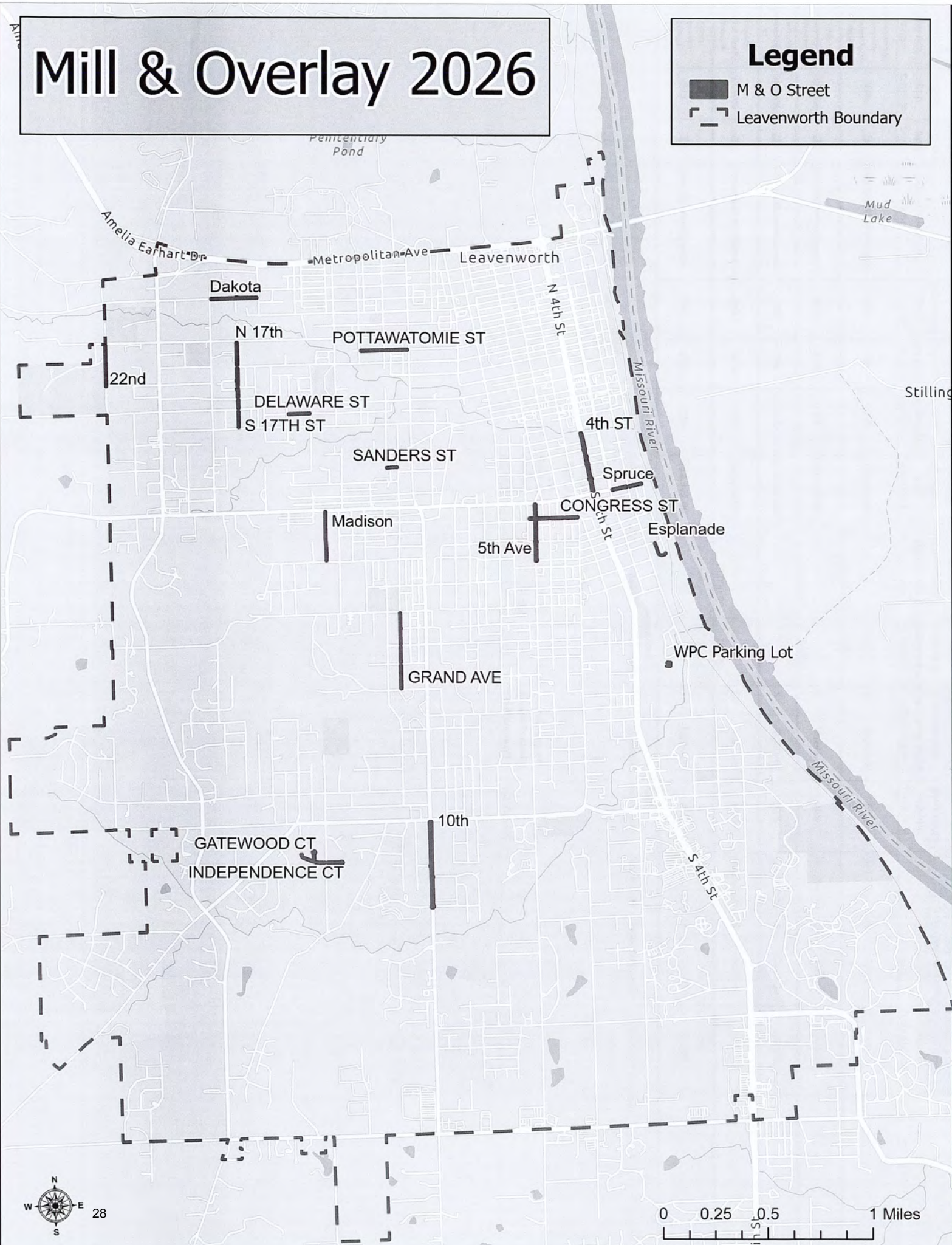
CITY OF LEAVENWORTH  
Project No. 2025-009  
2026 PMP Mill and Overlay and Pavement Rehab  
April 9, 2026

BASE BID											
2026 PMP Mill and Overlay and Pavement Rehab				Engineer's Estimate		JM Fahey Construction		Little Joes Asphalt		Bowen Asphalt Company LLC	
Item	Description	Unit	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Mobilization	LS	1	\$40,000.00	\$40,000.00	\$37,000.00	\$37,000.00	\$8,300.00	\$8,300.00	\$86,500.00	\$86,500.00
2	Milling (Headers)	LF	1779	\$9.00	\$16,011.00	\$3.00	\$5,337.00	\$2.15	\$3,824.85	\$10.50	\$18,679.50
3	Milling (Full Width Cut) (Asphalt)	SY	60158	\$3.25	\$195,513.50	\$2.50	\$150,395.00	\$2.00	\$120,316.00	\$2.60	\$156,410.80
4	Unclassified Excavation	CY	531	\$40.00	\$21,240.00	\$55.00	\$29,205.00	\$17.00	\$9,027.00	\$33.00	\$17,523.00
5	Asphaltic Concrete Surface Course KC APWA 5-01	TONS	6888.79	\$95.00	\$654,435.16	\$92.00	\$633,860.68	\$89.60	\$617,325.18	\$128.65	\$886,371.48
6	Asphaltic Base Courses KC APWA 5-01 (R&R)	TONS	246.32	\$250.00	\$61,580.93	\$245.00	\$60,270.00	\$188.00	\$46,248.00	\$315.00	\$77,490.00
7	Asphaltic Base Courses KC APWA 5-01 WPC Parking (4-8")	TONS	517	\$95.00	\$49,115.00	\$117.00	\$60,489.00	\$81.30	\$42,032.10	\$164.00	\$84,788.00
8	Biaxial Geogrid RX-1100	SY	1372	\$17.00	\$23,324.00	\$8.00	\$10,976.00	\$2.00	\$2,744.00	\$3.40	\$4,664.80
9	ADA Ramps (R&R)	SY	103	\$450.00	\$46,350.00	\$325.00	\$33,475.00	\$239.00	\$24,617.00	\$415.00	\$42,745.00
10	ADA Truncated Dome Panel, Brick Red, Cast Iron or Steel	SF	188	\$15.00	\$2,820.00	\$26.00	\$4,888.00	\$48.00	\$9,024.00	\$31.50	\$5,922.00
11	Curb & Gutter (24") (R&R)	LF	2528	\$75.00	\$189,600.00	\$55.00	\$139,040.00	\$54.10	\$136,764.80	\$53.55	\$135,374.40
12	Concrete Pavement (8") (R&R)	SY	394	\$175.00	\$68,950.00	\$140.00	\$55,160.00	\$109.20	\$43,024.80	\$183.75	\$72,397.50
13	6" Granular Subbase, AB-3 Compacted	SY	2575.58	\$28.00	\$72,116.24	\$19.50	\$50,223.81	\$15.50	\$39,921.49	\$28.35	\$73,017.69
14	4" Concrete Sidewalk (R&R)	SF	475	\$20.00	\$9,500.00	\$25.00	\$11,875.00	\$12.75	\$6,056.25	\$15.75	\$7,481.25
15	Concrete Pavement (6") (R&R)	SY	38	\$150.00	\$5,700.00	\$120.00	\$4,560.00	\$110.00	\$4,180.00	\$189.00	\$7,182.00
16	Regrade Manholes	EACH	28	\$3,000.00	\$84,000.00	\$2,300.00	\$64,400.00	\$1,910.00	\$53,480.00	\$2,050.00	\$57,400.00
17	Permanent Pavement Markings, 4" White (Multi Component Epoxy)	LF	1100	\$1.35	\$1,485.00	\$0.80	\$880.00	\$0.80	\$880.00	\$0.79	\$869.00
18	Permanent Pavement Markings, 6" White (Multi Component Epoxy)	LF	1367	\$1.60	\$2,187.20	\$1.00	\$1,367.00	\$0.95	\$1,298.65	\$0.95	\$1,298.65
19	Permanent Pavement Markings, 12" White (Multi Component Epoxy)	LF	25	\$6.00	\$150.00	\$10.50	\$262.50	\$10.60	\$265.00	\$10.50	\$262.50
20	Permanent Pavement Markings, 4" Yellow (Multi Component Epoxy)	LF	8990	\$1.35	\$12,136.50	\$0.80	\$7,192.00	\$0.80	\$7,192.00	\$0.79	\$7,102.10
21	Permanent Pavement Markings, 12" Yellow (Multi Component Epoxy)	LF	98	\$6.00	\$588.00	\$10.50	\$1,029.00	\$10.60	\$1,038.80	\$10.50	\$1,029.00
22	Permanent Pavement Markings, 24" White (Multi Component Epoxy)	LF	168	\$15.00	\$2,520.00	\$21.00	\$3,528.00	\$21.20	\$3,561.60	\$21.00	\$3,528.00
23	Permanent Pavement Markings, Right Turn Arrow (Multi Component Epoxy)	EACH	3	\$450.00	\$1,350.00	\$315.00	\$945.00	\$320.00	\$960.00	\$315.00	\$945.00
24	Permanent Pavement Markings, Left Turn Arrow (Multi Component Epoxy)	EACH	2	\$450.00	\$900.00	\$315.00	\$630.00	\$320.00	\$640.00	\$315.00	\$630.00
25	Permanent Pavement Markings, "ONLY" (Multi Component Epoxy)	EACH	2	\$450.00	\$900.00	\$420.00	\$840.00	\$425.00	\$850.00	\$420.00	\$840.00
26	Permanent Pavement Markings, "SCHOOL" (Multi Component Epoxy)	EACH	2	\$450.00	\$900.00	\$525.00	\$1,050.00	\$530.00	\$1,060.00	\$525.00	\$1,050.00
27	Permanent Pavement Markings, "ZONE" (Multi Component Epoxy)	EACH	2	\$450.00	\$900.00	\$525.00	\$1,050.00	\$530.00	\$1,060.00	\$525.00	\$1,050.00
28	Traffic Control	LS	1	\$25,000.00	\$25,000.00	\$11,000.00	\$11,000.00	\$8,350.00	\$8,350.00	\$28,000.00	\$28,000.00
				<b>TOTAL BASE BID:</b>	<b>\$1,589,272.54</b>		<b>\$1,380,927.99</b>		<b>\$1,194,041.52</b>		<b>\$1,780,551.68</b>

# Mill & Overlay 2026

## Legend


-  M & O Street
-  Leavenworth Boundary



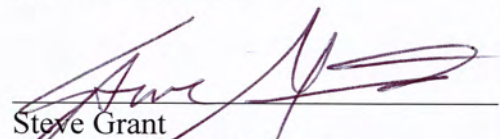
*City of Leavenworth, Kansas*  
**Parks & Recreation Department**  
**2026 Indoor Pool Painting**  
**POLICY REPORT NO. P&R 03-26**


April 14, 2026

**PREPARED BY:**

  
Brian Bailey  
Park and Recreation Deputy Director

**REVIEWED BY:**

  
Steve Grant  
Parks and Recreation Director

  
Scott Peterson  
City Manager

**ISSUE:**

Consider approval for 2026 Indoor Pool Painting Project.

**BACKGROUND:**

The indoor pool area was last painted nearly 38 years ago, in 1988. Over the decades, moisture accumulated on the ceiling, walls, and piping, causing widespread water stains and rust due to the persistent humid environment.

After considering purchasing options, staff elected to utilize the TIPS-USA Cooperative Purchasing contract with CertaPro Painters. CertaPro Painters is a commercial contractor based in Lenexa, KS.

The City has successfully utilized TIPS-USA Cooperative Purchasing contracts in the past. This contract allows the City to select a contractor that meets our specific needs while ensuring we receive the best possible price and adhere to standard governmental competitive purchasing practices.

The scope of work includes painting the ceiling, walls, handrails, ductwork, and piping in the main pool area per specifications. Work is expected to be completed between May 26, 2026, and August 21, 2026. Consequently, the indoor pool will be closed from May 26, 2026, through September 7, 2026, for this project and Phase II of the Indoor Pool Upgrades.

**RECOMMENDATION:**

Staff recommends the TIPS-USA Cooperative Purchasing contract for CertaPro Painters to a total amount not to exceed \$89,994.06

**BUDGET IMPACT:**

There is \$103,883 allocated in the 2026 Capital Improvement Program for the Indoor Pool Painting.

**ATTACHMENTS:**

CertaPro Painters., Proposal

**JOB SITE**

City of Leavenworth - Riverfront Comm. Center pool - Int.  
 123 S Esplanade St  
 Leavenworth, KS 66048  
 (913) 758-6610  
 bbailey@firstcity.org

**PREPARED BY**

Steve Bierman  
 Commercial Sales Associate  
 (913) 202-2318  
 sbierman@certapro.com



**CLIENT**

City of Leavenworth Parks & Rec - Riverfront Community Cente  
 123 S Esplanade St (913) 758-6610  
 Leavenworth, KS 66048 bbailey@firstcity.org

**CLIENT CONTACTS**

Brian Bailey  
 M: (913) 758-6610  
 E: bbailey@firstcity.org

**PRICING:**

Riverfront Community Center - City of Leavenworth - 6" piping - white	\$626.52
Riverfront Community Center - City of Leavenworth - Bonds	\$3,531.11
Riverfront Community Center - City of Leavenworth - Cleaning	\$1,320.63
Riverfront Community Center - City of Leavenworth - Ductwork	\$19,836.08
Riverfront Community Center - City of Leavenworth - Hand railings - teal	\$1,852.42
Riverfront Community Center - City of Leavenworth - Masking materials	\$911.06
Riverfront Community Center - City of Leavenworth - Metal doors/frames	\$265.23
Riverfront Community Center - City of Leavenworth - Painted upper end walls - pool area	\$3,406.58
Riverfront Community Center - City of Leavenworth - Painted walls - no prime	\$2,598.78
Riverfront Community Center - City of Leavenworth - Pool area - main ceiling	\$27,262.00
Riverfront Community Center - City of Leavenworth - Prep materials	\$1,822.05
Riverfront Community Center - City of Leavenworth - Scaffolding	\$17,151.13
Riverfront Community Center - City of Leavenworth - Unpainted concrete walls/ceiling	\$9,410.47
<b>Subtotal:</b>	<b>\$89,994.06</b>
<b>Total:</b>	<b>\$89,994.06</b>

**SURFACE PREPARATION**

**CertaPro Will Cover and Protect:**  
 CertaPro will mask off or cover any areas or surfaces not to be worked on.

**SET-UP**

**Client To:**  
 Customer to move any furniture, file cabinets, shelving units, cubicles, credenzas, or any other items at least three feet away from the walls to be worked on.  
 Customer to remove any artwork, electronics, white boards, signage, or any other items from the walls to worked on.  
 Customer to ensure CertaPro has full access to all areas to be worked in.  
 Customer to provide access to water and electricity on site. If Customer cannot provide these items then CertaPro will provide them at an additional cost to this proposal

**CertaPro Will:**  
 CertaPro will provide all labor and materials to complete the work, unless specifically noted otherwise in this proposal.

**CLEAN UP**

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies.

Upon Completion: All tools, supplies & equipment will be removed from the property.

**PROPOSAL AND COLOR SPECIFICATIONS**

Surface/Item	Product	Paint / Primer Coats	Color
<b>Riverfront Community Center - City of Leavenworth - 6" piping - white</b>			
6" piping - white	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss Kem Kromik Universal Metal Primer	2 / 1	TBD - 6" piping - white
<b>Riverfront Community Center - City of Leavenworth - Bonds</b>			
Bonds	Bonds--	1 / 0	
<b>Riverfront Community Center - City of Leavenworth - Cleaning</b>			
Cleaning	Cleaning materials--	1 / 0	
<b>Riverfront Community Center - City of Leavenworth - Ductwork</b>			
Ductwork	Acrolon 218 HS Acrylic Polyurethane-Acrylic-Gloss Macropoxy 646 Fast Cure Epoxy Mastic	2 / 1	TBD - ductwork - teal
<b>Riverfront Community Center - City of Leavenworth - Hand railings - teal</b>			
Hand railings - teal	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss Kem Kromik Universal Metal Primer	2 / 1	TBD - hand railings - teal
<b>Riverfront Community Center - City of Leavenworth - Masking materials</b>			
Masking materials	Masking materials--	1 / 0	
<b>Riverfront Community Center - City of Leavenworth - Metal doors/frames</b>			
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	TBD - metal doors
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	TBD - metal door frames
<b>Riverfront Community Center - City of Leavenworth - Painted upper end walls - pool area</b>			
Walls	Pro Industrial Water Based Catalyzed Epoxy-Epoxy-Gloss Macropoxy 646 Fast Cure Epoxy Mastic	2 / 1	TBD - painted upper end walls - pool area
<b>Riverfront Community Center - City of Leavenworth - Painted walls - no prime</b>			
Walls	Pro Industrial Water Based Catalyzed Epoxy-Epoxy-Gloss	2 / 0	TBD - painted walls - no prime
<b>Riverfront Community Center - City of Leavenworth - Pool area - main ceiling</b>			

Prep, prime as called, and paint the following items in the pool area only as per the Product Submittal protocol written and provided to the Customer by Sherwin Williams Commercial Division:

- Painted walls and ceilings
- Unpainted concrete walls and ceilings
- Ductwork
- Murals - paint over all existing murals
- Hand railings
- Piping

All products to be used are from Sherwin Williams as per the written protocol submitted to the City of Leavenworth. Sherwin Williams recommends an adhesion test after abrasion, cleaning, and priming on the following surfaces:

- Ductwork
  - Pool area ceiling
- Pricing for the adhesion test is included in this proposal

Customer to have all items removed from the walls, and all items out of the pool area.

Mask or cover any areas or surfaces not to be painted. Customer to supply access to water and electric to perform the work. Work to be performed during normal business hours of Monday-Saturday from 8:00 am to 6:00 pm. If the work is to be performed after hours then CertaPro will need full access to the suite for ingress and egress. Customer to provide building and suite access. Any nails or hanging hooks left in walls will be painted around, and any nail holes will be filled and painted over. Any items left hanging on walls will be masked off and painted around. CertaPro will not make any repairs to the surfaces to be painted, unless otherwise stated in this proposal.

Excluded items to include: back hallway, two restroom interiors, aluminum framed windows and doors, tile, grab bars, partitions, logos, windows, and any other surfaces or areas not listed in this proposal.

Work to be completed between the dates of May 26, 2026 and August 21, 2026.

Colors to be used:

- Ceiling and ductwork - Sky High - SW 6504
- Top wall strip - Stream - SW 6499
- Middle wall strip - Open Seas - SW 6500
- Bottom wall strip - Loch Blue - SW 6502
- Handrails and doors - Seaworthy - SW 7620

TIPS-USA Vendor Contract # 23010402

Ceiling	Acrolon 218 HS Acrylic Polyurethane-Acrylic-Gloss Macropoxy 646 Fast Cure Epoxy Mastic	2 / 1	TBD - pool area - main ceiling
<b>Riverfront Community Center - City of Leavenworth - Prep materials</b>			
Prep materials	Prep materials--	1 / 0	
<b>Riverfront Community Center - City of Leavenworth - Scaffolding</b>			
Scaffolding system	Scaffolding system--	1 / 0	
<b>Riverfront Community Center - City of Leavenworth - Unpainted concrete walls/ceiling</b>			
Walls	Water Based Catalyzed Epoxy-Epoxy-Gloss Loxon	2 / 1	TBD - unpainted concrete walls

**ADDENDUM - ALL PICTURES**



Riverfront Community Center - C...

**NOTES**

- \*CertaPro will repair minor cracks, dents, dings, and holes that are larger than a dime on the walls to be worked on.
- \* If an extreme color change is made on any surface an additional coat may be required for an additional fee.
- \*Work to be completed during normal business hours of Monday-Saturday from 8:00 am to 6:00 pm.
- \*If work is to take place after hours CertaPro will require a company representative to be present, or full access given to our crew, as we do not get locked in to properties after hours.
- \*Any items left hanging on the walls to be worked on will be masked off and painted around. Any hooks, anchors, or nails left in the walls will be left and painted around. Any holes from nails, anchors, or hooks will be repaired and painted over.
- \*Customer to provide access to water and electricity on site. If Customer cannot provide these items then CertaPro will provide them at an additional cost to this proposal.
- \*There will be an odor associated with the work until the paint fully dries.

**ADDITIONAL NOTES**

Thank you for allowing CertaPro the opportunity to provide you with a Proposal for your Project. We will communicate with you on a daily basis to update you on the progress of the project. Our goal from start to finish is to provide you with an "Excellent Painting Experience."

**PLEASE CAREFULLY REVIEW ALL OF THE ITEMS, AREAS AND COMPONENTS THAT ARE INCLUDED AS WELL AS THOSE THAT ARE EXCLUDED TO ENSURE THAT THERE IS NO MISUNDERSTANDINGS AS TO THE SCOPE OF THE PROJECT. ANY ITEMS, AREAS, AND COMPONENTS NOT SPECIFICALLY INCLUDED ARE EXCLUDED.**

This Proposal is for an Interior Painting Project. During your project you will be assigned a Job Site Supervisor (JSS). The JSS is on site to paint, run the painting crew and to be available to address any of your concerns throughout the project. Certapro will also provide a Project Manager to supervise and insure the project is being handled as promised and proceeding on schedule to your satisfaction.

The number of coats of paint are noted on the proposal and additional coats will be an additional charge.  
At the end of the project we will fully clean up and then do a final walk through with you to inspect the work performed if you are available when the crew has finished their work and if necessary finish the final touch ups. CertaPro Painters at the end of your project is hoping to receive an excellent review from you when you evaluate our work. Through this rating we hope to earn the privilege of doing additional work and for you to recommend us to other businessmen, your family, friends and neighbors.

CertaPro complies with all local, state and federal laws; including but not limited to the EPA Lead-Safe program. If you suspect lead please notify us immediately. Paint is included in the cost of the project.

**CUSTOMER SERVICE COMMITMENT:** The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the client feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property and your home. We recognize that we are guests.

**WARRANTY ON ALL WORK:** We warranty all our work for 2 years against blistering and peeling. This is not just a "handshake" warranty. This is a legal document; please see back of proposal for details. \*\*\*Please note that water damage, nail pops, and moving cracks/joints are structural issues, and are not painting related warranty issues\*\*\*.

CertaPro Painters would be honored to be awarded your painting project!

*This offer is valid for 60 days.*

**ACCENT WALLS:**

If a customer decides to add an accent wall anytime after receipt of this proposal, an extra fee of \$95 per Accent

**3rd COAT OF PAINT:**

There are certain paint colors (especially bold deep colors) that require more than two (2) coats of paint to achieve proper hiding. At the time of the estimate CertaPro Painters does not know what customer's final color choice will be, therefore, should customer select one of these hard to cover colors CertaPro Painters reserves the right to amend the proposal for the additional labor and materials.

**PAYMENT TERMS:**

A deposit will be required on all jobs exceeding \$10,000.00 or at CertaPro Painters' discretion.

**SIGNATURES**



03/30/2026

CertaPro Painters Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Client Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Client Representative Name & Title \_\_\_\_\_

Client \_\_\_\_\_

**PROPERTY PHOTO AND VIDEO RELEASE**

By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

**PAYMENT DETAILS**

Payment is due: In full upon job completion

**COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT**

**RELATIONSHIP** — The individual giving you this proposal is an Independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

**COLORS** — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

**UNFORESEEN CONDITIONS** — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

**PROPOSAL** — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

**ATTENTION CLIENT:**

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

**NOTICE OF CANCELLATION**

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE, OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller Greg Nezerka

DATE OF TRANSACTION \_\_\_\_\_

NOT LATER THAN MIDNIGHT OF \_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION

\_\_\_\_\_  
(Buyer's Signature)

\_\_\_\_\_  
(Date)

**LIMITED TWO YEAR WARRANTY**

Peace of Mind with our Two-Year Limited Warranty

At CertaPro Painters®, our promise has always been that of Certainty — reassuring our customers of a worry-free and easy property improvement. Our limited two-year warranty can help provide you with some peace of mind as CertaPro Painters refreshes your space.

Subject to the limitations set forth below, for a period of two years from the date of completion of the work described in your contract, the independently owned and operated CertaPro Painters franchised business identified on your contract ("CertaPro" or the "CertaPro Business") will repair any peeling, blistering, or chipping paint resulting from defective workmanship.

#### How to Make a Warranty Claim

In order to make a valid warranty claim, you must:

- Retain a copy of the original contract.
- Have proof that you made payment in full.
- Make the property accessible to CertaPro to inspect and perform any warranty work and/or repairs.
- Pay for the cost of all materials used to perform the repairs.

As soon as you become aware of a potential warranty issue, you should contact the CertaPro Business named in your contract to submit a claim and schedule an inspection of your property. You may also send an email to [customersforlife@certapro.com](mailto:customersforlife@certapro.com) or call (800) 462-3782.

#### Warranty Limitations

This two-year warranty does not cover or include:

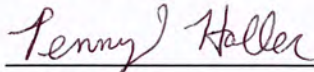
- Any work where CertaPro Painters did not supply the paint or other materials.
- Any work which was not performed entirely by CertaPro Painters.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of materials required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design, permits moisture to collect. Such surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, and gutters.
- Exact paint match, as environmental conditions will affect the color and finish of all paints over time.
- Any issues that are caused, in whole or in part, by manufacturing defects in the paint, stain, or other products and materials used, regardless of whether the products or materials were supplied by CertaPro Painters or the customer.
- Bleeding caused by knots, rust, or cedar.
- Cracks in drywall, plaster, or wood.
- Peeling, blistering, or chipping caused by:
  - mill-glazing from smooth cedar
  - ordinary wear and tear
  - abnormal use or misuse
  - peeling of layers of paint existing prior to the work performed by CertaPro Painters
  - design, structural, or other latent defects
  - settling or movement
  - moisture content of the substrate
  - nail pops or other imperfections in siding or trim
  - abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from the use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gases
  - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of CertaPro Painters

This Warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the limitations or exclusions may not apply to you.

This Warranty is the only express warranty made by the CertaPro Business and is in lieu of all other warranties, express or implied. This warranty covers only those services provided by the CertaPro Business to the original customer named on the front of the contract and is not transferable. In no event shall the CertaPro Business be liable for incidental or consequential damages or damages in excess of the original contract price. This warranty may not be altered or extended for any purpose unless done so in writing in a document executed by all parties to this contract.


**Policy Report**  
**Contract for STAR Bond Project Revenue Study**  
**April 14, 2026**

Prepared By:



Penny Holler  
Assistant City Manager

Reviewed By:



Scott Peterson  
City Manager

**ISSUE:**

Consider authorizing the City Manager to execute a professional services agreement with MuniCap for a not-to-exceed amount of \$70,000 (plus out-of-pocket expenses) to produce an independent revenue study for the proposed STAR Bond project.

**BACKGROUND:**

The City is currently awaiting the Kansas Department of Commerce’s preliminary approval of the developer’s proposed STAR Bond project to renovate the former Leavenworth Plaza Mall and Abele’s Field (the Project). The City’s financial advisor for the Project, Columbia Capital Management, LLC, recommended the City proactively engage a revenue study for the Project. The revenue consultant will use the developer’s proposed development plan to produce long-term projections of the incremental and new revenues expected to be generated by the Project that will be available to cover debt service on the STAR Bonds. The City will use this information to help guide its negotiation with the developer on the types and amounts of locally-approved incentives necessary to support the Project. The City also anticipates that the firm selected as the STAR Bonds underwriter will use the revenue study to size and structure the bonds. Those purchasing the bonds (bond investors) will use the revenue study to gain confidence in the Project’s ability to be successful and support the principal and interest due on the STAR Bonds.

On the City’s behalf, Columbia Capital administered a Request for Proposals (RFP) process, inviting qualified firms to provide their prior experience, qualifications and fee quotes for the work described above. Four firms responded—Hunden Partners (Chicago), Johnson Consulting (Chicago), MuniCap (Baltimore), and PGAV (St. Louis)—with proposed fees and expenses ranging from \$60,000 to \$90,000 approximately. On review, City staff in consultation with Columbia Capital determined MuniCap’s proposal would best fit the needs of the Project.

Under the City’s Pre-Development Agreement with the developer, the developer will be responsible for bearing the cost of this work. There is no additional cost to the City for the revenue study.

**RECOMMENDATION:**

Staff recommends the City Commission authorize the City Manager to enter into a contract with MuniCap to serve as revenue consultant for the Project with a cost not-to-exceed \$70,000, plus out-of-pocket expenses.



# REQUEST FOR PROPOSALS

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# REVENUE STUDY PROVIDER



City of Leavenworth, Kansas

## SALES TAX AND REVENUE (STAR) BONDS



March 12, 2026 |

# REQUEST FOR PROPOSALS **REVENUE STUDY PROVIDER**

## City of Leavenworth, Kansas **SALES TAX AND REVENUE (STAR) BONDS**

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## A. FIRM, TEAM INFORMATION, AND AVAILABILITY

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### FIRM CAPABILITIES

MuniCap, Inc. (“MuniCap”) is a national public finance consulting firm and municipal advisor registered with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board. For decades, we have worked exclusively in the specialized field of public finance and economic development incentives, advising state and local governments and developers on the structuring, analysis, and implementation of public investment initiatives tied to real estate development.

Our practice sits at the intersection of real estate economics, public policy, development strategy, and capital markets. Viewing projects from this vantage point has enabled us to deepen our expertise, refine our analytical methods, and apply national best practices to local conditions. We approach each engagement with an understanding of how transactions are evaluated from multiple perspectives among stakeholders and within capital markets. This understanding allows us to critically evaluate development plans, assess the reliability of project-driven revenue streams, and understand how those revenues ultimately support a viable plan of finance.

MuniCap’s National Consulting Group regularly prepares projections of project-generated tax revenues that serve as the basis for bond sizing and structuring by the bond underwriter. These projections are accompanied by a narrative clearly describing the underlying methodologies, assumptions, and limitations. Together they form the revenue study that is appended to the offering document and used in the marketing of the bonds to prospective investors, providing the information necessary to evaluate the pledged revenues securing the bonds.

MuniCap has supported financings secured by

- state and local sales tax revenues
- local option sales taxes and district revenues (such as CIDs and CDAs)
- property tax increment (“TIF”) revenues
- transient occupancy taxes
- multi-source revenue pledges with layered security structures

In many cases, these financings take the form of special obligation bonds that do not benefit from the credit support of state or local governments, placing heightened importance on clearly describing the pledged revenues and the assumptions supporting their projected performance. Investors rely heavily on the clarity and credibility of the revenue study when evaluating the bonds.

Our approach is analytical and grounded in defensible assumptions, documented methodologies, and careful evaluation of how projected revenues perform under varying conditions. We augment this work with proficient use of state-of-the-art tools, including Placer.ai, and specialized market analytics. While our analyses can be complex, we are adept at distilling the results into clear, accessible findings without losing or distorting key content. We translate rigorous analysis into objective conclusions so that investors can clearly understand the risks and implications associated with the pledged revenues. During each transaction, we collaborate with issuers, financial advisors, bond counsel, underwriters, disclosure counsel, and developers to produce project-specific revenue forecasts that are transparent, well documented, and suitable for inclusion in preliminary and final official statements.

### ASSIGNED PERSONNEL

The engagement will be staffed by senior professionals whose careers have focused on economic development incentive programs and revenue-backed financings.

- Keenan Rice, President – Executive Strategy
- David Saikia, Executive Vice President – Executive Oversight (day-to-day client contact)
- Max LeVee, Senior Vice President – Project Lead (day-to-day client contact)
- John Mooney, Manager – Project Support

The proposed team combines executive oversight and strategy, technical modeling expertise, and client-focused project management to ensure the City and its transaction team receive well-documented analysis prepared with consistent senior-level involvement. Responsibilities for model development, supporting research, and preparation of the revenue study will be clearly assigned so that the analytical work and final report are delivered efficiently while meeting the standards required for inclusion in bond offering documents.

### Engagement Leadership and Responsibilities

David Saikia and Max LeVee will serve as the primary engagement leads for this assignment and will be responsible for the development of the revenue projections and preparation of the revenue study supporting the proposed bond issuance.



**DAVID SAIKIA | EXECUTIVE VICE PRESIDENT, HEAD OF NATIONAL CONSULTING GROUP**  
Baltimore, Maryland

David Saikia has twenty-five years of specialized experience in public finance and urban redevelopment. Having joined MuniCap in 2001, Mr. Saikia serves as the firm’s head of research and analytics, overseeing its most technically advanced projects. Throughout his career, he has honed a sophisticated understanding of local economic development incentives (including STAR, TIF, and CID districts) and a nuanced approach to modeling tax revenue projections and impacts. When it comes to forecasting project-specific tax revenues, he is among the nation’s foremost experts.

Mr. Saikia also writes most of the complex reports that MuniCap produces, including those that provide estimates of the revenue available to repay bonds. Drawing on his extensive interactions with local governments, developers, underwriters, and bond buyers, he crafts these studies to meet the specific and demanding requirements of the municipal bond market.

For any given project, Mr. Saikia advises clients on a range of aspects, from creating the financial plan to navigating the government approval process to bringing the deal to market to educating the administrative team on critical matters for ongoing compliance.



**Max LeVee | SENIOR VICE PRESIDENT, ASSOCIATE HEAD OF NATIONAL CONSULTING GROUP**  
Baltimore, Maryland

Max LeVee is a Senior Vice President at MuniCap and serves as project manager on complex public finance engagements supporting district bond issuances. His work focuses on translating development plans into financial projections and forecasting project-driven tax revenues utilized to support bond sizing and structuring.

Mr. LeVee manages the day-to-day execution of engagements, overseeing development of revenue projections, integrating market research, and participating directly in preparation of the revenue study included in bond offering documents. He works closely with issuers, financial advisors, underwriters, developers, and counsel to ensure that analytical assumptions, methodologies, and results are clearly documented and consistent with the disclosure requirements of the transaction.

### CAPACITY TO COMMENCE

Upon notification of approval, MuniCap is prepared to commence work immediately. We will promptly provide the City and development team with an initial request for the information required to begin preparation of the revenue projections. MuniCap will leverage its existing STAR Bond revenue models and prior reports to efficiently complete the Leavenworth model and study.

Dedicated senior-level staff will ensure completion of deliverables consistent with the anticipated timeline for the transaction. These deliverables include the revenue projections that frame the security structure and the study describing the projection methodologies and key assumptions.

## B. RELEVANT EXPERIENCE

MuniCap has a well-established track record preparing revenue projections for development-related bond transactions supported by project-based tax revenues. Our engagements frequently involve evaluating lifestyle-anchored and mixed-use development programs similar to the proposed Leavenworth STAR Bond District. We translate those development plans into projections of taxable sales and other project-generated revenues.

These projections allow the financing team to evaluate expected revenue performance and to size and structure revenue-backed bonds. We also prepare comprehensive revenue studies that explain the projections and the underlying methodologies and assumptions. These studies are an important component of the offering documents and are instrumental in marketing the bonds to investors.

The representative engagements summarized below highlight some examples of MuniCap’s directly relevant experience supporting economic development fundings of this type.

### REPRESENTATIVE ENGAGEMENTS

**THE OASIS STAR Bond District Area No. 1 | City of Marion, Illinois**  
 Marion, Illinois | 2025

**PROJECT OVERVIEW**

**Development Program**      Redevelopment of former Illinois Star shopping center mall into a ~550k sf retail, entertainment, and hospitality destination

**FINANCING STRUCTURE**

**Pledged Revenue**              State and local sales tax revenues

**MUNICAP SCOPE OF SERVICES**

**Key Deliverables**              Pledged Revenue projections – deal structure & revenue study - marketing.

The Oasis | Illinois’s First Star Bond District



Verrado Marketplace | Mixed-Retail Complex



**Verrado Marketplace Project | Industrial Development Authority of Maricopa**  
 Buckeye, Arizona | 2025

**PROJECT OVERVIEW**

**Development Program**      ~500k sf retail, dining & entertainment complex

**FINANCING STRUCTURE**

**Pledged Revenue**              Sales tax revenues

**MUNICAP SCOPE OF SERVICES**

**Key Deliverables**              Pledged Revenue projections – deal structure & revenue study - marketing

**The Dome Atlantic Park Phase I Development | Atlantic Park Community Development Authority**  
Virginia Beach, Virginia | 2023

**PROJECT OVERVIEW**

**Development Program** ~1.2m sf multifamily, retail, restaurant, office, and entertainment uses.

**FINANCING STRUCTURE**

**Pledged Revenue** Sales, meals, admissions, and property tax revenues

**MUNICAP SCOPE OF SERVICES**

**Key Deliverables** Pledged Revenue projections – deal structure & revenue study - marketing

The Dome | Community Development District



In addition to the representative engagements summarized above, MuniCap’s work over the last five years includes nearly 400 transactions totaling approximately \$7.6 billion in project funding. In many cases, our role included the preparation of revenue projections and accompanying studies. This work involved analysis of revenues including sales taxes, property taxes, and district-related taxes, often in tandem within a single credit structure. These transactions represent project-supported credits rather than general obligation or government-backed bond issues.

A complete list of these engagements, including project location, bond amount, and closing date, is included in Appendix A.

## C. INDICATIONS OF QUALITY OF PRIOR WORK

The quality of MuniCap’s work is reflected in the continued reliance placed on our analyses by issuers, developers, financial advisors, underwriters, and investors participating in public finance transactions related to real estate development. As further delineated below, we believe the credibility of and regard for our work is evidenced by repeat engagements, longstanding client relationships, collaboration with leading underwriting firms, and strong investor reception to transactions supported by our analyses.

### REFERRAL MODEL

MuniCap performs very limited traditional business development; we do not maintain a dedicated sales staff to solicit new engagements. Instead, the majority of our work originates from prior client referrals and from relationships formed with members of finance teams on transactions where our analyses were previously utilized. The fact that this referral-based model has resulted in our firm’s consistent growth for nearly three decades reflects the confidence that clients and market participants place in the rigor and quality of our work.

### DEMONSTRATED LONG-TERM ISSUER RELATIONSHIPS

MuniCap has maintained numerous long-standing client relationships with state and local governments that have repeatedly relied on our analyses to support public-private partnerships. For example, MuniCap has provided analytical and advisory services to both the City of Atlanta, Georgia and the City of Baltimore, Maryland for more than two decades. In Baltimore alone, our revenue projections and accompanying reports have been incorporated into twenty-six bond offerings. In Atlanta, we have assisted with the cumulative issuance of \$636.5 million in bonds backed by project-specific real property or sales tax increment. These repeat engagements demonstrate both issuer satisfaction with the quality of our work and the credence that the investment community gives to our revenue studies.

### RELATIONSHIPS WITH UNDERWRITERS

MuniCap’s work is widely relied upon by investment banks active in public finance transactions related to real estate development. We regularly collaborate with underwriters including Stifel, D.A. Davidson, KeyBanc Capital Markets, and Piper Sandler, among others. These firms frequently engage MuniCap to prepare revenue studies,

citing the reliable clarity, attention to detail, and objectivity of our studies. Those qualities are particularly important when credits are secured by project-based revenues, as investors must evaluate complex development programs and layered incentive structures.

## **COMPLETE LIFECYCLE ENGAGEMENT**

MuniCap is often engaged during the early stages of a transaction to prepare preliminary projections used to evaluate revenue performance and support the financing structure. As projects advance toward issuance, issuers and developers frequently retain MuniCap to prepare the final revenue study supporting the bond offering. Finally, we are frequently retained to provide ongoing administration for the district after bonds have closed. This continued involvement reflects the confidence finance teams place in the quality, consistency, and credibility of our analyses.

## **ESTABLISHED REPUTATION WITH INVESTOR COMMUNITY**

Transactions supported by MuniCap’s revenue projections have consistently been well received in the municipal bond market. In several instances, offerings bolstered by our studies have generated exceptionally strong investor demand. One notable example is the financing for the City of Baltimore’s Port Covington TIF District. During the height of COVID-19 market disruptions in 2020, the City of Baltimore offered approximately \$137 million in bonds and received more than \$2 billion in investor orders, or roughly twenty times the available bonds. Such levels of oversubscription are rare for this type of financing, which underscores the market’s confidence in the underlying development plan, financing structure, and the analytical work MuniCap provided in support of the transaction.

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## **D. APPROACH AND INTERFACE**

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### **INTRODUCTORY FRAMEWORK**

MuniCap approaches assignments such as the proposed STAR Bond District with an understanding that a successful issuance requires coordination among multiple stakeholders whose perspectives and objectives may differ. The issuer is responsible for protecting and advancing the public interest, the developer is focused on delivering a feasible project, and the underwriter is charged with ensuring that the deal structure and disclosure meet the expectations of the municipal bond market.

Our decades of specialized experience allow us not just to understand these perspectives, but to foster synergy among these groups. In turn, this positions us to evaluate development plans, translate project characteristics into revenue projections, and present those projections in a manner that supports a viable plan of finance while providing investors with transparent, well-documented information.

As we do for every engagement of this nature, we will ensure that the revenue study prepared for the Leavenworth STAR Bond District clearly explains the analytical framework, key assumptions, and potential risks associated with the projected revenues so that investors can readily evaluate the strength of the credit.

### **BALANCING WORKING GROUP ROLES AND INTERESTS**

#### **Issuer**

As a municipal advisor, MuniCap’s fiduciary duty is to the issuer. Our analyses and recommendations are prepared to support the City’s decision-making and to ensure that the proposed financing structure is supported by reasonable, well-documented revenue projections that protect and advance the public interest.

#### **Developer**

Preparation of reliable revenue projections requires close coordination with the developer to understand the project program, tenant mix, delivery schedule, market positioning, and operating assumptions. MuniCap’s experience working with development teams allows us to communicate effectively regarding those considerations. This facilitates gathering the information necessary to prepare projections that accurately reflect the proposed project. At the same time, we help ensure that development assumptions are translated into analytical inputs that meet the City’s needs and the requirements of the financing structure.

## Underwriter

The underwriter plays a critical role in structuring the financing and bringing the bonds to market. MuniCap works closely with the underwriting team to ensure that revenue projections align with the proposed financing structure and reflect the requirements of the plan of finance. We also structure the accompanying revenue study to address the questions typically raised by investors evaluating the reliability of pledged revenues supporting project-based financings.

By working collaboratively with all members of the financing team while maintaining our fiduciary duty to the issuer, MuniCap helps maintain alignment among development assumptions, financing structure, and transaction disclosure throughout the financing process. This collaborative framework informs the analytical workplan described on the following page.

## WORKPLAN

MuniCap's analytical process follows a structured series of phases designed to translate the proposed development program into revenue projections supporting bond sizing, financing structuring, and preparation of the revenue study included in the bond offering. The workplan below outlines the key steps in that process.

### 1. Information Gathering and Document Review

- Request development program details and previously prepared materials, including development reports and STAR Bond district analyses
- Review development assumptions and proposed tenant mix
- Identify comparable developments and relevant market benchmarks
- Review applicable legislative and enabling documents governing the STAR Bond program
- Coordinate with the developer, City, and financing team to confirm available information and outstanding data needs

### 2. Research and Data Collection Analysis

- Evaluate the proposed development program and phasing schedule
- Identify assumptions necessary to support revenue projections
- Assess the relationship between the development program and the revenue streams supporting the proposed financing
- Confirm key inputs and assumptions with the City, developer, and financing team

### 3. Revenue Projection Development

- Prepare projections of development-generated taxable sales and values subject to applicable transaction taxes
- Evaluate the anticipated timing of revenue generation and assumptions related to stabilization and long-term growth
  - Coordinate with the underwriter regarding the proposed deal structure
  - Coordinate with disclosure counsel and the financing team to ensure analytical assumptions are consistent with transaction disclosure

### 4. Revenue Study Preparation

- Prepare the narrative report describing the methodology supporting the revenue projections
- Document the assumptions, analytical framework, and limitations of the projections
  - Coordinate with transaction participants to ensure consistency between the revenue study and the final bond offering documents
- Develop sensitivity scenarios to evaluate potential risks and variability in projected revenues in collaboration with underwriter and City
- Deliver a revenue study suitable for inclusion in the preliminary and final official statements and related marketing materials

## 5. Transaction Execution Support

- Support preparation of investor presentation materials by the underwriter
- Participate in discussions with the financing team and investors regarding the analytical basis for the projections and key factors influencing the investment decision

## COMMUNICATION AND INTERFACE

Throughout the engagement, MuniCap will maintain regular communication with the City and the transaction team through scheduled working group calls, targeted meetings with the development team, and iterative review of analytical outputs. Draft projections and report sections will be circulated for review so that assumptions and methodologies are clearly understood and validated prior to preparation of the final revenue study.

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## E. REFERENCES

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MuniCap has provided related services to the local government clients listed below. These references may be contacted regarding the work performed by MuniCap. We would be pleased to notify them in advance of the City's outreach if desired.

1. Jennell Rogers, Chief  
Bureau of Treasury Management  
Department of Finance  
City of Baltimore, Maryland  
(410) 396-3386 (office)  
jrogers@baltimorecity.gov
2. Joe LaHait, Deputy Director  
Department of Management and Budget  
Fairfax County, Virginia  
(703) 324-2391  
Joe.LaHait@fairfaxcounty.gov
3. Rafiu Ighile, CPA  
Director of Finance  
Department of Finance  
Howard County, Maryland  
(410) 313-3217  
righile@howardcountymd.gov
4. Elaine Crawford, CPA  
Assistant Director/Controller  
Department of Finance and Procurement  
County of Loudoun, Virginia  
(571) 627-7425  
Elaine.Crawford@loudoun.gov

## F. OTHER CONSIDERATIONS

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### CONCLUDING STATEMENT

MuniCap appreciates the opportunity to submit this proposal to assist the City of Leavenworth in evaluating the proposed STAR Bond District and preparing the revenue projections supporting the associated bond issuance. Our firm's exclusive focus on development-related public finance, combined with decades of experience preparing revenue projections and studies used in bond offerings across the country, positions us well to support the City and its transaction team throughout this process.

Our work is designed to translate complex development programs into clear, well-documented revenue projections that support the City's financial decision-making and provide investors with the information necessary to evaluate the revenues securing the proposed bonds. Through collaboration with the City, the developer, the underwriting team, and counsel, MuniCap will prepare projections and supporting analysis that are transparent, analytically sound, and aligned with the requirements of the municipal bond market.

We would welcome the opportunity to support the City in this effort and are prepared to begin work immediately upon authorization.

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## G. FEE QUOTATION

MuniCap proposes to provide the requested services on a time and materials basis, billed in accordance with the firm’s standard hourly rates. Our current hourly rates are shown in the following rate schedule.

### Professional Services Rates

Title	Hourly Rate
President	\$375
Executive Vice President	\$350
Senior Vice President	\$325
Vice President	\$300
Director	\$270
Manager	\$245
Project Manager	\$230
Senior Associate	\$220
Associate	\$190

To provide the City with an estimated cost framework, the proposed workplan is divided into two primary phases consistent with the analytical process described in Section D:

### PHASE 1 – REVENUE PROJECTION DEVELOPMENT (TASKS 1–3)

Preparation of development program analysis, revenue projections, and coordination with the financing team to support evaluation of revenue performance and bond sizing.

**Estimated Fee:** \$30,000 – \$45,000

### PHASE 2 – REVENUE STUDY PREPARATION (TASKS 4–5)

Preparation of the narrative revenue study describing the analytical framework, assumptions, and projected revenues for inclusion in the bond offering documents and related marketing materials.

**Estimated Fee:** \$35,000 – \$45,000

Actual fees within these ranges will depend on several factors, such as the transaction timeline, the level of coordination required with the financing team, revisions to the development program, the number of incentives analyzed, and the number of analytical iterations required as the financing structure is refined.

MuniCap performs services on an as-requested basis, which allows the scope of work to remain flexible as the transaction evolves. Invoices are issued monthly for services performed and are typically payable within thirty (30) days of receipt.

MuniCap does not condition payment of its fees on the issuance of bonds. This practice helps maintain the independence of our analysis and ensures that our work is performed solely in the best interests of the issuer. In some cases, if the final deliverables are completed within thirty days of bond closing, the final invoice may be paid concurrently with the issuance of the bonds.

Throughout the engagement, MuniCap will provide regular updates regarding the status of billing relative to the estimated fee ranges above and will communicate promptly with the City if the scope of work or transaction timeline indicates that additional effort may be required.



# APPENDIX A: REPRESENTATIVE DEVELOPMENT-RELATED BOND FINANCINGS (2021-2025)

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## MuniCap's Representative Development-Related Bond Financings (Last Five Years)

	State	Value	Date of Issuance
City of Princeton, Texas (A Municipal Corporation of the State of Texas located in Colling County), Special Assessment Revenue Bonds, Series 2025, Windmore Public Improvement District Improvement Area No. 3 Project	TX	\$8,538,000	12/30/2025
City of Princeton, Texas (A Municipal Corporation of the State of Texas located in Colling County), Special Assessment Revenue Bonds, Series 2025, Southridge Public Improvement Area No. 4 Project	TX	\$5,620,000	12/30/2025
City of Princeton, Texas (A Municipal Corporation of the State of Texas located in Colling County), Special Assessment Revenue Bonds, Series 2025, Eastridge Public Improvement District	TX	\$16,897,000	12/30/2025
Copper Ridge Metropolitan District, in the City of Colorado Springs, El Paso County, Tax-Exempt Loan, Series 2025	CO	\$49,430,000	12/31/2025
Mayor and City Council of Baltimore, City of Baltimore, Special Obligation Bonds, Series 2025, City-Wide Affordable Housing Program	MD	\$28,865,000	12/23/2026
Mighty Argo Metropolitan District No. 2, City of Idaho Springs, Clear Creek County, General Obligation Limited Tax (Convertible to Unlimited Tax) and Special Revenue Bonds, Series 2025	CO	\$9,990,000	12/23/2025
South Academy Station Metropolitan District No. 3, El Paso County, Limited Tax General Obligation Bonds, Series 2025	CO	\$2,061,000	12/19/2025
Hancock Metropolitan District No. 1, in the City of Colorado Springs, El Paso County, Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2025B	CO	\$1,007,000	12/18/2025
Hancock Metropolitan District No. 1, in the City of Colorado Springs, El Paso County, Limited Tax General Obligation and Special Revenue Bonds, Series 2025A	CO	\$6,525,000	12/18/2025
City of Crandall, Texas (A Municipal Corporation of the State of Texas located in Kaufman County), Special Assessment Revenue Bonds, Series 2025, Arbors Public Improvement District Improvement Area #1 Project	TX	\$14,866,000	12/18/2025
Town of Little Elm, Texas (A Municipal Corporation of the State of Texas Located in Denton County), Special Assessment Revenue Bonds, Series 2025, Spiritas Ranch Public Improvement District Improvement Area #2 Project	TX	\$13,722,000	12/16/2025
Thompson Crossing Metropolitan District No. 5, in the Town of Johnstown, Larimer County, Subordinate General Obligation Limited Tax Bonds, Series 2025B(2)	CO	\$999,000	12/11/2025
Thompson Crossing Metropolitan District No. 5, in the Town of Johnstown, Larimer County, General Obligation Limited Tax Bonds, Series 2025A	CO	\$3,765,000	12/11/2025
Twin Buttes Metropolitan District No. 2, in the City of Durango, Limited Tax General Obligation Refunding Bonds, Series 2025	CO	\$10,000,000	12/10/2025
Redlands 360 Metropolitan District No. 2, in the City of Grand Junction, Special Improvement District No. 1, Special Assessment Revenue Bonds, Series 2025	CO	\$7,385,000	12/9/2025
The County Commission of Ohio County, West Virginia, Special District Excise Tax Revenue Refunding and Improvement Bonds, Series 2025A, Fort Henry Economic Opportunity Development District - The Highlands Project	WV	\$104,800,000	12/4/2025
MW Retail Business Improvement District, City of Colorado Springs, Subordinate Special Revenue Bonds, Series 2025A	CO	\$2,280,000	11/26/2025
MW Retail Business Improvement District, City of Colorado Springs, Special Revenue Bonds, Series 2025A	CO	\$1,140,000	11/26/2025
2000 Holly Metropolitan District, in the City and County of Denver, Limited Tax General Obligation Refunding Bonds, Series 2025	CO	\$5,930,000	11/26/2025
Piney Lake Metropolitan District No. 1, in Douglas County, Subordinate Limited Tax General Obligation Bonds, Series 2025B	CO	\$1,985,000	11/20/2025
Piney Lake Metropolitan District No. 1, in Douglas County, Limited Tax General Obligation Bonds, Series 2025A	CO	\$9,365,000	11/20/2025
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2025, Legacy Celina Public Improvement District Project	TX	\$10,120,000	11/13/2025
The City of Huntington, Tax Increment Revenue Bonds, Series 2025, Highlawn Redevelopment District No. 3	WV	\$4,625,000	11/6/2025
The Industrial Development Authority of the County of Maricopa, Sales Tax Revenue Bonds, Series 2025, Verrado Marketplace Project	AZ	\$20,735,000	11/6/2025
Rampart Range Metropolitan District No. 1, in the City of Lone Tree, Limited Tax Supported and Special Revenue Bonds, Series 2025	CO	\$28,200,000	10/30/2025
Nine Mile Metropolitan District, Special Revenue Refunding and Improvement Loan, Series 2025	CO	\$13,735,000	10/21/2025
Granby Ranch Metropolitan District No. 2, Town of Granby, Grand County, Subordinate General Obligation Limited Tax Bonds, Series 2025B	CO	\$4,563,000	10/21/2025
Granby Ranch Metropolitan District No. 2, Town of Granby, Grand County, General Obligation Limited Tax Bonds, Series 2025A	CO	\$7,485,000	10/21/2025
Bramming Farm Metropolitan District No. 1, General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2025	CO	\$5,774,000	9/30/2025
Mayberry, Colorado Springs Community Authority, El Paso County, Special Improvement District No. 1, Special Assessment Revenue Bonds, Series 2025	CO	\$14,000,000	9/23/2025
Highline Crossing Metropolitan District, Limited Tax General Obligation Refunding Loan, Series 2025	CO	\$1,458,000	9/16/2025
Granary Metropolitan District No. 5 in Weld County, Capital Facility Fee Revenue Capital Appreciation Bonds, Series 2025	CO	\$5,119,315	9/4/2025
Granary Metropolitan District No. 5 in Weld County, Subordinate Limited Tax General Obligation Bonds, Series 2025B(3)	CO	\$1,141,000	9/4/2025
Granary Metropolitan District No. 5 in Weld County, Limited Tax General Obligation Bonds, Series 2025A	CO	\$5,480,000	9/4/2025
Fields Metropolitan District No. 1, Douglas County, Limited Tax General Obligation and Special Revenue Junio Bonds, Series 2025C	CO	\$3,217,000	8/27/2025
Fields Metropolitan District No. 1, Douglas County, Limited Tax General Obligation and Special Revenue Subordinate Bonds, Series 2025B	CO	\$1,207,000	8/27/2025
Fields Metropolitan District No. 1, Douglas County, Limited Tax General Obligation and Special Revenue Senior Bonds, Series 2025A	CO	\$7,085,000	8/27/2025
Lancaster County, Roselyn Residential Improvement District Assessment Revenue Bonds, Series 2025	SC	\$15,000,000	8/20/2025
Tulsa Authority for Economic Opportunity (Tulsa, Tulsa County), Tax Apportionment Revenue Bonds, Series 2025, 222 N. Detroit Project	OK	\$6,165,000	8/14/2025
Monroe County Industrial Development Authority, Tax Increment Financing Revenue Refunding Bonds, Series 2025, Camelback Pocono Township Project	PA	\$7,520,000	8/14/2025
Cottonwood Creek Metropolitan District No. 5, in the City of Aurora, Arapahoe County, Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2025	CO	\$41,195,877	8/5/2025
Iliff Avenue Metropolitan District, Arapahoe County, Limited Tax General Obligation Bonds, Series 2025	CO	\$2,922,837	7/30/2025
East Waller County Management District (A Political Subdivision of the State of Texas located in Waller County), Special Assessment Revenue Bonds, Series 2025, Sofi Lakes Sections 1 and 2 Project	TX	\$25,634,000	7/23/2025
City of Wharton, Texas (A Municipal Corporation of the State of Texas located in Wharton County), Special Assessment Revenue Bonds, Series 2025, Wharton Public Improvement District No. 2 Phase #1 and Phase #2	TX	\$9,690,000	7/23/2025
Vermilion Creek Metropolitan District No. 3, in the City of Centennial, Arapahoe County, Subordinate Limited Tax General Obligation Bonds, Series 2025B	CO	\$2,185,000	7/2/2025
Vermilion Creek Metropolitan District No. 3, in the City of Centennial, Arapahoe County, Limited Tax General Obligation Bonds, Series 2025A	CO	\$17,675,000	7/2/2025



### *MuniCap's Representative Development-Related Bond Financings (Last Five Years)*

	State	Value	Date of Issuance
Tuscan Foothills Village Metropolitan District, Series 2025 Loan	CO	\$1,389,000	6/26/2025
Downtown Revitalization Public Infrastructure District, First Lien Sales Tax Revenue Bonds, Series 2025A, SEG Redevelopment Project	UT	\$649,895,000	6/18/2025
Downtown Revitalization Public Infrastructure District, Second Lien Sales Tax Revenue Bonds, Series 2025B, SEG Redevelopment Project	UT	\$194,460,000	6/18/2025
Downtown Revitalization Public Infrastructure District, Subordinate Lien Sales Tax Revenue Bonds, Series 2025C, SEG Redevelopment Project	UT	\$25,000,000	6/18/2025
City of Alvarado, Texas (A Municipal Corporation of the State of Texas located in Johnson County), Special Assessment Revenue Bonds, Series 2025, Lone Oak Public Improvement District Improvement Area #1 Project	TX	\$5,601,000	6/17/2025
Brighton Crossing Metropolitan District No. 6, in the City of Brighton, Adams County, Subordinate Limited Tax General Obligation Bonds, Series 2024B(3)	CO	\$16,430,000	6/15/2025
University Hills Municipal Management District (A Political Subdivision of the State of Texas located in Dallas County), Special Assessment Revenue Bonds, Series 2025, Improvement Area #1 Project	TX	\$32,734,000	6/10/2025
University Hills Municipal Management District (A Political Subdivision of the State of Texas located in the City of Dallas), Special Assessment Revenue Bonds, Series 2025, Major Improvement Area Project	TX	\$20,250,000	6/10/2025
Eastern Hills Metropolitan District No. 10, City of Aurora, Limited Tax General Obligation junior Bonds, Series 2025C	CO	\$5,346,000	6/5/2025
Eastern Hills Metropolitan District No. 10, City of Aurora, Limited Tax General Obligation Subordinate Bonds, Series 2025B	CO	\$1,802,000	6/5/2025
Eastern Hills Metropolitan District No. 10, City of Aurora, Limited Tax General Obligation Senior Bonds, Series 2025A	CO	\$11,755,000	6/5/2025
Monroe County Industrial Development Authority, Special Obligation Revenue Refunding Bonds, Series 2025, Tobyhanna Township Project	PA	\$13,810,000	6/5/2025
Prince George's County, Maryland, Special Obligation Developer Note, Series 2025 (Federally Taxable), Mill Branch Crossing Project	MD	\$17,500,000	5/30/2025
Elora Metropolitan District, Elbert County, Junior Lien Limited Tax General Obligation Draw Down Bonds, Series 2025C	CO	\$4,200,000	5/28/2025
Elora Metropolitan District, Elbert County, Subordinate Limited Tax General Obligation Bonds, Series 2025B	CO	\$1,938,000	5/28/2025
Elora Metropolitan District, Elbert County, General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2025A	CO	\$13,465,000	5/28/2025
Hogback Metropolitan District, Jefferson County, Subordinate Limited Tax General Obligation Bonds, Series 2025B	CO	\$7,436,000	5/21/2025
Parterre Metropolitan District No. 5, in the City of Thornton, Adams County, Junior Subordinate General Obligation Limited Tax, Series 2025C	CO	\$11,035,000	5/20/2025
Parterre Metropolitan District No. 5, in the City of Thornton, Adams County, Subordinate General Obligation Limited Tax, Series 2025B	CO	\$5,829,000	5/20/2025
Parterre Metropolitan District No. 5, in the City of Thornton, Adams County, General Obligation Limited Tax, Series 2025A	CO	\$44,155,000	5/20/2025
Weems Neighborhood Metropolitan District, in the City of LaFayette, Subordinate Limited Tax General Obligation Bonds, Series 2025B	CO	\$2,298,000	5/20/2025
Weems Neighborhood Metropolitan District, in the City of LaFayette, Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2025A	CO	\$10,000,000	5/20/2025
Sojourn at Idlewild Metropolitan District, in the Town of Winter Park, Grand County, Subordinate General Obligation Limited Tax Bonds, Series 2025B	CO	\$3,157,000	5/13/2025
Sojourn at Idlewild Metropolitan District, in the Town of Winter Park, Grand County, General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2025A	CO	\$12,415,000	5/13/2025
Northfield Metropolitan District No. 2, Fort Collins, Larimer County, Second Subordinate General Obligation Limited Tax Bonds, Series 2025C	CO	\$3,210,000	5/9/2025
STC Metropolitan District No. 2, in the Town of Superior, Boulder County, Subordinate Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2025B	CO	\$19,680,000	5/6/2025
STC Metropolitan District No. 2, in the Town of Superior, Boulder County, Limited Tax General Obligation and Special Revenue Refunding Second Lien Bonds, Series 2025A-2	CO	\$44,970,000	5/6/2025
STC Metropolitan District No. 2, in the Town of Superior, Boulder County, Limited Tax General Obligation and Special Revenue Refunding First Lien Bonds, Series 2025A-1	CO	\$82,470,000	5/6/2025
I-20 Lancaster Fund, LLC, Development Mortgage Backed and Limited Revenue Bonds (Taxable), Series 2025	TX	\$35,344,967	5/5/2025
Valentia Court Metropolitan District, Arapahoe County, General Obligation Bonds, Series 2025	CO	\$2,174,000	5/1/2025
Ridgetop Village Metropolitan District, City of Wheat Ridge, Limited Tax General Obligation Bonds, Series 2025	CO	\$680,000	4/30/2025
Bennett Crossing Metropolitan District No. 1, Adams County, Subordinate General Obligation Limited Tax Bonds, Series 2025B	CO	\$8,534,000	4/29/2025
Iron Mountain Metropolitan District No. 2, Town of Windsor, Weld County, Limited Tax General Obligation Refunding Loan, Series 2025	CO	\$7,775,000	4/24/2025
Second Creek Farm Metropolitan District No. 3, in the City of Commerce City, Adams County, Junior Subordinate Lien Limited Tax General Obligation Bonds, Series 2025D	CO	\$4,018,000	4/24/2025
Pioneer Community Authority Board, Weld County, Special Revenue Bonds, Series 2025	CO	\$8,000,000	4/24/2025
Ward TOD Metropolitan District No. 1, in the City of Wheat Ridge, Jefferson County, Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2025	CO	\$7,275,000	4/17/2025
Spring Valley Metropolitan District No. 5, Elbert County, General Obligation Limited Tax Bonds, Series 2025A	CO	\$15,318,000	4/11/2025
Spring Valley Metropolitan District No. 3, Elbert County, Subordinate General Obligation Limited Tax Refunding Bonds, Series 2025B	CO	\$1,080,000	4/10/2025
Spring Valley Metropolitan District No. 3, Elbert County, General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Bonds, Series 2025A	CO	\$5,760,000	4/10/2025
Penrith Park Metropolitan District, in the Town of Bennett, Subordinate General Obligation Limited Tax Bonds, Series 2025B	CO	\$1,058,000	4/3/2025
Penrith Park Metropolitan District, in the Town of Bennett, General Obligation Limited Tax Refunding and Improvement Bonds, Series 2025A	CO	\$5,325,000	4/3/2025
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2025, Sutton Fields East Public Improvement District Phase #2 Project	TX	\$10,250,000	4/3/2025
City of Aubrey, Texas (A Municipal Corporation of the State of Texas located in Denton County), Special Assessment Revenue Bonds, Series 2025, Duck Point Public Improvement District	TX	\$30,727,000	3/27/2025
Lafferty Canyon Metropolitan District, in the Town of Erie, Subordinate Limited Tax General Obligation Bonds, Series 2025B	CO	\$1,670,000	3/26/2025
Lafferty Canyon Metropolitan District, in the Town of Erie, Limited Tax General Obligation Bonds, Series 2025A	CO	\$11,885,000	3/26/2025

A.2



*MuniCap's Representative Development-Related Bond Financings (Last Five Years)*

	State	Value	Date of Issuance
Ritiro Metropolitan District, in the Town of Elizabeth, Subordinate General Obligation Limited Tax Refunding Bonds, Series 2025B	CO	\$2,630,000	3/25/2025
Ritiro Metropolitan District, in the Town of Elizabeth, General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Bonds, Series 2025A	CO	\$12,040,000	3/25/2025
Town of Providence Village, Special Assessment Revenue Bonds, Series 2025, Foree Ranch Public Improvement District Improvement Area #2 Project	TX	\$12,848,000	3/20/2025
Copperleaf Metropolitan District No. 4, Arapahoe County, Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Refunding Bonds, Series 2025	CO	\$31,950,000	3/20/2025
City of Marion, Williamson County, Illinois Sales Tax Revenue Bonds, Series 2025, Star Bond District Project Area No. 1	IL	\$112,440,000	3/13/2025
City of Crandall, Texas (A Municipal Corporation of the State of Texas located in Kaufman County), Special Assessment Revenue Bonds, Series 2025, River Ridge Public Improvement District Improvement Area #2 Project	TX	\$17,398,000	3/11/2025
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue and Refunding and Improvement Bonds, Series 2025, The Lakes at Mustang Ranch PID MIA and	TX	\$33,926,000	2/27/2025
City of Celina, Special Assessment Revenue Bonds, Series 2025, The Lakes at Mustang Ranch Public Improvement District Phases #8-9	TX	\$10,800,000	2/27/2025
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue and Refunding and Improvement Bonds, Series 2025, The Lakes at Mustang Ranch PID MIA and	TX	\$33,926,000	2/27/2025
Redtail Ridge Metropolitan District, City of Louisville, Boulder County, General Obligation Limited Tax Capital Appreciation Turbo Bonds, Series 2025	CO	\$87,799,974	2/13/2025
Muegge Farms Metropolitan District No. 4, in the Town of Bennett, Adams County, Subordinate General Obligation Limited Tax Bonds, Series 2025B	CO	\$842,000	2/11/2025
Muegge Farms Metropolitan District No. 4, in the Town of Bennett, Adams County, General Obligation Limited Tax Bonds, Series 2025A	CO	\$5,625,000	2/11/2025
Anne Arundel County, Special Taxing District Refunding Bonds, Series 2025, The Villages at Two Rivers Project	MD	\$26,170,000	2/5/2025
Mirabelle Metropolitan District No. 2, Douglas County, Subordinate Limited Tax General Obligation Refunding and Improvement Bonds, Series 2025B	CO	\$21,191,000	1/29/2025
Mirabelle Metropolitan District No. 2, Douglas County, Limited Tax General Obligation Refunding Bonds, 2025A	CO	\$34,690,000	1/29/2025
Summerfield Metropolitan District, Taxable (Convertible to Tax-Exempt) Limited Tax General Obligation Refunding and Improvement Drawdown Bonds, Series 2025	CO	\$90,000,000	1/28/2025
Rock Metropolitan District, in the City of Colorado Springs, El Paso County, Junior Lien Limited Tax General Obligation Bonds, Series 2025C(3)	CO	\$390,000	1/22/2025
Rock Metropolitan District, El Paso County, Subordinate Limited Tax General Obligation Bonds, Series 2025B	CO	\$550,000	1/22/2025
Rock Metropolitan District, El Paso County, Limited Tax General Obligation Bonds, Series 2025A	CO	\$2,295,000	1/22/2025
Second Creek Farm Metropolitan District No. 1, in the City of Commerce City, Adams County, Limited Tax General Obligation Draw Down Bonds, Series 2024	CO	\$5,000,000	12/31/2024
Lanterns Metropolitan District No. 1, in the Town of Castle Rock, Douglas County, Limited Tax General Obligation Refunding and Improvement Bonds, Series 2024	CO	\$29,020,000	12/31/2024
Village of Gilberts, Kane County, Special Service Area Number Nine, Special Tax Refunding Bonds, Series 2024, Big Timber Project	IL	\$6,010,000	12/23/2024
Waterview North Metropolitan District No. 1, in the City of Colorado Springs, El Paso County, Limited Tax General Obligation Bonds, Series 2024A	CO	\$11,800,000	12/23/2024
Waterview North Metropolitan District No. 1, in the City of Colorado Springs, El Paso County, Limited Tax General Obligation Bonds, Subordinate Limited General Obligation Bonds, Series 2024B	CO	\$1,564,000	12/23/2024
Freestyle Metropolitan District No. 2 in the City of Colorado Springs, El Paso County, Limited Tax General Obligation Bonds, Series 2024A(3)	CO	\$35,757,000	12/19/2024
Gold Hill North Business Improvement District, in the City of Colorado Springs, El Paso County, Limited Tax General Obligation and Special Revenue Bonds, Series 2024A	CO	\$22,100,000	12/19/2024
Gold Hill North Business Improvement District, in the City of Colorado Springs, El Paso County, Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2024B	CO	\$2,345,000	12/19/2024
Independence Metropolitan District No. 3, Elbert County, Limited Tax General Obligation and Special Revenue Refunding and Improvement Senior Bonds, Series 2024A	CO	\$54,785,000	12/19/2024
Independence Metropolitan District No. 3, Elbert County, Limited Tax General Obligation and Special Revenue Refunding and Improvement Senior Bonds, Series 2024A	CO	\$9,308,000	12/19/2024
Independence Water & Sanitation District, Elbert County, Special Revenue Refunding and Improvement Bonds, Series 2024	CO	\$29,750,000	12/19/2024
Club Municipal Management District No. 1 (A Political Subdivision of the State of Texas located in the City of Heath), Special Assessment Revenue Bonds, Series 2024, Improvement Area #3 Project	TX	\$17,270,000	12/19/2024
Tower Metropolitan District, in the City of Aurora, Adams County, Unlimited Tax General Obligation Refunding Loan, Series 2024	CO	\$20,867,000	12/18/2024
Jackson Creek North Metropolitan District, El Paso County, Limited Tax General Obligation Bonds, Series 2024	CO	\$4,000,000	12/18/2024
Village at Dry Creek Metropolitan District No. 3, Limited Tax and Special Revenue Loan, Series 2024	CO	\$9,755,000	12/18/2024
Pomponio Terrace, Limited Tax General Obligation Refunding Loan, Series 2024	CO	\$6,743,000	12/10/2024
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2024, Mosaic Public Improvement District Improvement Area #2 Project	TX	\$38,256,000	12/10/2024
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2024, Mosaic Public Improvement District Phase #1B Project	TX	\$6,336,000	12/10/2024
First Creek Village Metropolitan District, in the City and County of Denver, Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2024	CO	\$19,250,000	11/27/2024
The Farms of New Kent Community Development Authority, Special Assessment Revenue Refunding Bonds, Series 2024B-1	VA	\$13,385,000	11/26/2024
The Farms of New Kent Community Development Authority, Revenue Refunding Bonds, Capital Appreciation Bonds, Series 2024B-2	VA	\$30,701,048	11/26/2024
The Farms of New Kent Community Development Authority, Revenue Bonds, Capital Appreciation Bonds, Series 2024B-3	VA	\$44,998,873	11/26/2024
Canal Avenue Metropolitan District, Limited Tax General Obligation Loan, Series 2024	CO	\$2,500,000	11/26/2024
West Globeville Metropolitan District No. 1, in the City and County of Denver, Special Improvement District No. 1, Special Assessment Revenue Bonds, Series 2024	CO	\$21,795,000	11/26/2024
Orchard Park Place South, in the City of Westminster, Adams County, Limited Tax General Obligation Bonds, Series 2024	CO	\$13,275,000	11/26/2024
Sunset Parks Metropolitan District, in the Town of Eric, Weld County, Limited Tax General Obligation Bonds, Series 2024A	CO	\$11,295,000	11/5/2024

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### *MuniCap's Representative Development-Related Bond Financings (Last Five Years)*

	State	Value	Date of Issuance
Sunset Parks Metropolitan District, in the Town of Eric, Weld County, Subordinate Limited Tax General Obligation Bonds, Series 2024B	CO	\$1,943,000	11/5/2024
Sunset Parks Metropolitan District, in the Town of Eric, Weld County, Junior Lien Limited Tax General Obligation Bonds, Series 2024C(3)	CO	\$1,390,000	11/5/2024
Newlin Crossing Metropolitan District, in the Town of Parker, Douglas County, Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2024A	CO	\$8,020,000	11/5/2024
Newlin Crossing Metropolitan District, in the Town of Parker, Douglas County, Subordinate Limited Tax General Obligation Bonds, Series 2024B	CO	\$1,811,000	11/5/2024
Newlin Crossing Metropolitan District, in the Town of Parker, Douglas County, Junior Lien Limited Tax General Obligation Bonds, Series 2024C(3)	CO	\$1,330,000	11/5/2024
Willow Springs Ranch Metropolitan District, in the Town of Monument, Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Bonds, Series 2024A	CO	\$11,700,000	11/1/2024
Willow Springs Ranch Metropolitan District, in the Town of Monument, Subordinated Limited Tax General Obligation Bonds, Series 2024B	CO	\$3,436,000	11/1/2024
Public Finance Authority, Limited Obligation Revenue Bonds, Series 2024, Town of Scarborough - The Downs Project	WI	\$18,825,000	10/31/2024
The City of Huntington, Tax Increment Revenue and Refunding Bonds, Series 2024, Kinetic Park Project	WV	\$5,250,000	10/31/2024
The City of Huntington, Tax Increment Revenue and Refunding Bonds, Series 2024, Downtown Project No. 3	WV	\$5,730,000	10/31/2024
Sky Ranch Community Authority Board, Arapahoe County, Limited Tax Supported District No. 1 Refunding and Improvement Senior Bonds (Tax-Exempt Fixed Rate), Series 2024A	CO	\$18,585,000	10/30/2024
Sky Ranch Community Authority Board, Arapahoe County, Limited Tax Supported District No. 1 Limited Tax Supported District No. 1 Subordinate Bonds(Tax-Exempt Fixed Rate), Series 202BA	CO	\$3,307,000	10/30/2024
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2024, North Sky Public Improvement Area #1B Project	TX	\$5,965,000	10/29/2024
Karl's Farm Metropolitan District No. 2, in the City of Northglenn, Adams County, Subordinate Limited Tax General Obligation Bonds, Series 2024B	CO	\$2,768,000	10/25/2024
Karl's Farm Metropolitan District No. 2, in the City of Northglenn, Adams County, Taxable (Convertible to Tax-Exempt) Limited Tax General Obligation Refunding Loan, Series 2024	CO	\$15,610,000	10/25/2024
Sagebrush Farm Metropolitan District No. 1, in the City of Aurora, Subordinate General Obligation Limited Tax Bonds, Series 2024	CO	\$13,750,000	10/24/2024
City of Kaufman, Texas (A Municipal Corporation of the State of Texas located in Kaufman County), Special Assessment Revenue Bonds, Series 2024, Kaufman Public Improvement District No. 3 Project	TX	\$2,898,000	10/24/2024
Brighton Crossing Metropolitan District No. 6, in the City of Brighton, Subordinate Limited Tax General Obligation Bonds, Series 2024B	CO	\$16,430,000	10/23/2024
The Sands Metropolitan District No. 4, El Paso County, Limited Tax General Obligation Bonds, Series 2024	CO	\$8,630,000	10/15/2024
Medina County, Texas Special Assessment Revenue Bonds, Series 2024, Tally Ho Public Improvement District Improvement Area #1 Project	TX	\$8,143,000	10/8/2024
The Brands Metropolitan District, City of Loveland, Larimer County, General Obligation Loan, Series 2024	CO	\$5,400,000	10/3/2024
Trailside Metropolitan District No. 4, in the Town of Timnath, Limited Tax General Obligation Refunding and Improvement Bonds, Series 2024A	CO	\$16,135,000	10/3/2024
Trailside Metropolitan District No. 4, in the Town of Timnath, Subordinate Limited Tax General Obligation Bonds, Series 2024B	CO	\$6,498,000	10/3/2024
Trailside Metropolitan District No. 4, in the Town of Timnath, Larimer County, Junior Lien Limited Tax General Obligation Bonds, Series 2024C	CO	\$1,965,000	10/3/2024
Willow Springs Estates Metropolitan District, Jefferson County, Limited Tax General Obligation Bonds, Series 2024	CO	\$2,250,000	10/1/2024
Silverstone Metropolitan District No. 2, in the City of Frederick, Weld County, Taxable (Convertible to Tax-Exempt) Subordinate Limited Tax General Obligation Drawdown Bonds, Series 2024B	CO	\$44,500,000	9/23/2024
Anthology West Metropolitan District No. 4, General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2024	CO	\$9,745,000	9/10/2024
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Refunding Bonds, Series 2024, Sutton Fields II Public Improvement District Major Improvement	TX	\$13,563,000	8/30/2024
City of Celina, Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project	TX	\$9,412,000	8/30/2024
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Refunding Bonds, Series 2024, Wells South Public Improvement District Major Improvement Area	TX	\$6,620,000	8/30/2024
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2024, Wells South Public Improvement District Neighborhood Improvement Area #	TX	\$4,702,000	8/30/2024
Town of Providence Village, Texas (A Municipal Corporation of the State of Texas located in Denton County), Special Assessment Revenue Bonds, Series 2024, Forec Ranch Public Improvement Area #1	TX	\$7,027,000	8/29/2024
The County Commission of Ohio County, West Virginia, Tax Increment Revenue Refunding and Improvement Bonds, The Highlands Project	WV	\$36,865,000	8/29/2024
Verve Metropolitan District No. 1, in Jefferson County and the City and County of Broomfield, General Obligation Convertible Capital Appreciation Improvement Bonds, Series 2024A	CO	\$12,046,098	8/15/2024
25 Commerce Park Metropolitan District, in the City of Thornton, Adams County, Limited Tax General Obligation Loan, Series 2024	CO	\$8,500,000	8/7/2024
Wyndham Hill Metropolitan District No. 4, in the Town of Frederick, Weld County, Taxable (Convertible to Tax-Exempt) Limited Tax General Obligation Drawdown Bonds, Series 2024	CO	\$20,000,000	7/30/2024
Riverpark Metropolitan District (in the City of Littleton, Arapahoe County), Limited Tax General Obligation and Special Revenue Bonds, Series 2024	CO	\$19,560,000	7/25/2024
Town of Little Elm, Texas (A Municipal Corporation of the State of Texas Located in Denton County), Special Assessment Revenue Bonds, Series 2024, Spiritas Ranch Public Improvement District Future Improvement Area Projects	TX	\$6,611,000	7/16/2024
Town of Milton, Special Obligation Bonds, Series 2024, Granary at Draper Farm Special Development District	DE	\$15,280,000	7/11/2024
City of Fort Worth, Texas (A Municipal Corporation of the State of Texas located in Tarrant, Denton, Parker, Johnson, and Wise Counties), Special Assessment Revenue Bonds, Series 2024, Fort Worth Public Improvement District No. 16	TX	\$18,186,000	7/11/2024
City of Detroit Downtown Development Authority, Tax Increment Revenue Refunding Bonds, Series 2024, Catalyst Development Project	MI	\$198,835,000	6/27/2024
Howard County, Maryland, Special Obligation Refunding Bonds, Series 2024, Annapolis Junction Town Center Project	MD	\$15,640,000	6/27/2024
Village East Community Metropolitan District (in the Town of Frederick, Jefferson County), General Obligation (Limited Tax) Refunding Loan, Series 2024	CO	\$4,895,000	7/25/2024
Scott Gulch Metropolitan District (Douglas County), Limited Tax General Obligation Bonds, Series 2024A	CO	\$3,160,000	6/11/2024
Scott Gulch Metropolitan District (Douglas County), Subordinate Limited Tax General Obligation Bonds, Series 2024B	CO	\$694,000	6/11/2024

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### *MuniCap's Representative Development-Related Bond Financings (Last Five Years)*

	State	Value	Date of Issuance
Medina County, Texas, Special Assessment Revenue Bonds, Series 2024, Haby Farms Public Improvement District Improvement Area #1 Project	TX	\$4,125,000	6/6/2024
Trailside Metropolitan District No. 6 (in the Town of Timmath, Larimer County), Subordinate Limited Tax General Obligation Bonds, Series 2024B	CO	\$1,294,000	5/30/2024
Steel Point Infrastructure Improvement District, Special Obligation Revenue Bonds, Series 2024, Steelpoint Harbor Project	CT	\$30,495,000	5/24/2024
City of Celina, Texas (A Municipal Corporation of the State of Texas Located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2024, Wells South Public Improvement District Neighborhood Improvement Areas	TX	\$7,680,000	5/9/2024
Town of Bridgeville, Special Obligation Bonds, Series 2024, Heritage Shores Special Development District	DE	\$36,550,000	5/2/2024
Wheatlands Metropolitan District, Limited Tax General Obligation Loan, Series 2024	CO	\$5,593,000	5/1/2024
Jefferson Center Metropolitan District No. 1 (in the City of Arvada, Jefferson County), Second Subordinate Special Revenue Bonds, Series 2024C	CO	\$13,695,000	4/17/2024
Prairie Center Metropolitan District No. 3 (in the City of Brighton, Adams County), Limited Property Tax Supported Primary Improvements Revenue Bonds, Series 2024A	CO	\$29,320,000	4/16/2024
Prairie Center Metropolitan District No. 3 (in the City of Brighton, Adams County), Limited Property Tax Supported District Improvements Revenue Bonds, Series 2024B	CO	\$9,870,000	4/16/2024
Public Finance Authority Tax Increment Revenue Senior Bonds, Miami Worldcenter Project, Series 2024A	WI	\$195,835,000	4/2/2024
Public Finance Authority Tax Increment Revenue Subordinate Bonds, Miami Worldcenter Project, Series 2024B	WI	\$50,865,000	4/2/2024
Sterling Ranch Metropolitan District No. 4 (El Paso County), Limited Tax General Obligation Bonds, Series 2024;	CO	\$44,997,000	3/26/2024
Town of Elkton, Special Obligation Taxing District Bonds, Series 2024, Southfields of Elkton Project	MD	\$10,350,000	3/20/2024
City of Aubrey, Texas (A Municipal Corporation of the State of Texas Located in Denton County), Special Assessment Revenue Refunding Bonds, Series 2024, Jackson Ridge Public Improvement District Phase #3 Major Improvement As	TX	\$3,853,000	2/29/2024
City of Aubrey, Texas (A Municipal Corporation of the State of Texas Located in Denton County), Special Assessment Revenue Refunding Bonds, Series 2024, Jackson Ridge Public Improvement District Phase #1 and Phase #2 Assessm	TX	\$23,239,000	2/29/2024
Ballston Quarter Community Development Authority, Revenue Bonds, Series 2024 A-2, Convertible Capital Appreciation Bonds	VA	\$24,805,405	2/28/2024
Ballston Quarter Community Development Authority, Revenue Bonds, Series 2024 A-1, Current Interest Bonds	VA	\$15,199,000	2/28/2024
Village of Gilberts , Illinois, Special Service Area Number Fifteen, Special Tax Refunding Bonds, Series 2024	IL	\$7,615,000	2/22/2024
Colorado International Center Metropolitan District No. 8, Subordinate Limited Tax General Obligation Bonds, Series 2024B	CO	\$21,903,000	2/16/2024
Pawtucket Redevelopment Agency Designated Baseline Taxes Appropriation Revenue Bonds, Series 2024A, Tidewater Landing Phase 1A Project	RI	\$54,285,000	2/8/2024
ACC Metropolitan District, General Obligation Loan, Series 2024	CO	\$5,020,000	2/7/2024
Revere at Johnstown Metropolitan District No. 3 (in the Town of Johnstown, Weld County), General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2024A	CO	\$4,675,000	2/2/2024
Revere at Johnstown Metropolitan District No. 3 (in the Town of Johnstown, Weld County), Subordinate General Obligation Limited Tax Bonds, Series 2024B	CO	\$1,351,000	2/2/2024
Aurora Crossroads Metropolitan District No. 2 (in the City of Aurora), Second Subordinate General Obligation Limited Tax Bonds, Series 2023C	CO	\$13,306,000	12/28/2023
Dorchester County, Assessment Revenue Bonds, Series 2023, Summers Corner Improvement District	SC	\$18,895,000	12/28/2023
Brands East Metropolitan District No. 4 (in the Town of Windsor, Larimer County), Special Revenue Refunding Loan, Series 2023	CO	\$6,040,000	12/21/2023
City of Henderson Redevelopment Agency, Senior Tax Increment Bonds, Eastside Redevelopment Area, Series 2023	NV	\$15,300,000	12/21/2023
Arista Metropolitan District (in the City and County of Broomfield), General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2023A	CO	\$60,925,000	12/14/2023
Arista Metropolitan District (in the City and County of Broomfield), Subordinate Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2023B	CO	\$33,760,000	12/14/2023
Town of LaPlata, Subordinate Special Obligation Bonds, Series 2023A, Heritage Green Project	MD	\$15,130,000	12/7/2023
Redevelopment Authority of the County of Montgomery, Special Obligation Revenue Bonds, Series 2023, River Pointe Project	PA	\$9,640,000	11/28/2023
The County Commission of Monongalia County, Subordinate Special District Excise Tax Convertible Capital Appreciation Revenue Refunding and Improvement Bonds, Series 2023B, University Town Centre Economic Opportunity Devc	WV	\$19,886,269	11/9/2023
The County Commission of Monongalia County, Subordinate Special District Excise Tax Revenue and Improvement Bonds, Series 2023A, University Town Centre Economic Opportunity Development District	WV	\$16,925,000	11/9/2023
Pell City Square Cooperative District in Pell City, Alabama, Revenue Bonds Series 2023	AL	\$8,285,000	11/8/2023
Denargo Market Metropolitan District No. 3, Limited Tax General Obligation Refunding and Improvement Note, Series 2023A-1	CO	\$19,359,000	11/8/2023
Denargo Market Metropolitan District No. 3, Limited Tax General Obligation Refunding and Improvement Note, Series 2023A-2	CO	\$12,906,000	11/8/2023
North Meadow Metropolitan District No. 5 in the City of Colorado Springs, El Paso County, Limited Tax General Obligation Bonds, Series 2023A(3)	CO	\$10,000,000	10/20/2023
Ventana Metropolitan District (in the City of Fountain, El Paso County), Subordinate Limited Tax General Obligation Refunding Bonds, Series 2023A	CO	\$2,828,000	10/19/2023
Ventana Metropolitan District (in the City of Fountain), El Paso County, Colorado, Limited Tax General Obligation Refunding and Improvement Bonds, Series 2023A	CO	\$10,550,000	10/19/2023
Poudre Tech Metropolitan District (Larimer County, Colorado), Water Revenue Refunding and Improvement Loan, Series 2023	CO	\$14,800,000	10/17/2023
Copper Ridge Metropolitan District (El Paso, Colorado), Subordinate General Obligation and Revenue Supported Improvement Loan, Series 2023	CO	\$21,880,000	10/11/2023
Uplands Metropolitan District No. 1, in the City of Westminster, Adams County, Subordinate Limited Tax General Obligation Bonds, Series 2023B	CO	\$28,097,000	9/28/2023
City of Aubrey Texas, Special Assessment Revenue Bonds, Series 2023, Aubrey Public Improvement District No. 1	TX	\$14,541,000	9/21/2023
Saddlehorn Ranch Metropolitan District No. 2, El Paso County, Colorado, General Obligation Limited Tax Bonds, Series 2023	CO	\$9,264,000	8/31/2023
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2023, Parvin Public Improvement District Project	TX	\$14,034,000	8/31/2023

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### *MuniCap's Representative Development-Related Bond Financings (Last Five Years)*

	State	Value	Date of Issuance
Cherryland Metropolitan District (Adams County, Colorado), Taxable Loan Refunding Issue 2023	CO	\$3,700,000	8/29/2023
Raindance Metropolitan District No. 4 (Weld County, Colorado), Taxable Special Revenue Loan 2023	CO	\$9,750,000	8/21/2023
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2023, Chalk Hill Public Improvement District No. 2 Phases #2-3 Direct Improvement	TX	\$7,633,000	8/9/2023
The County Commission of Monongalia County, Senior Tax Increment Revenue, Refunding and Improvement Bonds, Series 2023A, Development District No. 4 - University Town Centre	WV	\$53,040,000	7/28/2023
Vistas at West Mesa Metropolitan District, Colorado Limited Tax General Obligation Refunding and Improvement Bonds, Series 2023	CO	\$2,635,000	7/21/2023
Prince George's County, Maryland, Special Obligation Developer Note, Series 2023 (Federally Taxable), Amore Apollo Project	MD	\$5,750,000	7/21/2023
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2023, Cross Creek Meadows Public Improvement District Major Improvement Area Project	TX	\$5,645,000	7/11/2023
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2023, Cross Creek Meadows Public Improvement District Improvement Area #1	TX	\$17,966,000	7/11/2023
Haymeadow Metropolitan District No. 5, Eagle County, Colorado, Senior Cash Flow Bonds, Series 2023	CO	\$13,250,000	6/15/2023
Ridge at Sand Creek Metropolitan District, El Paso County, Colorado Limited Tax General Obligation Bonds, Series 2023	CO	\$2,590,000	6/1/2023
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2023, Mosaic Public Improvement District Phase #1 Project	TX	\$15,923,000	5/10/2023
City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2023, Creeks of Legacy Public Improvement District Phases #2-3 Major Improvement Project	TX	\$5,415,000	5/1/2023
Vail Square Metropolitan District, Eagle County, Colorado, General Obligation Refunding Loan, Series 2023	CO	\$9,912,562	4/26/2023
Aspen Reserve Metropolitan District, City of Thornton, Adams County, Colorado, Series 2023 Loan	CO	\$3,020,000	4/17/2023
Timnath Ranch Metropolitan District No. 4, Larimer County, Junior Lien Limited Tax General Obligation Bonds, Series 2023	CO	\$9,000,000	4/17/2023
East Creek Metropolitan District No. 1, Arapahoe County, Colorado, General Obligation Refunding Loan, Series 2023	CO	\$4,947,144	4/13/2023
City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023, Ten Mile Creek Public Improvement District Major Improvement Area Project	TX	\$7,021,000	4/6/2023
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2023, Ten Mile Creek Public Improvement District Improvement Area #1	TX	\$12,010,000	4/6/2023
Vail Square Metropolitan District No. 3, Town of Vail, Colorado, Unlimited Tax General Obligation Refunding Loan, Series 2023	CO	\$9,400,000	4/1/2023
Berthoud-Heritage Metropolitan District No. 17, in the Town of Berthoud, Larimer County, Subordinate Limited Tax General Obligation Bonds, Series 2023B-1	CO	\$13,347,000	3/30/2023
Berthoud-Heritage Metropolitan District No. 17, in the Town of Berthoud, Larimer County, Subordinate Limited Tax General Obligation Bonds, Series 2023B-2	CO	\$36,653,000	3/30/2023
Atlantic Park Community Development Authority, Virginia Revenue Bonds, Series 2023	VA	\$53,365,000	3/30/2023
Berthoud-Heritage Metropolitan District No. 1, Larimer County, Subordinate Limited Tax General Obligation Bonds, Series 2023B	CO	\$30,000,000	3/23/2023
City of Cleveland Heights, Ohio, Taxable Economic Development TIF Revenue Bonds, Series 2023, Cedar-Lee and Meadowbrook Development Project	OH	\$10,456,000	3/14/2023
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2023, Harper Estates Public Improvement Project	TX	\$7,226,000	3/14/2023
City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023, North Sky Public Improvement District Improvement Area #1 Project	TX	\$6,715,000	3/9/2023
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2023, North Sky Public Improvement District Major Improvement Area Project	TX	\$3,542,000	3/9/2023
Finance Authority of Maine, Limited Obligation Refunding and Revenue Obligation Securities, Series 2023, City of Westbrook Rock Row Center Project - Second Infrastructure Phase	ME	\$85,795,000	2/23/2023
Verve Metropolitan District No. 1, in Jefferson County and the City and County of Broomfield, General Obligation (Limited Tax Convertible to Unlimited Tax) Improvement Bonds, Series 2023	CO	\$40,010,000	2/9/2023
Timnath Lakes Metropolitan District No. 1, Town of Timnath, Larimer County, General Obligation Limited Tax Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2022A	CO	\$5,860,000	12/29/2022
Timnath Lakes Metropolitan District No. 1, Town of Timnath, Larimer County, Subordinate General Obligation Limited Tax Bonds, Series 2022B	CO	\$2,586,000	12/29/2022
Timnath Lakes Metropolitan District No. 3, in the Town of Timnath, Larimer County, General Obligation Limited Tax Convertible Capital Appreciation Bonds, Series 2022A	CO	\$14,485,000	12/29/2022
Timnath Lakes Metropolitan District No. 3, in the Town of Timnath, Larimer County, Subordinate General Obligation Limited Tax Bonds, Series 2022B	CO	\$5,543,000	12/29/2022
BNC Metropolitan District No. 3, City of Commerce City, Adams County, General Obligation (Limited Tax Convertible to Unlimited Tax) Convertible Capital Appreciation Bonds, Series 2022A	CO	\$127,520,000	12/29/2022
BNC Metropolitan District No. 3, City of Commerce City, Adams County, Subordinate General Obligation Limited Tax Bonds, Series 2022B	CO	\$4,790,000	12/29/2022
Great Pond Improvement District, Special Obligation Revenue Bonds, Series 2022, Great Pond Phase II Project	CT	\$27,135,000	12/29/2022
The County Commission of Monongalia County, Subordinate Special District Excise Tax Revenue Bond Anticipation Notes, Series 2022A	WV	\$8,490,000	12/28/2022
First Creek Village Improvement District, City and County of Denver, Junior Lien Limited Tax General Obligation Refunding and Improvement Bonds, Series 2022C	CO	\$9,781,000	12/22/2022
City of Kaufman, Texas (A Municipal Corporation of the State of Texas located in Kaufman County), Special Assessment Revenue Bonds, Series 2022, Kaufman Public Improvement District No. 1 Phases #2A-2B Project	TX	\$5,635,000	12/21/2022
Town of Little Elm, Texas (A Municipal Corporation of the State of Texas located in Denton County), Special Assessment Revenue Bonds, Series 2022, Valencia Public Improvement District No. 2 Project	TX	\$16,288,000	11/22/2022
City of Crandall, Texas (A Municipal Corporation of the State of Texas located in Kaufman County), Special Assessment Revenue Bonds, Series 2022, River Ridge Public Improvement District Single-Family Residential Major Improvement	TX	\$5,453,000	11/15/2022
City of Crandall, Texas (A Municipal Corporation of the State of Texas located in Kaufman County), Special Assessment Revenue Bonds, Series 2022, River Ridge Public Improvement District Improvement Area #1 Project	TX	\$17,205,000	11/15/2022
City of Aubrey, Texas (A Municipal Corporation of the State of Texas located in Denton County), Special Assessment Revenue Bonds, Series 2022, Jackson Ridge Public Improvement Phase #3B Project	TX	\$6,310,000	10/20/2022
Sagebrush Farm Metropolitan District No. 1, City of Aurora, Adams County, General Obligation Limited Tax Bonds, Series 2022A	CO	\$43,390,000	10/19/2022
City of Celina, Texas, Special Assessment Revenue Bonds, Series 2022, Wells South Public Improvement District Neighborhood Improvement Area #5 Project	TX	\$6,463,000	10/5/2022

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### *MuniCap's Representative Development-Related Bond Financings (Last Five Years)*

	State	Value	Date of Issuance
City of East Providence, Rhode Island, Special Obligation Tax Increment Bonds, Series 2022, East Point Project	RI	\$19,480,000	9/29/2022
Bristol Metropolitan District (in the City of Aurora, Colorado), Subordinate Limited Tax General Obligation Bonds, Series 2022B	CO	\$810,000	9/14/2022
Prince George's County, Maryland, Special Obligation Refunding Bonds, Series 2022, National Harbor Project	MD	\$38,785,000	9/14/2022
Mayor and City Council of Baltimore (City of Baltimore, Maryland), Subordinate Special Obligation Revenue Bonds, Series 2022, Harbor Point Project	MD	\$39,285,000	9/8/2022
North Parkway Municipal Management District No. 1 (A Political Subdivision of the State of Texas located in the City of Celina, Texas), Special Assessment Revenue Bonds, Series 2022, Major Improvements Project #2	TX	\$32,225,000	8/26/2022
Falcon Highlands Metropolitan District, General Obligation Limited Tax Refunding Bonds, Series 2022	CO	\$5,880,000	8/23/2022
Sky Ranch Community Authority Board, Arapahoe County, Colorado, Limited Tax Supported District No. 3 Subordinate Bonds (Tax-Exempt Fixed Rate), Series 2022B(3)	CO	\$6,367,000	8/16/2022
Sky Ranch Community Authority Board, Arapahoe County, Colorado, Limited Tax Supported District No. 3 Senior Bonds (Tax-Exempt Fixed Rate), Series 2022A	CO	\$23,345,000	8/16/2022
Hawthorn Metropolitan District in Jefferson County, Colorado, Taxable (Converting to Tax-Exempt) General Obligation Refunding Loan, Series 2022	CO	\$8,715,000	8/3/2022
Second Creek Farm Metropolitan District No. 3 in the City of Commerce City, Adams County, Colorado, Junior Lien Limited Tax General Obligation Bonds, Series 2022D	CO	\$3,048,000	8/3/2022
Hawthorn Metropolitan District in Jefferson County, Colorado, Taxable (Converting to Tax-Exempt) General Obligation Refunding Loan, Series 2022	OH	\$29,345,000	7/29/2022
Port of Greater Cincinnati Development Authority, Tax Increment Financing and Parking Revenue Bond, Series 2022, The District at Clifton Heights Project - Phase I	OH	\$545,000	7/29/2022
Port of Greater Cincinnati Development Authority, Tax Increment Financing and Parking Revenue Bond, Taxable Subordinate, Series 2022, The District at Clifton Heights Project - Phase I	OH	\$545,000	7/29/2022
City of Union, Kentucky, Tax-Exempt Special Obligation Revenue Bonds, Series 2022D, Union Promenade Project	KY	\$2,400,000	7/28/2022
City of Union, Kentucky, Tax-Exempt Special Obligation Revenue Bonds, Series 2022C, Union Promenade Project	KY	\$1,930,000	7/28/2022
City of Union, Kentucky, Tax-Exempt Special Obligation Revenue Bonds, Series 2022B, Union Promenade Project	KY	\$9,745,000	7/28/2022
Buckley Yard Metropolitan District No. 2, in the City of Aurora Arapahoe County, Limited Tax General Obligation Bonds, Series 2022A	CO	\$6,800,000	7/27/2022
West Falls Community Development Authority, Virginia Revenue Bonds, Series 2022A	VA	\$13,000,000	7/27/2022
Pioneer Community Authority Board, Weld County, Special Revenue Bonds, Series 2022	CO	\$57,290,000	7/20/2022
Neighbors Point Metropolitan District, Limited Tax General Obligation Loan, Series 2022	CO	\$5,400,000	7/15/2022
Future Legends Sports Park Business Improvement District in the Town of Windsor, Weld County, Colorado, Subordinate Limited Tax General Obligation Bonds, Series 2022B	CO	\$3,321,000	7/15/2022
Future Legends Sports Park Business Improvement District in the Town of Windsor, Weld County, Colorado, Limited Tax General Obligation Bonds, Series 2022A	CO	\$23,190,000	7/15/2022
Midtown Metropolitan District, Limited Tax General Obligation Refunding and Improvement Capital Appreciation Bonds, Series 2022A-2	CO	\$10,721,884	6/14/2022
Midtown Metropolitan District, Limited Tax General Obligation Refunding and Improvement Bonds, Series 2022A-1	CO	\$13,500,000	6/14/2022
City of Waxahachie, Texas (A Municipal Corporation of the State of Texas located in Ellis County), Special Assessment Revenue Bonds, Series 2022, North Grove Public Improvement District Improvement Areas #2-3 Project	TX	\$5,825,000	6/14/2022
Cherry Hill Community Development Authority (Prince William County, Virginia), Special Assessment Revenue Bonds, Series 2022, Potomac Shores Project	VA	\$67,320,000	6/9/2022
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2022, Celina Hills Public Improvement District Project	TX	\$7,495,000	5/12/2022
Sterling Ranch Metropolitan District No. 2, El Paso County, Colorado, General Obligation Limited Tax Refunding and Improvement Bonds, Series 2022	CO	\$37,475,000	5/11/2022
Dublin North Metropolitan District No. 2, Limited Tax Obligation Refunding and Improvements Loan, Series 2022A-2	CO	\$1,152,000	5/4/2022
Dublin North Metropolitan District No. 2, Taxable (Convertible to Tax-Exempt) Limited Tax General Obligation Refunding Loan, Series 2022A-1	CO	\$4,018,000	5/4/2022
Vistas at West Mesa Metropolitan District (in the City of Colorado Springs, Colorado), General Obligation Limited Tax Bonds, Series 2022	CO	\$1,381,000	4/28/2022
2000 Holly Metropolitan District, Colorado, Subordinate Limited Tax General Obligation Bonds, Series 2022C	CO	\$1,500,000	4/25/2022
Castle Pines Commercial Metropolitan District No. 4 (in the Town of Castle Rock, Douglas County, Colorado), Tax-Exempt Refunding Loan, Series 2022	CO	\$4,545,000	4/24/2022
Waterstone Metropolitan District No. 1 (in the Town of Parker) Douglas County, Subordinate Limited Tax General Obligation Bonds, Series 2022B	CO	\$8,405,000	3/24/2022
Waterview II Metropolitan District, El Paso County, Limited Tax General Obligation Bonds, Series 2022A	CO	\$20,840,000	3/24/2022
Riverwalk Metropolitan District No. 2 (in the City of Glendale) Arapahoe County, Special Revenue Bonds, Series 2022A	CO	\$59,035,000	3/22/2022
Cutalong II Community Development Authority (Louisa County, Virginia), Special Assessment Bonds, Series 2022, Cutalong II Project	VA	\$30,000,000	3/14/2022
City of Celina, Texas, Special Assessment Revenue Bonds, Series 2022, Ownsby Farms Public Improvement District Phase #2 Direct Improvements Project	TX	\$2,845,000	3/3/2022
City of Sinton, Texas (A Municipal Corporation of the State of Texas located in San Patricio County), Special Assessment Revenue Bonds, Series 2022, Somerset Public Improvement District No. 1	TX	\$11,735,000	2/17/2022
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2022, Sutton Fields East Public Improvement District Phase #1	TX	\$8,060,000	2/9/2022
Colliers Hill Metropolitan District No. 2 (in the Town of Erie) Weld County, Taxable (Convertible to Tax-Exempt) Subordinate Limited Tax General Obligation Refunding Bonds, Series 2022B-1	CO	\$15,995,000	2/8/2022
City of South Charleston, West Virginia, Special District Excise Tax Revenue Improvement Bonds, Series 2022B, South Charleston Park Place Project	WV	\$11,050,000	2/1/2022
City of South Charleston, West Virginia, Special District Excise Tax Revenue Improvement Bonds, Series 2022A, South Charleston Park Place Project	WV	\$23,425,000	2/1/2022
City of Celina, Special Assessment Revenue Bonds, Series 2022, Hillside Village Public Improvement District	TX	\$8,300,000	1/19/2022
Town of Little Elm, Texas (A Municipal Corporation of the State of Texas located in Denton County), Special Assessment Revenue Bonds, Series 2022, Spiritas East Public Improvement District	TX	\$4,650,000	1/14/2022
City of Celina, Special Assessment Revenue Bonds, Series 2022, Sutton Fields II Public Improvement District Neighborhood Improvement Area #5 Project	TX	\$20,784,000	1/12/2022
Town of Little Elm, Texas (A Municipal Corporation of the State of Texas located in Denton County), Special Assessment Revenue Bonds, Series 2021, Valencia Public Improvement District Improvement Area #3	TX	\$5,405,000	12/30/2021



### *MuniCap's Representative Development-Related Bond Financings (Last Five Years)*

	State	Value	Date of Issuance
The Lakes Metropolitan District No. 4 (in the City of Brighton) Adams County, Limited Tax General Obligation Bonds, Series 2021A	CO	\$20,080,000	12/23/2021
Karl's Farm Metropolitan District No. 3 (in the City of Northglenn) Adams County, Limited Tax General Obligation and Special Revenue Bonds, Series 2021	CO	\$6,295,000	12/22/2021
Three Hills Metropolitan District (in Jefferson County), Limited Tax General Obligation Bonds, Series 2021	CO	\$12,205,000	12/22/2021
Lansing Brownfield Redevelopment Authority, Counties of Ingham and Eaton, State of Michigan, Limited Obligation Tax Increment Revenue Bonds, Series 2021B	MI	\$1,265,000	12/21/2021
Lansing Brownfield Redevelopment Authority, Counties of Ingham and Eaton, State of Michigan, Limited Obligation Tax Increment Revenue Bonds, Series 2021A	MI	\$10,065,000	12/21/2021
Club Municipal Management District No. 1, Special Assessment Revenue Bonds, Series 2021, Improvement Area #2 Project	TX	\$9,230,000	12/22/2021
The Glen Metropolitan District No. 3 (in El Paso County), General Obligation Limited Tax Bonds, Series 2021	CO	\$12,615,000	12/16/2021
Solaris Metropolitan District No. 3 (in the Town of Vail) Eagle County, 2021 Refunding Loan	CO	\$34,550,000	12/15/2021
PrairieStar Metropolitan District No. 2 (in the Town of Berthoud) Larimer County, Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021A	CO	\$8,195,000	12/10/2021
Atlanta Urban Redevelopment Agency, Revenue Bonds, Series 2021, Atlanta BeltLine Trail Completion Project	GA	\$95,090,000	12/9/2021
Lost Creek Farms Metropolitan District, Series 2021 Loan	CO	\$1,809,000	12/8/2021
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2021, The Parks at Wilson Creek Public Improvement District Initial Major Improv	TX	\$12,604,000	12/7/2021
City of Celina, Texas Special Assessment Revenue Bonds, Series 2021, The Parks at Wilson Creek Public Improvement District	TX	\$7,373,000	12/7/2021
Adonea Metropolitan District No. 2, Taxable (Converting to Tax-Exempt) Refunding Loan, Series 2021	CO	\$23,700,000	11/30/2021
Buckley Metropolitan District No. 2 (in the City of Aurora, Arapahoe County), General Obligation Limited Tax Bonds, Series 2021	CO	\$29,160,000	11/30/2021
Remuda Ridge Metropolitan District (in the City of Fountain) El Paso County, Colorado Limited Tax General Obligation Bonds, Series 2021A(3)	CO	\$5,520,000	11/23/2021
Embrey Mill Community Development Authority, Refunding Promissory Note, 2021B Taxable (Convertible to Tax-Exempt)	VA	\$19,516,000	11/23/2021
Embrey Mill Community Development Authority, Refunding Promissory Note, 2021A Taxable (Convertible to Tax-Exempt)	VA	\$22,358,000	11/23/2021
Colliers Hill Metropolitan District No. 1 (in the town of Erie) Weld County, Colorado Junior Lien General Obligation Limited Tax Bonds, Series 2021C	CO	\$2,350,000	11/18/2021
The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Special Assessment Revenue Capital Appreciation Bonds, Series 2021C, South Nashville Central Business Improvement District	TN	\$11,349,400	11/18/2021
The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Senior Special Assessment Revenue Capital Appreciation Bonds, Series 2021A, South Nashville Central Business Improvement District	TN	\$12,688,561	11/18/2021
The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Senior Special Assessment Revenue Bonds, Series 2021A, South Nashville Central Business Improvement District	TN	\$18,845,000	11/18/2021
Morgan Hill Metropolitan District No. 3 (in the Town of Eries) Weld County, Colorado General Obligation (Limited Tax) Refunding and Improvement Bonds Senior, Series 2021A	CO	\$20,030,000	11/10/2021
Iliff Commons Metropolitan District No. 3, 2021 Tax Exempt Loan	CO	\$1,950,000	11/10/2021
BBC Metropolitan District (in the City and County of Broomfield), General Obligation Limited Tax Refunding Bonds, Series 2021	CO	\$15,745,000	11/9/2021
Powhatan Community Authority (Arapahoe County), Limited Tax Supported Revenue Bonds, District No. 3, Series 2021	CO	\$19,370,000	11/4/2021
North Vista Highlands Metropolitan District No. 3 (in the City of Pueblo), Pueblo County, Subordinate Limited Tax General Obligation Bonds, Series 2021B	CO	\$5,003,000	11/2/2021
Mountain Shadows Metropolitan District, in the City of Arvada, Jefferson County, Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2024A	CO	\$14,035,000	10/31/2024
Mountain Shadows Metropolitan District, in the City of Arvada, Jefferson County, General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2024B	CO	\$6,080,000	10/31/2024
Trevenna Metropolitan District, in the Town of Windsor, Weld County, Limited Tax General Obligation Bonds, Series 2024A	CO	\$5,555,000	10/31/2024
Trevenna Metropolitan District, in the Town of Windsor, Weld County, Subordinate Limited Tax General Obligation Bonds, Series 2024B(3)	CO	\$1,254,000	10/31/2024
North Parkway Municipal Management District No. 1 (A Political Subdivision of the State of Texas located in the City of Celina, Texas), Special Assessment Revenue Bonds, Series 2021, Major Improvements Project	TX	\$81,175,000	10/28/2021
North Parkway Municipal Management District No. 1 (A Political Subdivision of the State of Texas located in the City of Celina, Texas), Contract Revenue Bonds, Series 2021, Legacy Hills Public Improvement District Phase #1A - #1B	TX	\$13,300,000	10/28/2021
Village of Lakemoor McHenry and Lake Counties, Illinois General Obligation Refunding Bonds (Alternate Revenue Source), Series 2021B	IL	\$2,815,000	10/27/2021
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2021, Wells South Public Improvement District Neighborhood Improvement Area #	TX	\$5,255,000	10/19/2021
Johnstown Farms East Metropolitan District (in the Town of Johnstown, Weld County), General Obligation Limited Tax Bonds, Series 2021	CO	\$7,062,000	10/13/2021
Steel Point Infrastructure Improvement District, Special Obligation Revenue Bonds, Series 2021, Steelpointe Harbor Project	CT	\$47,845,000	10/13/2021
Black Desert Public Infrastructure District (in Ivins City) Washington County, Limited Tax General Obligation Bonds, Series 2021B	UT	\$22,000,000	9/30/2021
Black Desert Public Infrastructure District (in Ivins City) Washington County, Limited Tax General Obligation Bonds, Series 2021A	UT	\$84,000,000	9/30/2021
Tulsa Authority for Economic Opportunity (Tulsa, Tulsa County), Tax Apportionment Revenue Bonds, Santa Fe Square Project, Series 2021	OK	\$19,630,000	9/21/2021
Tulsa Authority for Economic Opportunity (Tulsa, Tulsa County), Tax Apportionment Revenue Bonds, Vast Bank Project, Series 2021	OK	\$7,760,000	8/31/2021
City of Aubrey, Texas (A Municipal Corporation of the State of Texas located in Denton County), Special Assessment Revenue Bonds, Series 2021, Jackson Ridge Public Improvement District Phase #3A Project	TX	\$3,644,000	8/24/2021
City of Greenfield, Massachusetts, Property Assessed Clean Energy (PACE) Betterment Assessment Loan	MA	\$450,000	8/18/2021
Siena Lake Metropolitan District, Town of Gypsum, General Obligation Limited Tax Bonds, Series 2021	CO	\$24,565,000	8/18/2021
The Farms of New Kent Community Development Authority, Special Assessment Revenue Bonds (Capital Appreciation Bonds), Series 2021B	VA	\$88,665,000	7/22/2021

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***MuniCap's Representative Development-Related Bond Financings (Last Five Years)***

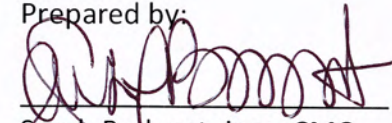
	State	Value	Date of Issuance
The Farms of New Kent Community Development Authority, Special Assessment Revenue Refunding Bonds, Series 2021A	VA	\$46,900,000	7/22/2021
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2021, Wells North PID Neighborhood Improvement Area #5 Project	TX	\$1,860,000	6/30/2021
City of Crandall, Texas (A Municipal Corporation of the State of Texas located in Kaufman County), Special Assessment Revenue Bonds, Series 2021, Cartwright Ranch Public Improvement District Improvement Area #1 Project	TX	\$17,679,000	6/29/2021
Crandall Texas, Special Assessment Revenue Bonds, Series 2021, Cartwright Ranch Public Improvement District Major Improvement Area	TX	\$11,987,000	6/29/2021
H2O Community Development Authority, Special Assessment Refunding Bonds, Series 2021	VA	\$342,000	6/23/2021
City of Rowlett, Texas (A Municipal Corporation of the State of Texas located in Dallas and Rockwall Counties), Special Assessment Revenue Bonds, Series 2021, Trails at Cottonwood Creek PID Neighborhood Improvement Area #1 Pr	TX	\$2,543,000	6/10/2021
City of Rowlett, Texas, (A Municipal Corporation of the State of Texas located in Dallas and Rockwall Counties), Special Assessment Revenue Bonds, Series 2021, Trails at Cottonwood Creek PID Major Improvement Area	TX	\$5,065,000	6/10/2021
Waters' Edge Metropolitan District No. 2, City of Fort Collins, Limited Tax General Obligation Bonds, Series 2021	CO	\$14,335,000	6/10/2021
City of Hardeeville, Assessment Revenue Bonds, Series 2021, East Argent Improvement District	SC	\$11,000,000	6/10/2021
The County Commission of Monongalia County, Junior Subordinate Special District Excise Tax Revenue Refunding and Improvement Bonds (Taxable), Series 2021, University Town Centre Economic Opportunity Development District	WV	\$47,180,000	6/9/2021
The County Commission of Monongalia County, Subordinate Special District Excise Tax Revenue and Improvement Bonds, Series 2021B, University Town Centre Economic Opportunity Development District	WV	\$16,445,000	6/9/2021
The County Commission of Monongalia County, Special District Excise Tax Revenue, Refunding and Improvement Bonds, Series 2021A, University Town Centre Economic Opportunity Development District	WV	\$32,750,000	6/9/2021
Town of Little Elm, Texas (A Municipal Corporation of the State of Texas located in Denton County), Special Assessment Revenue Bonds, Series 2021, Spiritas Ranch PID Improvement Area #1 Projects and MIA Projects	TX	\$43,200,000	5/28/2021
Wisconsin Public Finance Authority, Certificates of Participation, Series 2021, Reinvestment Zone Number 5, Town of Little Elm, Texas	WI	\$30,400,000	5/28/2021
Lehigh County Industrial Development Authority, Special Obligation Subordinate Lien Revenue Bond (Federally Taxable), Series 2021B, West Hills Business Center Project	PA	\$1,831,731	5/26/2021
Lehigh County Industrial Development Authority, Special Obligation Subordinate Lien Revenue Bond, Series 2021A, West Hills Business Center Project	PA	\$787,216	5/26/2021
Village at Winter Park Resort Metropolitan District No. 1, in Grand County, Colorado, Tax-Free Loan Refunding Issue, Series 2021	CO	\$2,100,000	5/21/2021
Cundall Farms Metropolitan District, in Adams County, General Obligation (Limited Tax Convertible to Unlimited Tax) Improvement Loan, Series 2021A-2	CO	\$380,000	5/17/2021
Cundall Farms Metropolitan District, in Adams County, Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Loan, Series 2021A-1	CO	\$13,600,000	5/17/2021
Tallyn's Reach Metropolitan District No. 3, in Arapahoe County, Tax-Exempt Refunding Loan, Series 2021A-2	CO	\$8,020,000	5/11/2021
Tallyn's Reach Metropolitan District No. 3, in Arapahoe County, Taxable (Convertible to Tax-Exempt) Refunding Loan, Series 2021A-1	CO	\$6,220,000	5/11/2021
Colliers Hill Metropolitan District No. 3, in the Town of Erie Weld County, Subordinate Limited Tax General Obligation Bonds, Series 2021B(3)	CO	\$2,213,000	5/6/2021
Port of Greater Cincinnati Development Authority, Tax-Exempt Development Revenue Bonds, Series 2021, FC Cincinnati Public Improvements Project TOT Bonds	OH	\$18,445,000	3/31/2021
Medina County, Texas, Special Assessment Revenue Bonds, Series 2021, The Woodlands Public Improvement District Neighborhood Improvement Area #1 Project	TX	\$6,625,000	3/31/2021
Medina County, Texas, Special Assessment Revenue Bonds, Series 2021, The Woodlands Public Improvement District Major Improvement Area	TX	\$4,700,000	3/31/2021
Verve Metropolitan District No. 1, in Jefferson County and the City and County of Broomfield, General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021	CO	\$42,440,000	3/25/2021
Peak Metropolitan District No. 1, in the City of Colorado Springs, El Paso County, Subordinate Limited Tax General Obligation Bonds, Series 2021B	CO	\$4,995,000	3/23/2021
Peak Metropolitan District No. 1, in the City of Colorado Springs, El Paso County, Limited Tax General Obligation Bonds, Series 2021A	CO	\$38,495,000	3/23/2021
Port of Greater Cincinnati Development Authority, Ohio Summit Park Area Public Infrastructure Improvements, Revenue and Refunding Bonds, Series 2021, Blue Ash Apartment Redevelopment Project	OH	\$17,810,000	2/26/2021
Town of Flower Mound, Texas, Special Assessment Revenue Refunding Bonds, Series 2021, River Walk Public Improvement District No. 1	TX	\$14,635,000	2/25/2021
City of Kaufman, Texas, Special Assessment Revenue Bonds, Series 2021, Kaufman Public Improvement District, No. 1 Phases #1A-1B Project	TX	\$3,380,000	2/25/2021
Transport Metropolitan District No. 3, in the City of Aurora, Adams County, General Obligation Limited Tax Convertible Capital Appreciation Bonds, Series 2021A-2	CO	\$11,476,725	2/9/2021
Transport Metropolitan District No. 3, in the City of Aurora, Adams County, General Obligation Limited Tax Bonds, Series 2021A-1	CO	\$82,745,000	2/9/2021
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2021, Edgewood Creek Public Improvement District Phases #2-3 Major Improvem	TX	\$3,460,000	2/3/2021
City of Celina, Texas (A Municipal Corporation of the State of Texas located in Collin and Denton Counties), Special Assessment Revenue Bonds, Series 2021, Edgewood Creek Public Improvement District Phase #1 Project	TX	\$4,465,000	2/3/2021
Harford County, Maryland, Special Obligation Refunding Bonds, Series 2021, Beechtree Estates Project	MD	\$11,365,000	1/26/2021
<b>Total MuniCap, Inc. Assisted Financings</b>		<b>\$7,579,102,885</b>	



**POLICY REPORT  
FIRST CONSIDERATION ORDINANCE TO  
RESCIND CLOSED/NON-RENEWED SPECIAL USE PERMITS**

**APRIL 14, 2026**

Prepared by:

  
\_\_\_\_\_  
Sarah Bodensteiner, CMC  
City Clerk

Reviewed by:

  
\_\_\_\_\_  
Scott Peterson  
City Manager

**ISSUE:**

The issue before the City Commission is to place on first consideration an ordinance to rescind the Special Use Permit (SUP) allowing Child Care Center at 220 Spruce Street, and to rescind the Special Use Permit (SUP) allowing a Taxi Cab Dispatch at 324 N 5<sup>th</sup> Street.

**BACKGROUND:**

The Special Use Permit allowing a Child Care Center at 220 Spruce Street was approved on October 27, 2020 by passage of Ordinance 8147. The child care center owner has re-opened their other in-home daycare located at 1922 5<sup>th</sup> Avenue and advised staff that they have closed the child care center and did not renew the Special Use Permit. As such, the Special Use Permit is no longer applicable to the property.

The Special Use Permit allowing a Taxi Cab Dispatch at 324 N 5<sup>th</sup> Street was approved on May 10, 1994 by passage of Ordinance 7171. City Staff was notified that the business has closed and did not renew the Special Use Permit. As such, the Special Use Permit is no longer applicable to the property.

**ACTION REQUIRED:**

Consensus to place an ordinance on first consideration to rescind the Special Use Permits as presented.

Attachments:

- Draft Ordinance

(Summary Published in the Leavenworth Times on \_\_\_\_\_)

**ORDINANCE NO. XXXX**

**AN ORDINANCE TO RESCIND CERTAIN SPECIAL USE PERMITS WITHIN THE CITY OF LEAVENWORTH KANSAS.**

**WHEREAS**, under Appendix A of the City of Leavenworth Code of Ordinances, Development Regulations, Section 2.04 C, the Governing Body of the City of Leavenworth is given the power to administratively discontinue or rescind a special use permit; and

**WHEREAS**, property owners approved for a special use permit have discontinued the approved use for over twelve (12) months.

**WHEREAS**, property owners approved for a special use permit may request that such special use permit be rescinded.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH:**

**Section 1.** That the following special use permits are hereby rescinded:

<b>Name</b>	<b>Location</b>	<b>Use</b>	<b>Original Special Use Ordinance to Rescind</b>	<b>Date Approved</b>
Savannah Nelson	220 Spruce Street	Child Care Center	8147	10/27/2020
Veterans Cab Company Inc.	324 N 5 <sup>th</sup> Street	Taxi Cab Dispatch	7171	05/10/1994

**Section 2.** This Ordinance shall take effect and be in force from and after its passage by the Governing Body, and its publication once in the official City newspaper.

**PASSED AND APPROVED** by the City Commission of the City of Leavenworth, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 2026.

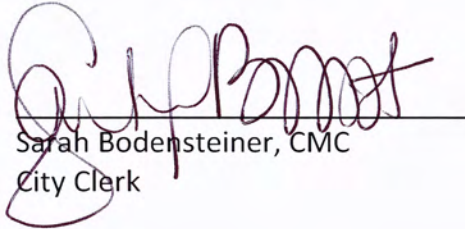
\_\_\_\_\_  
Nancy D. Bauder, Mayor

{Seal}  
ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk

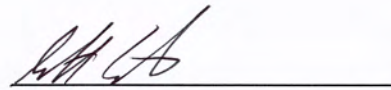
**POLICY REPORT  
FIRST CONSIDERATION ORDINANCE ON  
YOUTH ADVISORY COMMISSION UPDATES**

**MARCH 24, 2026**



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Sarah Bodensteiner, CMC  
City Clerk



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Scott Peterson  
City Manager

**ISSUE:**

The issue before the City Commission is to place on first consideration an ordinance to re-establish and modernize the Youth Advisory Commission's structure and function.

**BACKGROUND:**

At the March 17, 2026, City Commission Study Session, the City Commission discussed the re-establishment of the Youth Advisory Commission, reflecting a shared interest in revitalizing youth engagement in local government and ensuring the Commission aligns with current community needs and priorities. Additional feedback and direction were provided during the March 24, 2026, meeting, and based on this input, City staff have drafted a proposed ordinance to update and modernize the Youth Advisory Commission. The ordinance is intended to re-establish the Youth Advisory Commission as an active advisory body to the City Commission, modernize its structure and operations, ensure alignment with current policy priorities and community demographics, and provide clear and consistent guidelines for membership and governance.

**ACTION REQUIRED:**

Consensus to place an ordinance on first consideration to re-establish and modernize the Youth Advisory Commission's structure and function, as presented.

Attachments:

- Draft Ordinance

**ORDINANCE NO. XXXX**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS; CHAPTER 2 ADMINISTRATION, ARTICLE IV BOARDS, COMMISSIONS, COMMITTEES AND SIMILAR BODIES, DIVISION 4 YOUTH ADVISORY COMMISSION, SECTIONS 2-236 THROUGH 2-260 AND ESTABLISHING NEW AND REPLACEMENT SECTIONS.**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:

**Section 1.** Section 2-236 through 2-260 of the Leavenworth Code of Ordinances is hereby deleted in its entirety and amended to read as follows:

**Sec. 2-236. Youth advisory commission; established.**

The city has created a youth advisory commission consisting of ten (10) members, all of whom shall live in the City and be between ages 14 and 19 years. The members of the youth advisory commission shall be appointed by the mayor with the consent with the city commission.

**Sec. 2-237. Membership.**

The youth advisory commission shall be comprised of a maximum of ten (10) students. Youth advisory commission members will be selected via an open application process. The application shall be submitted to the city manager's office.

**Sec. 2-238. Term of office.**

Each youth advisory commission member will be appointed to office for a term not to exceed one (1) year or until age limitation is achieved, whichever is earlier.

**Sec. 2-239. Purpose; duties.**

The youth advisory commission shall be an advisory body to the city commission on matters involving youth. The purpose and duties of the youth advisory commission shall be as follows:

- (1) Serve as a liaison between the city commission and the youth of the community on issues affecting youth;
- (2) Encourage the positive growth and development of youth;
- (3) Serve as a vehicle to familiarize youth with the city government;

- (4) Assist in minimizing community problems relating to youth;
- (5) Give advice and assistance on matters concerning the needs of youth;
- (6) With the direction and approval of the city manager or their designee, the youth advisory commission may develop and maintain bylaws, rules, and procedures consistent with the provisions of this division for the conduct of the youth advisory commission's activities;
- (7) The city commission or city manager will assign, and prioritize as necessary, projects for discussion and reporting. The youth advisory commission may generate its own discussion projects. The city commission will use the youth advisory commission as an advisory voice of youth on various items concerning youth in the city.

**Sec. 2-240 Meetings; organization.**

- (a) The members of the youth advisory commission shall meet at such times and places as may be determined by the youth advisory commission, but not less than monthly. Special meetings of the youth advisory commission may be called at any time by the chairperson, the mayor, or city manager. To the extent required by law, all meetings of the youth advisory commission shall be open to the public.
- (b) The youth advisory commission may organize itself by or with such officers or committees as it deems appropriate.

**Sec. 2-241—2-260. Reserved.**

**Section 4.** Sections 2-236 through 2-260 of the Leavenworth Code of Ordinances, in existence as of and prior to the adoption of this ordinance, are hereby repealed.

**Section 5.** This ordinance shall take effect and be in force from and after its publication in the official city newspaper as provided by law.

PASSED and APPROVED by the Governing Body on the \_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Nancy D. Bauder, Mayor

{SEAL}

ATTEST:

\_\_\_\_\_  
Sarah Bodensteiner, CMC, City Clerk

**EXECUTIVE SESSION  
CONSULTATION WITH THE CITY ATTORNEY ON POLICE SERVICES  
THAT WOULD BE DEEMED PRIVILEGED IN THE  
ATTORNEY-CLIENT RELATIONSHIP**

**APRIL 14, 2026**

**CITY COMMISSION ACTION:**

**Motion:**

Move the City Commission recess into executive session for \_\_\_\_\_ minutes for the purpose of *discussing police services in consultation with an attorney which would be deemed privileged in the attorney-client relationship, pursuant to K.S.A. 75-4319 (b)(2)*. The City Commission, City Manager, Chief of Police, and City Attorney will be present. The open meeting will resume in the City Commission Chambers at \_\_\_\_\_ p.m.

**EXECUTIVE SESSION  
CONSULTATION WITH THE CITY ATTORNEY ON OPEN MEETING ACT MATTERS  
THAT WOULD BE DEEMED PRIVILEGED IN THE  
ATTORNEY-CLIENT RELATIONSHIP**

**APRIL 14, 2026**

**CITY COMMISSION ACTION:**

**Motion:**

Move the City Commission recess into executive session for \_\_\_\_\_ minutes for the purpose of *discussing open meetings act matters in consultation with an attorney which would be deemed privileged in the attorney-client relationship, pursuant to K.S.A. 75-4319 (b)(2)*. The City Commission, City Manager, and City Attorney will be present. The open meeting will resume in the City Commission Chambers at \_\_\_\_\_ p.m.