

Speaker 1 ([00:05:50](#)):

Yep.

Speaker 2 ([00:05:51](#)):

Alright, good evening and welcome to the August 12th, 2025 Lawrence City Commission meeting. The first item on our agenda is to consider a motion to recess into an executive session.

Speaker 3 ([00:06:06](#)):

I move to recess in executive session for approximately 10 minutes to discuss privileged legal communications from the city's attorneys regarding a pending legal matter pursuant to KSA 75 dash 43 19 b2. The justification for the executive session is to keep attorney client privilege matters confidential. At this time, the C Commission will resume its regular meeting in the C commission room at 5:11 PM after the executive session is concluded.

Speaker 2 ([00:06:32](#)):

Okay, motion by Finkle Dye

Speaker 3 ([00:06:34](#)):

Second.

Speaker 2 ([00:06:35](#)):

Okay, and there's a second by Larson. All in favors Aye. Aye. Aye. Those opposed. Motion passes. Five zero.

Speaker 1 ([00:16:46](#)):

We're

Speaker 2 ([00:16:47](#)):

Back from our first executive session and we received a briefing from the city's attorneys regarding a pending legal matter and I would like to entertain a motion following that discussion.

Speaker 4 ([00:16:58](#)):

Mayor and Dr. Make a motion. I move that we direct staff to send two notices of default to Hetrick Air Services Incorporated consistent with our discussions in the closed session.

Speaker 2 ([00:17:08](#)):

Second, a motion by Larson, second by Littlejohn. All in favors aye.

Speaker 4 ([00:17:13](#)):

Aye.

Speaker 2 ([00:17:14](#)):

Those opposed. Motion passes. Five zero. The next item on our agenda is to consider a motion to recess and two executive session.

Speaker 3 ([00:17:21](#)):

Move recess to executive session for approximately 40 minutes to discuss privileged legal communications from the city's attorneys regarding the terms of a contract and a city policy pursuant to KSA 75 dash 43 19 B two. The justification for the executive session is to keep attorney-client privilege matters confidential. At this time, the city Commission will resume its regular meeting in the city commission room at approximately 5:42 PM After the executive session is concluded, it's a motion by Finkle Dye

Speaker 5 ([00:17:51](#)):

Mayor. Want to clarification? Yes ma'am. That session is 40 minutes.

Speaker 2 ([00:17:55](#)):

Yes,

Speaker 5 ([00:17:56](#)):

That would put us back at 5 53 53.

Speaker 2 ([00:17:58](#)):

Thank you very much.

Speaker 5 ([00:17:59](#)):

Did I say that wrong? Thank you. Thank you for that clarification.

Speaker 2 ([00:18:02](#)):

5 53 would be the returning time. Is there a second? Second. Okay. Motion by dye. Second by Larson. All in favor say aye. Aye. Aye. Those opposed? The motion passes. Five zero. We'll see you 5 53

Speaker 3 ([00:18:15](#)):

Number like

Speaker 1 ([00:18:16](#)):

Dyslexia inverted

Speaker 2 ([00:58:26](#)):

Back in from our executive session and we don't have anything to report from that time.

Speaker 6 ([00:58:46](#)):

What's that?

Speaker 2 ([00:58:55](#)):

Sure.

Speaker 6 ([00:59:17](#)):

Presentation to the podium just so I'm talking.

Speaker 2 ([00:59:25](#)):

Oh great. Thank you. Easiest out there? Yeah. Alright. You ready Sherry? Yes. We're ready when you're ready. All right. Thanks everybody. We're back from our executive session. Nothing to report. I dunno if you heard it the first time. Let's go on to item B on our agenda, which is to approve the agenda. The city commission reserves a right to amend, supplement, or reorder the agenda during the meeting. Is there a motion to approve the agenda as is?

Speaker 3 ([00:59:57](#)):

I'll make a motion. Approve the agenda.

Speaker 2 ([01:00:00](#)):

Second. Alright, there's approval by Finkel Dice. Seconded by little John. All in favor say aye.

Speaker 3 ([01:00:05](#)):

Aye.

Speaker 2 ([01:00:05](#)):

Aye. Those opposed? Motion passes. Five zero.

Speaker 3 ([01:00:09](#)):

Would you like Sherry to say who?

Speaker 2 ([01:00:10](#)):

Yeah. Sherry, would you go ahead and read the meeting rules before we move on to item C, which is the consent agenda?

Speaker 7 ([01:00:17](#)):

Yes. Thank you Mayor. Good evening everyone. Please silence your cell phones. The primary format for accessing the meeting is in person at City Hall. Virtual access cannot be guaranteed due to potential technology issues. When the mayor calls for public comment, please approach the podium to indicate you wish to speak. Virtual participants should use the raise hand function. When prompted, select join as panelists. There will be a brief delay as your role changes. Once your name is called, please unmute and turn on your camera to provide your comments. Please state your name and zip code before providing your comments. All comments will be limited to three minutes. The city does reserve the right to turn videos off or mute participants. Thank you mayor.

Speaker 2 ([01:01:06](#)):

Alright, thank you Sherry. I'm move on to C, which is the consent agenda. And items on the consent agenda are considered under one motion and approved by one motion. Members of the governing body may remove items for separate discussion if desired, members of the public may remove items identified as quasi-judicial for separate discussion if desired, members of the public will be limited to three minutes for comments on these items. Are there any items that a city commissioner would like removed from the agenda? Okay. Is there any items a member of the public would like removed from the consents agenda? There's no qua. We

Speaker 7 ([01:01:46](#)):

Don't have any Quas. I do. I have none.

Speaker 2 ([01:01:49](#)):

Okay. Okay, so then there's a motion to approve. Move to approve the consent agenda.

Speaker 8 ([01:01:54](#)):

Second.

Speaker 2 ([01:01:55](#)):

Okay. That's a motion by fle dye. I'm sorry, I just reset. Second by sellers. All in favor say aye. Aye. Aye. Those opposed. Motion passes. Five zero. Kayla, we're going to go ahead and move on to our regular agenda item, which is to consider various actions related to the KU gateway project and to conduct separate public hearings on the adoption of a sales tax star revenue bond project. Conduct a public hearing on the adoption of a tax increment financing project plan, conduct a public hearing on the establishment of a community improvement district. A CID adopt a resolution approving execution of a development agreement between the city and the University of Kansas and adopt on first reading and ordinance Approving a star bond project plan, adopting on first reading and ordinance approving a TIF project plan, adopt on first reading and ordinance, establishing a CID and leveling a CID sales tax. Adopt a resolution of intent to issue industrial revenue bonds for the purposes of providing sales tax exemption.

Speaker 9 ([01:03:03](#)):

Thank you, mayor. Before you this evening is a series of actions to approve the gateway development that includes a new stadium, conference center, hotel, apartments, and retail on the KU campus. This project is the largest project the city has seen and the investment in these amenities assure long-term viability enhanced cultural, educational, and economic future for Lawrence, the University of Kansas and the state of Kansas. The star CID and TIF tools, though critical to the success and viability of this project are a modest percentage of the overall project as compared to other star developments. The development agreement is a more detailed final agreement that outlines the same primary terms as the MOU presented and discussed earlier this spring through a lengthy and thorough process of independent analysis by the city, state and ku, as well as a thoughtful negotiation between the parties. I'm pleased to endorse and recommend the development agreement in each of the enacting ordinances.

([01:04:01](#)):

In a moment, I'll turn this over to Kevin Wimpy of Gilmore and Bell, the city's attorney assisting us in this process. He'll go through the primary points of the agreement and then we'll turn it over to KU for their outline and presentation. Before I pass it over, I'd like to thank our team including our internal city team, Gilmore and Bell and Baker Tilly, who provided expert support through this process. I'd also like to acknowledge the collaborative work of the team from KU in the state of Kansas, each of whom represented particular and important individual interests, but also demonstrated a common commitment to responsibly and strategically improving the campus, the city, and the state through this strategic investment. Thank you. I'll turn it over to Kevin.

Speaker 2 ([01:04:45](#)):

Thank you Craig.

Speaker 10 ([01:04:51](#)):

Right, well thank you Craig and good evening mayor and commissioners. I'm Kevin Wimpy with Gilmore and Bell representing the city as bond council. Also joined tonight by my colleague Shelby

Exposito. I've got about 15 minutes of sort of refresher and an update and overview of the development agreement, but where Craig left off, I wanted to start by thanking city staff from Craig and Tony and everyone on down. This has really been a collaborative experience with input from all sides and everybody's been incredibly professional on the city side, university side are really sophisticated and collegial back and forth and I just wanted to make sure those thank yous were set off the top. We've got a really, partners been really responsive to the city's needs throughout the process.

(01:05:35):

So the first slide here is just to rehash where we've been procedurally going back to December of last year when the university first presented the plan and then from there on down you can see all the stops along the way at the commission level and in between all those, there have been publications, mailed notices to property owners and so forth as required by state statute. There's also state involvement of Secretary of commerce approval interspersed several times throughout here as the state is our good partner on the star bond financing plan there in May you see that the MOU or memorandum of understanding what's presented and tonight before the development agreements really the full embodiment of that for execution and represents all the salient terms you saw back in May under that MOU. And then finally we'll end tonight a final slide. We'll introduce the action items before you tonight. I think we warned in December of last year there'd be half a dozen or so public hearings attendant to this process and we won't let you down on that front. We're here to make good on that promise tonight. So first a few slides to refresh.

Speaker 4 (01:06:39):

Excuse me, mayor.

Speaker 10 (01:06:40):

Yes.

Speaker 4 (01:06:41):

Do we have any video over here?

Speaker 10 (01:06:43):

No.

Speaker 11 (01:06:44):

So we have an issue.

Speaker 2 (01:06:46):

We have a couple of dead, yeah, all the big screen displays.

Speaker 5 (01:06:50):

Oh, okay. They're not operational right now.

Speaker 2 (01:06:53):

Can we turn

Speaker 5 (01:06:54):

This, turn this a little bit, Sherry?

Speaker 7 ([01:06:57](#)):

I can.

Speaker 5 ([01:06:58](#)):

I don't want you to do it.

Speaker 7 ([01:06:59](#)):

I can turn it but

Speaker 4 ([01:07:02](#)):

It's not going to. Yeah,

Speaker 7 ([01:07:04](#)):

I got it. Eric, I thank you. It's just more what I will be able to control when I can't access. So when we're done, I'll need to turn it back. Tell me is that helpful at all? Anyone see this a

Speaker 3 ([01:07:23](#)):

Little more? You sure you don't need help?

Speaker 7 ([01:07:27](#)):

Yeah,

Speaker 3 ([01:07:28](#)):

That's probably helpful. Okay. Yeah, we have it. Yeah, we got it. So we're good. We're good,

Speaker 12 ([01:07:34](#)):

We're good.

Speaker 10 ([01:07:44](#)):

Okay. So on this slide, the university will go into more detail on the project components and so forth, but just to refresh and for the group tonight, the top set of bullet points is what's termed the minimum improvements in the development agreement. And that's what the university is handling performance of and that's the stadium renovation both phases, parking podium and surface parking. Also the gateway plaza and associated site work and infrastructure on the bottom set of improvements, that's what third party developers will be in charge of performing and includes the hotel, apartments, retail, restaurant, and office use.

([01:08:21](#)):

The next couple of slides will be sort of snapshots of the financing picture as we see it now. And this first slide is just meant to represent the entire budget of close to \$800 million for the project. All in this is consistent with what the university described in December of 2024 when they first approached the commission of approximately 12% input from city's bond financing with the balance or 88% coming from university or other sources. And in the agreement and the budget as it stands today, those numbers still hold and that \$94 million or close to \$95 million maximum figure of city bonds is what's represented there in 12% sliver. And I want to keep that in mind as we jump to the next slide. This next slide is a pie chart depicting that 12% sliver in the composition of the city's input here, which again is a maximum of \$94.6 million under the development agreement.

(01:09:20):

This is the sources of city's funds and I think in the next handful of slides are intended to depict the repayment sources for each of these tranches of bonds. So you can see here the majority of that is star bonds and we'll go over the main theme there on repayment sources is that is majority state funds repaying those funds. Next biggest at 23% is the CID bonds, which is an additional sales tax that does not interfere with any currently existing city sales tax or otherwise be revenues coming to the city. And then finally, the smallest city input anticipated is from tax increment financing or TIF bonds and as we'll describe later, those are also new revenues given the current property is exempt from property taxes largely within the project site.

(01:10:06):

This is just a refresher on the star bond district. This was formed in May by action of the commission and there'll be two more maps. There are three distinct districts for star TIFF and CID financing. This slide's a replay from the last time we all spoke setting up the districts just intended to depict the input on the city side into repayment of star bonds. And so the columns on the right are meant to depict sort of three sources of financing and how they're used to repay bonds. First though the base year or base concept built into the star bond statute, what that means is that at a district's creation, which in this case was May of 2025, the state Department of revenue looks back at the preceding 12 months and establishes what the base sales tax rate was for those 12 months before the district was formed. And that base figure is what future collections are measured against and what can be captured for repayment of star bonds bonds.

(01:11:09):

So that's intended by a base. And then the second column there that's labeled shielded purposes. Those are sales taxes that cannot be captured by star bonds. And for the city of Lawrence, that means there's 0.6% of special sales taxes devoted by the voters to various purposes including street and infrastructure transit and affordable housing purposes. And so none of those funds would be captured for STAR V purposes and any new sales taxes under those descriptions would flow through to the city. And so the top column there of captured sales taxes again are the city's general sales tax of 1% and the city's share of the county's sales tax that exceed the base year as measured by the state.

(01:11:55):

Final slide here on star bond financing just intended to depict the repayment sources for star bonds and the inputs that are captured to repay bond holders. The bottom line is that based on the city's current sales tax rate and what's capturable and the state's portion that's kicked in to repay star bonds, it's anticipated something like 75% of the funds or so would come from the state and about a quarter or thereabout would be funds that would go to the city that'd be captured for a payment of star bonds. So just intended to depict that this is mostly the state's revenue to repay those bonds and speaks to the Department of Commerce's involvement along the way in approval process and why they're such a big partner in these projects.

(01:12:40):

Quick snapshot on community improvement district or CID financing. That map is what's proposed for establishment tonight and a levy of an additional 2% sales tax within this district for a maximum term of 22 years. Again, no interference with existing city sales taxes. This would be a new sales tax, so not funds that would otherwise come to the city. The financing mechanism for CID bonds are special obligation bonds, meaning the city's not pledging its full faith and credit and so the bond holders are to get repaid would need those 2% C-I-D-C-I-D sales tax collections to be made so that they can receive their investment. I should mention on star bonds as well, those are also special obligation bonds under statutes, so there'd be no city backing of the star bonds either.

(01:13:37):

Okay. On the TIF district, this is the district that was formed in May alongside the star bond district, notably much smaller and basically just encompasses the east side of the stadium and adjacent land. The increment generated from property taxes is what is used to repay TIF costs or TIFF bonds. And so most of this land depicted in the district is exempt because it's used for exempt purposes and doesn't pay property taxes. And so it's anticipated by the private development coming online, it'd be subject to property taxes and those funds could be captured aside from the school district's capital outlay levy that is shielded from this TIF capture and other state levies that these funds could be captured and used to pay TIFF eligible costs or TIF bonds. In this point, unlike the STAR and CID bonds, the TIF bonds here are anticipated to be geo or general obligation bonds, meaning the city will pledge its full faith and credit backing to repay those bonds.

(01:14:37):

That's really came from negotiations with the university. It was apparent the city had infrastructure needs in the vicinity of the project and by the city pledging its full faith in credit, it would increase the amount of TIFF bond proceeds that could be realized from a TIFF bond issuance these infrastructure needs. I think the city would otherwise pay from general obligation bonds or other funds of the city and be on the city's side of the ledger. So to speak. And by allowing rights to the city to use the first \$14.5 million of TIFF bond proceeds essentially claimed a funding source for those by the project revenues that don't exist today. And so by issuing those geo bonds, the city's found a source of financing for stormwater and street and related improvements near the project by using the TIF tool.

(01:15:28):

Industrial revenue bonds are anticipated here for the private development of hotel and multifamily. These are just for the sole purpose of providing sales tax exemption on construction materials and furniture fixtures and equipment. There's no property tax abatement anticipated by using the IRBs here. That wraps up on the funding tools and repayment sources. I wanted to jump quickly to a slide on due diligence or what's been studied so far about this financing plan and to date, there have been, I'll call three and change different just in excess of three studies here. And first of all, the university commissioned a study last year through hundred partners as it evaluated its own financing proposal. Second, as required by state law PGAV was involved on behalf of the state to perform an analysis of the financing tools and that's embedded in the star Bond project plan. That's before you for consideration tonight.

(01:16:27):

And then lastly, baker Tilly, the city's financial advisor, performed the TIF feasibility study required under state law and also screened some of the underpinnings of the other third party studies here. Importantly, each of these studies largely mirrored one another. There's no huge discrepancies that any of the financial advisors spotted here, and so it really has been studied very thoroughly to date. I also want to mention that going forward before any of the bonds anticipated here would be issued the star bonds or CID bonds, a revenue consultant would be engaged closer to the time of bond issuance to again screen the anticipated revenues and appropriately size the bonds based on that study. So studied at least three times to date and at least one more time before any bonds would be issued.

(01:17:16):

Just several slides left. The next two key in on items we deem as key terms under the development agreement to discuss here ahead of the public hearing. First pretty self-explanatory, but there's commencement and completion dates for the university's portion of the improvements, the minimum improvements and you'll see they need to get underway by about this time next year and complete within two years. And again, that encompasses the stadium renovations adjacent parking in the plaza under the university's control. The second bullet there about bond funding mechanics, there's a term in the development agreement, we refer to it as the threshold amount of 86 million and this is a number that's probably more representative of what the financial consultants deem would be the bond production based on today's market and assumptions. And the key thing about this figure versus the \$94.6 million overall

cap figure is that the universities agree that any bond production over that amount for the university's use would instead be split 50/50 with the city that the city could choose to fund other infrastructure eligible costs in the vicinity using its share of the bond proceeds in excess of 86 million.

(01:18:37):

The overall cap figure is as it would suggest, an overall cap on the bond proceeds that the university could access under this agreement. And so this includes the star bond proceeds CID proceeds and TIF proceeds. It's roughly about 110% of that threshold amount or projected amount. So it provides a little bit of wiggle room in case markets move or there's changes in the anticipated revenue but does provide that hard cap on university access to those proceeds. Next one below that is the public private ratio or city university ratio here. Now the first slide we showed a 12 to 88 ratio on the city to university and the agreement that will be filled in here will have a 16 and two thirds percent on the city side and 83 and a third percent. It's a little bit higher than the 12% shown on the initial slide under the pie chart and it really boils down to what number of bond proceeds would come from the city to make up that whole capital stack and the timing of access to those.

(01:19:45):

And we felt like baking in a little bit of wiggle room on the university's part allowed them to access bond proceeds during construction and I think the key thing to keep in mind here is to achieve that ratio and have access to the full set of bond proceeds up to the cap anticipated the university would have to spend another \$110 million or so from today towards that second phase. And that combined with the other items that are conditions precedent to the issuance of bonds that are the subject to the rest of the slide feels like put us in really good position from the city's end that we've got a lot of certainty they're going to deliver the project they promised before we expend all the bond proceeds to the university for the project.

(01:20:27):

Finally, the conditions precedent to bond issuance because I always like to say at this stage a development agreement really sets the rules of the game and it's now up to our development partner to go perform, check off a few of the boxes and performance measures in the development agreement and then return to the commission to request the issuance of bonds with the showing that they have performed and accomplished the things they were supposed to. So among those conditions precedent that we think are customary and aligned with what the bond market would want to see are that the city would have the rights to approve the university's financing plan and its access to capital to perform the university's obligations under the agreement. Basically just proving up a full capital stack to deliver the project components in the university's court. Second would be evidence of guaranteed maximum price contracts or GMPs for each component of the project.

(01:21:15):

This is something that we find is customary for this type of economic development bond issue that the bond market and bond investors would want to see before they would invest in bonds of this nature and provides a level of certainty that that component for which a GMP has been signed is on the cusp of construction and ready to proceed. Finally, the city retains full discretion over the bond financing terms. So we mentioned earlier there'd be another revenue study relative to the star bond deal, CID bond deal and as part of that there'd be the city financing team, the city's financial advisor and underwriting team that would evaluate that revenue study and propose bond terms including interest rates, bond reserves, coverage ratios and so forth that play into the size and amount of that bond deal and the city retains discretion on those under the agreement.

(01:22:08):

So that'd be part of your evaluation at a future meeting should the university be in physician issue bonds to highlight a few of the key city benefits embedded in the agreement. We've already covered a couple of these, but at the top would be that infrastructure funding where the city has first rights to the 14 and a half

million dollars of TIF bond proceeds. Again, it's anticipated for stormwater improvements and traffic and street infrastructure and the vicinity of the project that would otherwise be paid from city at large funds. There's an affordable housing contribution and the universities agreed that before bonds are issued \$4 million of funds or value through real estate or otherwise to the city that would be earmarked for affordable housing purposes should they not perform on that measure before bonds are issued. The city would have the right to reduce the university's right to bond proceeds commensurately with whatever's unpaid as mentioned on the slide, breaking out the sales taxes dedicated to star bonds, there are city sales taxes that will continue to flow through including the new sales taxes within the district for your 0.6% special sales taxes. And then finally there are other university commitments throughout the agreement including a commitment to establish the off-campus housing office to interact with neighbors, maintain, provide security for the site and in general upkeep and also collaborate with its private developers on connectivity to downtown and transportation.

(01:23:40):

Final slide here. Just tease up tonight's action items. There'll be three public hearings required by state law, one on the star bond project plan that's been presented here tonight. Second is on the TIF bond project plan and third is on the establishment of the community improvement district and levy of a 2% additional CID sales tax. Following those public hearings, there's five action items. The first is a resolution approving the execution of the development agreement and substantially the forum presented. The next two ordinances are ordinances approving the star bond project plan and the TIF bond project plan and under state law those have a super majority two thirds vote requirement. Next would be an ordinance establishing the boundaries of the community improvement district and levying the 2% sales tax within the district. And then finally as a resolution of intent relating to the issuance of IRBs for the purpose of providing sales tax exemption on construction materials for the hotel and multifamily facility. That concludes my prepared remarks. I believe the university has presentation as well. I'm happy to field questions as you see fit.

Speaker 3 (01:24:48):

Great.

Speaker 2 (01:24:49):

Any questions right now before university?

Speaker 3 (01:24:51):

Just two kind of technical questions on the stall bonds that I've been asked the most one. What about the dills going into the stall bond district that's moving? How has that taken into account in the base?

Speaker 10 (01:25:04):

Sure, thanks commissioner. So the Dillons relocating from elsewhere in the city into the district provide there's an opportunity in the statute to bake into that base value relocations so that the city sales taxes aren't cannibalized so to speak, so that you're not losing revenue you'd otherwise get because someone relocates. We've brought that up with the State Department of Revenue and they're currently working on providing that adjusted base so to speak, so that the Dillon sales taxes are not captured for star bonds and instead flow through to the city as they otherwise would.

Speaker 3 (01:25:39):

The second similar question is, I think you mentioned, and I think I had the strong in my mind, the base year is May of 24 to May of 25. Is that the year to create the stall bond sales tax based

Speaker 13 (01:25:55):

District

Speaker 3 (01:25:56):

Question about not having football games during that time and do we know the impact of that on the sales tax? And maybe that's a question for the city, but

Speaker 10 (01:26:05):

Yeah, I think I can paraphrase but I'd be happy to turn over to City Finance for a more detailed response if that's Rochelle, but I think the short answer is no meaningful impact. But Rochelle, if you want anything,

Speaker 14 (01:26:20):

Yeah, we have the ability to look at those and so we've reviewed for the record the records for the period in which that applies and there was a small decrease noted that we can work with CDO to account for, but there was no large drop that we need to include in the base

Speaker 3 (01:26:36):

And that's because the stall bond is much bigger is the whole

Speaker 14 (01:26:38):

Yes, the district is much larger than just the football stadium and KU continued to have other activities on their campus and all of their other venues and events.

Speaker 2 (01:26:49):

Thank you. Anything else before we move on to the ku? Thank you. Alright, thank you.

Speaker 15 (01:27:17):

Thank you. Members of the commission. Commission. I think if we can bring up our presentation or can you?

Speaker 7 (01:27:24):

I don't, I dunno who provided it to me so I'm

Speaker 15 (01:27:26):

Not You can, I'll just talk about it. I can do this.

Speaker 7 (01:27:28):

You tell me who it was sent to. I can pull it up while you start talking.

Speaker 15 (01:27:31):

Okay, I can go ahead and get started. We've been before you several times so you've seen the videos and the presentation and what the project is. Just to remind you what phase one is, which goes live. The first football game on August 23rd, I got the pleasure of going through that whole facility this morning. It is mind blowing and incredible and probably one of the coolest football stadiums, multi-use stadiums.

You'll see anywhere in the country that is really the west side of the stadium and the north side, which is

where the conference center is. The conference center is significant and we're storing things in there now, but that's going to be going live a few months after the first football game. Anderson Family Sports complex is there and then you've got the parking lot to the east, which is where the development is going to go.

(01:28:19):

So you would see that in the graphics. Just to remind you what phase two is, it's the east side of the stadium. It's a hotel Marriott quality hotel, 150 full service hotel with 16 condominiums on top, student housing, 443 student housing beds, retail and restaurant, 43,000 square feet parking to replace parking lost as a result of the development and a parking pad that has two levels of parking to support the development. A gateway plaza that can be activated outside of that 20,000 square feet for outdoor programming and having the hotel and all that amenities around there more than doubles the output of the conference center. The conference center as it is today with none of this development would've a difficult time attracting large out-of-state events where people stay multiple nights and come downtown and eat and stay in other hotels, not just the hotel being built.

(01:29:16):

OVG will tell us that we can more than double the output by doing the development. So it will leverage the \$85 million investment the state made to the project for the conference center. The community benefits are entertainment, recreation with sporting events, concerts and entertainment options for residents and visitors. It's just not a university asset. The plaza can be used by the community, by the university community gatherings enhances the multi-use purpose of the stadium. It's really, and this is really important in the increasingly competitive space of higher education. Iowa State's doing a similar project. There are obviously one of our competitors and when you walk in there, that's going to be the first thing a freshman's going to see when they come to the university. They're going to see the gateway project, they're going to see a hotel they can stay in, they're going to get a view of the campanile through that, where they're going to walk through four years later into that stadium for graduation. There'll be a conference center where a 30, 40, 50-year-old people be coming to visit and when their kids go to college, they're going to remember KU in that particular conference. So can I switch the slides?

Speaker 7 (01:30:25):

Kurt's getting it pulled up, right?

Speaker 15 (01:30:26):

Okay, then I'll show you what that looks like in just a second. So this is going to be a really critical element for a couple of reasons. One, it addresses parking, which is a critical part of the project. Hey, I'll go ahead and go forward here. It addresses parking, it addresses our student housing challenges. As we have older housing, we need to replace it. We need to make sure in agreement we're committing to a certain level of having on-campus housing available. We have some older stock buildings we need to bring down and refurbish and bring up. This is a critical element of our student housing needs that we have and we have a hundred million dollars authority from the state to do more and we're looking at that as well. So this is parking housing, it's that recruiting tool that brings, that makes us competitive with our peers in terms of recruiting, it's got, I saw this this morning, the World War I memorial.

(01:31:18):

You'll see that it's a really cool memorial where you can see all the impacts of KU's impact and Lawrence's impact on World War I. So there's a museum there that originally was the David Booth Memorial Stadium. It was a World War I memorial. We are maintaining that aspects of that and that's a picture of the plaza you can see from the project. This is again my favorite view where you look right down the corridor there and you see the campanile through that site in the metal hotels in the forefront on the other side are apartments. And then to the right of all that is where the World War I Memorial is. Again, it's a

critical element for recruiting and for us to be competitive in the higher ed space. It can be the economic center to compliment Mass Street, bring it up, people come there. When you go to a conference, you don't stay in the site.

(01:32:06):

If you go to a conference for multiple days, you're going to go downtown and we're committing in the agreement to work with the business community to provide transportation to downtown to make sure they're on Mass Street spending their money down there, staying in other hotels, a fully functioning conference center. And it is a significant conference center. When you get the opportunity, when that's fully open to go down there, you'll see it's a very significant conference center that we can all be proud of as an asset to the city of Lawrence and Douglas County state and to university high-end quality hotel development that can bring those out of state conferences in critical apartment style housing to address our housing challenges. And again, parking that hole underneath of that is parking. So what you'll see, assuming we get approval here, is we would tear the east side down, we'd build the east side up, we'd build a parking platform with two levels.

(01:32:53):

We'd build the hotel and put the student housing on top of the parking platform and in the middle of that is a plaza that gets activated. So this is a very significant development. It's pretty complex. We just, again, finished in record time at a very high quality build. You'll see that very soon when it opens up a very high quality build on phase one. And we're going to continue that concept in phase two. The benefits to the city of Lawrence, Douglas County state of Kansas is 1.4 billion in direct spending, 550 million in indirect meaning when somebody creates a job, it creates opportunities for other people. That's over 20 years. It's almost a \$2 billion economic benefit. Net new earnings of four \$18 million supported by four 30 full-time jobs over 20 years. These are going to be jobs that are more like retail hospitality type of jobs that the middle class is looking for.

(01:33:45):

And with good paying living wage jobs, incremental sales tax to the city of Lawrence is 27.8 million over 20 years. The county equipment's 32.5, that's over and above what's going into the star bonds, tiffs and CID. So there's money coming in where this project's going and an increased property taxes as was mentioned a few minutes ago. Currently that whole pad is university property is not subject to sales tax. By putting private development on it hotel and the apartment style, it becomes subject to city property tax and state county property tax forever. So when these pay off, that taxes keep rolling into the city as well. And the school district taxes are retained during the period even while the tip projects going on. So those are the economic benefits. Again, there's another view of what this will look like in a couple years whenever we can get this all built.

(01:34:37):

Again, economic benefits, I think I've already been there. Lemme go down, here's the cost that Kevin talked about just a minute ago. This stadium, west and north, \$363 million. So we've already put that in terms of financing through the athletic department and through our donors, our generous donors that helped us with the west and north side state put in \$85 million to ARPA economic development funds, phase 1 4 40 \$8 million. Phase two developer for hotel housing and restaurant retail, 126 million stadium, 134 million. That's a different number than you saw previously. And the reason is as we've gotten closer into design, our donors want sweets on the east side. So donors have been stepping up a little bit to make it where we can get this thing built in two years, get sweets in it so it compliments the other side as opposed to bleachers like it is now. That was a concept three months ago.

(01:35:30):

So as this thing gets designed, we're looking at, there's a market for increased premium seeding on the east side as well and we're designing it to do that and donors are willing to step up to help us with that.

And then you've got the star bonds, TIFF and CID that was just mentioned, the stadium parking, plaza infrastructure and stormwater. So the 14.5 million of stormwater and parking's in that number as well for a total of \$808.7 million. You take the 14.5 million out, you're at a \$794 million project. That is not the stormwater part of the project. So this again is the biggest economic project and the history of Lawrence and Douglas County and it's one of the bigger ones in the state and you can see it's got a complex partnership. The state, the city athletics developer, your role in Tiff CIDs and Star Bonds and it, it's a complex project because of that.

(01:36:30):

In my previous life I've been the CFO of Washington DC for seven years and the CFO of the city of Phoenix for 25 years as our 25 years. So lots and lots of projects like this. And this is on a par with the Wharf project in Washington dc. It's on par with the cityscape and downtown A SU and the city of Phoenix. And those projects were wildly successful. So in a minute I'll explain to you why we're confident that this one will be too not sitting aside that we had, I can't ever, I've done a lot of these, I've never seen three different consultants look at a project. So we had Hyundai look at it because we didn't want to come to you as a city without being comfortable that this was feasible and would work. You then had Baker Tilly look at it, the state had PGAV look at it, as Kevin said a minute ago, there'll be another consultant look at it before you sell the bonds.

(01:37:22):

I don't know of any projects had four different looks and they're all consistently coming up with the same outcome and the same results. We think it's conservative and I'll explain what that means in just a minute and that this will be a very successful project. Here's the maps and these are critical in terms of the success of this project. You'll see the star bonds on the map and as was mentioned earlier, the Dylans will be called out of this so that you don't take the loss of just relocating facility that we were working with the city and with the state on that. The question was answered there. The community improvement district excludes the crossing because it already has a CD on it, so that looks a little bit different. And then the tax gram of financing is only the area that would be subject to property tax.

(01:38:06):

The reason why I'm very comfortable giving my life experience in this, and I'll give you the example of the wharf in Washington dc the wharf in Washington DC was done in 2018. I was involved heavily in doing that project 20 years. It paid off last year, paid off this year three months ago, five years early, five years instead of 20 years because it was conservative, it looked at the things and made sure everything was reasonable. Anything that happens in these areas during the next 20 years goes to pay that off early. And I believe the numbers are conservative and the consultants have said that. So I'm confident this is going to be a very successful project that's going to be important. Selling the bonds, getting a good interest rate and the quicker these payoff, the quicker that money flows to you, all of it, just the increment going to the project.

(01:38:53):

So there's lots of reasons why we did this this way to make sure this is successful, to make sure it's marketable and to make sure that you don't have to worry about it. The investors don't have to worry about not being paid back and you're not on the hook for any of this. As was said earlier on the star bonds and the CID, the Cs a net new tax you don't collect now the star bonds, you don't backstop them. And I've seen some articles where said, well, you'll have to step in if they fail. No, I've done these. A lot of these you don't step in investors take the risk. But this project has the developer that did the airport in Kansas City and you can see how successful that is. We have some of the top people involved in this project. It's been looked at, looked at and looked at.

(01:39:37):

It's got thought process strategically in how to pay it off. So I'm very comfortable this is going to market very, very well. So the city agreement. So we spent a lot of time together, Craig and I and his team. And I want to tell you they definitely represented your interest in that. We had some pretty long discussions. The issues that you're concerned about, affordable housing, the storm water project, transportation, the taxes, all those things. We had some very significant discussions about and all that. We tried to negotiate something that makes this a project that both sides can be successful and can be proud of. So as a result of this project, there's going to be a funding source being the TIFF to help fund the Jayhawk watershed project, which is really, really important for the community and for the city and for the university. Affordable housing support.

(01:40:33):

We are currently working at looking at land that we in endowment hold to look at generating 4 million of proceeds that can be used for affordable housing. But for this project that would not be something we would be partnered on most likely university housing initiatives. We've had lots of discussions and I and Heather Blank, who's a project manager, have lots of discussion with our housing office about the need for an off-campus housing program. And Craig and some of the commissioner sellers and others were at Town and gowns where there was lots of presentations about university housing offices. We're looking at those learning from those and working to support and put that in place to help our students. And this is important not just because you're asking about it, it's important to us as well because we are in a major recruiting challenge with less and less high school graduates coming into college.

(01:41:31):

So we got to make sure we have quality housing, they can go to a quality university, they can go to a place where they see an experience like the gateway project and if they can't live on campus, we need to make sure they have a good experience off campus. So this is in all of our interests to make sure that that office works and we're committed to taking some steps to put that in place. And again, active participation, housing studies and good faith efforts to try to find findings. We're not only looking at this project to provide housing, we're looking at how we're going to deploy our a hundred million dollars of authority. We have to build some of the more affordable housing. Something that maybe is less expensive than this option. And one thing I'm not sure people understand, we have the most variety of housing options for our students of any university in Kansas, any of the other five universities.

(01:42:17):

We have scholarship halls which are under \$4,000 for a semester to \$13,000 for the highest end. So we have a wide range of product that students come here and we want to continue to do that because that's an important recruiting tool because college is not cheap to go to. And so it's not only this project, it's other projects that are going to be looking at as part of this transportation collaboration. One thing we heard from talking to the business community, it's how are you going to get people from there down here to mastery to frequent the restaurants and bring the business here? We're going to be working with our hotel, a developer partner and with the downtown community, we'll continue those discussions of how do we move people back and forth because if I have a 500 person conference coming to the conference center, there's 150 rooms in the hotel, well they got to stay somewhere else too.

(01:43:08):

And those 500 people are going to be on a break at some point and they're going to want to go explore. We need to be able to move them around because if I go to a site and I have nothing to do or nowhere to go, I'm not coming back. And we want, and this is a direction we've had with OVG, we want them to come now and three years later book us already. We want them to book that next conference with us too. We want them to have a great experience in the city of Lawrence and the university and in the facility. So that's important for us as well. And then the other thing is ongoing meetings with the neighborhoods. We've had 14 meetings so far. There's another meeting on Thursday. One thing we've put into the agreement is that we would limit the number of large events we would have and the stop time on that.

(01:43:54):

One of the challenges with this project is it's not done yet. It's going to have construction going on for two years. We're going to have to market it. We're going to have to see what the market is, who can come. And as we figure that out, we'll continue to work with the city of Lawrence with the neighborhood is to make sure that we do that in a way is a good neighbor and a good citizens in the community as we do that. But a lot of this is still being developed. This is a brand new project just opening up and a lot of things we need to figure out. One thing is we're willing to do is limit large events and the time on those and the rest of it'll continue to talk about. So that's what we have out here. So again, this is a project that is done in a strategic way to be a major recruiting tool for the university to be a major economic benefit for the community, to be a multi-purpose facility, not just a football facility that helps us recruit, helps us do the things that we need to do to be successful.

(01:44:51):

We want to presume and strengthen Lawrence's status as one of the best college towns in the country. I think this does that and it's a once in a generation if not once in a lifetime type of project. And again, the wharf project, which was an old fishery area on the Potomac River in Washington DC if you've ever been there, not a place you want to go 10 years ago, that is one of the coolest places you can go. Now, unlike this, that didn't take 20 years, it took five years to pay off. I'm not promising that here. But the same concept of designing this and thinking about it is to make it where we know it can be successful. It's not going to be one of those failed types of projects. And so there's lots of things that, so what does this really bring to both of us, KU and the city of Lawrence by doing this project, we get student housing, we get parking, we get a hotel to compliment the conference center to make it work.

(01:45:46):

You get 14.5 million to a stormwater project, you get almost 2 billion statewide in economic development impact that if we can't do all these tools, we can't get the project going, we can get the stadium done. We don't have the resources without even the last 12% to do the public improvements that the developer has to have to put their stuff on top of the public improvements aren't there. The developer's not going to be there. So all the economic benefits that you get out of this, \$4 million for affordable housing and off-campus student housing office and all the things that come with this project are why we believe it's really important for both of us to work together on this. And I do want to say Craig and his team are hard negotiators. They definitely represented your interest in this. We had some pretty intense discussions. It was respectful, it was a pleasure to do that discussion with them.

(01:46:45):

And we both understood the benefits of this project to both of us and tried to do it in a way because when you do a project like this and you're taking these votes on this, you want to make sure you're getting what you can get out of this. And I think you guys did an heck of a job of getting everything that we can possibly give. We're going through financial challenges as you're reading in the paper. They are really, every university in the country is having these challenges. Ours are really to make sure we are paying our faculty and staff properly and doing strategic objectives. And this is a critical piece of our future economic health. This project is. So we are, this puts us in great shape doing this project and we are putting ourselves in positions where we can compete with any university in the country in spite of all the challenges that we're all facing. So we believe we are putting ourselves into a strategic position financially for this project is an element of that for recruiting and everything else. And it's a project that benefits all of us, the state, the city and the university. So I thank you for your attention on this and I'll be glad to answer any questions dispel any mess you may have heard that come with these kind of projects. Again, I've done several of these and I think this is a really, really good project that we're very proud to bring forward to you.

Speaker 7 (01:48:04):

Mayor, I just wanted to say, I did update the agenda with the presentation, so if you're accessing it and refresh, you should be able to access the full presentation now.

Speaker 2 ([01:48:13](#)):

Okay, great. Thank you. Any questions?

Speaker 5 ([01:48:22](#)):

I have a couple please. And they kind of speak to the ness of the project, so it doesn't necessarily speaks to the things that we're voting on, but they speak to the context of the project since you stated so eloquently this evening that it deals with recruitment of students and student housing. So I just wanted to make sure I preface that for parliamentary purposes. My first question is, you had stated that this project keeps you on track to provide access or at least that the ability to be a recruiting tool for students. And so my question is what does that mean? It seems like coded language and I don't want to assume it's coded language. And I say that as it relates to, you talked about some of the challenges of funding and budgets and I know recently there's been a change in endowment where a lot of our specifically based and specific named scholarships or funding has gone into need-based. So I don't know if there's anybody here from the university, but I would be curious to know what need-based means because I think understanding the definition of need-based and need-based scholarships will give me an idea of student population. So I don't know if you guys can get that tonight. You don't have to, but I would like if you can, that'd be great. But I would like to know what the university's definition of need-based scholarships or at least endowments definition of need-based scholarships

([01:49:57](#)):

For that. You had talked about a wide range of housing options for students and then you talked about you're expanding your bonding with the board of regents currently. And you talked a little bit about hall skull halls are very, that's a small unit of amount of affordable housing. What are the other affordable housing options that the university currently offers and are they on track to be expanded or are they going to go offline?

Speaker 15 ([01:50:33](#)):

So all of we need every piece of housing we have plus some more. We are going to need to somehow, and this is four 40, some beds, about a thousand beds, even with the enrollment dropping off, we're going to hit our peak this year. We're going to have a new class coming in slightly under 5,000, lower than last year, but still above the graduating class. And we probably have peaked at residential enrollment and for reasons of demographics and for reasons of housing supply that we have available. So we'll start focusing more on competency-based education for the workforce, for online learning and we'll probably peak at that level, but some of those units are getting old

Speaker 6 ([01:51:15](#)):

So

Speaker 15 ([01:51:15](#)):

We will need to bring them offline. If we can do it in the summer, we will, but we may have to bring them offline for a short period of time and we want to keep that mix that's very wide in its range that from residence halls that are much less expensive than apartments and we want all that going on. So we'll be looking at bringing some units down, repairing them over the years and we need a stock to be able to do that, to not put pressure on housing in the community. The a hundred million that we got authority from the state for would allow us to build a approximately or partner with someone to build a 600 unit residence hall type of facility, which would be a lower price point, more of a dormitory style. I don't think

you're supposed to use those terms anymore, but that's for those of you that are old enough to know what those are, it'd be more of the lower cost process rather than the apartment. So these are apartments, we need dorm style in there or residence hall style. And then we need to maintain all the assets that we have in place, the scholarship halls,

(01:52:21):

All the ones up on the hill, every place we have, we need to refresh those because people don't want, if I got a choice of where I'm going to go, I want to make sure I'm in a nice room with a nice facility. So we're going to be rebuilding, recycling, repairing, maintaining. And to do that, we need more units to do that, even with enrollment dropping off.

Speaker 5 (01:52:44):

So for example, Oliver Hall gone, I assume that that's going to be a site for housing potentially. I know you have the towers, that's four units. So currently only two are operational. Is the goal is to replace those and will they be on park to residence hall? Because essentially what I'm hearing is that affordable campus housing on campus housing equals residence halls.

Speaker 15 (01:53:10):

Just to give you the range. The scholarship halls are in the four to 5,000 range.

(01:53:16):

Ellsworth is in the 7,000 range Stouffer's in the 13,000 range. We need to be replacing those Ellsworth type of facilities so that we have the right price point because we want a diverse class. We want people from all income levels that go into your question about need-based aid. One of the key recruiting tools is you need to have need-based aid provide that diverse and that of income and every other way you want to look at it. Need-based is something we're asking the state to help on as part of our budget request with the board of Regents. That is a key recruiting tool for bringing people from out of state in and for making opportunities for people who live in Kansas to go to school. And so when you are on need-based age, you're not probably going to get in a \$13,000 per year or \$13,000 per year apartments. You're going to be more likely looking at a residence

Speaker 5 (01:54:11):

Hall. Right. I lived in Ellsworth when I went to ku, so

Speaker 15 (01:54:13):

Temple

Speaker 5 (01:54:14):

And Louis we're not even an option for me, so

Speaker 15 (01:54:17):

Thank

Speaker 5 (01:54:17):

You for that. In regards to the project you alluded to that the roughly 400 plus units within the gateway project are in fact student housing or is that just open housing?

Speaker 15 (01:54:36):

That'd be apartment style housing that we will be focusing for students with the developer.

Speaker 5 ([01:54:41](#)):

So it's apartment style housing with a heavy interest for students to live there.

Speaker 15 ([01:54:46](#)):

Yes,

Speaker 5 ([01:54:46](#)):

But you won't turn away workforce adults. I

Speaker 15 ([01:54:52](#)):

Think that is all we need. We need a thousand units so we'll probably fill it up. I mean we need to finance thousand spaces live, but yes,

Speaker 5 ([01:55:01](#)):

I can't live there.

Speaker 15 ([01:55:03](#)):

We will have to negotiate that.

Speaker 5 ([01:55:05](#)):

No, no, no, no, no. We are not going to do that. I don't need to be dragged by any of the groups or papers here so I'll take what you say as what it is. Okay. And I know this is outside of your controls but I think it kind of goes to the bigger piece on just talking. Well that's comment, but it's just about the jobs and living wages piece with some of the jobs coming online. So I know we've gone back and forth about that so I won't belabor that piece with you. Just a question about the off-campus housing office. I know in the agreement there's 24 months to get that online and I know that there are some mechanisms and I know that housing has some of the platform has the platform that can bring that online. So why 24 months?

Speaker 15 ([01:55:57](#)):

I think that was in case something. That's the long end. We plan to do that quicker than that so we can bring up, and I think you probably saw these things at the conference that was there, bring up the website, bring a person on board dedicated to that. We got college pad already activated, all those types of things. So we're going to move on that hopefully well before two years. That's more of a giving us time in case something goes wrong. Potential

Speaker 5 ([01:56:22](#)):

Buffer. I get it. I think that's all for now. Thank you Mayor. You're

Speaker 2 ([01:56:27](#)):

Welcome. Anybody else have

Speaker 4 ([01:56:28](#)):

Questions please? One piggybacking on the off-campus housing office, is that going to be an actual physical location off case campus?

Speaker 15 (01:56:38):

I don't know the answer to that. I think that's being developed. We have a plan from our housing director that lays out bringing a person on board how to get in contact and be partners with the community. I don't know that we would have an off campus office. We have space for that on campus and it's not that hard to get out, but I think we're open to anything on that as we develop it.

Speaker 4 (01:56:59):

Okay, thank you.

Speaker 12 (01:57:01):

Good question Mayor, I had a question regarding the neighborhood ongoing dialogue. Do you guys have a point person or group specified for neighborhoods to go ahead and have that conversation with ongoing conversation with?

Speaker 15 (01:57:17):

Yes, there's been 14 meetings. Heather Blank and Julie Murray in particular have been at those meetings and we've again, 14 of them. We have one scheduled for Thursday and there's point people that we've been discussing those with. I assume some of 'em are probably here.

Speaker 12 (01:57:36):

I'm aware of the ones in the past. I'm talking about in the future because this is going to be a project that's going to be around for a long

Speaker 15 (01:57:40):

Time. Kurt Goodman's here as well. Kurt if you want to stand up. He's the general manager for the stadium and he is on explorer. DC's board. Lawrence. Lawrence, I'm flashing back.

Speaker 12 (01:57:57):

We're big. We're not that big.

Speaker 15 (01:57:58):

Explore Lawrence, that's my bad. I

Speaker 5 (01:58:00):

Don't want to be AVC right now.

Speaker 15 (01:58:02):

Explore Lawrence on us Lawrence board and he's going to be a contact with the community as well as Heather Blank is assigned to this project. As long as she's willing to stay at ku, she's managing that. So these are two of our key contacts that we'll have any discussions the neighborhood needs to have about this is a new stadium with a new sound system, there's going to be construction going on for two years. We're going to be experimenting. Not everything's going to go perfect.

(01:58:33):

It just isn't. I've never seen one of these go perfectly and I've been involved in more than one stadium and we're going to need to stay in contact with Craig when neighborhood issues come up or you bring up issues and we're going to just have to keep talking and try to work these things out. We need this asset to

work for the benefit of the economic benefit of the community, but it needs to work in a way that isn't obnoxious and so that's just something we're going to learn as we go and we'll have that dialogue.

Speaker 12 ([01:59:02](#)):

Okay. Alright. Well I'm good. I'm glad to hear that that you have point people designated for that.

Speaker 3 ([01:59:09](#)):

Just to follow up on that, would those be the same two point people that downtown businesses and hotels we talked to about the transportation, which I know is a key issue?

Speaker 15 ([01:59:19](#)):

Absolutely.

Speaker 3 ([01:59:20](#)):

Okay.

Speaker 15 ([01:59:20](#)):

Full time. That's all they do.

Speaker 3 ([01:59:24](#)):

And the other one just on the timing issue, and you mentioned this briefly, but some questions I have, I mean the minimum improvements you have until August 31st, 2026. I know you don't plan to wait that long on the stadium. What's the phasing of that stadium? First, second

Speaker 15 ([01:59:42](#)):

Stadium, the stadium would go down into this football season by the year. So you'd take that OE side down, you begin the process of building that back up and you got to take it down to build the parking pad because that parking pad is where the stadium is now. It's going to move in. So you'll take the stadium down, you'll begin building that in phases. You'll be doing the parking pad when the parking pad and the stadium are done and while that's going on in the hotel it can get built not on the pad and then when the pad's done, then the apartments can go on top of it. So that's kind of the phasing stadium down stadium up parking, bed up hotel apartments and we are in meetings weekly right now with the developer. We are still designing. Right, you're still designing what the stadium looks like, how many suites you have, what's going to work, where exactly does the hotel go?

([02:00:31](#)):

In the last month, the new design of the hotel actually connects to the conference center. When we met with you in May, it was going to be a separate building. You'd walk outside. Well now the door outside the hotel will open to the breezeway of the conference center. So if I have a waiting in the hotel, I'm stay in the hotel, I just walk right through the door. I'm in the conference center for receptions. These things are evolving. This is a complex project and it's being designed and we're going to go, assuming we get approval, we're going to go full bore tomorrow and get this thing under construction by the end of the year.

Speaker 3 ([02:01:06](#)):

That's an interesting improvement. I mean obviously the conference center is a big part of this for the city

Speaker 15 ([02:01:13](#)):

That it's connected is really

Speaker 3 ([02:01:14](#)):

Connected is,

Speaker 15 ([02:01:15](#)):

I'm just going to say that out loud.

Speaker 3 ([02:01:17](#)):

Is the ping just out of curiosity, is the ping deck, it's connected to the stadium, so if you're ping there, you're walking right into the stadium.

Speaker 15 ([02:01:27](#)):

So the current design is, there's one level of park, there's two levels of parking. It's for housing and for the hotel and for the game. And it will connect into, it will be right next to the stadium and there'll be in the current design food and beverage out on the plaza part of the stadium and the parking is all together. So yeah, it's going to be

Speaker 3 ([02:01:48](#)):

That's what I thought.

Speaker 15 ([02:01:49](#)):

It's a really cool design that's coming out of this. We're still working through to integrate it all together.

Speaker 4 ([02:01:58](#)):

So with the parking at one point they were talking about doing underground. That's

Speaker 15 ([02:02:03](#)):

No longer, it's sort of underground. It's on top of the current parking lot two levels with an apartment on top of it. So it's above ground underground. We're not digging down, we're putting it on top of, it's two levels. It's going to be of tructure to put an apartment on top of it.

Speaker 2 ([02:02:20](#)):

Okay, got it. Like a bermed area that you're going to build around it and then build into it.

Speaker 15 ([02:02:26](#)):

You're out of my league now.

Speaker 3 ([02:02:28](#)):

Well I picture if you're stand on Mississippi, you're looking down at the polking lot. That's what we're putting it. So the appointments will be level closer level to Mississippi. That sounds right.

Speaker 2 ([02:02:39](#)):

Can you speak to the conference numbers again? I know you mentioned it in your last presentation, but there's been some comments about whether or not this is even a useful conference center or whether or not we're able to actually generate any revenue from the current existing site and or whether or not there's enough or a large number of conferences that would even come here. So can you touch on that, what kind of agreements you have in place as far as memorandums of understanding or something along those lines please? One

Speaker 15 (02:03:07):

Of the things overview group has told us is you need a Marriott Quality Hotel for the kind of conferences they want to bring here from out of state in particular. And so the first one that's getting booked is it's a small one, it's 150 person engineering conference. Kurt told me about it this morning. 150 people would in theory, Philip a hotel if they're out of state, it's a engineering type of conference. And then for the first two years there's going to be construction, we're going to be rebuilding the stadium, building the plaza. People don't always want to come to conferences. Why construction's going on that? Maybe they will. They're going to have their hands full booking that. So once that's done then it's full blown marketing. And so having been involved in doing conferences myself over my career, when you're looking at a place you want to know that hotel's going to be there, you're going to want to know that that amenities are going to be there.

(02:04:05):

So once this thing gets, the bonds get sold and designs get going, people then are comfortable booking something two or three years out and you book conferences. You don't book a conference today for next week. You book one for three years from now. So the benefit of this, the 150 to 500 person conferences that are going to be coming that conference center is really going to get realized when this thing becomes real to people booking conferences and then that is going to be their job and we're going to hold them accountable to it to bring those events in that bring all this economic development benefit you have. But it's going to take a little time because we're going to be in construction a couple years and then it's going to take off and that's all reflected in the forecast and all the numbers.

Speaker 2 (02:04:49):

So the first couple years while you're under construction, how many events do you propose or expect to be able to hold there while this happens?

Speaker 15 (02:04:58):

I'm going to look at Kurt.

Speaker 16 (02:05:02):

I would guess in the hundred to hundred 50 range on the social side,

Speaker 2 (02:05:06):

The people. I'm just saying what number, what's the quantity of conferences? If you want to step up so everyone can hear, that'd be great. Yeah, it's

Speaker 15 (02:05:13):

Going to be more social, more local. In the first two years the people coming from out of state are going to want to see the project. Go ahead.

Speaker 16 (02:05:20):

Yeah, we're anticipating anywhere between a hundred, 150 events annually in the conference center itself. And the response we've gotten so far has been extremely strong. A lot of social kind of events who don't need the out of town folks coming in, but everyone we brought into the conference center has been blown away by it so far. And we're already talking about statewide regional conferences into 26 and 27 already.

Speaker 2 ([02:05:41](#)):

So the hotel would then add to the value

Speaker 16 ([02:05:43](#)):

Correct.

Speaker 2 ([02:05:44](#)):

And change.

Speaker 16 ([02:05:44](#)):

Correct. That's when we can bring the numbers up a lot higher when there's actually a base hotel that the conferences can work out of.

Speaker 2 ([02:05:49](#)):

Okay, so the number of people as well coming, correct? Correct. Okay, thank you.

Speaker 16 ([02:05:54](#)):

You

Speaker 15 ([02:05:54](#)):

Got it. So I brought 'em.

Speaker 2 ([02:05:57](#)):

Thank you. Any other questions

Speaker 5 ([02:06:00](#)):

I have, these are mostly for probably Kevin or even Rochelle in the contract in regards to taxing. We have the TGT piece in there and I know that we are due to have a conversation around TGT. So in the agreement it's right now at 6%. If we were to address and vote on increasing that TGT, how does that difference impact? Do we keep that or will that then be sucked into the star bond discussion?

Speaker 15 ([02:06:32](#)):

The agreement says you keep it. I can answer that question

Speaker 5 ([02:06:36](#)):

I was asking Rochelle, thank you. Thank you. But I was asking my financial person, but thank you.

Speaker 6 ([02:06:43](#)):

Take that out.

Speaker 14 ([02:06:48](#)):

So right now, the way we have this structured that any increase the city would be allowed to keep and as Gilmore and Bell has pointed out in numerous phases of this, if that does take state approval and it would be conditioned on them approving us keeping that increment.

Speaker 5 ([02:07:05](#)):

Okay, so although it does state in the agreement according to university representation that if we get to keep it, that's still based on state approval? That

Speaker 14 ([02:07:18](#)):

Is correct. Thank

Speaker 5 ([02:07:19](#)):

You.

Speaker 15 ([02:07:22](#)):

And we would lobby on your behalf if that helps.

Speaker 5 ([02:07:24](#)):

I bet you would. It wouldn't be nothing but expected.

Speaker 4 ([02:07:30](#)):

Rochelle, is there any requirements that the state has on allowing us to keep those funds, those extra funds? Why would they turn it down I guess?

Speaker 10 ([02:07:46](#)):

Yeah, commissioner the state approves several periods of the star bond approval process. One of them is approval of the plan, which dedicates revenues to repay the star bonds. And as was depicted, most of the repayment source for star bonds is the state sales tax. And so as a condition to the state providing all of its sales tax in that manner, the shorthand way to say is the state usually requires the city to also be all in and contribute everything possible, which often includes your transient guest tax as well.

Speaker 4 ([02:08:18](#)):

So the increase is that that would be part of that.

Speaker 10 ([02:08:22](#)):

It could be the State Department of Commerce needs to render an approval letter of the plan and embedded in that would be its direction on what occurs with that TGT incremental increase.

Speaker 2 ([02:08:35](#)):

Okay, thank you. Interesting. Okay, any other questions right now? I think that'll do for now. Thank you very much. So today we have three separate public hearings we need to conduct and each one of them is related to the individual funding mechanism associated with it. So we're going to conduct three separate public hearings. The first one's going to be on the star bond plan, the second one's going to be on the TIF project plan, and the third will be relative to the CID and the CID sales tax. So I can start with the first public hearing. I'd like to open the public hearing for the star bond district at this time.

Speaker 11 (02:09:35):

Good evening. My name's Ron Gaius and I'm from zip code 6 6 0 4 7 on the west side of town. I'm here because I'm concerned about this agreement. My concern is that you might not pass it and I want you to, when I first heard that this project was proposed as a star bond project, it put a huge grin on my face because I cannot imagine another circumstance, certainly not one in the 30 years, 28 years I've lived in Lawrence where the state is offering to put up \$40 million to support a major economic development project in our community. Wright smack dab in the middle of our community, Wright smack dab next door to our single largest employer. We are economically connected at the hip with the University of Kansas. For nearly three decades I've heard civic leaders complain about the lack of town gown cooperation in this community.

(02:10:43):

And I have to say a few years ago I agreed with them. You can't say that anymore. We've got the most civic-minded chancellor, the most civic minded and engaged athletic department that we've had in any time that I've been in this community or any time I've ever heard of in this community. And you've got your largest, most important economic development partner approaching you with a project that's larger than you've ever had. And the things that they're asking for are absolutely no different than any other private developer would ask for. There's nothing extra here except the Star Bond project which brings in state sales tax revenue to reimburse you for investments in the infrastructure. That just makes no sense to me why you wouldn't want to support this funding mechanism. A couple of other observations that are a little bit more generic to the project, not I'll only testify once the economics and the details will be left up to people much smarter than I. Let's talk about the politics of this project. A few years ago, rock Chalk was the biggest project to come along and there were opponents all over the place and it was pretty chaotic election cycle after that. Bob Shum who championed that project got beat.

(02:12:18):

A decade later, 12 years later, Bob enters the political race to come back to the commission. He's the runaway winner in the primary. The folks that were strongest opposed to this project, the folks that opposed incentives and abatements exclusively, they all got beat. I encourage your support for this. Thank you.

Speaker 17 (02:12:42):

Excuse me, the slander. Hello, my name is Eric Hid and 6 6 0 4 6. Hello everybody. I was just slandered in front of your face. I support this project and I got last place sir.

Speaker 2 (02:13:01):

Hey Eric, can you keep us to the Starbucks?

Speaker 17 (02:13:03):

Okay. I just don't like being slammed.

Speaker 2 (02:13:04):

I appreciate that. I appreciate

Speaker 17 (02:13:06):

That. I'll

Speaker 2 (02:13:06):

Calm down. Thank you very much.

Speaker 17 ([02:13:07](#)):

Alright. I support this project and I know what it is lacking. It's just very something very simple. Okay, lemme start like this. I got these tattoos for a reason from Ashes to immortality. That is the motto of Lawrence Kansas through Hardships to the Stars. It's a translation of the motto of Kansas, the motto of KU engrave that on the gateway project stadium, it's Exodus three three, it goes well, I don't know how to speak Latin fluently, but the translation is I will now turn aside and see this great sight why the bush is not burnt. So I just want you to know that I support this project, but we need, so let's talk about God a little bit because there's going to be some immorality from this project. There's going to be a lot of drunk students around town. There's going to be a lot of drunk criminal rich people around town.

([02:14:13](#)):

But you know what? We're all bad people and we're all good people at the same time. We just need to be better morals. We just need to always be better. But you need to engrave on that stadium the motto of KU before KU changes it because they will change it because I'm talking about it. You engraved that motto on the gateway project so people at least know that KU stands for God even though there's a bunch of fricking atheists up there. And that's why I quit last spring and I got a full refund because the philosophy department is fucking mega. Sorry, I'm so sorry for that. Language. Philosophy department is mega atheists and I tried to challenge 'em. I said, Hey, all these philosophers were studying, they all believe in God. They take academic freedom to mean freedom to be academically dishonest. It's not true. So I'm kind of done hearing all the problems with it. There's going to be problems with any construction project. You got to figure it out. Duh, not you. I'm talking to the city. Sorry. But you can hear it commissioners. So anyway, it's going to be great. Just glorify God in it. At least engrave the motto of KU on the stadium and that's that. Thank you. Thank

Speaker 2 ([02:15:38](#)):

You

Speaker 6 ([02:15:38](#)):

Eric Patrick Ross.

Speaker 18 ([02:15:55](#)):

6 6 0 4 9 First commentator can rest easy because this project will pass. This is a Desmond Briscoe jersey. He put up amazing numbers at the University of Kansas for the football team. I grew up and played at NCA football so much that my fingers stopped working when I was young. I went to KU basketball camp for Roy Williams and Bill self born and raised here, so I figured I'd give it a go on my take on this issue. Since we're considering the star bond, let's talk about the whole district that it includes, which is all of the university as of March 7th, 2023 in the Topeka Capital Journal. The University of Kansas had 69 mission critical buildings with a renewal cost of \$184 million and the KU Medical Center has 50 at a cost of 160 million. And this summer Kansas University Chancellor Doug Gerard received a 12% salary increase. The region's chairman Carl Ice said leaders matter leaders set visions that are compelling.

([02:16:59](#)):

They help support and unlock people to bring their unique talents towards those visions. ICE would go on to add that raises our crucial to help universities attract and retain talent. The backdrop to the chancellor's raise is that in the very same week he received his raise, he simultaneously disallowed all raises to university teachers and cut their operational budget by six and a half percent. So I would go back and

correct Regent chairman Carl ICE's words and say that teachers matter. Teachers set visions that are compelling. They help support and unlock people to bring their unique talents towards those visions. And that raises are crucial to help universities attract and retain teachers. And I think it's important that we speak to the educational system that the University of Kansas offers because we rarely hear of any large ventures in the educational sector for the university. That's what the university's main and primary goal is. (02:17:55):

And I know it's in vogue in today's day and age to only care about athletics and money, but I think if you want to retain students to your university, I think we should put a long and good effort into what kind of educational system we're offering here. And all of those bench buildings that I previously mentioned, they're all collapsing, they're all needing repair, they're in disarray. The teachers want that to be improved. And I might also add that the teachers voted to form a union last year in April. They voted overwhelmingly to form a union and that the university has dragged its feet over the last year and they have not engaged in any meaningful way to help those teachers achieve that union. So we can speak to budgetary difficulties, but the endowment has plenty of money. The teachers are asking for a more perfect union and I think first and foremost, before we engage in half billion dollar infrastructures to sports, we should care about our students and our teachers. Thank you.

Speaker 2 (02:18:56):

Thanks Patrick.

Speaker 19 (02:19:15):

Daniel Lowing, resident KU grad, 1974. There's some components here that are missing. Like the students when the first meeting happened in this whole thing, there were two days left of classes and then the finals were there and guess what? Now we're coming to a vote tonight. And where are the students? Oh, they show up Monday. These meetings have been planned deliberately to exclude the students. They have had no voice in this at all. Shame on everyone. There's a problem with the community being informed about what's going to happen to their neighborhood. I'm hearing about we're going to have a hotel here, we're going to have a convention there, weddings there and this and that, but what about the neighborhood that it's going to destroy? And this gentleman who's running again for office, he was down on Indiana Street last week campaigning and what's the noise in the chaos going to be like in the neighborhood that you were looking for votes in?

(02:20:23):

There's an article that I had put with the city clerk and there are complaints from this committee, the neighborhood input that has not completed yet. Heather, I'm taking down notes. They've already supposedly had 14 meetings and I am sure that every minute has been videoed full copy and audio because if promises are made, promises must be kept, but if there is no documentation of all these community meetings, you are wasting your time because there's no record of it. Heather, do you have video and audio recordings of this? Daniel? No, you do not. Daniel, can you?

Speaker 2 (02:21:07):

No they don't. Make your comments to us

Speaker 19 (02:21:08):

Please. Thank

Speaker 2 (02:21:09):

You very much.

Speaker 19 ([02:21:09](#)):

Well

Speaker 2 ([02:21:11](#)):

To us, but just,

Speaker 19 ([02:21:12](#)):

Okay, well nobody's going to answer. That's what's going on here. This is it. Tonight's the night and anybody that wants to say anything, we've got three minutes to do it in and none of you are going to come back and voice our opinions. There should be a break put right into this thing. Anybody actually this vote should be delayed. This vote should be delayed and it should be tabled for at least a week or if not till next month because I'm seeing reports in newspapers, ladies that are specifically a Katie Cher and a Pat Perry who said this process with the neighborhood is not done yet and they have had requests to the university and it states here. KU did not respond to questions the first time when I came up here back in May, the same thing was there. KU did not respond. I spoke to Mr. Dewe. He said that was all lies. So I'm assuming that the report that just appeared in Lawrence Times is all a lie too. Thank

Speaker 2 ([02:22:19](#)):

You. Thank you.

Speaker 20 ([02:22:24](#)):

No

Speaker 19 ([02:22:24](#)):

Records.

Speaker 21 ([02:22:29](#)):

Good evening commissioners. Kim on Spock, executive director of Explore Lawrence, thank you for this time that I can share. Explore Lawrence's perspective on this project. Our staff and board have been in close communication with the project leaders at KU to stay informed of the plans, the timeline, the potential impacts on Lawrence's hospitality sector. We've been very impressed with their responsiveness, transparency and their willingness to work with us as true partners. We are especially excited about the new conference center. Lawrence has needed a venue capable of hosting larger conferences for years and attaching it to the new stadium creates something truly unique in our region. This will be a powerful draw for meeting planners and visitors and we believe it will be especially effective in driving that weekday business that Lawrence has been craving. We are generally supportive of the hotel and we do recognize that that 6% transient guest tax will be remitted to bond payment, but we are very excited about the clause that's been added, that any future increase in the transient guest tax collections if approved by the state would also be remitted to the city.

([02:23:43](#)):

Connectivity has been mentioned a lot and we do believe that that is key to the success of this project before, after phase one and during phase two. And we are also encouraged by the discussion of the shuttle service to downtown and hotels and other attractions. The gateway project does represent a transformative opportunity for our visitor economy. If we connect meaningfully to the rest of Lawrence and preserve our character, we believe that this can leave a lasting legacy that benefits residents and strengthens our hospitality sector and wants leaves, visitors wanting to come back. The bottom line right now is simple. We need more people coming to Lawrence whether they arrive for a conference or a weekend getaway,

they'll need places to stay, things to do and a way to experience all that makes Lawrence unmistakable. So we do ask you to support this project. Thank you for your time.

Speaker 4 ([02:24:42](#)):

Thanks Kim. Mayor, could we have that podium lowered? I can't see.

Speaker 2 ([02:24:47](#)):

I'm sorry about that. Amanda, can you just lower that for me? Thank you. Sorry about that. It's okay.

Speaker 22 ([02:25:04](#)):

That's good. Okay. Pat Peery, president of the University Heights Neighborhood Association and a member of the community advisory committee under the cooperation agreement. I think you all know what the cooperation agreement is by now. I have participated in, I think every one of the meetings that have occurred from the Community Advisory committee as well as the kind of informal dialogue that's been going on had been led by Heather Blank and the team from KU and certain members of the community in coffee meetings for the last several months. And we've had a lot of dialogue and a lot of communication. I just want to clear up some of the misinterpretations that some of the members of the community have had about that. There's been a lot of that, but my comment that was repeated I guess in one of the newspapers had to do with the fact that the cooperation agreement was not, the process outlined in the cooperation agreement had not been completed.

([02:26:16](#)):

It was well along, but it never resulted in a written report with dissenting views that was presented to the provost and we never had a chance to compile it. We never had a chance to, first of all determine if there was a consensus and we never had a chance to write a report with dissenting views and presented up the chain. And so that process ended before we got to that point and then this process started, which is fine. I sent a letter, it's in your packet with three specific things that I wanted to bring out as concerns. The first one is, but by the way, the city manager's report does mention prosperity and economic security I think has a strategic plan that's met by this goal or the pillar of the strategic plan. I also want to bring out the pillar of strong and welcoming neighborhoods and I happen to represent one of those strong and welcoming neighborhoods.

([02:27:21](#)):

In fact, the that's most impacted by this project, so I'm fiercely attuned to that and I'm a fierce advocate for that and a defender of our strong and welcoming neighborhood. So there are three things that I think I still have a concern about. One is the parking that's being provided with all the intensity of uses and the parking that's being provided. I don't think what's the number of parking spaces in the plan is adequate to take care of the already over capacity that we have on the north campus. The university officials have committed, have told us that they committed to adding parking on the Sunflower apartment site, which it helps address that. And I know this is first of three public hearings. I'll come back with comments on the other two. That's perfect.

Speaker 2 ([02:28:22](#)):

Star bond questions, comments, I should say.

Speaker 23 ([02:28:26](#)):

Good evening commissioners. Marcy Francisco 1101 Ohio. I had asked earlier in the discussion of this project for the sales tax revenue previously generated through sales of tickets and concessions at the KU football stadium. To be acknowledged, it may be that ku, as you heard this evening, generated other sales,

but those would be in addition, not in replacement of that football revenue. The Star Bond feasibility study estimates that there will be some \$20 million annually in sales and merchandise related to seven NCAA football games. The public has a right to be informed of the revenues that were collected in 2023 that if not for construction, would otherwise been part of the city revenues annually until these bonds are paid off. Property owners rightfully are concerned about increasing taxes, property taxes in our community and I think you have a responsibility to ensure that these payments that are made through the star bonds represent additional not previously collected sales taxes. So I'm asking if you would consider changes to the district boundaries to exclude other sales tax revenue so that the overall sales tax increases used for the project truly represent the amount of increased tax revenue rather than including previous taxes that would now be diverted. And we're hearing that it may not be a sizable amount, but it's an amount that does represent what otherwise would be property tax increases throughout the community. Thank you.

Speaker 2 ([02:30:40](#)):

Cut. That's another meeting. You might be working like I just left the building. Sorry.

Speaker 24 ([02:30:48](#)):

Good evening. Katie Nier. I live in Old West Lawrence and I'm just an interested neighbor. I no longer am a representative of our neighborhood association. Just a quick comment about the number of meetings we have had. The first CAC meeting was I believe December the eighth of 2023. So the idea of 14 meetings might sound like a lot, but it's been a long weary road. I do think KU and all the people who have shared the time with us and the information, but some of those meetings have just been status update and there's not much to report. I hope you've had time to read my letter. I just have a few additional comments I wanted to add regarding the concerts. One is that Oakview Group has a stable of talent, several bands that travel around through their venues. I'm concerned about the number of smaller concerts, not just the 30,000 plus, but those under 30,000. I think those should be limited too. They will have the same noise, light and traffic. The bands bring their own sound systems. It won't be through the KU sound system is my understanding. And so I'm wondering if Oakview Group or KU could contractually require those bands to limit the decibels, which would help with the noise. Finally, regarding the size of phase two, I'm not in favor of the whole enchilada. Sometimes a taco is enough.

([02:32:28](#)):

I'll conclude. Thank you.

Speaker 6 ([02:32:29](#)):

Thank you Katie.

Speaker 25 ([02:32:37](#)):

Hi, I am Kyle Thompson. I'm the chairperson of the Orid Residence Association. My wife and I have lived and raised our two sons at 11th and Tennessee over the last 37 years. We're used to a lot of noise, we're used to football games, we're used to lots of things and I would echo what Pat said earlier about the CAC meetings and the incompleteness of what that process my resident's concerns are. Of course traffic and parking and the noise and the concerts. That's especially concern me. Thanks. Okay, thank

Speaker 2 ([02:33:19](#)):

You. Thank you very much.

Speaker 13 ([02:33:27](#)):

My name is Rick Rero, 401 North second, 66044. Yeah, the first speaker kind of stole my thunder because it's all about everybody working together and having the city and the county and the university and private developers all figure all this many working parts and I mean it's a complicated, complicated project. I think they're trying to address all the concerns. It sounds like everybody's making an effort to do that. I don't think any of this stuff that we've seen now is going to be exactly how this is going to end up because there's going to be things that come up and change and if the same cooperation was shown to put this project together to finish it off and do it, I think it'd be fantastic. As a business owner in town, I love the idea of it. I think it will help my business and I'll collect more sales tax as a KU supporter.

(02:34:34):

I'm all for it, not so much for the football, but just the whole KU thing and making sure that we keep the students coming here and as a member of the city, to me it adds another jewel to the crown of Massachusetts Street and all the Midwest ethics and the unmistakably Lawrence stuff that we had. So I'm a strong supporter of this and I think all the questions that you guys asked have been kind of answered and I'm sure those are the same questions I'm getting. What about this? But by and large, I think that these guys did a great job of negotiating and twisting arms and making sure that we got as good a deal as we could get out of this. And so I think I would recommend that you support all three. I'm not going to say the same thing on each one because I think it's all a package deal. So thank you.

Speaker 2 (02:35:30):

Thank you Rick.

Speaker 26 (02:35:38):

Good evening. I too am a little confused by the three hearings and so I'll just provide testimony once. Good evening, mayor, commissioner, staff. My name is Bonnie Lowe. I'm the president and CEO of the Lawrence Chamber of Commerce. And thank you all for your tireless work on behalf of our community, it does not go unnoticed. Our chamber submitted a letter of support and I want to echo those comments and also note that this is a historical event with us this evening. You've had great comments by Ron Gaius and Rick Rero and others. I'm not as eloquent as them, but I appreciate their comments and support what they've said as Lawrence is such a progressive community prime for growth. It's a bit surprising. This is the first time Lawrence and Douglas County has been presented with a star bond project. There have been several projects, particularly in Wichita and to the east that have been successful, but this is the first one in Lawrence and Douglas County. It's time I feel we feel as our organization that we use these tools and the other tools available to us through the community of Lawrence that will benefit all of us for decades to come. Congratulations to those who have worked tirelessly, the University of Kansas with the state and with our community. This is a great example of partnership and I'm proud of all of you. Thank you for your work. We support this project. Thank

Speaker 2 (02:37:07):

You.

Speaker 27 (02:37:17):

John S 6, 604, 9. I have not kind of talk to any of the finances, but I don't know where else to put this comment. A lot has been said. I've previously heard kus presentation. A lot has been said about how we're going to, as a city, going to benefit from the visitors to ku, the people in the hotel, they're going to go downtown, spend their money, go to the businesses and enjoy what's down there. I spend a lot of time downtown. I also spend a lot of time walking my neighborhoods, especially during elections. There's a lot of our own residents that are afraid, afraid to take their kids to the library because we have a lot of troubled people downtown. Some of them homeless, some of them just with other problems, but they tend

to be on the street and there's a sense of not being safe among our own community members and I think you all need to think about the visitors who come to Lawrence or are anticipated to come to Lawrence and there's going to be an issue there. I think if people aren't comfortable doing their business downtown, they're not going to want to, as was said by KU folks, they're not going to want to just stay in the hotel. So I don't know what the plan is to address some of the experiences you can have downtown, but if we have folks that are afraid to go on our own community, I think we need to have a plan and pay attention to that. Thank you.

Speaker 20 ([02:38:40](#)):

I wasn't going to speak on this one, but I have to reply to what was just said in here. I am so sick of fear mongering about people that live on our streets. I have been out on the streets and I've watched the homeless people get criminalized for nothing. So in the conversation about your tax debate here and about your TIF funding, you have people trying to blame the homeless for their own problems. I'm sick of that. And if you can't handle an individual walking by you on the street, how the hell are you going to handle the kind of people that are going to show up here? There's going to be 30, 40,000 people in town. Shut up. It's my time. Mayor, please

Speaker 2 ([02:39:22](#)):

Don't interrupt the speaker. Thank you.

Speaker 20 ([02:39:23](#)):

How are you going to handle the 20 or 30,000 people here if you can't handle a homeless person walking by you on the street? I'm done. That was absurd.

Speaker 2 ([02:39:37](#)):

Okay, any other further comment on the star bond for in the room? Okay, Sherry, anybody want to speak to the Star Bond project plan layout online?

Speaker 7 ([02:39:51](#)):

Yes, we do have a few and I'm getting them moved over.

Speaker 2 ([02:39:53](#)):

Very good. Thank you.

Speaker 7 ([02:40:03](#)):

John Letham. John Letham, you can go ahead and unmute and provide your comments.

Speaker 6 ([02:40:35](#)):

Try

Speaker 7 ([02:40:46](#)):

Blaine.

Speaker 28 ([02:40:52](#)):

Hello?

Speaker 7 ([02:40:53](#)):

Yes, go right ahead.

Speaker 28 ([02:40:55](#)):

Yes, my name is Blaine Carver Almond. I'm the current president of Downtown Lawrence Inc. I just wanted to comment today that downtown Lawrence Inc. is interested in supporting this project. KU has been very forthcoming with us about committing to connecting to downtown through improvements to the ninth Street corridor and to transportation options from the gateway project to downtown. We feel like this would be a good and big benefit for the downtown businesses and look forward to supporting this in the future. Thank you very much.

Speaker 6 ([02:41:34](#)):

Explain

Speaker 7 ([02:41:43](#)):

That's all the comments I did message the previous speaker. They can obviously speak on

Speaker 2 ([02:41:48](#)):

John Letham, you mean. Okay, very good.

Speaker 7 ([02:41:50](#)):

Back in.

Speaker 2 ([02:41:52](#)):

Okay, well then I think that's, we'll go ahead and close this public hearing on the Star Bond project plan.

Speaker 19 ([02:41:57](#)):

No, Mr. Letham still wants to speak. There's a problem with being able to see the mute button.

Speaker 2 ([02:42:02](#)):

Thank you. I'm going to appreciate you. Just keep let me run the meeting. Thank you very much. Go ahead and wait for one more minute here. Sherry, do you have him online or are we good?

Speaker 7 ([02:42:16](#)):

Yeah, he just, I messaged him to raise his hand if he would like to provide comments and he has not done so.

Speaker 2 ([02:42:22](#)):

Okay. So we'll go ahead and open up the second public hearing which Mr. Letham can go ahead and comment on because I'm sure all these topics are overlapping. If we're going to go ahead and open the public hearing related to the TIFF project plan in today's agenda, any public comments on the TIF project plan in the room?

Speaker 22 ([02:42:50](#)):

There you go, pat. Alright, further to my last on the parking, the Sunflower Apartments University has at least committed to us verbally that they planned to put parking where the Sunflower apartments on. I did not see that in the project plan. I just want to, if that doesn't make it into the Star Bond project plan, I would like some sort of assurance or maybe you could oversee that we do get assurance that that parking actually be installed to service the conference center. That was going to be the conference center parking. Point number two is the traffic calming and mitigation in the local streets in the surrounding neighborhoods, particularly on the west of campus neighborhoods.

(02:43:33):

As part of the committee of process I mentioned before we did university sponsored a parking study. We had the results of that parking study. It showed a number of streets in the surrounding area are already overburdened, exceed the threshold for traffic calming measures. We have a joint application with West Hills before the city's MSO department that's been pending for quite a while. We've been identified as the highest priority for the neighborhood traffic management program yet it's just stuck. We can't can't get MSO department to get that initiated so we could get going with the traffic calming measures. And I also see that there's funds in the TIF plan, TIF infrastructure for traffic measures. Hopefully some of that money that 14.5 million would set aside to go into the traffic management plan. And that's my point number two and I might not need to stick around for the third public hearing of the subject of outdoor music concerts was one that we've talked with Heather and Paul and their team about.

(02:44:40):

We not happy with the idea of there being large outdoor music concerts in the football stadium, but it's economic development activity. We understand it. We don't necessarily need to like it, but we asked the university could they least set a limit that they won't exceed for the number of those concerts and they came up with a suggestion of eight concerts per year with attendance of 30,000. I still think that's too many, but at least they offered a limit. So I credit 'em for that. But then they put five year limitation on the limit. I mean they expired at the end of five years and I just don't think that that's right. That stadium have the potential to be used to be a major concert venue where the number of concerts would well exceed the number of football games and what's going to happen with the traffic from multi-state outstate continually coming to that location for concerts. Again, I want to defend our strong and welcoming neighborhood. I don't see that that's consistent with that strategy. That's my third comment. Thank you for your attention. I look forward, by the way, I look forward on Thursday continuing on with the meetings with the group that's been formed. Appreciate you Daniel.

Speaker 19 (02:46:04):

Yeah, I'd like to explain what just happened there. Okay. John Laham has been diabetic for over 30 years, so there is a problem within your system here. He is blind in one eye and he gets steroid shots in the other at the University of Kansas Medical Center in Prairie Village. And so he was silenced and I called him on the phone. I didn't know he was going to do this and he told me, he said there is a mute button that he cannot make out exactly where it's at on your screen. So evidently your system does not partake or include people that are site impaired, does it?

Speaker 2 (02:46:49):

I'd have to look into the accessibility of

Speaker 19 (02:46:53):

There's a segment of the population then that's being left out that if their site is impaired, if they're blind, they can't even respond if they can't see the screen. So I mean I'm just seeing this is a problem here right now that I mean people can't follow through and so I mean is he allowed to have another shot at this? I can call him on the phone.

Speaker 2 ([02:47:15](#)):

Yeah, he's going to come back in. I think we

Speaker 19 ([02:47:16](#)):

Okay. He can come back in and he has to raise his hand to

Speaker 2 ([02:47:20](#)):

Raise his hand. That's whatever. Very good. Thank you very much. Daniel.

Speaker 29 ([02:47:27](#)):

Hi, my name is Kin Kayden. I live in the Orad neighborhood 6 6 0 4 4. I just wanted to quickly say, it looks like a big table with a big decision being made today. Anytime there is a big table with a big decision being made, I think we need to ask ourselves who's not here? I think there are stakeholders that can't be in this room right now. That commenter before me just mentioned literally someone who couldn't good think we're having three of these back to back so we can get him in at least. But I do think that there are people in that neighborhood who physically aren't in Lawrence right now, among other ways that people's voices haven't been heard quite yet. So I think this is a big thing that will impact our community right down the street from me for a long time. And I would like for y'all to take your time with this. I think that that's something that this commission can do moving forward to start to rebuild and build up some trust proactively. If people say there aren't being heard, I think we should take a beat and see who else we can get here. Thank you. Okay, thank you.

Speaker 20 ([02:48:40](#)):

When the person that was muted comes in, would you please have staff unmute him? He can't see the mute button. Sure. Thank you.

Speaker 30 ([02:48:51](#)):

Hi, my name is Mazie 6 6 0 4 4 live right in the neighborhood. Anytime there's a football game, I can hear it sitting in my room as a student staff member, person that lives in, again, I can see the whole campus from my bed, spend a lot of money on campus, spend a lot of money off campus. I go to a lot of live music in town. I am at most venues throughout the city and I just keep coming back to this whole thing is grotesque. It's a monument to kus love of debt and building and shiny. And I would be remiss if I didn't point out that while it's okay for KU to do those things, it's strange to bring it to the city to ask them to pay or help or contribute to kus own monument to itself. They can say it's for the city, they can say it's for recruitment, but those students are going to come here and they're not going to be able to afford to live here. They're not going to be able to afford to park there. They're not going to be able to work at KU and afford to go do stuff there. As for concert venues, they say that does stuff for the city, but the city's music scene is already vibrant. The venues are lovely, large, very popular artists come and perform in Lawrence already. I don't think it's necessary, I think, and for them to wield it as though it is necessary for the city's development, for the city's prosperity.

([02:50:48](#)):

This is my dad's phrasing. They're yanking your chain. It's for their interest. I urge you to not just defer to the city staff and trust that they worked it out. I urge you to pause and think and take time and consider everything that everyone has said and not just vote on the first read through or at the very least, take this time through the endless yapping that's going to happen after me to actually think through everything, what the community wants, what you are actually getting from it, and whether or not this is just a pattern of want. So thank you

Speaker 18 ([02:51:38](#)):

Patrick Ross. 6 6 0 4 9. I don't know too terribly much about tax increment financing, so I'll defer to the experts such as the exceptional lawyer here, Kevin Wimpy and his firm. And so I would just say if we're going to pass this tonight, I hope the university can use all the funds that this project generates on the faculty and academic staff at the University of Kansas, specifically those who formed the group, United Academics of ku, and they are educators, faculty, instructors, scientists, librarians, and researchers. At the heart of the university's mission again in April, 2024, they voted overwhelmingly to form a union they organized to ensure voices are heard in university decisions, support student success by improving teaching and learning conditions, recruit and retain the best educators and researchers for our community. Maintain safe, functional classrooms and laboratories, protect academic freedom and job security so that they can teach and research without fear of reprisal.

([02:52:42](#)):

Above all, UUA Kku aims to ensure that KU delivers the high quality education, research, and academic resources that our students in all Kansans deserve. Again. One year later, faculty and academic staff delivered many important proposals on diverse issues including workload evaluations and fair discipline process. KU management has responded to only a fraction of them. They're asking KU management to treat this process with the urgency and respect that it deserves. Now individuals can take action by signing their letter to the kus Provost. Faculty and academic staff are calling for fair and timely contract negotiations and there's a QR code. You can sign your name onto a brief letter urging KU Provost to listen to our faculty and academic staff, not outside consultants. If you want to know more, you can go to www.ku.org or Instagram at we are U Aku. Thank you very much.

Speaker 2 ([02:53:39](#)):

Thank you, Patrick

Speaker 23 ([02:53:48](#)):

Again, Marcy, Francisco 1101 Ohio. I appreciate that there is some set aside of the TIF funds for storm sewers and improvements to streets and sidewalks, but I don't know that it's clear that they might not all be used by the Jayhawk Water Set Project. And if there is funding available for those streets and other transportation improvements, I would ask that they be identified on projects made in collaboration with the neighbors. So a bit of an aside, we talked about opportunities for a housing office to work with residents that are offsite. For years, the Ian neighborhood was able to distribute using community development block grant funds, a newsletter to every residence and the August and September issues contained information targeted to the new residents in our neighborhood. Those funds have not been available for years, so again, we're talking with the TIF funds that there will be full faith and credit from the city and I ask that that be backed by faith and credit to represent the interests of residents of the adjacent neighborhood.

Speaker 2 ([02:55:24](#)):

I like that. Thank you. Thank you. Anybody else want to speak to the TIF project plan at this point?

Speaker 31 ([02:55:44](#)):

Good evening. I'm Bill Sampson. My zip code is 6 6 0 4 7. It was to be built at Bennelong Point, a place where Aboriginal celebrations had been held for thousands of years. People fought it on that basis. It was designed by an unknown architect. People fought it on that basis even though the design was originally thought to be on the cheap side. There were problems raising money for it. People wanted to abandon the project. The initial estimate of its final cost was \$7 million when completed. The cost was 14 times the original budget. People were appalled since it had hosted. It has hosted everyone from Ella Fitzgerald and

Sammy Davis Jr. To the Cure, to Andrea Bocelli, Nelson Mandela made one of his most important speeches there. 11 million people visited every year. Each year it repays the community more than the community's entire investment in it. And in 2017, stories of indigenous peoples were told in vibrant animations projected against its shells.

(02:57:08):

It was built against the greatest architectural and budgetary odds and over numerous community objections. It was built because the leaders behind it had a vision that it was right for their community. Story of the Opera House in Sydney, Australia. Lawrence has the opportunity to do something significant tonight with the Gateway Project. The stadium is already the most beautiful in the Big 12 conference and may be in the country. The conference center is finished. The economic potential of the project is enormous. I have been here the entire evening. I have listened to everyone who has spoken. No one has offered a single fact to challenge them. What Lawrence needs from its commission this evening is the vision to see the project for the opportunity. It is my wife and I ask you to support it.

Speaker 2 (02:58:11):

Thanks, bill. Okay. Any other Tiff project plan comments in the room? Okay. I think you already spoke once.

Speaker 19 (02:58:30):

Is there going to be another time?

Speaker 2 (02:58:31):

Yeah. So one more time. Thank you very much. Yeah. Is it John that we're looking for? Is he up there still?

Speaker 7 (02:58:39):

Yes,

Speaker 2 (02:58:40):

John,

Speaker 7 (02:58:41):

Go right ahead.

Speaker 32 (02:58:43):

Hi.

Speaker 2 (02:58:43):

Hey John.

Speaker 32 (02:58:44):

Little challenges trying to get around navigating this Zoom stuff. It's a first, just wanted to echo a couple of sentiments. Starting with the official sill of the University of Kansas. It is one of the most inspirational things that drew me to this town, Moses of the burning bush. It is the light of education and it was spoken of tonight in a positive manner and ignored and others, the University of Kansas would do well to adhere to that originating founders' proclamation. Kansas University also needs to take into consideration the

idea that it shouldn't be an exclusive place limiting to other people who obviously won't be able to partake in it because either they may not have interest in that direction or they just might not fit in particular when you talk of the concerts, I would think that a wider variety of music than what has of recent years been the standard at the university in its sports and athletics is kind of disturbing and encouraging. There should be possibly other groups considered and invited to come and do things. I would start with Christian contemporary music artists. I would go to folk music. I would also go to the plausibility of inviting other institutions to do some kind of partnership like Haskett, Indian Nations University. There could be a partnering, something perhaps inviting them to conduct powwows on the memorial stadium grounds.

(03:00:49):

That's just some of the thoughts I had, I had other ones, but before I got a little disturbed by not being able to spot that mute button or unmute button, I wish the best for everybody and to keep the focus on making sure everybody is really involved. It is not an exclusive club and you can't leave people out just because of their different belief systems. In this case, I'm going to specify it. Christian Faith systems. That's all.

Speaker 2 (03:01:26):

Okay, thank you. John.

Speaker 7 (03:01:34):

We have one more mayor that just popped on Skelly.

Speaker 33 (03:02:14):

Hello? Am I there?

Speaker 2 (03:02:15):

Yes, yes sir.

Speaker 33 (03:02:17):

Okay, very good. I appreciate the opportunity to speak briefly this evening. I normally would speak or normally spoke to you on behalf of the city of the Lawrence Chamber or the EDC of Douglas County, but this evening I'm going to speak on behalf of myself as a Lawrence resident. I have attended a number. I attended the University of Kansas. I've attended multiple sporting events, a lot of events at the stadium, and I think we as a community, and it's been mentioned by some other folks who've spoken tonight, really need to look at ourselves in a way and promote excellence. And I think what is designed here, and there are certainly things yet that need to be worked out, is certainly exemplary in terms of its design, in terms of the opportunity it can provide for the community as a whole. The opportunity to develop a project that will, I think certainly benefit the university's athletic programs, but benefit the universities and the ways that has been spoken to earlier, I think is critical.

(03:03:30):

I think it does a lot for Lawrence and Douglas County. I think it complements the community and the fact that it seems to be a very unique kind of venue, which offers a lot, whether it's the housing aspect, whether it's the hotel and conference center, the revitalized area around the stadium. I think those were all really critical to Lawrence and the community as a whole. And I would appreciate it and think it would be in our best interest if you as a commission would agree with that and support this project and through action on all three of the items that are before you denied. Again, there's certainly work that needs to be done yet, but I think what we have here is an opportunity that we oftentimes do not have is an incredible investment in the community, shows a lot of commitment on the part of all the players involved, and I would urge positive action from you this evening. Thank you.

Speaker 2 ([03:04:31](#)):

Thanks Steve.

Speaker 7 ([03:04:34](#)):

That's all the comments, mayor.

Speaker 2 ([03:04:36](#)):

Okay. That was the end of the TIF project plan. So go ahead and close the public hearing on the TIF project plan and proceed to opening the public hearing on the establishment of the CID and levying of the CID sales tax. Any public comment on this item?

Speaker 34 ([03:05:02](#)):

Hi, I am Chris Flowers. I'm not really sure where I should speak at all of this, so I'm just going to do it at this one. I was just wondering, is there any way you guys can leverage making KU adopt some of Lawrence's values? Like they don't allow signs on graduation on their campus, I guess, and there's some lawsuit I read about them, not discriminating against a group, I forget, but is there any way we can be like, Hey, we give you this money, you got to allow free, you got to allow free speech on campus, and is there any way we can make them pay their employees more like the ones that aren't their lowest paid ones? It just seems like you have something KU wants. Try to think outside the box and get something back for the city if the city's going to be paying for some of this, that really some of this is being built for the visitors.

([03:06:17](#)):

And also, I was just thinking as you think about this, have you thought about what's going to happen with the Airbnbs going on in the neighborhood? If this becomes a big visitor center, are we going to lose housing by houses being bought up to be Airbnbs? So if we do pass this, will we have potentially restrictions on how many B and bs can be built or can be in the surrounding neighborhoods? So just, oh, I'll throw this out there. Now also, if there is parking and parking, public streets become permit parking, will we be charging for this? I just want to throw this out there because if parking permits do come up, I think it's weird to be charging for sports facilities but not charging for parking for a private permit basically. So thank you. Okay,

Speaker 2 ([03:07:24](#)):

Thanks. Chris.

Speaker 23 ([03:07:39](#)):

I understand this is the hearing for the community

Speaker 2 ([03:07:42](#)):

Improvement district CID and sales tax issue. Yeah,

Speaker 23 ([03:07:44](#)):

So I certainly recognize again, Marcy Francisco 1101 Ohio Street. I certainly recognize the need for the city, county and state to collect revenue for services. The intent of a community improvement district is to allow for economic development. And as such, I believe those costs should be borne by those who benefit from such development. I do not agree that this additional tax should be added to purchases made by faculty, staff and students at the university. Over the years, students have come to my office in the capital

to ask that the legislature consider a bill to eliminate sales tax on the purchase of textbooks. I would be remiss if I did not object to this 2% tax being added to the purchase of those textbooks. And that is why I come before you on this issue this evening. Thank you.

Speaker 2 ([03:08:56](#)):

Okay, thank you Marcy.

Speaker 35 ([03:09:03](#)):

All right. Hello, I'm Shen Steel 6 6 0 4 6. I have a couple of comments to make. One of them is a simple request to fix the website. I wasn't able to find the agenda for this meeting, which I think is a very simple thing that actually kept me from being aware of what we'd be talking about tonight. So I think that's relevant to this hearing is the fact that I actually was unable to prepare for it because of something as simple as a website wasn't working. And so I'd ask you guys to look into that because this whole thing is, it's set up like a maze almost. It's like there's a conspiracy to keep people from getting here. And so that's one thing that I wanted to comment about was just a general lack of accessibility. And I think a few people have mentioned the people who actually aren't here to comment and excuse me,

Speaker 2 ([03:10:11](#)):

Please keep it down in the room. I have a hard time hearing back there. Thank you very much.

Speaker 35 ([03:10:15](#)):

Thank you, sir, go ahead. So I think there is a problem which isn't necessarily easy to become aware of because there's a lot of people who aren't here that might otherwise be there. I'd also like to let everybody know about a application called Citizen Portal, which is basically like YouTube for every single government meeting in the country. There's a company that's taking all of these videos and transcribing them, and you can search up anything you're interested in at a public meeting by keyword or topic. And I would also say that more young people should be here. I think that there's systemic reasons that young people aren't here, including simple things like the website not being available. A lot of people who have come here familiar with the process, I see a lot of people who come to these meetings regularly and they were able to access resources because they have the experience of being involved with this whole entire system. And so young people have had an opportunity to become acquainted with some of the less formal ways of getting access to this information. And so I would urge you guys to, I don't know, I guess I just wanted to comment about that.

([03:11:40](#)):

Yeah, and that was it. Thank you.

Speaker 2 ([03:11:42](#)):

Thank you. Sorry for interrupting you by the way. I just couldn't hear

Speaker 18 ([03:11:49](#)):

Patrick Ross. 6 6 0 4 9. I would also echo those sentiments of more civic engagement. It's been needed for quite some time just to keep exploring space here. I'd love being able to come up here three times on an issue. Last thing I would want to say is if we're talking about transportation from the hotel to downtown, maybe we should explore protected bike lanes because then people could get from one place to the other without using fossil fuels. They get good exercise. Yeah, they won't pollute the environment. Lots of good things. It shows our community values if we start to implement those types of systems. But we need protected bikeways for people to get on bikes and feel safe. And then lastly, if this project were to go

through, and I believe it will, and hopefully it generates a lot of money for the university, I hope they can pay their teachers and get them unionized.

(03:12:48):

And I was handed this flyer as I walked in. It says the UAKU rally for respect. It's got a faux J hawk, I guess, for copyright reasons. And holding a contract tells you about the issue at hand. And it's located on Westco Beach 1445 Hawk Boulevard from 12:00 PM to 1:30 PM And they invite students, friends, family and community supporters of UAKU are welcome to join, and it says Hawk's fighting for a better ku. And then lastly, when we have this awesome stadium, as I've been told, maybe we should also plan educational events because we can get a lot of people in there, get them watching cool videos that you might otherwise see on public television. It might not always be around public broadcasting systems. So maybe as a community we could do our own sort of programming, educating and teach people about local government and how they can navigate a complicated website and how the meetings are no longer live broadcasted on YouTube.

(03:13:59):

And I also had the same problem trying to look at the meetings agenda this weekend, but I am well versed with the website and it just was not posted at the time. I checked either Saturday or Sunday. And so it doesn't give the public a lot of time to be able to prepare and formulate thoughts and arguments on very complicated issues. And that is by design. It's also why public comment is no longer part of the official meeting. It's why public comment has been moved to the end of the meeting so as to make it more difficult for people to stay and speak on public issues. And so yeah, there's a lot of things that we could come to this space and converse about. And all we have to do is spread the word for people to come. The best way to come is or to participate, is to come to the meetings. Don't always rely on technology. Technology will fail you, but if you need to at times you should rely on technology.

Speaker 7 (03:14:51):

Fine. Thank

Speaker 18 (03:14:51):

You. Thanks. Patrick.

Speaker 36 (03:15:02):

Haley, Bruns, eight 10 West eighth Street. I live adjacent to the neighborhood. I have been involved with the neighborhood meetings. I've attended the CAC meetings. I believe in all of 'em, the coffee meetings, everything. I have missed one. I have to say that KU has put their best foot forward, in my opinion, having lived there 24 years where I have, they have, this is the first time there has been an effort made by anybody to engage us with anything. And the city is working, I believe. And I think at this point what I see coming forward is we have to get all of our parts to come together as one so that it's not just the neighborhoods and ku, the city and ku, but what about the neighborhoods, the city, ku, affordable housing, including them. Now, what about the other parts? Economic development, downtown Lawrence, let's put everybody together and instead of all these individual tiny meetings going on where no one knows what went on there, they're there.

(03:16:19):

Let's all work together as one group. Doesn't have to be a big group, doesn't have to be every week, but I think there's huge benefit. We have brilliant people in this town. We got to work smarter. Let's not reinvent the wheel, do the same meetings over and over with different groups, and you rehash the same thing and then you have 20 minutes of new material. So I really do believe we have the opportunity. We have a facility coming. We already have a conference center, so what can we do to make this conference

center the most successful it can be because it's there. So it's not going away. We got to embrace it. How are we going to embrace it? Let's work together. Concert sizes are an issue, let's work together, but let's bring everybody together instead of isolating.

Speaker 6 ([03:17:17](#)):

Thank you, Haley. Okay, Daniel.

Speaker 19 ([03:17:26](#)):

Daniel Lowing, resident of Lawrence. This topic would be being a wise steward of the resources that God has given you. And I'm talking about Smith Hall on the University of Kansas in 1971. I came up as a southmore and my major was going to be sculpture alongside of Hulk Auditorium. I met Elden tft, the head professor or the sculpture department, and he looked at my portfolio and I said, what's that thing behind you? He said, that's Moses. I says, Moses. I said like, I'm a Catholic kid like John, Luke, Matthew. I says, is this the dude that parted the sea? He said, yes. The meeting, the last time I was here, I had a conversation with Mr. Dewitt and I said, are you going to tear down Smith Hall? And he said, no. I said, what about Moses and the burning bush? And he said, it's just going to sit there, correct? Yes. And so it has sat there for three years. Our governor, Laura Kelly, brought it to a grinding halt. Our chancellor met an executive session all there were with the other presidents from the other universities. He said, I need \$650,000 to tear down this condemned building. There's nothing wrong with it. The secular humanist, humanist have wanted to get rid of Moses in the burning bush. And basically what Moses said was, I want to see this amazing site that the bush does not burn. That is the Latin in the official seal of the University of Kansas.

([03:19:22](#)):

So there it has sat, the lights have been turned off on Moses. The lights have been turned off on the leaded glass window of the stained window. Smith Hall has been gutted out and it just sits there because they didn't want the School of Religious Studies. Well, literally at the same time, the spotlights were turned off on the University of Kansas basketball team. The spotlights were turned off on the university football team and the baseball team, the commodities, this university has turned its back on God. They allow Snoop Dogg to come in and have pole dancers slithering on the Reverend James Na Smith's court, little John. The profanity is so bad that they can't even televise it or broadcast it. So you have made your bed. And the point being is they're not why stewards. The building has sat empty for three years and according to Mr. DeWitt's, just going to sit there.

Speaker 29 ([03:20:29](#)):

Thank you. Daniel.

Speaker 19 ([03:20:30](#)):

Correct? Correct.

Speaker 29 ([03:20:32](#)):

Okay. Hi, my name is Kincaid from the Orad neighborhood. Again, I wanted to come on this topic specifically because it goes into the accessibility that we're kind of hitting on in this and who's here and who's not. We're talking about increasing a sales tax on a lot of renters or in the neighborhood where a lot of renters live who are not here right now. Everybody who is purchasing things on the university campus, many of them are not here right now. Students, faculty, they're not here right now. I think if you asked them how they felt about increased tax on textbooks or things like that, people would be out here more loudly saying, please reconsider. Find another way to do this. Don't throw another text. Don't make this part of the city more expensive to live in. We're already looking at 4 million. Does sound like a lot for

affordable housing, but when you look into the grant scheme, you all know this, you spend most of your year looking at our budget, 4 million is not a substantial enough investment to make a meaningful difference if you make an entire neighborhood substantially more expensive to live in.

(03:21:50):

So I ask that people consider that. And I do want to really thank the younger folks. I mean older folks too. I'm glad you're here, but the younger folks who are here talking about making this a more accessible space, I'm excited. I hope we all get to talk to each other after this or around town or something like that. So

Speaker 6 (03:22:08):

Thanks. Thanks.

Speaker 2 (03:22:16):

Can you public comment on the CID sales tax?

Speaker 22 (03:22:24):

I stuck around. Oh, I have one more comment related to the CID specifically. I would ask before this makes final passes that the city work with university and possibly to Marcy Francisco's point, find a way to just carve out just the KU bookstore from the CID district, so textbooks don't get that extra 2% CID sales tax for the good of the students and the affordability of student life on campus. I just discussed that with Marcy. We thought we'd throw that in there before this passes on final reading. Maybe that's a way that could happen. Okay, thank you. Thank you. Pat.

Speaker 2 (03:23:14):

I think in the room, that's it about online.

Speaker 7 (03:23:17):

John Letham.

Speaker 32 (03:23:20):

Hello again. Hi. To make it official, John Latham 6 6 0 4 7. It's great to be able to speak here.

Speaker 1 (03:46:44):

To reconvene our

Speaker 2 (03:46:45):

Meeting here,

Speaker 12 (03:46:49):

You might have to use the gavel.

Speaker 2 (03:46:51):

Gavel, okay. Okay. We're going to try to get our meeting going again. Alright, thanks everybody for the break. We've got several actions to take. I asked about whether we know to take in any order. I guess we can just follow the meeting agenda at this time.

Speaker 5 ([03:47:30](#)):

Mayor, real quick, I just wanted to enter,

Speaker 2 ([03:47:32](#)):

Ma'am, I'm sorry.

Speaker 5 ([03:47:32](#)):

I'm going to say I think there were a couple of things I wanted to entertain the diocese on. One being, I know in the provision there is the piece about the office for off-campus housing. I don't think that office needs to be off campus in order to serve the purpose of being off-campus housing. I am a little bit sticky on the 24 months. I think that this can get done a lot sooner than that. The university or at least housing has a lot of the platforms and provisions to get that work done a little bit more timely. So maybe entertain the idea of maybe changing that or at least amending that from 24 months to 18 months. We can do that. And then in regards to the provisions on concerts, I understand and I echo the sentiments of some of the folks around, is there something that we can entertain around noise?

([03:48:41](#)):

And I do know that there are several venues. One in particular that I know of that I've frequent before is a Hollywood bowl and there is a decibel restriction at the Hollywood Bowl not to exceed 90 decibels. So that's a few decibels short of arrowhead. So I think if we can just say folks don't want Arrowhead in their backyard for a couple of hours and at least get it to a respectful And most concerts are around 85 to 90 decibels. 85 95. So I think 90 is doable. My mother lives or my childhood home is behind Wichita State. A couple of times there's been concerts at Sessman Stadium. So I got to enjoy hearing the Rolling Stones or at least the echo of it. But I think that I'd like to entertain at least putting that provision in there. It is not restrictive. It is kind of the industry standard. So just at least to entertain that. And those are the only two I have.

Speaker 6 ([03:49:46](#)):

Okay.

Speaker 5 ([03:49:46](#)):

Only two I have. So just would like anyone's thoughts on that.

Speaker 3 ([03:49:50](#)):

Can we ask KU about

Speaker 2 ([03:49:52](#)):

The DBS

Speaker 3 ([03:49:53](#)):

Two?

Speaker 2 ([03:49:53](#)):

Sure.

Speaker 3 ([03:49:54](#)):

Well both the 18 months in the decibels, do you have a comment on either of those?

Speaker 15 ([03:50:01](#)):

I think we'd be comfortable with the 18 months. Our goal is to do it in 12. We just want a little leeway there. The decibel limit could be an issue in some cases that is, there are concerts that go above that for a period of time. So that's one I think we would want to, that might be an issue for that first.

Speaker 2 ([03:50:23](#)):

Yeah, when you do dissymmetry measure, you have average periods of time

Speaker 15 ([03:50:29](#)):

And

Speaker 2 ([03:50:29](#)):

So there'll be spikes. But the overall,

Speaker 15 ([03:50:31](#)):

But if it's set at any point any time, right,

Speaker 2 ([03:50:34](#)):

There's

Speaker 15 ([03:50:34](#)):

Promoter in

Speaker 2 ([03:50:35](#)):

The data is the peaks that are the worst, of course we're going to stay away from those. But if it's between 80, 90, 92, occasionally, I guess what she's getting at is we need to have stay within the industry standards between whatever the 80 and 90 decibel limit might be and try to achieve or monitor those limits in order to protect the neighborhood and the adjoining properties. You guys can monitor the decibel level. Now whether you have to shut it down, I don't think that's the point. It's the sustained level or volume that is the most disturbing and damaging to the human ear. So that's kind of where're getting at. So anyway, that's, I think she was getting that with our DB comments. So you would say it'd be difficult to regulate

Speaker 15 ([03:51:19](#)):

That. I mean you don't know

Speaker 2 ([03:51:21](#)):

By the minute

Speaker 15 ([03:51:21](#)):

You have a one time go over a concert come in, you don't know the promoters, their own sound systems coming in. That's the concern if we ever go over it, are we in violation? We don't know what I mean. The stadium isn't built yet. The east side is going to be different when the stadium's done versus what it is now. Noise is going to be different. You get the buildings in there. There's just a lot of, we need some flexibility to, we will work with the neighborhood to ensure the noise is not abusive or disruptive to put a number on it at this time. We just don't know. We don't have it built yet. We don't have it all done yet. But it is the issue I think that we are concerned about as you are and the neighborhood is, is that this is not

Arrowhead as a commissioner seller said, we don't want it to be arrowhead every concert. So it is if we could work with you on making sure we're monitoring noise, doing noise studies, things like that, we're open to that. But a number at this point when we don't even know, I don't even know when we turn the speakers on what's going to be right now we don't have any experience with this stadium yet.

Speaker 5 ([03:52:34](#)):

But I'm not talking about noise as it relates to a game I'm talking about as it relates to a concert. So if the industry standard for most amphitheaters is anywhere from 90 to 95, why can't you commit to that?

Speaker 15 ([03:52:48](#)):

OVGA said that in many cases it's above that level. So that's why I'm up here just to say

Speaker 5 ([03:52:55](#)):

Most concerts are above that level.

Speaker 15 ([03:52:57](#)):

What's that?

Speaker 5 ([03:52:58](#)):

You're saying most concerts are above that level?

Speaker 15 ([03:53:00](#)):

There are concerts that are above that level.

Speaker 5 ([03:53:02](#)):

Okay, I get that. So tell me, so what is the Hollywood Bowl doing that this is a county, the Hollywood Bowl is a shared responsibility between the county and the philharmonic and they have in their provisions that they cap it at around 90. Then they utilize measurements and tests within it. But why can't you commit to that?

Speaker 15 ([03:53:28](#)):

I think we could commit to doing a noise study looking at it and doing everything to control it. A number At this point, I just don't know what the outcome is going to be, but I get your point. And we want to

Speaker 5 ([03:53:39](#)):

For concerts,

Speaker 15 ([03:53:39](#)):

Work on that. Yes, for concerts. And if we could do something where we to commit to a number at this point we haven't even had the thing built yet. We will do everything to manage the noise. And again, are you going to put it in there where if it goes over that for one millisecond, we're in violation?

Speaker 5 ([03:54:02](#)):

No, I don't think anybody's trying to do that. I just think, again, if it's good for Moholland Drive and LA County in the Hollywood Bowl and other amphitheaters, just what makes KU so exceptional

Speaker 15 ([03:54:17](#)):

It we just haven't done the research on it to give you any feedback.

Speaker 5 ([03:54:22](#)):

And OVG hasn't.

Speaker 15 ([03:54:23](#)):

What's that?

Speaker 5 ([03:54:24](#)):

So OVG 360?

Speaker 15 ([03:54:27](#)):

Yeah, we'll let him come up and give you his.

Speaker 5 ([03:54:29](#)):

Yeah,

Speaker 15 ([03:54:31](#)):

Give your name and

Speaker 37 ([03:54:33](#)):

Hi, I'm Doug Hagans. I'm a senior vice president with Oakview Group. I have experience with concert venues throughout the country. You're using the Hollywood Bowl? I don't run that facility. You're not familiar with the history of how it got there to 90 and I don't know whether that's the correct number. I can tell you with all the outdoor stadiums, amphitheaters and such that we're a part of 110 is typically if you're starting to look at decibel levels and something to call out. And what Jeff said is really important though, is how is it measured? Where is it measured? When is it measured? Is it an average? And so again, we're used to having that dialogue. One 10 is the number that we're typically used to dealing with. I can't speak to the Hollywood Bowl. So

Speaker 5 ([03:55:17](#)):

You don't have any other examples of other outdoor facilities that have decibel limits?

Speaker 37 ([03:55:26](#)):

I do, and that's why I said typically.

Speaker 5 ([03:55:28](#)):

So what are they?

Speaker 37 ([03:55:29](#)):

I've never been involved in a venue in 90.

Speaker 5 ([03:55:31](#)):

Okay, so what are they?

Speaker 37 ([03:55:32](#)):

Yeah,

Speaker 5 ([03:55:33](#)):

What are they?

Speaker 37 ([03:55:34](#)):

110.

Speaker 5 ([03:55:35](#)):

So they max it at 110.

Speaker 37 ([03:55:37](#)):

Okay. But again, the key becomes how is it measured? Where is it measured? Where is it measured?

Speaker 5 ([03:55:42](#)):

Okay,

Speaker 37 ([03:55:43](#)):

That's really the Jeff's point. We're happy to sit with KU and have that dialogue and really come to an agreement on what it should be, but it's just we got to get a bit more specific and then we need to go back to our sound. So

Speaker 5 ([03:55:55](#)):

Is that something you can do before you have the first concert? So that can be a part of the agreement. Let's make that a priority.

Speaker 3 ([03:56:03](#)):

For what it's worth, Google tells me that the Hollywood bull has a sound limit of 95 decibels, a weighted decibels with an additional limit of 108, 108 DBC for sea weighted decibels for controlling base frequencies. I know nothing about what that means, but, and I don't trust Google anymore, but I just said I read that from Google.

Speaker 5 ([03:56:27](#)):

I think the bigger conversation is that as we talk about using words such as good faith, good faith, effort, collaboration, knowing that this is something that was going to come up, why not make the good faith effort to have that dialogue and give yourself a timeline to have that, to bring that back to the community and say, you know what? We're going to do this. We're not going to blast Arrowhead every time we have a concert here, we're going to have some guardrails. So everyone's talking about being good partners here. This one was a no brainer.

Speaker 12 ([03:56:59](#)):

I had an additional question. Sorry to jump with four ku if I might. Mayor,

Speaker 2 ([03:57:04](#)):

You bet.

Speaker 12 ([03:57:06](#)):

Along with noise, have you guys done a traffic study of any potential, what would happen around the site as well?

Speaker 15 ([03:57:15](#)):

Yeah, we have a parking study and a traffic study and we share that information with the neighborhoods and with the city to help try to manage that as we work through the issues.

Speaker 12 ([03:57:28](#)):

Okay, just wanted to make sure.

Speaker 15 ([03:57:31](#)):

Yep.

Speaker 2 ([03:57:42](#)):

So it sounds like we would like to work out an agreement related to decimal levels, whether it be A or B, whether it be measuring within the stadium or within the adjacent properties. Everyone knows that sound waves change

([03:57:57](#)):

Further from the original point, so I think we need to probably be more focused on the neighborhood and the sound levels of the neighborhood. Maybe we agree to monitoring stations, understanding that we'll take that data and use it for purposes of neighborhood appreciation, but we definitely want to address it because it's something that we don't know exactly about, which is this is a new stadium with a new sound system. I know there'll be other systems coming in for concerts, but we need to get a feel for what this place sounds like before we jump into those relationships. But I think it's really important, as commissioner Seller said, this is a low hanging fruit for us to monitor, establish commitments and try to mitigate before it becomes really a problem for the neighborhood. So I appreciate that coming up, but I think we need to talk about where to monitor, how to monitor what A or B levels and those are all or C levels and it's all different. That's technical detail, but we need a commitment from you and I think that's what we're getting tonight I think is we'll address that the parking.

Speaker 3 ([03:59:00](#)):

Kevin, where was the limitation of eight in the eight concerts in the development agreement? I was looking for that paragraph.

Speaker 5 ([03:59:08](#)):

Oh, it's there.

Speaker 3 ([03:59:13](#)):

I guess I put Kevin on the spot. Anyone who knows the answer, I would.

Speaker 5 ([03:59:16](#)):

I just looked it up.

Speaker 6 ([03:59:20](#)):

It said seven.

Speaker 10 ([03:59:28](#)):

Are they looking for

Speaker 4 ([03:59:30](#)):

On page 26 of the

Speaker 10 ([03:59:32](#)):

Yeah, it's commissioner 7.2 subsection. I got it. So it's page 26 of the agreement.

Speaker 5 ([03:59:41](#)):

Page 56 of the agenda.

Speaker 10 ([03:59:43](#)):

Found it. Thank you.

Speaker 2 ([04:00:03](#)):

Did you have a specific question from that or?

Speaker 3 ([04:00:04](#)):

Well, I was just thinking about how I remembered reading this and I couldn't even find it out quickly, but we talk about they were conferring in good faith with surrounding neighborhood associations about the number of concerts. I think we could put the sound decibel level in there, A good faith discussion with the city and the surrounding neighborhoods about decibel limitations.

Speaker 2 ([04:00:30](#)):

Yeah, that's part of the agreement

Speaker 15 ([04:00:36](#)):

In the agreement. I don't have the exact page, but we were just talking about it. There's a wording that we're obligated to work with the neighborhoods in the city on issues related to the stadium, whether that's parking or noise or whatever it is. So it's in there. That's in already that we would commit to do that. And I get the noise issue might only concern is what's the number without doing some research and study and things like that.

Speaker 2 ([04:01:02](#)):

I never want to pick a number.

Speaker 15 ([04:01:03](#)):

We're committed to making this work for everybody. So that's an agreement. We're good.

Speaker 3 ([04:01:07](#)):

Yeah. Exhibit eight, subsection H is engaged in ongoing dialogue with representatives to the surrounding neighborhoods to discuss any concerns that may arise related to the project's operations. So

Speaker 5 ([04:01:19](#)):

Let's be clear here. The idea was not my intent for us to have an arbitrary number. It was to start a dialogue.

Speaker 15 ([04:01:27](#)):

Absolutely.

Speaker 5 ([04:01:27](#)):

Okay. So by me saying that, that was not me saying I picked a number out of thin air to tell the university that they need to keep to that. It's to your point, to have that dialogue and to come up to an agreement.

Speaker 15 ([04:01:39](#)):

Yeah,

Speaker 5 ([04:01:40](#)):

Absolutely. So let's not mix words or put something in my mouth that I didn't say.

Speaker 15 ([04:01:43](#)):

I apologize for that. I just want to make sure we weren't doing a number, we were doing a concept where it's completely absolutely committed to that.

Speaker 9 ([04:01:53](#)):

If I may contribute a little bit, these noise ordinances, whether we establish an ordinance or another mechanism that's less formal than an ordinance, they do require significant monitoring and expertise for enforcement. And so I wouldn't be doing my job as city manager to recognize that we do not have that capacity.

Speaker 2 ([04:02:16](#)):

They would be responding

Speaker 9 ([04:02:17](#)):

Doing

Speaker 2 ([04:02:18](#)):

This on level monitoring. I think I was getting at maybe we can establish base levels because I think you can't do any enforcement until you have a baseline.

Speaker 9 ([04:02:27](#)):

I'm just trying not to sugarcoat that the city of Austin has a well-known and documented enforcement mechanism in a music city and they have a huge staff that are highly trained to monitor and enforce those noise ordinance. So I don't want to make this bigger than it is, but there are other ordinances in other cities where they've addressed this. We just haven't. And I want to make sure that we understand there's a significant level of monitoring enforcement that's going to have to come along with this so that I don't

have to cover a budget gap later because we put something in place that you're going to hold me responsible for enforcing, rightly

Speaker 15 ([04:03:13](#)):

Understood. I think the commissioner seller's point, the issue is we want to work with you, we want to make sure this is a good neighbor and that's going to require dialogue and some research. And so looking at that and how we figured that without putting it on a, having 20 staff monitoring noise and all those types of issues, that's something we're committed with OVG to make sure this is a stadium that does what it needs to do and provides economic development benefit without being an obnoxious arrowhead level noise tool or whatever. That's a point that we're certainly committed to that ongoing dialogue.

Speaker 2 ([04:03:51](#)):

Okay, thanks Jeff. Okay, so any other questions on this item from the commissioner? So we'll just address general questions and then if you have any specific questions on each action item, we'll go through them and consider resolutions or excuse me, consider motions for adoption.

Speaker 3 ([04:04:24](#)):

I would just say a couple things in general, and it probably applies to several of these I think a couple parts to consider with some of the comments. One I would say, you said this about the development code as well. A lot of people's fear about the development code was that we'd have this explosion of housing that would ruin the neighborhoods. And my biggest fear about the new development code is nothing will happen and kind of the same way, I mean on one hand the limit of eight concerts, I'd be happy if we get one concert of 40,000 people coming to town on a particular weekend. That's a major economic driver. If we can get one of those, I'm a little more concerned that we won't have that. Which one of the reasons I support this is for the same reason and a few speakers talked about this, is that we have a convention center that we can't use because we don't have a hotel to go with it.

([04:05:34](#)):

And to me, the biggest driver of what our contribution to this KU is paying for the football stadium, our contribution is to help make the hotel go so we can maximize the conference center and maximize our visitors, which thus maximizes our revenue. I think secondarily to that is the housing, which is helpful certainly to everybody, but to me the big driver economically and otherwise is making sure that confidence center is as successful as it can be. And I think that to me is the overriding reason I would support this project. And the other point I would say is on some of these issues, if this isn't approved and whether or not KU decides to finish the stadium or not, if this isn't improved and there's no development agreement, they can have as many concerts as they want in that facility and they can do that as they want. And again, I think though good faith partners, but my point is that we are getting some things out of this agreement that are useful for our contribution but without our contribution we really have no say in those items, forget the financial parts, but some of those others.

([04:07:13](#)):

And so anyway, I appreciate the work that the staff has done this. I appreciate the work KU has done on this. I believe we've gained a lot out of it and I'm fine with obviously the off-campus housing changing. I'm fine with adding some good faith about the decibel levels, but my big concern is that we move this project forward so we can recognize some of these benefits that I think we will receive from this. And I will say stall bonds not to pick on. Manhattan has I think two different stall bond projects and we haven't had one yet. And the state deciding to contribute to us, I said this the last time, but if you would've told the city commission 10 years ago that the state was willing to put 85 million in and then another 40 million in to build a conference center, we would've been out of our minds crazy for \$120 million to put in a convention center which brings people to our community. That's what we're getting from partnering

with the state and partnering with KU for this. And I certainly agree, even if you don't count the football stadium and even if you don't count any concerts, this will be one of the major economic drivers of having that hotel and conference center that we've seen in the scene in a long time. So I'm going to support these for those reasons.

Speaker 12 ([04:08:47](#)):

Okay,

Speaker 8 ([04:08:47](#)):

Thank

Speaker 12 ([04:08:47](#)):

You. Yeah, I'll go ahead and jump in next. Kind of to echo vice mayor's comments a little bit, I think this is going to be an economic driver in potentially a game changer for our community. I think good faith efforts were put in place by both parties, both the city and KU, and to go ahead and come to the place that we are today. And I've been comforted by hearing that those conversations will be ongoing with the neighborhood so that they still have input into the development that's ongoing right on their doorstep. And then with other parts of the project contributing to the watershed project, affordable housing, off-campus housing, university housing, actually having student focused housing so that it can relieve some of the pressure on our neighborhoods and the city itself. And then collaboration with the transportation to downtown to activate that corridor ninth Street and get people downtown, get people spending money downtown and visiting our businesses downtown. So I think that's incredibly important. I really do think this can just be a project that will help us diversify and grow our tax base and hopefully eventually release our reliance on residential property owners and encourage a little bit more commercial in that regard. So supporter of this project and I look forward to seeing it come to fruition.

Speaker 6 ([04:10:30](#)):

Thank you. Bur

Speaker 2 ([04:10:36](#)):

Else,

Speaker 5 ([04:10:36](#)):

I'll start my thoughts by saying that cash doesn't cover sense for colonization. So I say that because one of, we did have a presenter that talked about the theater in Sydney, Australia, and so I will never use an example of colonization and whatever benefits come from colonization to justify the means to something. So that was not something that I wanted to hear. I love star bond projects. I talked about it the first time I ran. I talked about how our community had yet to capitalize on a star bond project for the very piece of what I stated, economic driver, it can be a huge economic driver, it is a risk, but it is a huge economic driver. Never did I think our first star bond project would be with an academic institution,

([04:11:29](#)):

One of the first in the state. So that wasn't on my bingo card and it still isn't on my bingo card, but here we are. So this, this whole process started in 2017 when our community decided to grant one of its opportunity zones to the University of Kansas. So this was a done deal back in 2017, folks, we've just been along for the ride. I wish that \$40 million would've went to us. It had the opportunity to come to us, but it went to the university and I can understand why and I know why, but again, this all started in 2017.

It predates us. So we're just here and we're along for the ride. So I stated about my pieces of what I wanted in this project.

(04:12:24):

This does not give me warm feelings because yeah, it's going to benefit somebody, it's going to benefit a whole lot of people. And there's also going to be some losers in this. We're going to be impacted by the type of students who will be able to attend this university. It's going to still be a relationship of on-campus and off-campus housing. The university is not meeting a par to get it to the point where it has enough on campus housing to meet the needs of its freshman class. It's not mandating that freshmen stay on campus. It's not been able to replace the very worn down in low asset housing that it has removed in the last 10 years, whether it's McCullum Hall, sunflower apartments, the original Stauffer apartments.

(04:13:14):

So we're mixing words, and I'm not going to talk on talking points here. I love my university, I love my alma mater, but man, it is a totally different institution than it was when I went there. And that's the perspective that I'm coming from. And I know that most of you probably don't care and it's okay, I get that. I don't fault you to that, but I have to care because there will be students who are currently at this institution, students that'll be enrolling, he'll be coming here this week to be on campus to be here for their first year. And there'll be students that will never know what it means to be a Jayhawk. This project has that much of a presence we're talking about. It's a once in a lifetime thing. Yeah, it is a once in a lifetime thing and it's going to change the look and character of this community. That's not hyperbole, that's fact. We're already seeing it. So it is what it is folks.

Speaker 4 (04:14:23):

So

Speaker 2 (04:14:23):

Do you have anything to add?

Speaker 4 (04:14:24):

Yeah, I'll just say a couple things. Quite a bit's been said already. So I do think this is a really good project for Lawrence and ku. I support that part of it. So I do support most of the items in here. The ones that I'm probably not going to be in favor of as a CID because I do think that adds a more of a taxing burden on the students that are coming here. And I know obviously there'll be others, but I do support the others. What really got me interested or piqued my interest a little bit more was when we started talking about, Craig started negotiating with KU about what could KU provide for us. And so when they brought up the Hawk watershed, that's a project that's been near and dear to me for numerous years on my mission term. And so when they offered the 14 and a half million dollars, I thought that was just excellent and I really do appreciate that cooperation with that. And then well as the affordable housing, again, that's something that's been on my plate since I've been on the commission and we've done quite a bit of work with that. So anything that gets us further ahead or at least further into providing more affordable housing, I'm all for that. So I do appreciate those. So those two items really got me more interested in the idea of supporting this. So I will support that. The only thing I won't support is A CID.

Speaker 2 (04:15:49):

Okay, thank you. Well then it sounds to me like we should try to address these all individually and we'll do so. But I want to thank everybody for their comments and I don't really have much to add to this. I am in support of this project and have been, I think excited and or more importantly surprised at the input that we've received from the University of Kansas on this project. I know that they need us just like we need

them. This is the symbiotic relationship between KU and the university and the city of Lawrence. I feel like this is a opportunity for us to solidify that relationship. Whether or not we get the types of activities or students here, I can't control. But the one thing I can control is how we work with our partners. And I want to work with the best interest of our partners at ku.

(04:16:41):

Without ku Lawrence would be a lot different place. And more importantly, a diminished KU is going to make Lawrence a lot different place. And I see what's happening across the country and I want to be a part of a plan to help stave off any kind of regression from our university attendance as well as the interest in this place. And I want to do everything I can to try to build that interest up and these types of projects to bring outsiders to our community to bring tax dollars from outside our community. The tax dollars we miss severely last year, the tax dollars we've been missing out on just not having the type of facilities to collect this kind of money and taxes that we need in this community. And so for me, it seems like an opportunity to start relying on taxes from outside the community, dollars from outside our community, dollar from within the state of Kansas. And again, using other people's money to make Lawrence a better place. And I feel like we have to make an investment in that process and this is the first step. And so I'm going to support all these actions and hopefully we can get past some of these hurdles on the required votes.

Speaker 5 (04:17:47):

Mayor, real quick, just a point of personal privilege. I will say, I know you heard that we don't get to dictate what students attend, but we do. This university doesn't exist without this town. And if it wasn't the case then we wouldn't be here voting on this right now. So we do play a role. Yeah, it's

Speaker 2 (04:18:08):

We're equally

Speaker 5 (04:18:09):

Important. Just wanted to make that noted. I get where you're trying to say, but the fact of the matter is we do play a part.

Speaker 2 (04:18:16):

We do.

Speaker 5 (04:18:17):

And the policies that we pass and the relationships we have with the entities that make themselves a part of this community.

Speaker 2 (04:18:25):

Absolutely. Other

Speaker 5 (04:18:26):

Than that, I will ask that the vote be a roll call vote on each one of these provisions. Thank you.

Speaker 2 (04:18:31):

You bet. Okay, so I'm going to be taking roll count if somebody can help me with the reading of the actions so that I can start with the request from the,

Speaker 3 ([04:18:44](#)):

I have a question for staff here. If we want to add something to the development agreement regarding changing 18 to 24, that seems straightforward. If we wanted to add something about good faith negotiations on decibel levels, is that something I can add? And then you can clean it up and in second reading, we can approve that next week. Yes. So I'd have to wordsmith something here,

Speaker 7 ([04:19:12](#)):

But the resolution wouldn't have a second rating.

Speaker 10 ([04:19:16](#)):

No second reading that language in the resolution provides that it's approved in substantially the form presented. So typically there's blanks to be filled in for dates and ordinance numbers and those types of things. So usually that provides staff discretion to make these kind of changes from the diocese on the night of. And I will also say the effectiveness of the development agreement is contingent on approval of the ordinances that do require a second reading. And so I think that there's probably room for us to work on that and present the cleanups to you ahead of next week as well, so you have that visibility.

Speaker 3 ([04:19:55](#)):

Okay, that makes sense. Yep. Well then I'll try to make a motion and see if it wakes. I move to adopt resolution number 7 6 2 oh authorizing the C manager or designee to execute the KU gateway development agreement with the change of the off-campus housing office being opened in 18 months instead of 24 months. And an insertion in paragraph 7.2. Aye, about good faith negotiations related to decibel levels of concerts.

Speaker 2 ([04:20:31](#)):

Second. Okay, that's a motion by fin dye. A second by Littlejohn. All in favor say

Speaker 8 ([04:20:36](#)):

Aye.

Speaker 2 ([04:20:38](#)):

Oh yeah, sorry. Larson.

Speaker 8 ([04:20:41](#)):

Yes.

Speaker 2 ([04:20:42](#)):

Dye.

Speaker 8 ([04:20:42](#)):

Yes.

Speaker 2 ([04:20:44](#)):

Littlejohn.

Speaker 8 ([04:20:45](#)):

Yes.

Speaker 2 ([04:20:46](#)):

Sellers?

Speaker 8 ([04:20:47](#)):

Yes.

Speaker 2 ([04:20:48](#)):

Thank you. Endeavor? Yes.

Speaker 3 ([04:20:51](#)):

Okay. Adopt on first reading ordinance number number 1 0 1 5 5 approving the STA bond project plan.

Speaker 2 ([04:21:02](#)):

Okay, that's a motion.

Speaker 8 ([04:21:03](#)):

Second,

Speaker 2 ([04:21:04](#)):

Well, a motion by Finkle Dye, seconded by Larson. Larson, how do you vote?

Speaker 8 ([04:21:09](#)):

Yes,

Speaker 2 ([04:21:10](#)):

It's a yes. Finkel dye.

Speaker 8 ([04:21:11](#)):

Yes.

Speaker 2 ([04:21:12](#)):

Yes. Little John.

Speaker 8 ([04:21:13](#)):

Yes,

Speaker 2 ([04:21:14](#)):

Yes. For little John Sellers.

Speaker 8 ([04:21:15](#)):

Nay,

Speaker 2 ([04:21:16](#)):

Nay. Excuse me. Nay for seller. Sorry. And that's a yay for Deborah.

Speaker 3 ([04:21:22](#)):

Move to adopt on First read notice number 1 0 1 5 6 approving the TIF project plan.

Speaker 2 ([04:21:30](#)):

Okay, that's a motion.

Speaker 3 ([04:21:31](#)):

Second

Speaker 2 ([04:21:32](#)):

Motion by Finkel Dye, seconded by Larson. Larson, how do you vote?

Speaker 8 ([04:21:35](#)):

Yes.

Speaker 2 ([04:21:36](#)):

A yay. Finkel dye.

Speaker 8 ([04:21:38](#)):

Yes.

Speaker 2 ([04:21:38](#)):

Yay. Little John. Yes.

Speaker 8 ([04:21:40](#)):

Yes.

Speaker 2 ([04:21:40](#)):

Sellers.

Speaker 8 ([04:21:41](#)):

Yes.

Speaker 2 ([04:21:42](#)):

Yes. De yes.

Speaker 3 ([04:21:45](#)):

And then it move to adopt on first reading ordinance number 1 0 1 5 7. Establishing the CID and Levi, the CID sales tax.

Speaker 2 ([04:21:55](#)):

That's a motion. Second. Motion by Fle Dye, seconded by little John Larson. How do you vote?

Speaker 3 ([04:22:00](#)):

No,

Speaker 2 ([04:22:00](#)):

That's a no. Think dye.

Speaker 8 ([04:22:03](#)):

Yes.

Speaker 2 ([04:22:03](#)):

Yes. Little John.

Speaker 8 ([04:22:04](#)):

Yes.

Speaker 2 ([04:22:05](#)):

Yes. For little John Sellers.

Speaker 8 ([04:22:06](#)):

No,

Speaker 2 ([04:22:07](#)):

That's a no for sellers and a yes endeavor. Motion passes

Speaker 3 ([04:22:12](#)):

Three, two. Adopt on resolution. Adopt resolution of intent. Number 7, 6 1 9 relating to the issuance of IRBs.

Speaker 2 ([04:22:20](#)):

Second, that's a motion and a second motion by Finkel Dye, seconded by Littlejohn. All in favor of, excuse me, Larson say

Speaker 8 ([04:22:27](#)):

Yes.

Speaker 2 ([04:22:27](#)):

Yes. Fle Dye. Say

Speaker 8 ([04:22:29](#)):

Yes.

Speaker 2 ([04:22:30](#)):

Yes. Littlejohn. Yes. Yes. And sellers.

Speaker 8 ([04:22:33](#)):

Aye.

Speaker 2 ([04:22:33](#)):

That's a aye for sellers. And the aye for dev. Motion passes. Five zero. Alright. Okay. I think that's it, right? I think that's it. Yeah. 1, 2, 3, 4, 5. Five. Got it. Okay. Thank you. Alright, all. So I'm going to let the folks leave the room here for just a minute, but while we're waiting, Craig, we spoke earlier today. I wanted to make sure, you mentioned several other commissioners had brought up a discussion about fussy in the future. And I think this is going to bring up commission items. I just wanted to make sure if anyone wanted to bring it up that it should be brought up now so we can got to talk about it. Very good.

Speaker 4 ([04:23:30](#)):

Were you going to bring that up?

Speaker 2 ([04:23:31](#)):

I was going to offer it at the beginning. Let's just start there and then let it, you can add whatever you want to it, but yeah, I'll at least want to be prepared to talk about that if you wanted to. Now I'll at least bring it up for discussion commission items. Okay. Okay. So thank you. We're going to go on ahead and move on to commission items and we want to have a discussion about a few items you want to bring up the FU issue.

Speaker 12 ([04:23:58](#)):

Thank you, mayor. Yeah, given the comments that we've gotten, I think it warranted a little bit more attention in this item and I just wanted to go ahead and bring it up as a commission item and hopefully to go ahead and show what the reasoning for us going in that direction is, the implementation of it, and then the goals of the program. But those are our initial assessments.

Speaker 2 ([04:24:26](#)):

So like a work or a study session you want to talk about, just a work study session. Something that we could learn a little bit more

Speaker 4 ([04:24:30](#)):

About. We can hear a presentation from the chief

Speaker 2 ([04:24:33](#)):

And then maybe some FAQs or answers to some of the stuff that's been brought up. I think that's something, some of them seem to be the same question, but I think they're good questions that need to be resolved. I don't know if you want to do that sooner than later, but I think sooner it'll be better.

Speaker 9 ([04:24:51](#)):

30 days that's up

Speaker 2 ([04:24:55](#)):

To the commission.

Speaker 12 ([04:24:55](#)):

I want to give you adequate time to go ahead and put together a good presentation for this because we want to make sure that we're addressing folks' concerns. So I'm fine with that.

Speaker 2 ([04:25:08](#)):

Is 30 days okay to get

Speaker 3 ([04:25:10](#)):

This? Is it, I only point out 30 days. Could be the September 16th budget adoption. September 9th might be better, which is not quite 30 days, but seems a little more open than the second or the

Speaker 9 ([04:25:24](#)):

16th. If we could have some latitude to do that, to work it in between the budget items, some of the bigger agendas that we have. So we give it a proper amount of time and attention space for you to,

Speaker 3 ([04:25:37](#)):

Yeah, it seems like the ninth might be

Speaker 12 ([04:25:39](#)):

Yes. Avoiding the 16th would probably,

Speaker 7 ([04:25:42](#)):

And I would just say that some of those items on the 16th maybe we're hoping to move some of those potentially to the eighth. So

Speaker 2 ([04:25:51](#)):

You may be moving them

Speaker 7 ([04:25:52](#)):

Or Well, I mean it's a full agenda and we don't have anything scheduled for that date yet. So if we cannot work that out, are you okay? I just want to be clear, do you want it in there? Or if we're struggling with some of these other items, could we put it on the first meeting in October? I just want to know if that's an option or not.

Speaker 5 ([04:26:12](#)):

I would prefer the first meeting in October.

Speaker 9 ([04:26:17](#)):

I'm sorry, could you say that again? I didn't.

Speaker 5 ([04:26:18](#)):

I said I would prefer the first meeting in October.

Speaker 9 ([04:26:22](#)):

Okay,

Speaker 5 ([04:26:23](#)):

Well it's going to, if everybody wants to do it sooner rather than

Speaker 3 ([04:26:25](#)):

No, well I would just say I'm open to looking at that. I think it's going to bring out a lot of people and we'll need a significant amount of time probably. So I don't want it, I think we want to be careful so it doesn't start at nine o'clock or whatever after we do the budget and all that. So

Speaker 9 ([04:26:43](#)):

We'll work to manage it no later than the first meeting in October. So we'll try and manage so that we have adequate time amongst all these issues if that's okay.

Speaker 18 ([04:26:52](#)):

Mayor, could I offer one advice to this issue that doesn't the program go into effect in October so people who have concerns with this program might want to talk about it before it goes into effect?

Speaker 2 ([04:27:06](#)):

I'll find out when the, thank you. Appreciate that, Patrick. Okay, let's take a look at the implementation date. I don't know if that has much, but I mean I don't know if we're going to be able to stop this process, I guess. I know we've already been utilizing some of these features. Yeah,

Speaker 9 ([04:27:20](#)):

We'll investigate and get back to you understanding those concerns.

Speaker 2 ([04:27:24](#)):

Okay, thank you. But I would be fine in October as well, if that fits everybody's schedule. But I don't want to procrastinate too long on it. Or you could have a separate meeting about a community update and it's in a different forum even if it doesn't work with our city commission agenda.

Speaker 4 ([04:27:46](#)):

I've got one more item mayor

Speaker 2 ([04:27:48](#)):

To

Speaker 4 ([04:27:48](#)):

Bring up. I would like to hear a discussion from staff regarding our debt and the amount of debt we have and the fact that we've accumulated quite a bit in the last few years. I'd like to get a better understanding of what that means for the city and how we are handling that debt to make sure we stay solvent. Some of these questions have been asked by community members and I'd just like to explore that more so I have better understanding of what That's

Speaker 2 ([04:28:15](#)):

Okay. A debt discussion.

Speaker 9 ([04:28:23](#)):

Is this a budget related? Do you need it before the adoption of the budget?

Speaker 4 ([04:28:29](#)):

I don't necessarily have to have it before the

Speaker 3 ([04:28:30](#)):

Budget. I wouldn't note the FAQs that recently released. Pretty good. Pretty good to help me a lot.

Speaker 2 ([04:28:42](#)):

Okay. Any other commission items before we move on to future agenda items? Alright. We

Speaker 7 ([04:28:48](#)):

Do have people who are interested in adding that to an agenda.

Speaker 3 ([04:28:56](#)):

Like the study session. You mean on the budget?

Speaker 7 ([04:28:58](#)):

Yeah,

Speaker 3 ([04:28:58](#)):

I mean on the debt. Debt service.

Speaker 12 ([04:29:00](#)):

Yes,

Speaker 3 ([04:29:01](#)):

Please. Better.

Speaker 12 ([04:29:02](#)):

As long as,

Speaker 3 ([04:29:03](#)):

Yep.

Speaker 7 ([04:29:04](#)):

Thank you.

Speaker 12 ([04:29:04](#)):

Oh, I do have a quick one. It's a super quick one. Yeah, on Monday it was Mother Harvey's hundredth birthday. I know we had a proclamation for her last week, but I just wanted to go ahead and shout her out because making a hundred is a huge, huge deal and she's a very nice lady, so got a chance to meet and talk with her a little bit more this past weekend and she, she's had an amazing life and has a lot of stories, so I just wanted to go ahead and chat her out. Good job. Wonder.

Speaker 2 ([04:29:37](#)):

Anybody else? Okay, the future agenda item review. Any questions on that? We've think we've taken a look at that already. Move the schedule around. Okay, we are going to go to the city manager's report.

Speaker 9 ([04:29:55](#)):

Thanks Mayor. There are two items on there. Both are just updates. One, unfortunately we weren't successful with the BUILD grant that we had hoped for, but we will receive some feedback from the agency and try and adapt and be better prepared and reapply. And the other one is an update on the Strengthening Police and Community Partnership project. The chief reported his discussions with NCAA or NAACP and also unfortunately the lack of support that we have from the federal office that was helping us with that. And so I think they're trying to work in partnership to try and further the work with community resources and discussions.

Speaker 2 ([04:30:52](#)):

Okay. Any questions for Craig on the city manager's report, any public comment on the city manager's report

Speaker 20 ([04:31:02](#)):

That strengthening police and community partnerships thing, unfortunately that's been focused on race too much. There is a police accountability problem in this town. Your chief of police has lied to. Your community Police review board crashed it. And here recently, we just had another community police review board member resign. Giving reasons, again pointing at the lack of transparency and lack of cooperation from your chief of police who has lied to your board. That's your chief of police. That lied. I was going to save this for public comment, but it's actually more appropriate to do here because in addition to the example that chief set, he actually got people to follow him.

([04:32:06](#)):

There was an incident in here last year where Mr. Littlejohn, I believe you decided to conspire with Anthony Brixia to have me trespassed, by the way, for everybody else in the room. The executive session earlier today talking about upcoming legal action is a lawsuit that I filed naming Bart Littlejohn for his actions naming Anthony Brixia for his actions naming Matthew Leslie for his actions. So Bart, I didn't know that you were an attorney. I didn't even know that you were a judge. And Tony, are you a judge? Is she a judge? As far as I understand, she's only an attorney, right? She's the city attorney. But I want you to hear, I want everybody in this room to hear the lie that Anthony Brixia told his officer, Matthew Leslie, to motivate him, to help Anthony arrest me illegally. I want you to pay attention here. This is Matthew Leslie calling Amari Kdo to discuss this. He proactively activated his body cam to record this. What up? What's up, dude?

Speaker 15 ([04:33:26](#)):

The fuck did you guys get into, I'm probably going to get sued. No, I signed him

Speaker 20 ([04:33:31](#)):

For trespassing. Listen, Robbie, I'm assuming. Yeah, listen carefully. Apparently Deputy Chief talked to the,

Speaker 15 ([04:33:43](#)):

I mean, deputy Chief said he talked to the judge and the judge was like, yeah, we can do this. So

Speaker 20 ([04:33:47](#)):

How about it, Tony? How about it? Craig? Which fucking judge did Anthony Brixia talk to Little John. I've got the fucking discovery video from the back room that shows exactly who he talked to

Speaker 7 ([04:34:03](#)):

Time.

Speaker 20 ([04:34:04](#)):

Okay, thanks Michael. I'll

Speaker 7 ([04:34:05](#)):

Be back.

Speaker 2 ([04:34:11](#)):

Any other questions or comments on the city manager's report? How about online? Sherry?

Speaker 7 ([04:34:18](#)):

No. Mayor.

Speaker 2 ([04:34:19](#)):

Okay, very good. Let's move on to the commission calendar. I think we spoke a little bit about it earlier, but I don't know if there's anything that needs to be talked about on this. But anybody have any comments or questions on the calendar?

Speaker 6 ([04:34:35](#)):

Uhuh

Speaker 2 ([04:34:37](#)):

Okay.