

(Published in the *Great Bend Tribune* on October 10, 2024)

**RESOLUTION NO. 100724-E**

**A RESOLUTION OF THE CITY OF GREAT BEND, KANSAS, STATING THAT  
THE CITY IS CONSIDERING THE ESTABLISHMENT OF A STAR BOND  
PROJECT DISTRICT WITHIN AN ELIGIBLE AREA OF THE CITY AND  
PROVIDING FOR NOTICE OF A PUBLIC HEARING TO CONSIDER SUCH  
ESTABLISHMENT UNDER THE AUTHORITY OF THE STAR BOND ACT.**

---

**WHEREAS**, pursuant to K.S.A. 12-17,160 *et seq.*, as amended (the “Act”), the City of Great Bend, Kansas (the “City”) is authorized to create a STAR bond project district within an eligible area of the City for certain purposes set forth in the Act; and

**WHEREAS**, the City is considering establishment of a STAR bond project district to be known as the “Great Bend STAR Bond Project District” to promote, stimulate and develop the general and economic welfare of the State of Kansas and the City as a major commercial entertainment and tourism area; and

**WHEREAS**, the City intends to hold a public hearing to consider establishment of the “Great Bend STAR Bond Project District” which shall consist of: (i) a portion of the Great Bend Municipal Airport property located East of SW 60 Avenue, South of W. Barton County Road, West of Runway 17/35; and North of SW 10 Road; and (ii) a parcel of property commonly known as 3017 10<sup>th</sup> Street; including public rights of way adjacent thereto, all within the City; and

**WHEREAS**, the Act provides that prior to creating any STAR bond project district, the City shall, by resolution, call a public hearing to consider establishment of the STAR bond project district and shall give notice of the public hearing in accordance with the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY  
OF GREAT BEND, KANSAS, AS FOLLOWS:**

**Section 1. Public Hearing.** Notice is hereby given that the City Council of the City (the “City Council”) will conduct a public hearing to consider establishment of the Great Bend STAR Bond Project District on October 21, 2024, at 6:30 p.m. or as soon thereafter as possible, at City Hall, located at 1209 Williams Street, Great Bend, Kansas. At the public hearing, the City Council will consider findings necessary for establishment of a STAR bond project district. Following the conclusion of the public hearing, the City Council will consider an ordinance making certain findings related to and establishing the Great Bend STAR Bond Project District.

**Section 2. District Boundaries and Location.** The legal description of the proposed boundaries of the Great Bend STAR Bond Project District are described on *Exhibit A* attached hereto. A map generally outlining the boundaries of the proposed Great Bend STAR Bond Project District is attached hereto as *Exhibit B*. A description and map of the proposed Great Bend STAR Bond Project District will be available for inspection at City Hall, 1209 Williams Street, Great Bend, Kansas, during regular business hours.

**Section 3. District Plan.** The Great Bend STAR Bond Project District plan is as follows (the “District Plan”):

The buildings and facilities to be constructed or improved in the Great Bend STAR Bond Project District generally include a mixed-use development consisting of some or all of the following uses: entertainment uses, exhibition uses, retail uses, restaurant uses, other general commercial development; hotel uses; visitor amenities; and associated public and private infrastructure. The Great Bend STAR Bond Project District may consist of multiple STAR bond project areas as delineated in one or more STAR bond project plans to be approved for property within the STAR bond project district.

**Section 4. Applicable Incentives.** The following state, federal, and local tax incentives apply, or are anticipated to apply, within the Great Bend STAR Bond Project District, or a business located or to be located within the Great Bend STAR Bond Project District:

STAR bond financing; tax exempt financing; community improvement district financing; tax increment financing; and/or economic development revenue bond financing and related tax abatements and exemptions.

**Section 5. Notice.** The City Clerk will give notice of the public hearing in accordance with the provisions of the Act, which include that a copy of this Resolution and *Exhibits A* and *B* attached hereto, will be:

(a) Provided via certified mail, return receipt requested, to the Board of County Commissioners of Barton County, Kansas; and the Board of Education of USD 428, Barton County, Kansas (Great Bend).

(b) Provided via certified mail, return receipt requested, to each owner and occupant of land within the proposed Great Bend STAR Bond Project District not more than 10 days following the date of adoption of this Resolution.

(c) Published once in the official City newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing.

(d) Posted at a prominent location on the first page of the website of the City.

**Section 6. Bond Authority; Reimbursement.** The Act provides that certain STAR bond project costs, interest on interim financing and associated financing costs are to be paid by the issuance of bonds of the City (the “Bonds”). The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation 1.150-2.

**Section 7. Further Action.** The Mayor, City Administrator, and other officials and employees of the City, including Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

**Section 8. Effective Date.** This Resolution shall be effective upon adoption by the City Council.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

**ADOPTED** by the City Council of the City of Great Bend, Kansas on October 7, 2024.

(SEAL)



ATTEST:

Thawna Schaefer

Clerk

Cooly Adent  
Mayor

#### **CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of the foregoing resolution of the City of Great Bend, Kansas, adopted by the City Council on October 7, 2024, as the same appears of record in my office.

DATED: October 7, 2024.

Thawna Schaefer  
Clerk

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF GREAT BEND STAR BOND PROJECT DISTRICT**

#### **AIRPORT AREA:**

That part of the City of Great Bend, Kansas Municipal Airport situated in Sections 33 and 34 of Township 19 South, Range 14 West and Section 4, Township 20 South, Range 14 West of the 6<sup>th</sup> Principal Meridian, Barton County, Kansas described by Randy E. Anderson, Registered Land Surveyor 802 on September 20, 2024 as follows:

Commencing at the northwest corner of said Section 34; thence on an assumed bearing of South 00 degrees 21 minutes 21 seconds East, on the west line of the Northwest Quarter of said Section 34, a distance of 60.00 feet to a point on the south right-of-way line of a county road, said point being the point of beginning of the land to be described; thence on a bearing of South 89 degrees 40 minutes 56 seconds East, on the south right-of-way line of said county road, a distance of 2571.20 feet; thence on a bearing of South 00 degrees 21 minutes 53 seconds East, parallel with and 75.00 west of the center line of Runway 17/35, a distance of 1686.47 feet; thence on a bearing of South 59 degrees 38 minutes 00 seconds West, parallel with and 75.00 feet southeasterly of a northeast-southwest Runway, a distance of 1761.52 feet to the south line of the Northwest Quarter of said Section 34; thence continuing on a bearing of South 59 degrees 38 minutes 00 seconds West a distance of 1203.97 feet to the west line of the Southwest Quarter of said Section 34; thence continuing on a bearing of South 59 degrees 38 minutes 00 seconds West a distance of 3044.97 feet to the west line of the Southeast Quarter of said Section 33; thence continuing on a bearing of South 59 degrees 38 minutes 00 seconds West a distance of 961.01 feet to the south line of the Southwest Quarter of said Section 33; thence continuing on a bearing of South 59 degrees 38 minutes 00 seconds West a distance of 326.29 feet; thence on a bearing of North 89 degrees 59 minutes 22 seconds West, parallel with the north line of the Northwest Quarter of said Section 4, a distance of 1362.89 feet to a point 165.00 feet east of the west line of the Northwest Quarter of said Section 4; thence on a bearing of North 00 degrees 33 minutes 07 seconds West, parallel with the west line of the Northwest Quarter of said Section 4, a distance of 165.00 feet to the north line of the Northwest Quarter of said Section 4; thence on a bearing of North 00 degrees 35 minutes 08 seconds West, parallel with the west line of the Southwest Quarter of said Section 33, a distance of 2640.07 feet to a point on the north line of the Southwest Quarter of said Section 33, said point being 165.00 feet east of the northwest corner of the Southwest Quarter of said Section 33; thence on a bearing of South 89 degrees 53 minutes 09 seconds East, on the north line of the Southwest Quarter of said Section 33, a distance of 2478.63 feet to northeast corner of the Southwest Quarter of said Section 33; thence continuing on a bearing of South 89 degrees 53 minutes 09 seconds East, on the south line of the Southwest Quarter of the Northeast Quarter of said Section 33, a distance of 1321.81 feet to the southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 33; thence on a bearing of North 00 degrees 24 minutes 02 seconds West, on the west line of the Southeast Quarter of the Northeast Quarter of said Section 33, a distance of 1323.00 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 33; thence on a bearing of North 89 degrees 42 minutes 50 seconds East, on the north line of the Southeast Quarter of the Northeast Quarter of said Section 33, a distance of 1322.80 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 33; thence on a bearing of North 00 degrees 21 minutes 21 seconds West, on the west line of the Northwest Quarter of said Section 34, a distance of 1262.80 feet to the point of beginning.

The above described tract of real estate contains 18265751.5466 square feet or 419.3240 acres.

Together with all rights of way adjacent thereto

*10<sup>TH</sup> STREET AREA:*

The following described tracts in Tract Number 2, situate in the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Nineteen (19) South, Range Thirteen (13) West, in the City of Great Bend, Barton County, Kansas, according to the recorded Plat thereof, described as follows:

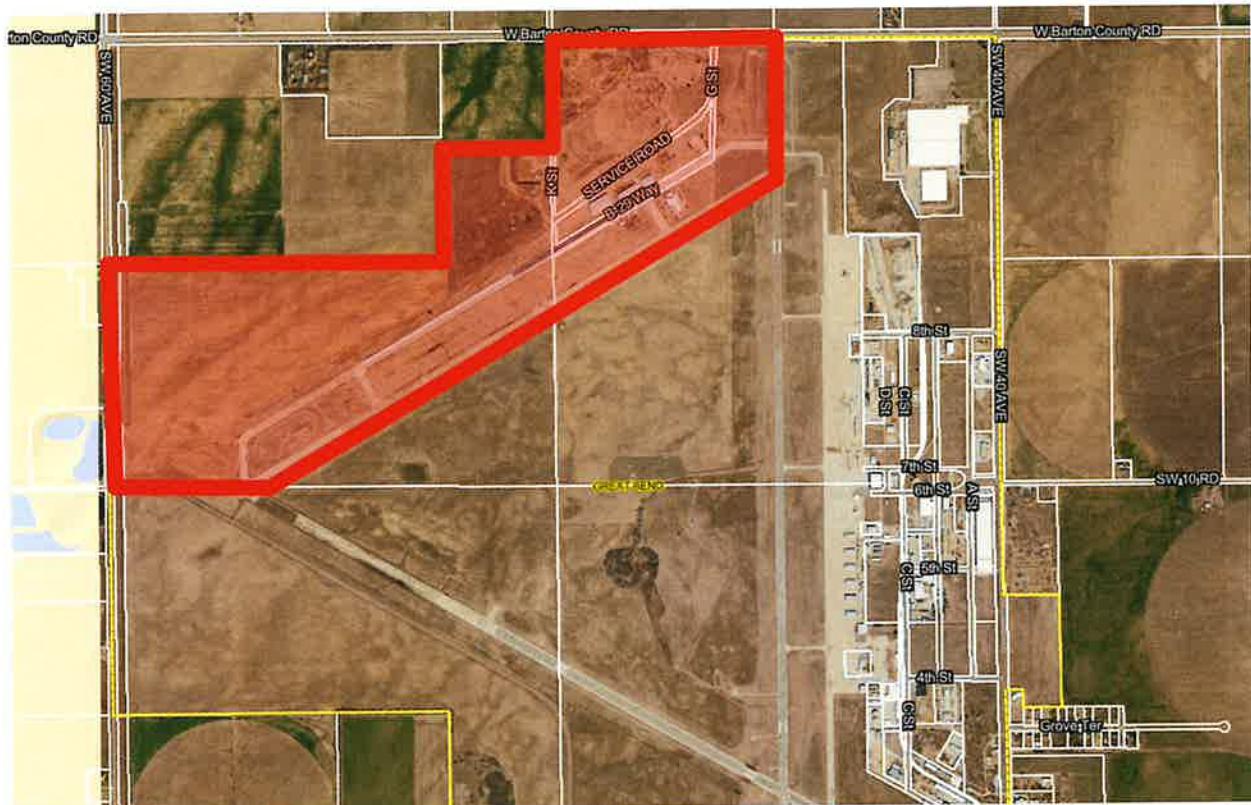
1. Commencing at the intersection of the South line of Tenth Street and the East line of Monroe Street in the City of Great Bend, Kansas, said point being 10.00 feet South of the Northwest corner (NWc) of Block 4 in Ireland's Addition to the City of Great Bend, Kansas, according to the recorded Plat thereof; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds West, along the South line of said Tenth Street, a distance of 180.00 feet to the point of beginning; thence continuing on a bearing of North 90 degrees 00 minutes 00 seconds West, along the South line of said Tenth Street, a distance of 346.62 feet; thence on a bearing of South 01 degree 12 minutes 31 seconds East a distance of 205.78 feet; thence on a bearing of South 01 degree 35 minutes 00 seconds East a distance of 221.00 feet; thence on a bearing of South 11 degrees 25 minutes 00 seconds East a distance of 73.00 feet to the North right of way line of the Kansas and Oklahoma Railroad; thence on a bearing of South 52 degrees 24 minutes 48 seconds East, along the North right of way line of said Kansas and Oklahoma Railroad, a distance of 413.27 feet; thence on a bearing of North 00 degrees 26 minutes 26 seconds West, parallel to said Monroe Street, a distance of 750.31 feet to the point of beginning.
2. Commencing at the intersection of the South line of Tenth Street and the East line of Monroe Street in the City of Great Bend, Kansas, said point being 10.00 feet South of the Northwest corner (NWc) of Block 4 in Ireland's Addition to the City of Great Bend, Kansas, according to the recorded Plat thereof; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds West, along the South line of said Tenth Street, a distance of 526.62 feet; thence on a bearing of South 01 degree 12 minutes 31 seconds East a distance of 205.78 feet; thence on a bearing of South 01 degree 35 minutes 00 seconds East a distance of 221.00 feet to the point of beginning; thence on a bearing of South 11 degrees 25 minutes 00 seconds East a distance of 73.00 feet to the North right of way line of the Kansas and Oklahoma Railroad; thence on a bearing of North 52 degrees 24 minutes 48 seconds West, along the North right of way line of said Kansas and Oklahoma Railroad, a distance of 60.00 feet; thence on a bearing of North 43 degrees 25 minutes 58 seconds East a distance of 48.14 feet to the point of beginning.

Together with all rights of way adjacent thereto

**EXHIBIT B**

**MAP OF GREAT BEND STAR BOND PROJECT DISTRICT**

**AIRPORT AREA:**



*10<sup>th</sup> STREET AREA:*

