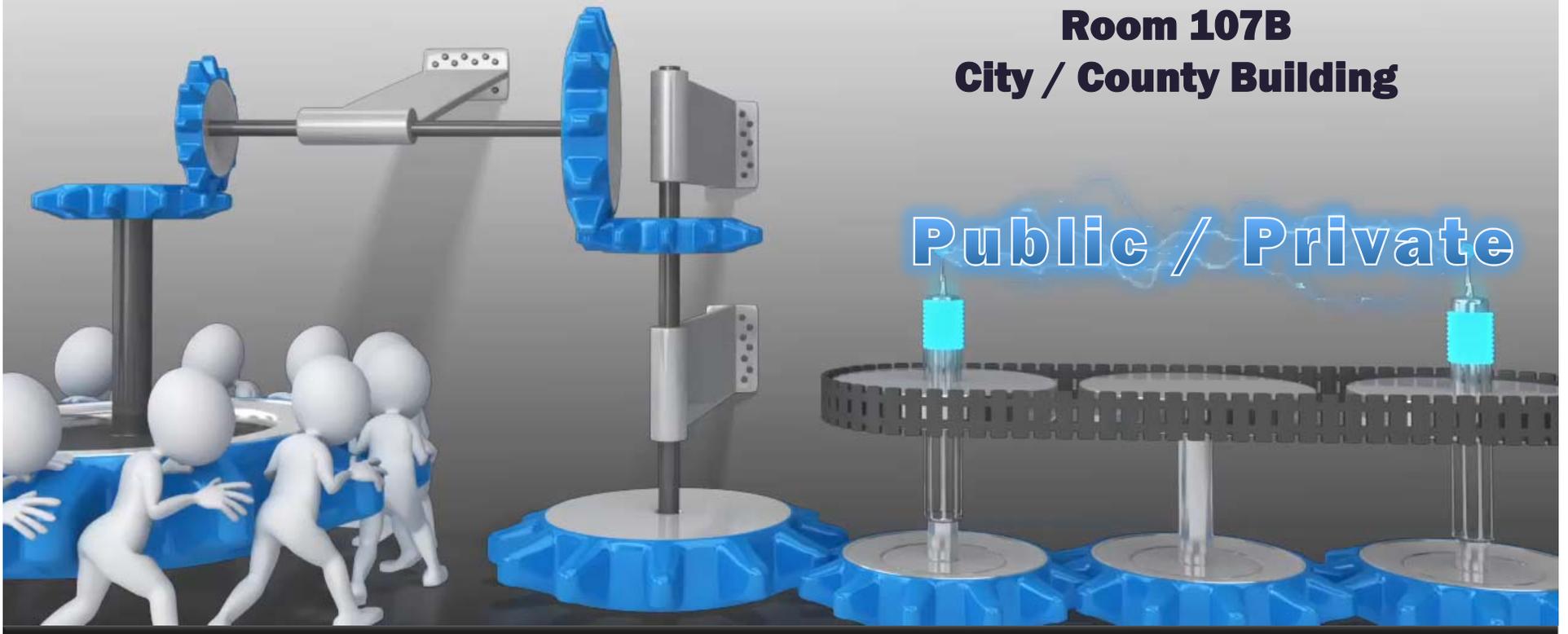


# Salina Downtown Redevelopment Project

STAR Bond Issuance

**City Commission  
Study Session  
2:00pm  
November 5, 2018  
Room 107B  
City / County Building**

**Public / Private**



# Salina Downtown Redevelopment Project

Development Agreement & Funding Approvals

**City Commission  
Special Meeting  
6:00pm  
January 17, 2017  
Room 107  
City / County Building**

**Public / Private**



**CITY OF SALINA**  
REQUEST FOR CITY COMMISSION ACTION

DATE            TIME  
01/17/2017    6:00 P.M.

AGENDA SECTION NO:	ORIGINATING DEPARTMENT:  City Manager's Office Mike Schrage, Deputy City Mgr	FISCAL APPROVAL:  BY:
ITEM NO: Page 1	BY:	FINAL APPROVAL:  BY:

**ITEM:**

**Ordinance No. 16-10856 adopting a STAR Bond Project Plan for the Downtown Star Bond District.**

**Ordinance No. 17-10873 approving a Development Agreement with Salina2020, Inc.**

**Resolution No. 17-7429 determining the intent of the City of Salina, Kansas to issue Industrial Revenue Bonds.**

**Ordinance No. 16-10857 adopting a redevelopment project plan for the Salina Downtown Redevelopment District.**

**Ordinance No. 16-10863 authorizing the creation of the Downtown Community Improvement District in the city of Salina, Kansas.**

**Ordinance No. 16-10864 authorizing the creation of the Alley Community Improvement District in the city of Salina, Kansas.**

**Ordinance No. 16-10865 authorizing the creation of the Downtown Hotel Community Improvement District in the city of Salina, Kansas.**

**BACKGROUND:**

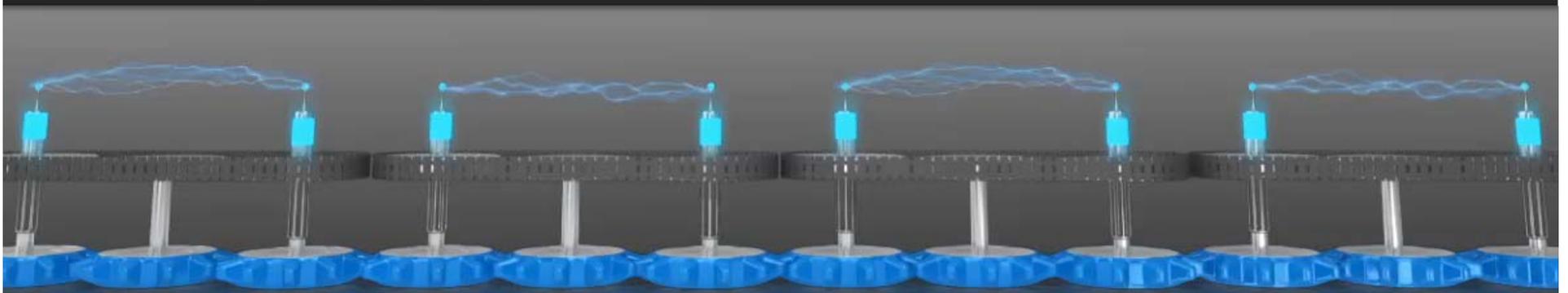
**1. Introductory Narrative:**

The City of Salina was initially approached by private citizens who proposed the construction of a public/private funded downtown Field House project. The City and various stakeholders ultimately agreed to contribute \$4.5 million each towards a \$9 million Field House. As project costs increased, New Markets Tax Credit financing was secured to fund the gap between the original pledge of \$9 million and the final construction cost of \$11.7 million.

After the Field House project was committed to and prior to commencement of construction, the City was approached by a second group of private citizens and business people about the possibility of combining additional private investments, local & State economic development incentives and City of Salina funding to pursue a \$150 million downtown redevelopment plan. Salina2020 was formed and funded as an independent corporate entity to serve as the Master Developer of the proposed downtown redevelopment project, and negotiations were initiated with the City of Salina.

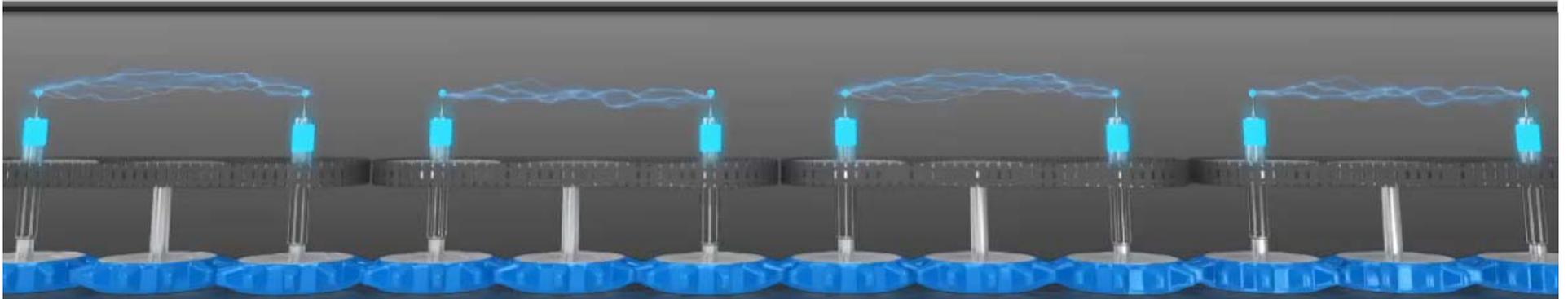
In order to pursue the project, Salina2020 has retained legal counsel, feasibility consultants and land planners to help them assess the viability of the project as well as submit the necessary petitions and applications for economic development incentives and negotiate a development agreement with the City of Salina.

- 1. Background Narrative**
- 2. Project List**
- 3. Financing Sources & Economic Development Incentives Overview**
  - A. City General Funds:**
  - B. City General Obligation Bonds:**
  - C. City Temporary Notes:**
  - D. City Utility Funds**
  - E. Community Improvement District Financing:**
  - F. Industrial Revenue Bonds:**
  - G. Tax Increment Financing – Pay As You Go:**
  - H. STAR Bonds:**
- 4. Documents, Applications & Actions**
  - A. Applications Received:**
  - B. Actions Previously Taken:**
  - C. Actions Currently Being Considered:**
- 5. Additional Future Agreements:**
  - A. Supplemental Agreement:**
  - B. Transferee Agreements:**
  - C. Noteworthy Plan Documents:**
    - STAR Bond Plan**



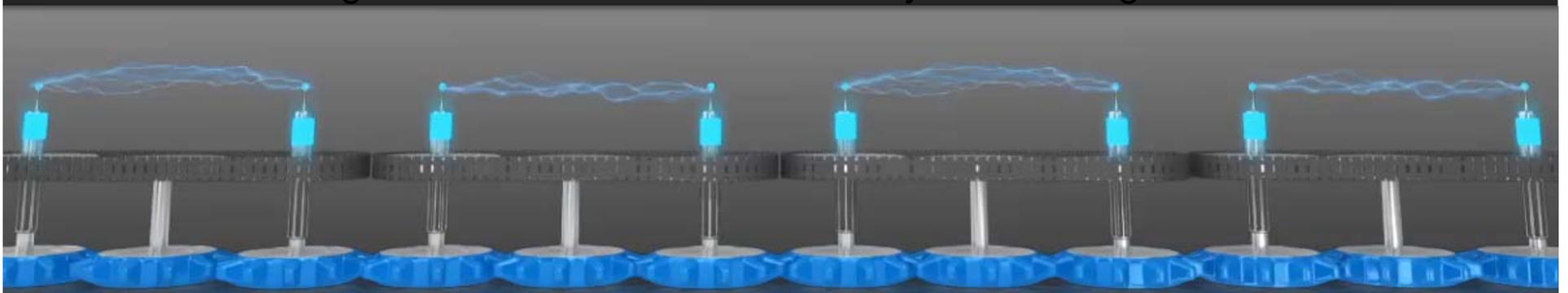
## Noteworthy Plan Documents

- *STAR Bond Plan*
  - Car Museum Conceptual Plans
  - Downtown Streetscape Improvements Conceptual Plans
  - Family Entertainment Center Conceptual Plans
  - Hotel Conceptual Plans
  - Allocation of Costs / Sources & Uses of Funds
  - Canyon Research Report - STAR Bond Project Plan Feasibility Study
- Preliminary Kansas Department of Commerce Approval Letter
- Development Strategies Report
- Oshner, Hare & Hare Streetscape Concept (Note: We are not adopting the masterplan document, at this time)
- Development Agreement
- Transferee Agreement Template



## 6. Future Actions to be taken:

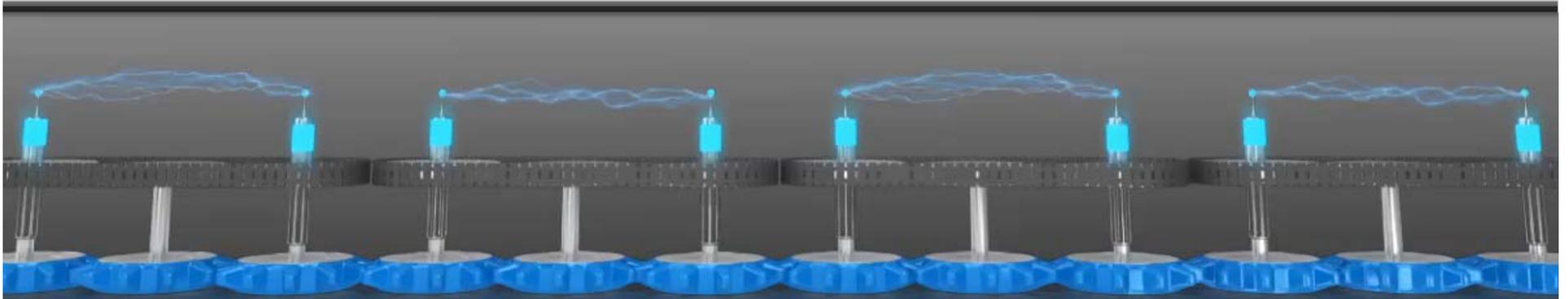
- Supplemental Agreement ✓
- Streetscape Phasing & Budget ✓
- Streetscape Design Contract ✓
- Streetscape Construction Contract ✓
- Transferee Agreements
  - Hotel ✓
  - Alley ✓
  - Old Chicago ✓
  - Barolo Grille – Being Drafted
  - Car Museum – Being Drafted
  - Stiefel Theatre – Being Drafted
- Finalize Development Strategies Revenue Study ✓
- Bond Sizing & Structure ✓
- Department of Commerce Authorization of Bond Issuance – Pending City Commission Authorization
- Bond Issuance – City Commission Action Item
- On-Going Plan Administration – Underway & On-Going



## 7. Project Details:

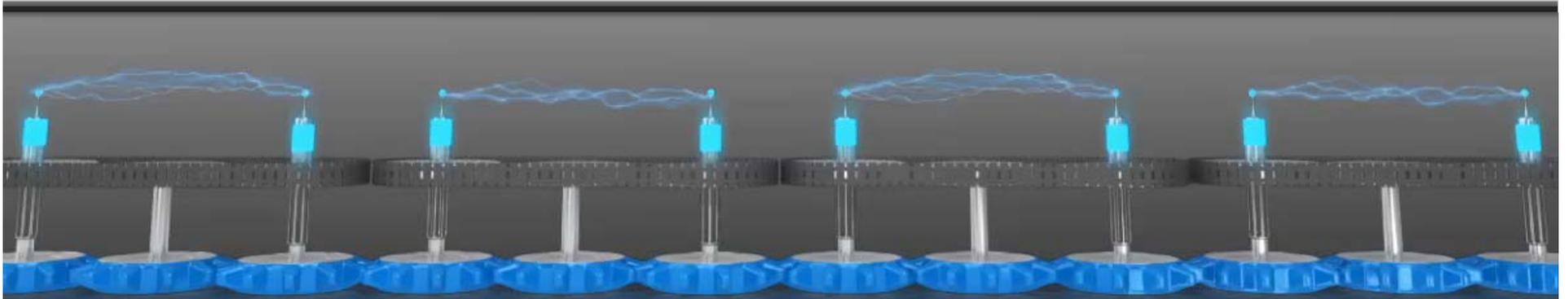
*Project Specific Discussion of:*

- *Responsible Party(ies)*
- *Project Description*
- *Sales Tax Generator?*
- *Percentage of Estimated New Taxable Sales*
- *Percentage of STAR Bond Increment*
- *Tourism Generator?*
- *STAR Bond Plan Estimated Cost Table*
- *Schedule*



## 7. Project Details:

- Save-A-Lot Grocery Store
- Field House
- University of Kansas Medical School
- Field House Parking
- City Public Improvements (Streetscape)
- Downtown Maintenance, Security & Programming
- Hotel
- Hotel Restaurant
- Alley Entertainment Complex
- Old Chicago Restaurant
- Stiefel Theatre Renovations
- Car Museum
- Vacant Space / New Construction Acquisition
- Existing Retail Improvements
- Lee Buildings (Low-Income Housing)
- Medical Student Housing (Apartments)



## **8. Other Cost Categories**

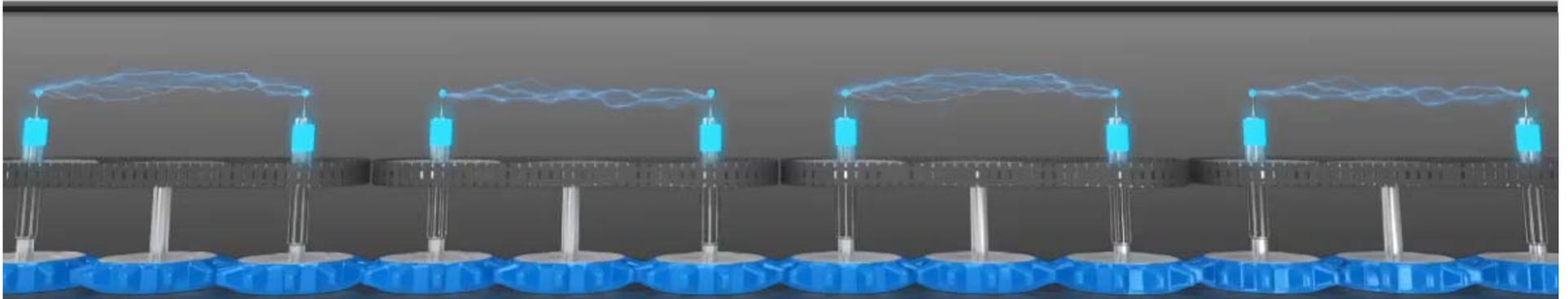
- A. Master Developer Expenses:**
- B. City Expenses:**
- C. Miscellaneous:**

## **9. Star Bond Application / Authorization**

## **10. Feasibility / Revenue Study – Development Strategies:**

## **11. Additional Development Agreement Provisions:**

- A. Master Developer's Role & Transferee Agreements:**
- B. Minimum Bond Size & Prioritized Allocation of STAR Bond Funds:**
- C. Minimum Streetscape Commitment:**
- D. Field House Reimbursement:**
- E. Project Milestones / Precedent Conditions:**
- F. Tax Increment Financing Provisions:**
- G. Neighborhood Revitalization Area Provisions:**
- H. Community Improvement District Financing Provisions:**
- I. Industrial Revenue Bond Financing Provisions:**



## **12. STAR Bond Sizing:**

**A. Scenario #1: Unbacked Bond Issuance:**

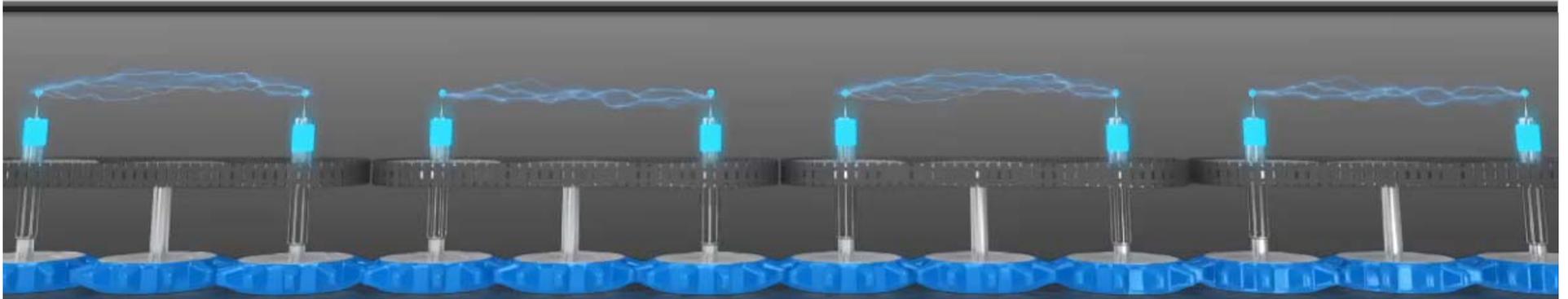
**B. Scenario #2 Senior Unbacked and Subordinate Backed Bond Issuance(s):**

## **13. Identified Project Risks and Mitigating Factors:**

**A. General overview of risk:**

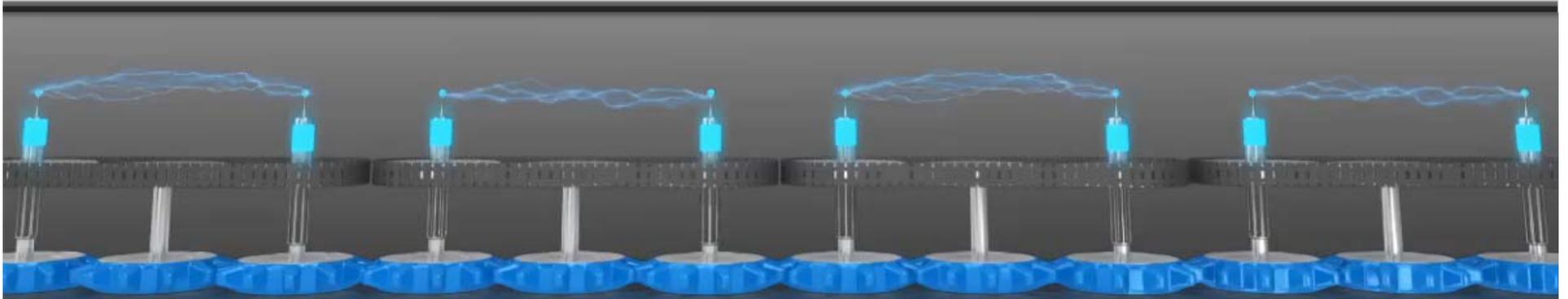
**B. Risk inventory:**

**C. Mitigating Factors:**



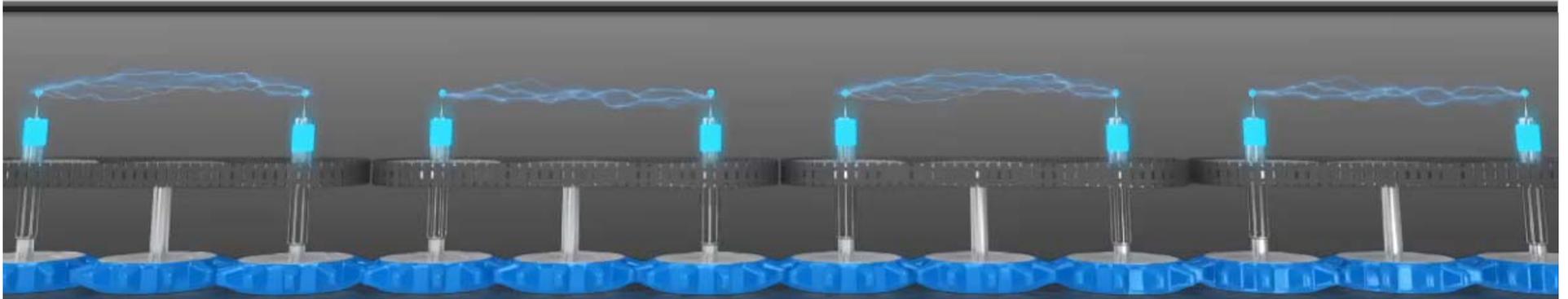
## 14. Projected Order of Events:

- 1) Contract for Streetscape Design ✓
- 2) Bank of America Parking Lot Acquisition by City ✓
- 3) Neighborhood Revitalization Area Amendment ✓
- 4) Negotiate Supplemental Agreement ✓
- 5) Negotiate Hotel Transferee Agreement ✓
- 6) Negotiate Alley Transferee Agreement ✓
- 7) Negotiate Old Chicago Transferee Agreement ✓
- 8) BOA & City Parking Lot Improvements by City ✓
- 9) Negotiate Stiefel Theatre Transferee Agreement (Underway)
- 10) Negotiate Car Museum Transferee Agreement (Underway)
- 11) Field House Completion ✓
- 12) Amend Chamber of Commerce Transient Guest Tax Agreement (11/5 Action Item)
- 13) Finalize Streetscape Phasing, Scope & Budget ✓
- 14) Award Streetscape Construction Contract & Commence Construction ✓
- 15) Hotel Construction Commences ✓
- 16) Finalize Revenue Study ✓
- 17) Achieve Sufficient Construction Certainty for Bond Issuance ✓
- 18) Begin Bond Sizing & Issuance ✓
- 19) Alley Construction Commences ✓

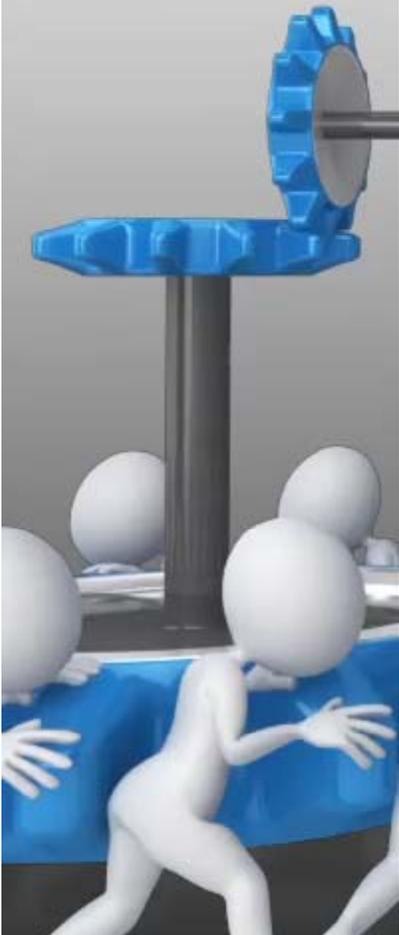


## 14. Projected Order of Events:

- 20) Unbacked & Backed Bond Issuance (Prior to 12/31/18)
- 21) Establish STAR Bond Funds (After STAR Bond Issuance)
- 22) City STAR Bond Reimbursement (Per Development Agreement / Amendment)
- 23) Old Chicago Construction Commences ✓
- 24) Hotel Certificate of Completion & STAR Bond Reimbursement (2019)
- 25) Alley Certificate of Completion & STAR Bond Reimbursement (2019)
- 26) Old Chicago Certificate of Completion & STAR Bond Reimbursement (2018)
- 27) T.I.F. Funds Administered on a Pay-As-You-Go Basis (Life of Project)
- 28) Downtown C.I.D. Funds Administered on a Pay-As-You-Go Basis (Life of Project)
- 29) Hotel C.I.D. Funds Administered on a Pay-As-You-Go Basis (Life of Project)
- 30) Alley C.I.D. Funds Administered on a Pay-As-You-Go Basis (Life of Project)

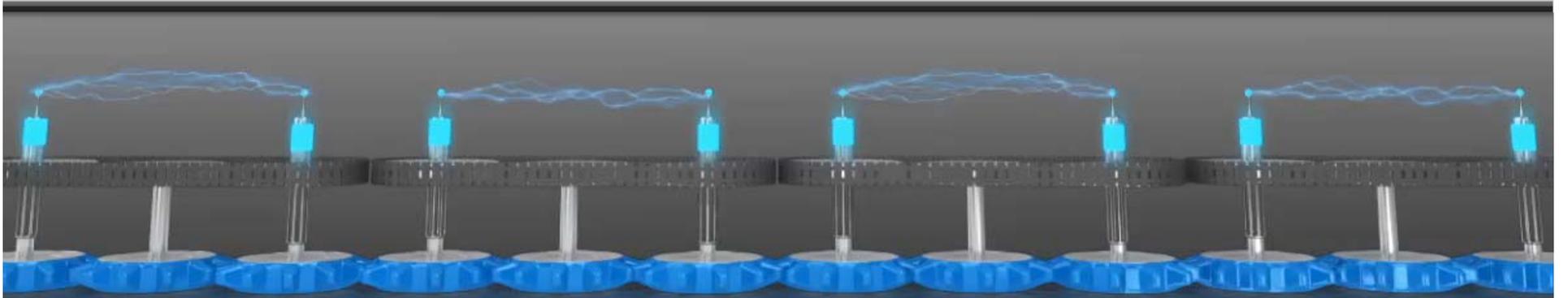
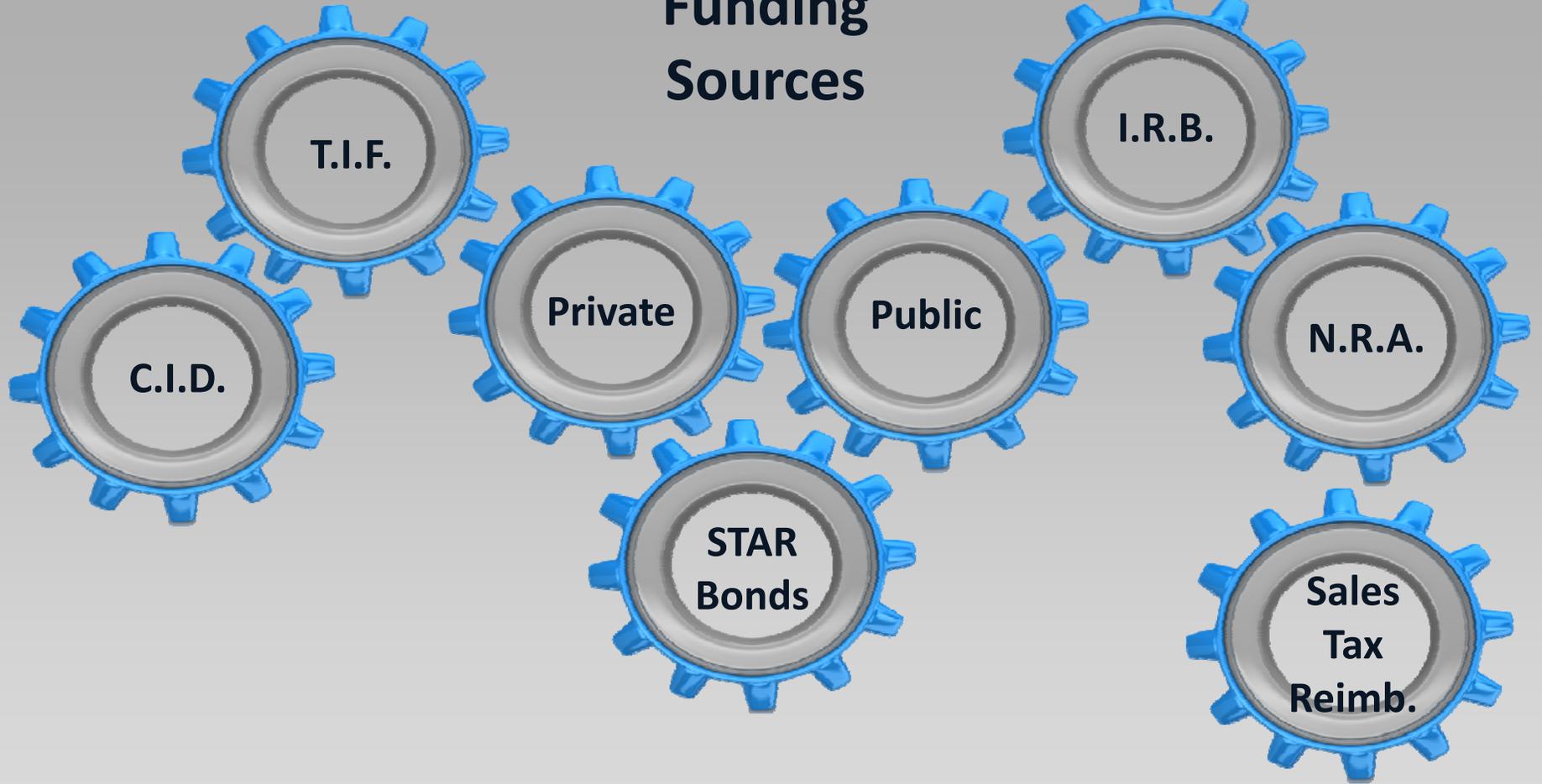


# Proposed STAR Bond Projects



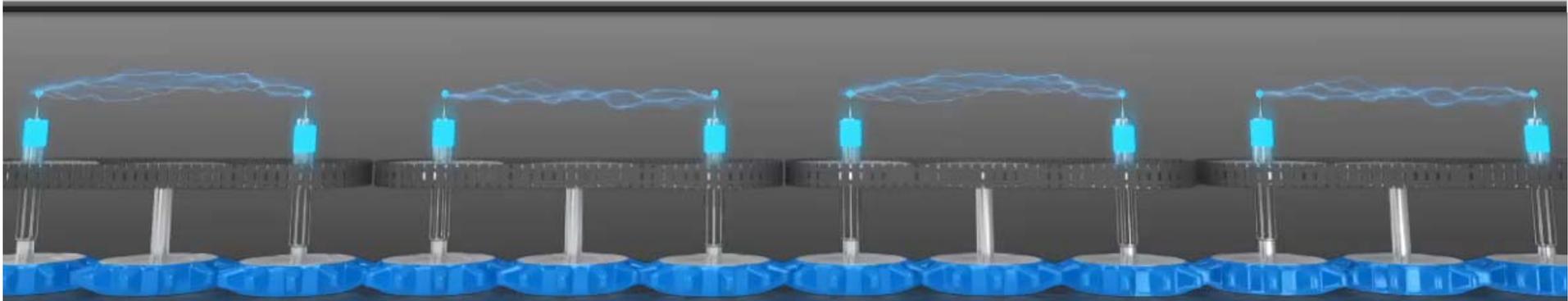
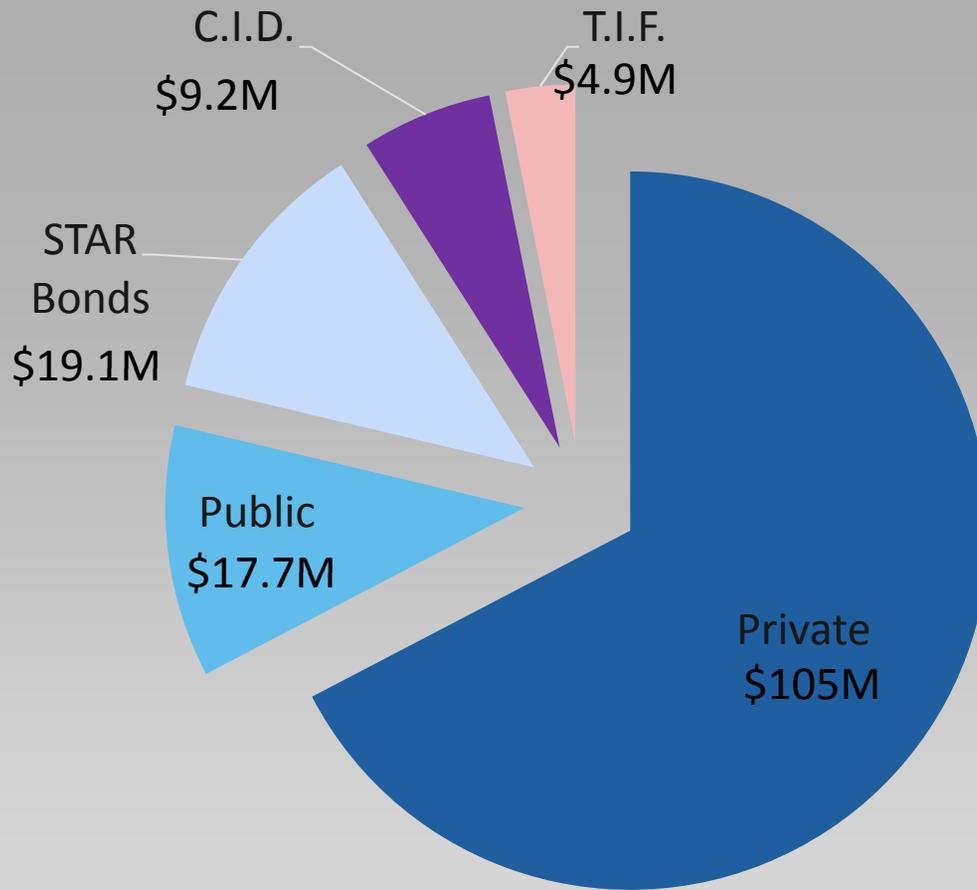
Project	Total Cost (Millions)
Field House	\$10.8M
Field House Parking	\$1.6M
K.U. Med School	\$7.0M
Streetscape	\$12.1M
Old Chicago	\$3.0M
Downtown Hotel	\$19.0M
Alley Entertainment	\$6.1M
Stiefel Theatre	\$2.2M
Existing Retail	\$2.0M
Vacant/New Construction	\$31.2M
Car Museum	\$4.7M
Lee Buildings	\$17.5M
Medical Student Housing	\$3.5M
Design, Soft & Other Costs	\$33.3M
<b>Total</b>	<b>\$154.0M</b>

# Funding Sources



# STAR Bond Plan Funding Sources (Millions)

Due to Utility Relocation Expenses and reallocation of STAR Bond Reimbursements, the total funds reported on this slide exceeds the project total previously reported.





DRAFT

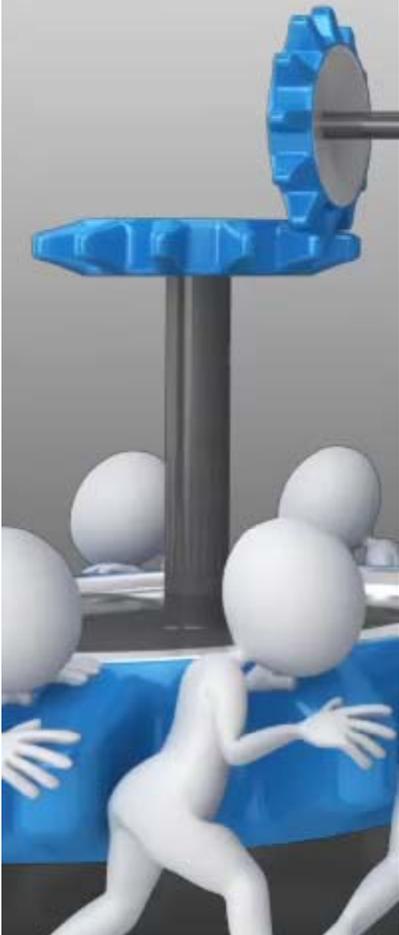
STAR Bond Revenue Study  
Salina, Kansas

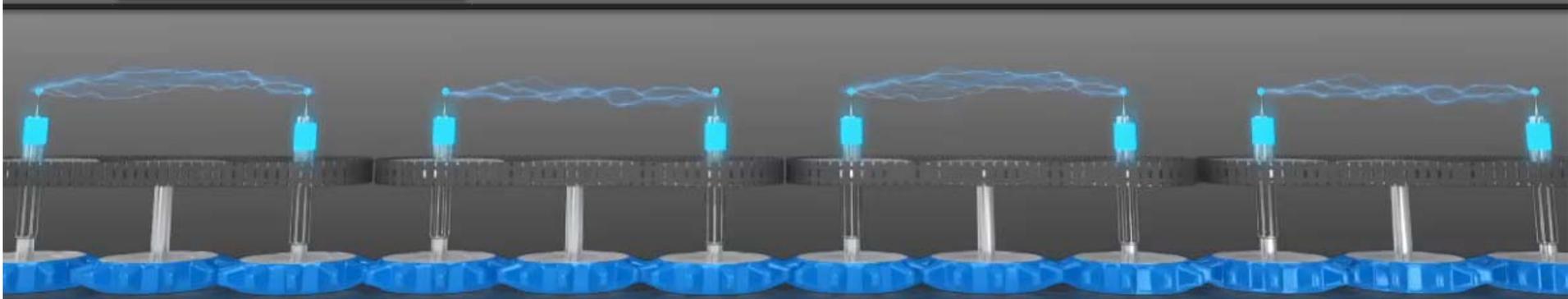
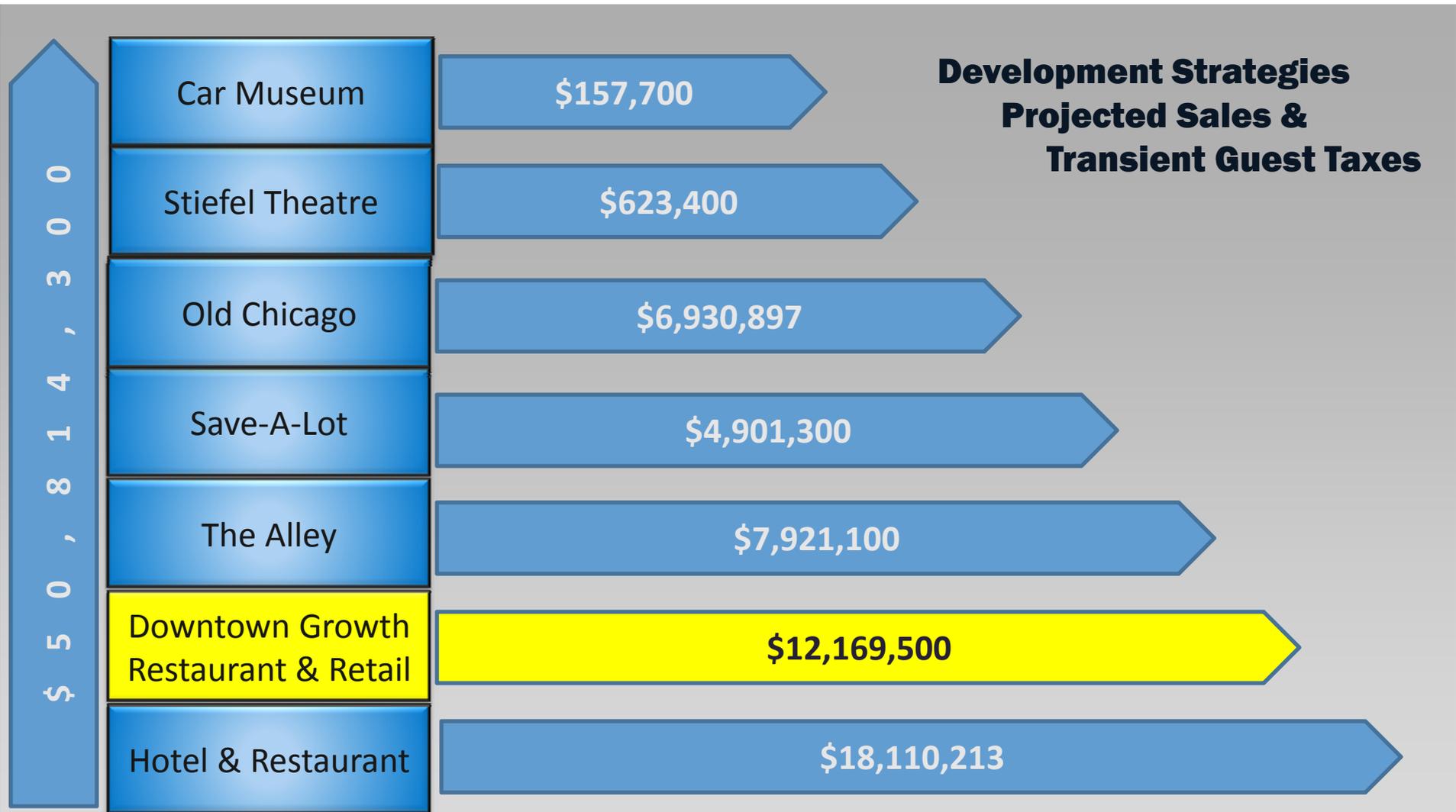
November 27, 2016



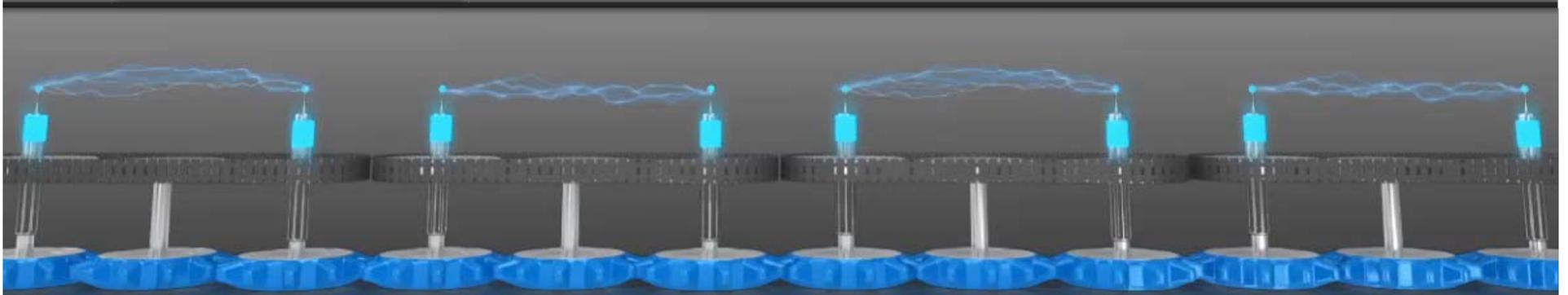
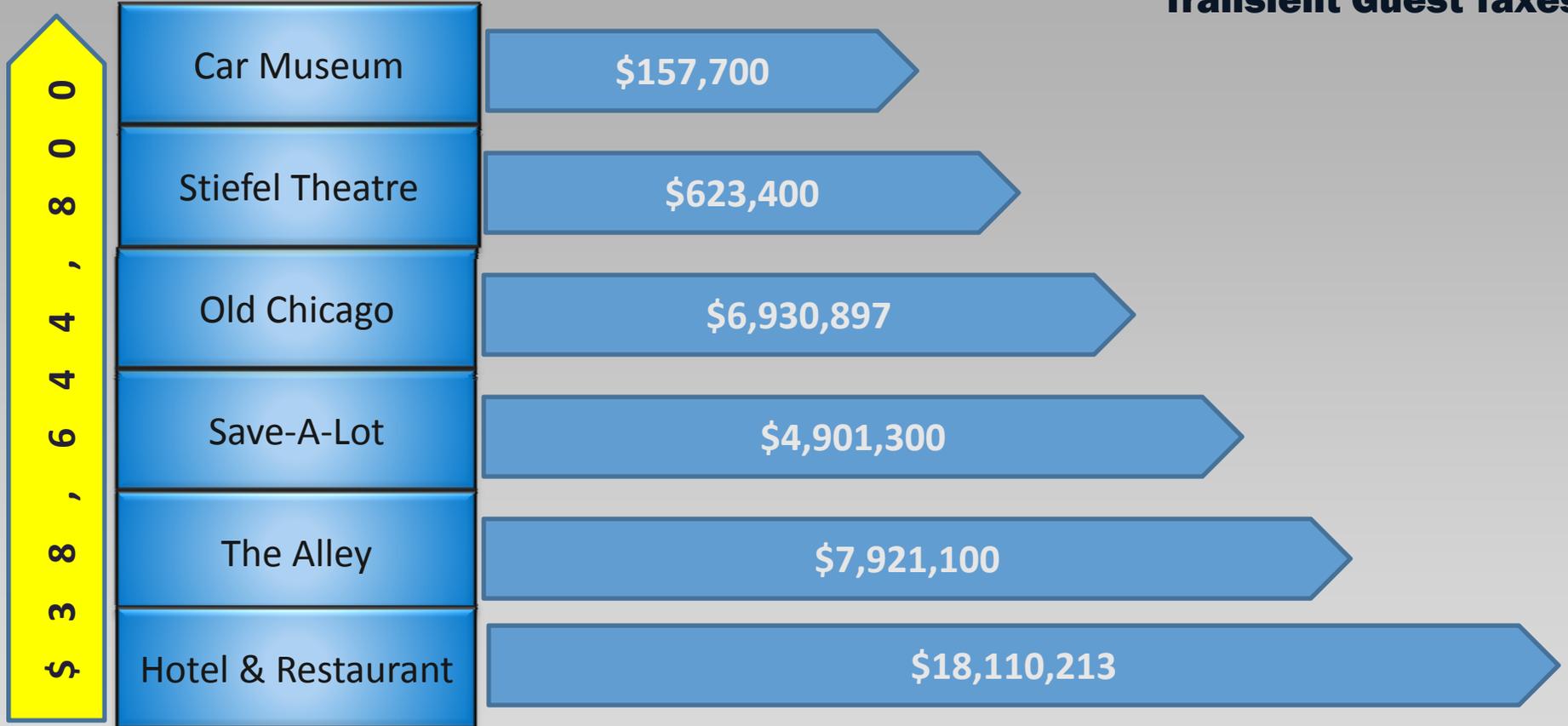
## Itemized Project Assumptions (Salina Field House Assumptions)

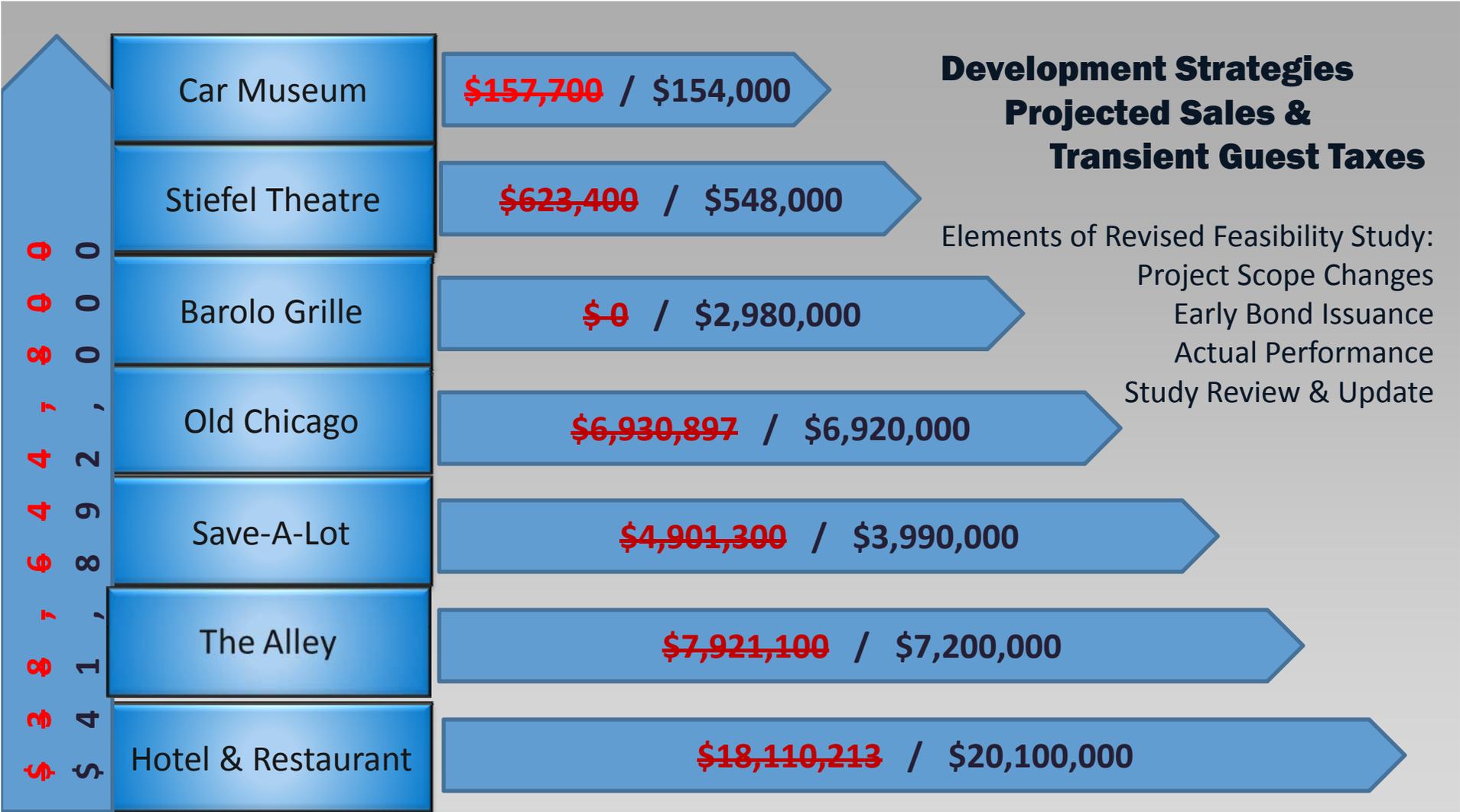
- 26 Tournaments per Year (by Year 5)
- Average 46 Teams per Tournament (by Year 5)
- 68% of Teams Will Be Non-Local
- 8-12 Players per Team
- 12-30 Additional Spectators per Team
- Average Tournament Length of 2 Days
- Averaging High & Low = 50,000 Visitors Per Year
- Spending of \$89/Day per Person
  - \$28.33 / Person – Hotel Shared
  - Among 3 People
  - \$60.67 per Person – Meals, Shopping, Etc.
- 15% of Visitor Spending Captured in the STAR Bond District





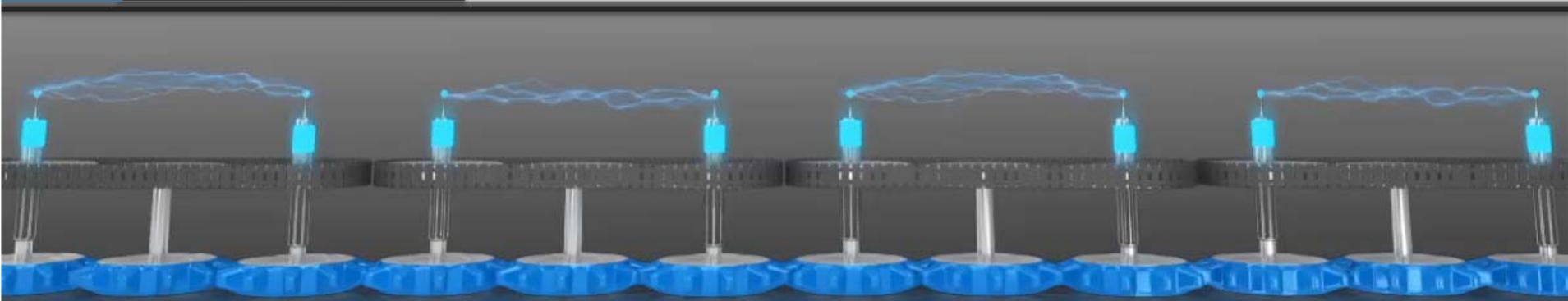
# Development Strategies Projected Sales & Transient Guest Taxes





### Development Strategies Projected Sales & Transient Guest Taxes

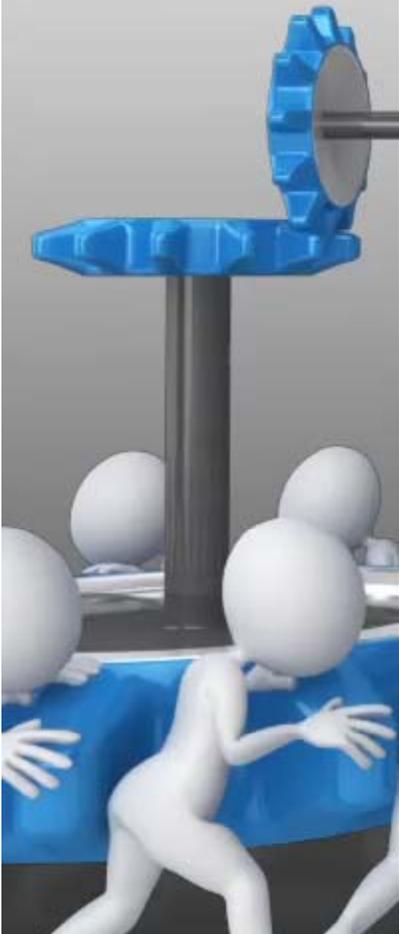
Elements of Revised Feasibility Study:  
 Project Scope Changes  
 Early Bond Issuance  
 Actual Performance  
 Study Review & Update



# City Backed STAR Bonds

## Municipal Advisor Observations:

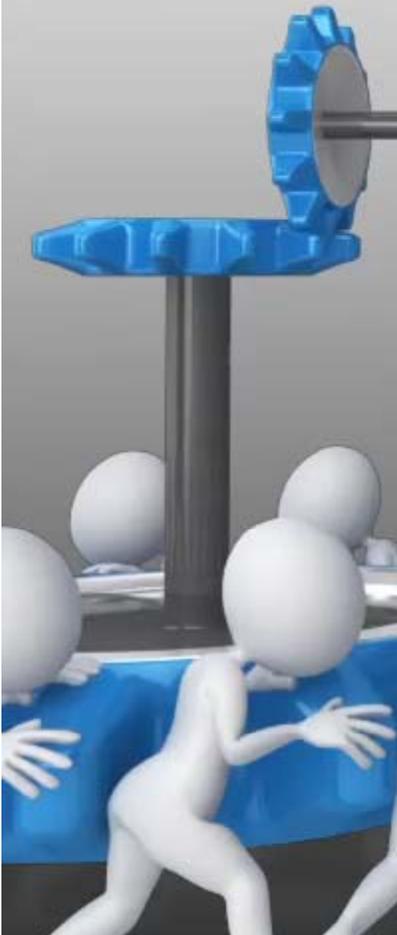
- City commits to fund any shortfall between STAR Bond revenues and mandatory principal and interest payments on bonds each year.
- Development agreement includes City commitment to \$17.1M minimum bond size
- Pledge would take the form of an “annual appropriation pledge” of city sales tax receipts. Any shortfall would have to come from the City’s other sales tax receipts.
- City must make a commitment each year (in the budget) to fund any shortfall up to the maximum amount of the commitment.
- This is a contingent liability because it is called upon only to the extent a shortfall actually occurs.



# City Backed STAR Bonds

## Municipal Advisor Observations (Continued)

- Because this is a contractual commitment which must be approved each year it is not binding on a future Commission.
- At some point a future commission could refuse to make the appropriation.
- Even though a future commission could refuse to appropriate, investors believe City issuers have high ethical standards and will honor such commitments. Therefore, these commitments are often described as “moral obligations”.
- Investors are willing to buy the appropriation bonds because they understand that failure to make an appropriation for P&I would have a negative impact on the creditworthiness of the appropriating entity.
- These commitments are often used by Cities to make long term commitments which may be associated with a bond or security offering but do not constitute general obligation debt and are not part of the City's statutory debt limit.



# STAR Bond Proceeds

\$17.1M - \$19.1M

Bond Financed – City Commitment to Back as Need to \$17.1M

City Reimb.  
\$9.625M

Alley  
\$1.4M

MD Land  
Planning  
\$200K

Hotel  
\$442K

Car Museum  
\$4.7M

Streetscape  
\$2.0M

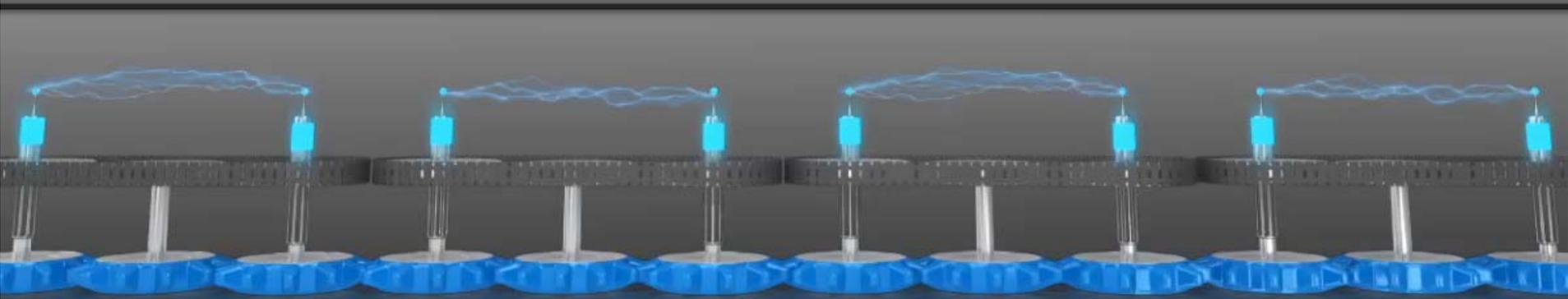
Stiefel Th.  
\$2.0M

Hotel  
\$1.0M

FH Parking  
\$1.625M

Streetscape  
\$5.0M

Note:  
\$5.0M – Streetscape Reimb.  
+ \$1.625M – Fieldhouse Reimb.  
\$6.625M – City funds available for streetscape



# Tax Increment Financing Proceeds

\$4,878,660 est.

PAYGO Funding

18.3%

Hotel TIF Fund

\$800K

+5% Int

21%

Apt. TIF Fund

\$920K

+5% Int.

6.9%

Old Chi. TIF Fund

\$300K

+5% Int.

53.8%

New Bus. TIF Fund

Costs

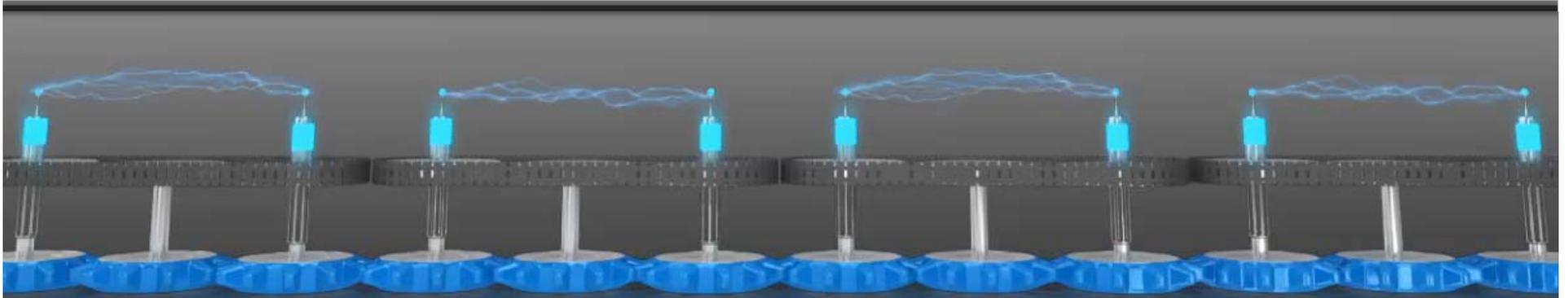
+5% Int.

If Fund terminates due to:

- 1.) full funding,
- 2.) project does not move forward, or
- 3.) termination,

balance "shall be redirected into the New Business TIF Fund."

Collection Period – 20 Years



# Downtown Community Improvement District Proceeds

\$7,589,062 est.

PAYGO Funding

40.6%  
Maint, Sec & Prog  
\$2.8M

1.0%  
Old Chi  
\$50K  
+5% Int.

39.5%  
New Retail Imp.  
Costs  
+5% Int.

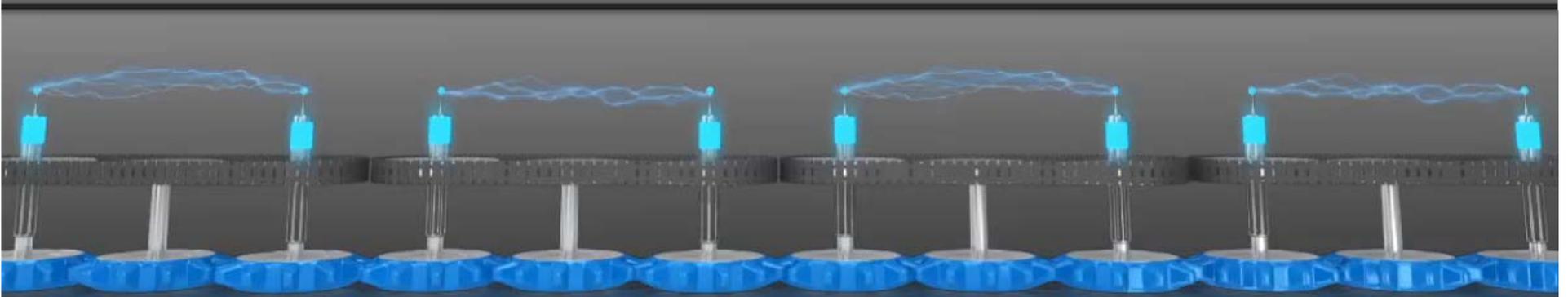
18.9%  
Exist. Retail Imp.  
Costs  
+5% Int.

If Fund terminates due to:

- 1.) full funding,
- 2.) project does not move forward, or
- 3.) termination,

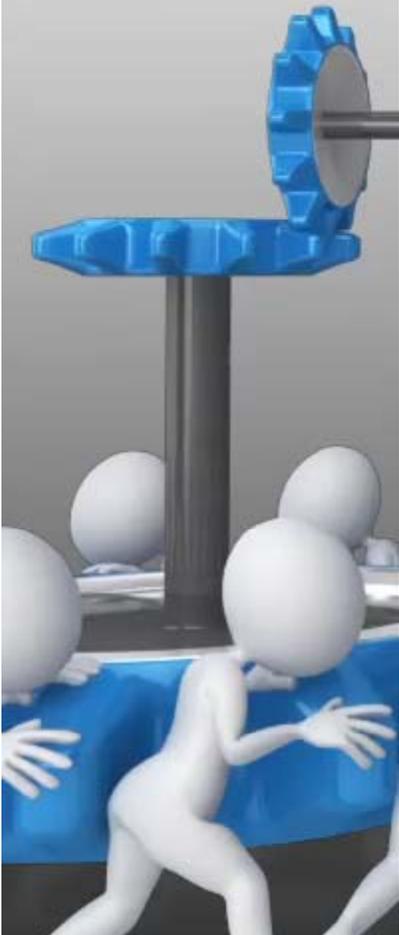
balance “shall be redirected into the New Retail CID TIF Fund.”

Collection Period – 20 Years



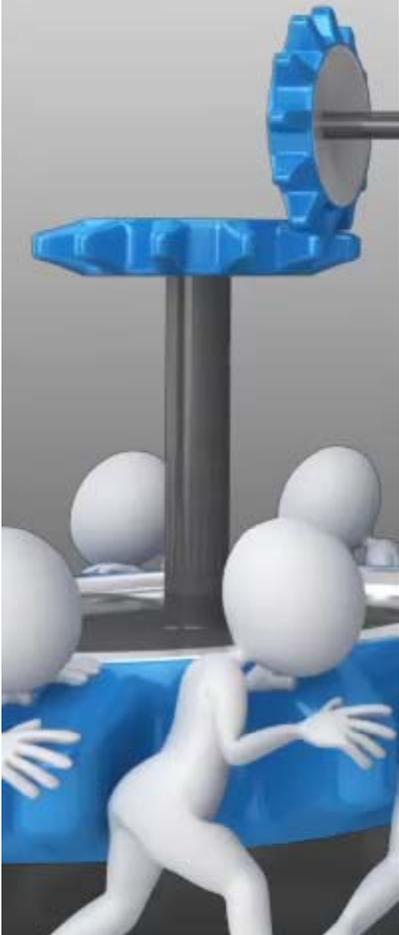
## Hotel CID Proceeds - PAYGO

- All Proceeds Placed On Deposit
- Reimburse Eligible Costs Incurred in Developing the Hotel Project
- Further Details in Transferee Agreement
- Collection Period – 22 Years



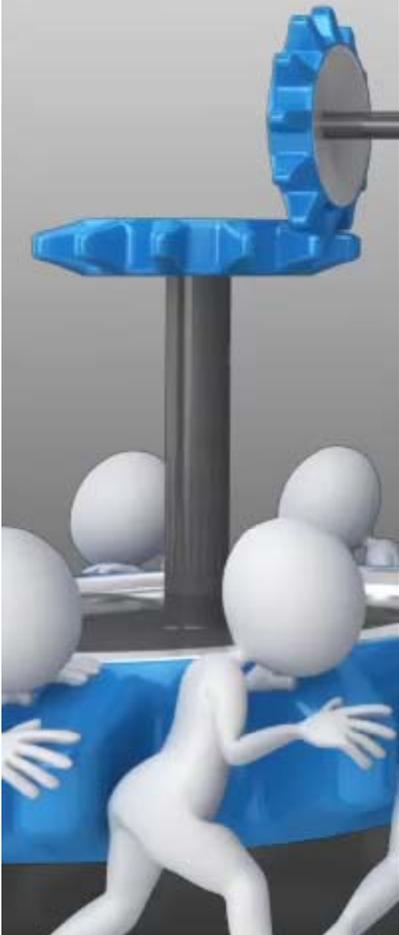
## Alley CID Proceeds - PAYGO

- All Proceeds Placed On Deposit
- Reimburse Eligible Costs Incurred in Developing the Alley Project
- Further Details in Transferee Agreement
- Collection Period – 22 Years



## Downtown CID Proceeds - PAYGO

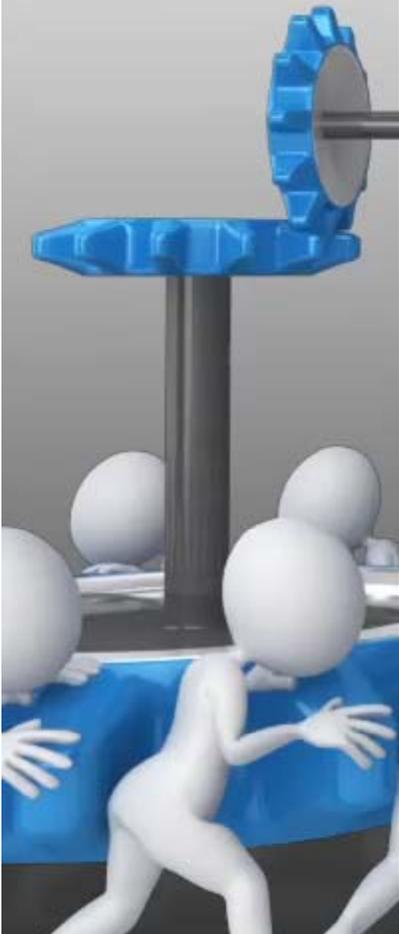
- All Proceeds Placed On Deposit
- Fund Costs Associated with Performance of Downtown Maintenance, Security & Programming
- Distributed Funds as Available per Development Agreement & Transferee Agreement Provisions
- \$2.8M est. Total Budget Over Life of District
- Further Details in Transferee Agreement



## Downtown CID Proceeds - PAYGO

### Development Agreement Provisions:

- Performed by Salina Downtown, Inc.
- City & Master Developer to Negotiate an Agreement with SDI
- SDI Shall Annually Submit
  - Audited Financial Statements,
  - Performance Report,
  - Plan & Budget for the Upcoming Year
- City & Master Developer Review and Approve or Deny Renewal
- In the Event of Denial, “City & Master Developer Shall Consult in Selection of an Alternative Party”



# Streetscape Project Funding

\$10,165,360 - \$12,165,360+

STAR  
\$0 - \$2.0M

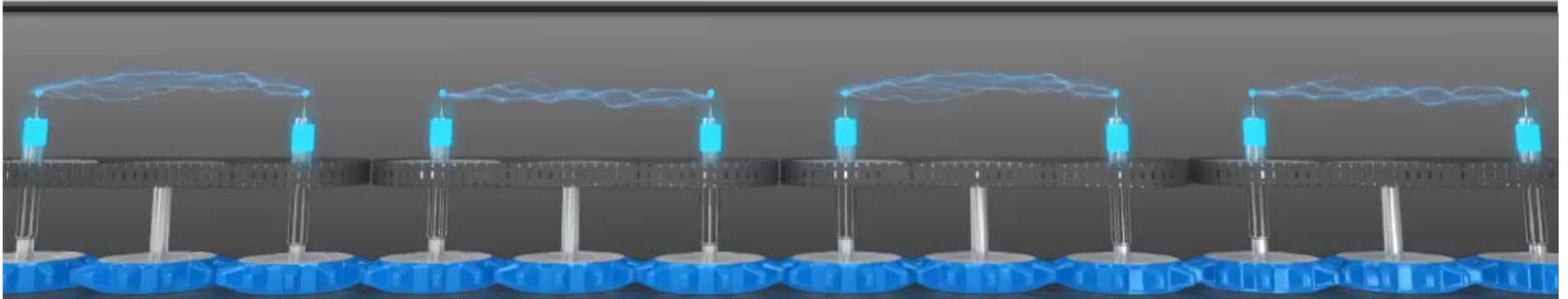
TIF  
None

CID  
None

City STAR Reimb.  
\$6.625M

Public Inv.  
\$3.5M –  
(minimum)

- Development Agreement Includes a Minimum City Commitment of \$10,165,360
- \$2.0M of STAR Bond Streetscape Funding is Lowest Priority
  - It is Uncertain Whether Sufficient Revenue Will be Generated to Support a \$19.1M STAR Bond Issuance Necessary to Fund \$2M of STAR Bonds for Streetscape Thereby Funding \$12.1M
- Remainder of City STAR Bond Reimbursement (\$6.625M) May Be Spent on Streetscape
- \$3.5M Additional Public Investment Needed to Fund \$10.1M Minimum Commitment



# Hotel Project

\$19,005,820

STAR  
\$442K

TIF  
\$800K

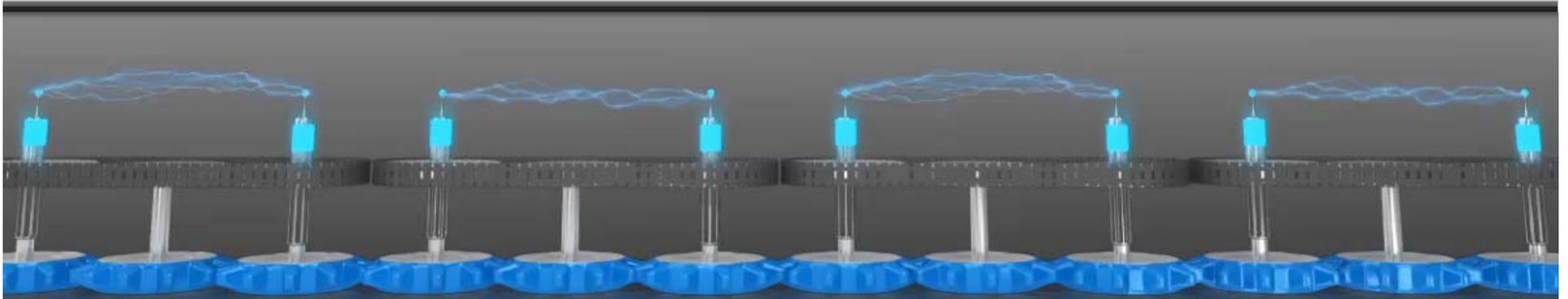
CID  
\$1M

CITY STAR  
Reimb.  
\$1.0M

City Utility  
Reloc.  
\$250K

Private  
Investment  
\$16.8M

- Commencement & Completion Dates in TA
- Will Not Commence Until:
  - City Commences Streetscape Phase I Construction
  - Alley & Old Chicago TAs Executed
  - Community Improvement Districts Have Been Established



# Alley Project

\$6,100,333

STAR  
\$1.6M

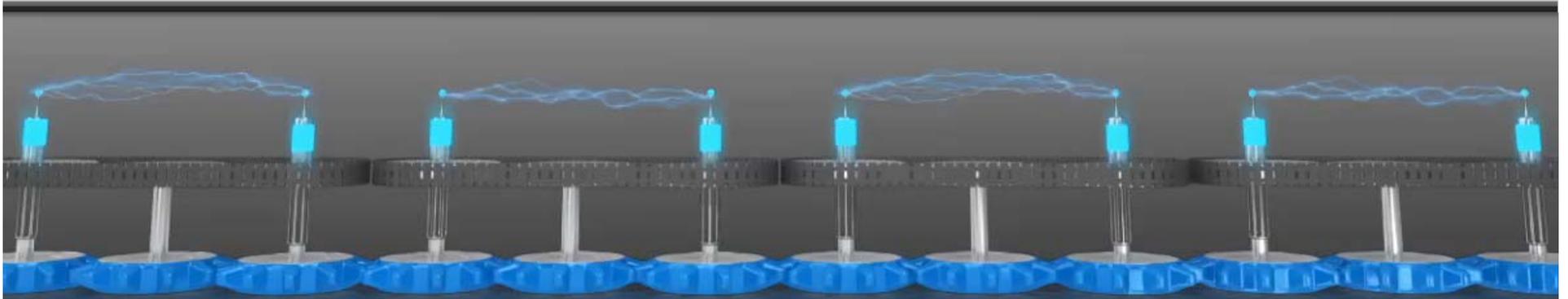
TIF  
None

CID  
\$628K

City Utility  
Reloc.  
\$175K

Private Inv.  
\$3.8M

- Commencement & Completion Dates in TA
- Will Not Commence Until:
  - City Commences Streetscape Phase I Construction
  - Hotel & Old Chicago TAs Executed
  - Community Improvement Districts Have Been Established



# Old Chicago Project

\$3,000,000

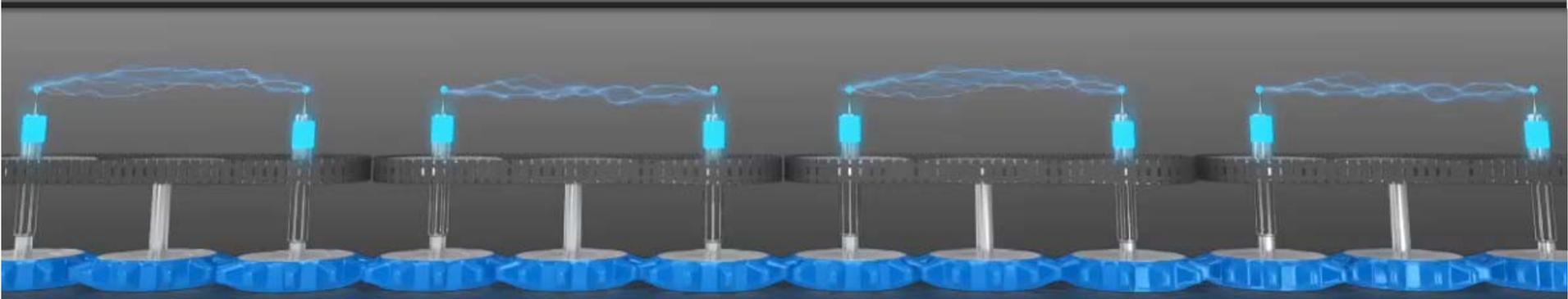
STAR Bonds  
None

TIF  
\$300K  
+5% Int

CID  
\$50K  
+5% Int

Private Inv.  
\$2.65M

- Commencement & Completion Dates to be Included in Transferee Agreement



# Car Museum Project

\$4,695,000

STAR  
\$4.695M

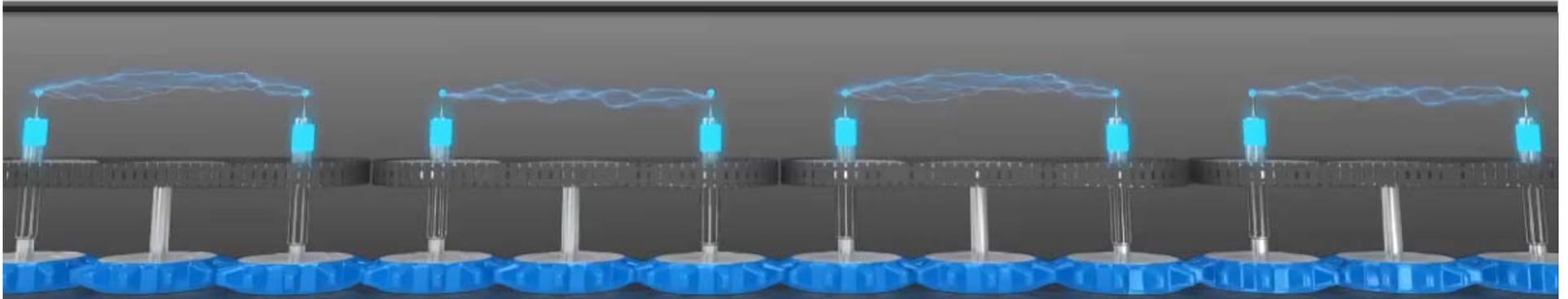
TIF  
None

CID  
None

City Parking Lot  
Donation  
\$?

Private Inv.  
None

- Commencement & Completion Dates to be Included in Transferee Agreement



# Stiefel Theatre Project Funding

\$2,200,000

STAR  
None

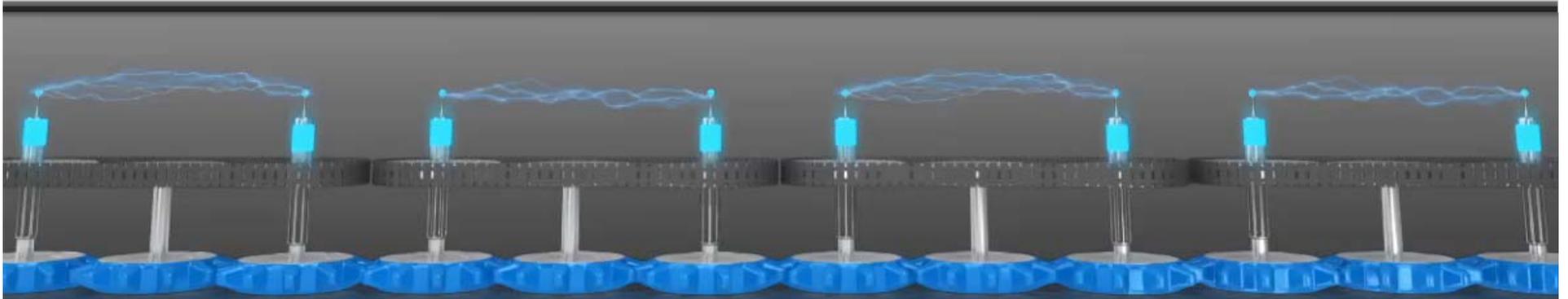
TIF  
None

CID  
None

City STAR Reimb.  
\$2.0M

Private Inv.  
\$200K

- Commencement & Completion Dates to be Included in Transferee Agreement



# Market Rate Apartments Project

\$3,485,600

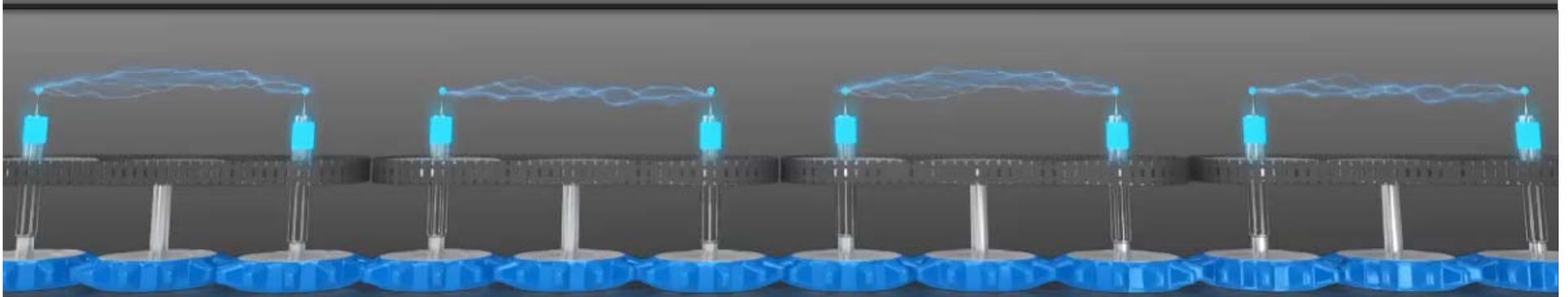
STAR Bonds  
None

TIF  
\$920K  
+5% Int

CID  
None

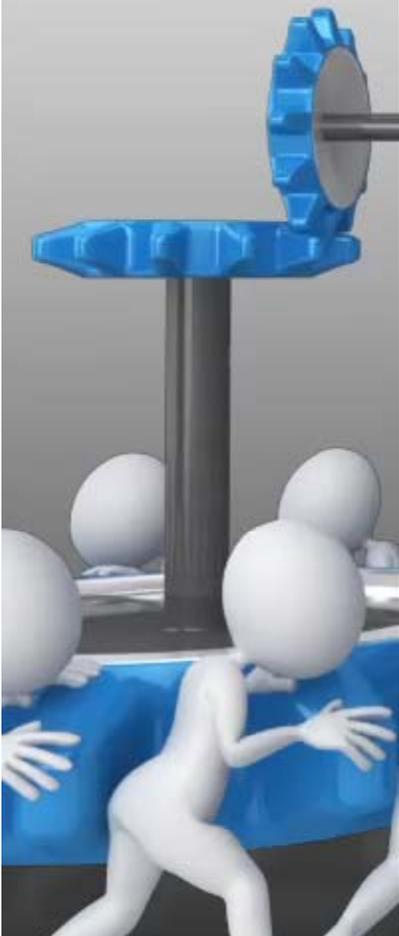
Private Inv.  
\$2.56M

- Commencement & Completion Dates to be Included in Transferee Agreement



# Identified Project Risks & Mitigating Factors

- General overview of risk
  - In every incentivized development project, risk is at play for both the private and government entity
  - It is prudent for both entities to:
    - identify risks;
    - determine the probability of risk;
    - realistically weigh the risks; and
    - mitigate significant risk or eliminate it whenever possible (most risk cannot be fully eliminated)
  - Timing Risks
  - General Risks
  - Mitigating Factors



**City of Salina**  
**STAR Bond Project**  
**Discussion of Risk Factors**  
**and City Credit Support**

The following is a discussion of certain risks that could affect payments to be made with respect to proposed STAR Bonds for the City and the possible risks and impacts of City credit support for the bonds.

Both the complexity and the unpredictable nature of a significant downtown redevelopment Project makes it impossible to identify every possible circumstance which could present a certain risk to the City. Consequently, this discussion while thorough, is intended to be to create an awareness of possible risks but cannot, and is not intended to be, exhaustive and should not be considered as a complete description of all risks that could arise from the City's involvement in such a financing.

**The Security for the Bonds - Special, Limited Obligations**

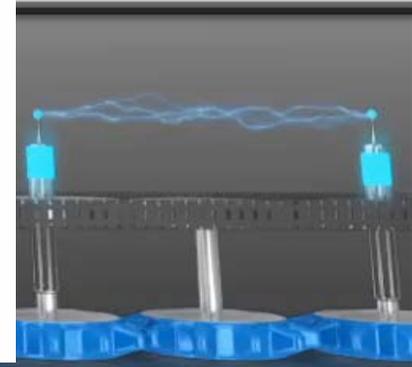
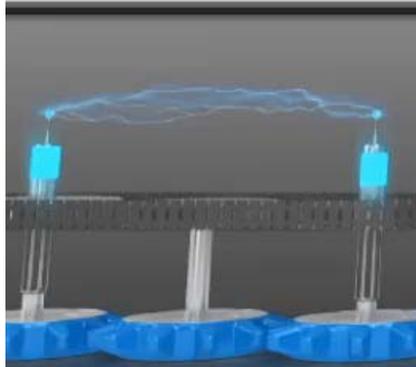
**Pursuant to the Kansas STAR Bond Statute**

The proposed STAR Bonds and the interest thereon will be special, limited obligations of the City payable solely out of the incremental sales tax and transient guest tax revenues generated by new and established businesses within the District. Under the Kansas STAR Bond statute, the STAR Bonds and interest thereon shall not be deemed to constitute a debt or liability of the City, the State or any political subdivision thereof within the meaning of any state constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the City, the State or any political subdivision thereof, but shall be payable solely from the pledged revenues. *Unless the City expressly chooses to further obligate itself, the Issuance of the STAR Bonds will not, directly, indirectly or contingently, obligate the City, the State, or any political subdivision thereof to levy any form or taxation therefor or to make any appropriation for their payment.* The State shall not in any event be liable for the payment of the principal of, redemption premium, if any, or interest on the STAR Bonds or for the performance of any pledge, mortgage, obligation or agreement of any kind whatsoever which may be undertaken by the City. No breach by the City of any such pledge, mortgage, obligation or agreement may impose any liability, pecuniary or otherwise, upon the State or any charge upon the State or any charge upon its general credit or against its taxing power.

*In the event the City elects to lend credit support to the proposed bonds the City will incur a contingent liability equal to the amount of such credit support as long as the bonds are outstanding. Such credit support may only take the form of an annual appropriation commitment from City sales and transient guest tax revenues by the Commission to cover any shortfall in revenues needed to make principal and interest payments on the bonds up to the extent of said commitment.*

**Limited Sources of Debt Service and Factors Affecting Revenues**

**Overview.** The repayment of the STAR Bonds is dependent on the generation of sufficient Incremental Revenues to make the necessary principal of and interest on the Bonds. Based on financing structures



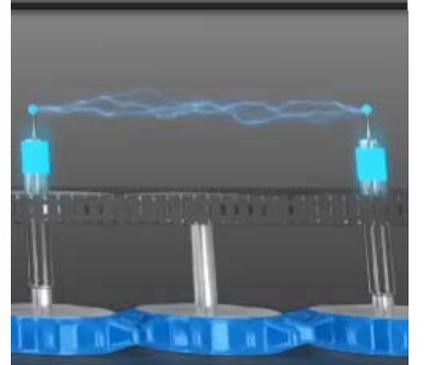
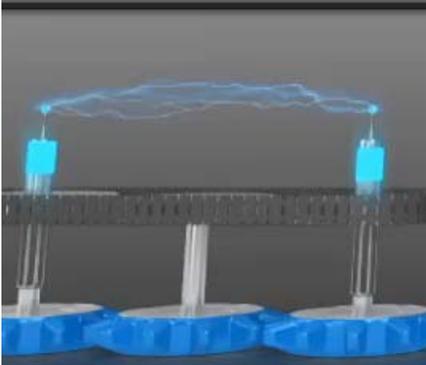
**SALINA DOWNTOWN REVITALIZATION**

**STAR BOND PROJECT PLAN**

**SUBMITTED PURSUANT TO  
THE STAR BONDS FINANCING ACT**

**SUBMITTED BY CITY OF SALINA  
AND MASTER DEVELOPER OF RECORD —  
SALINA2020, INC.**

**JUNE 21, 2016**



# Bond Sizing & Structure

## Stifel Investment Services:

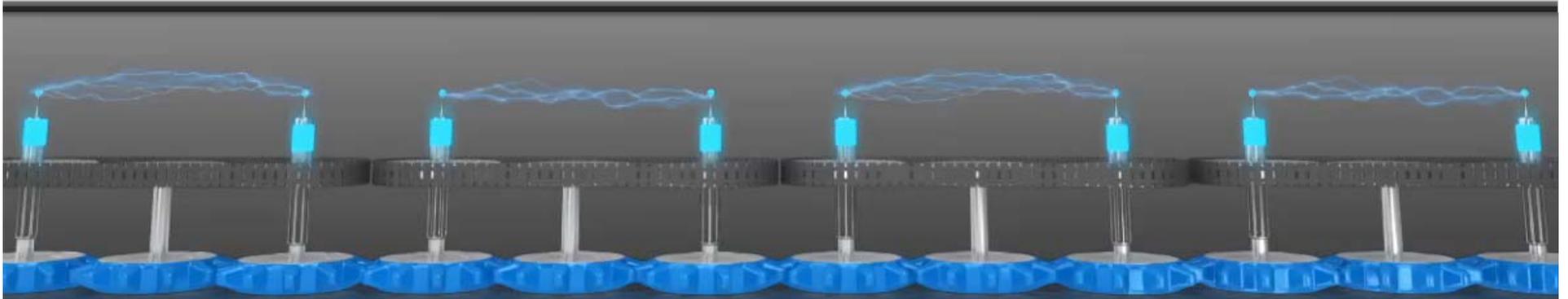
- Jim Lahay
- John Klaus

## Bond Sizing Opinion

- Based upon Development Strategies Report / Projections

## Negotiated Bond Structure

- Senior Bond Issuance – Unbacked by the City
- Subordinate Bond Issuance – Unbacked by the City & Purchased by Blue Beacon, International
- Takes in to account updated performance & timelines



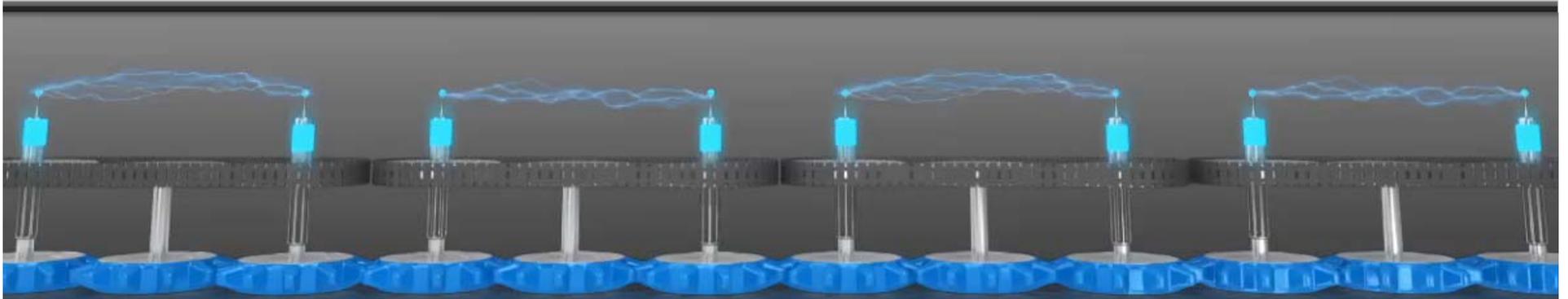
# Updated Feasibility Study

## Development Strategies:

- Andy Pfister

## Updated Development Strategies Report

- Distributed to City Commission
- Posted on City Website

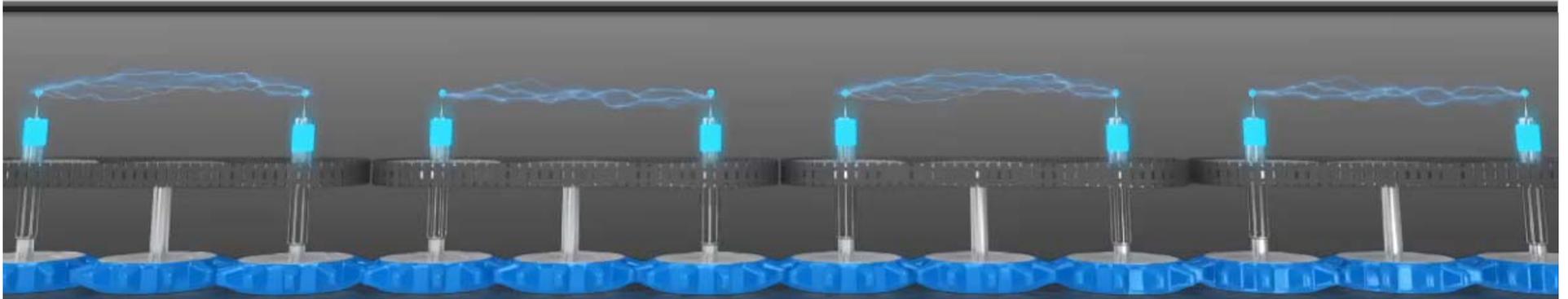


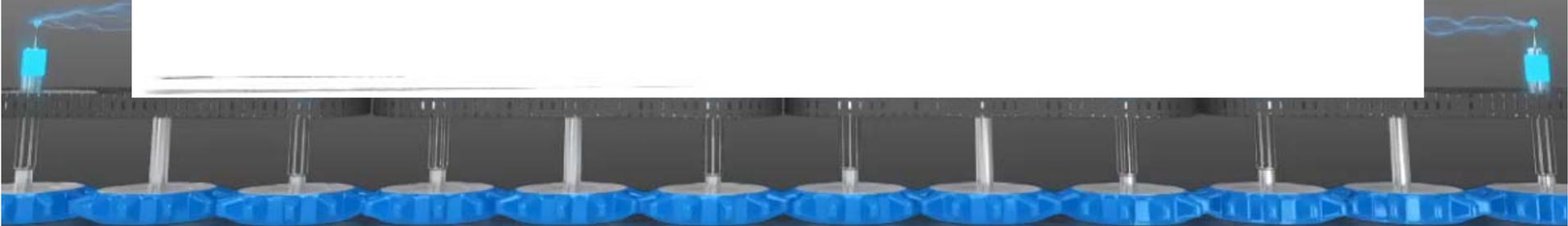
# Project Updates

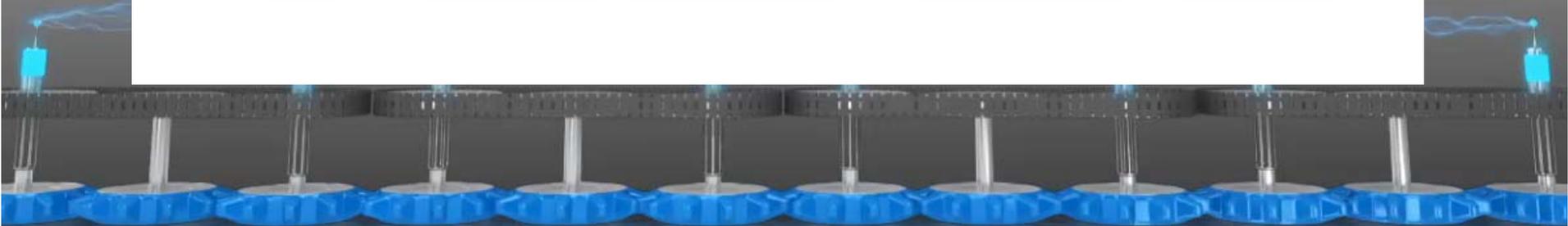
## Salina 2020

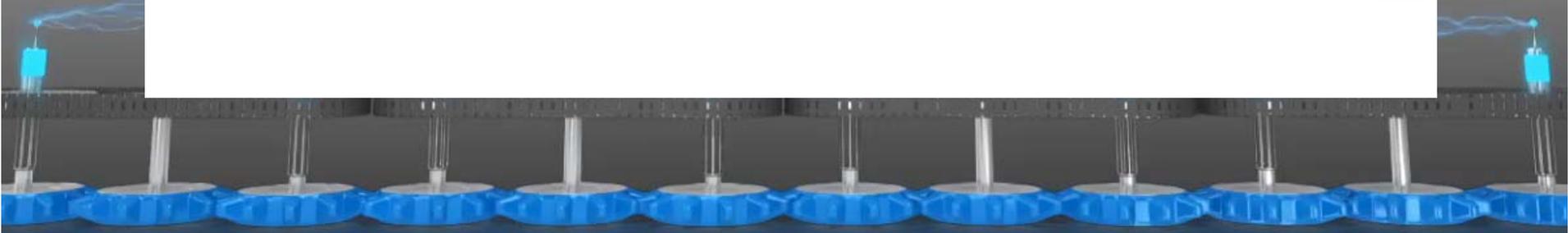
### Current Projects

- Hotel
- The Alley
- Old Chicago
- Barolo Grille
- Stiefel Theatre
- Car Museum





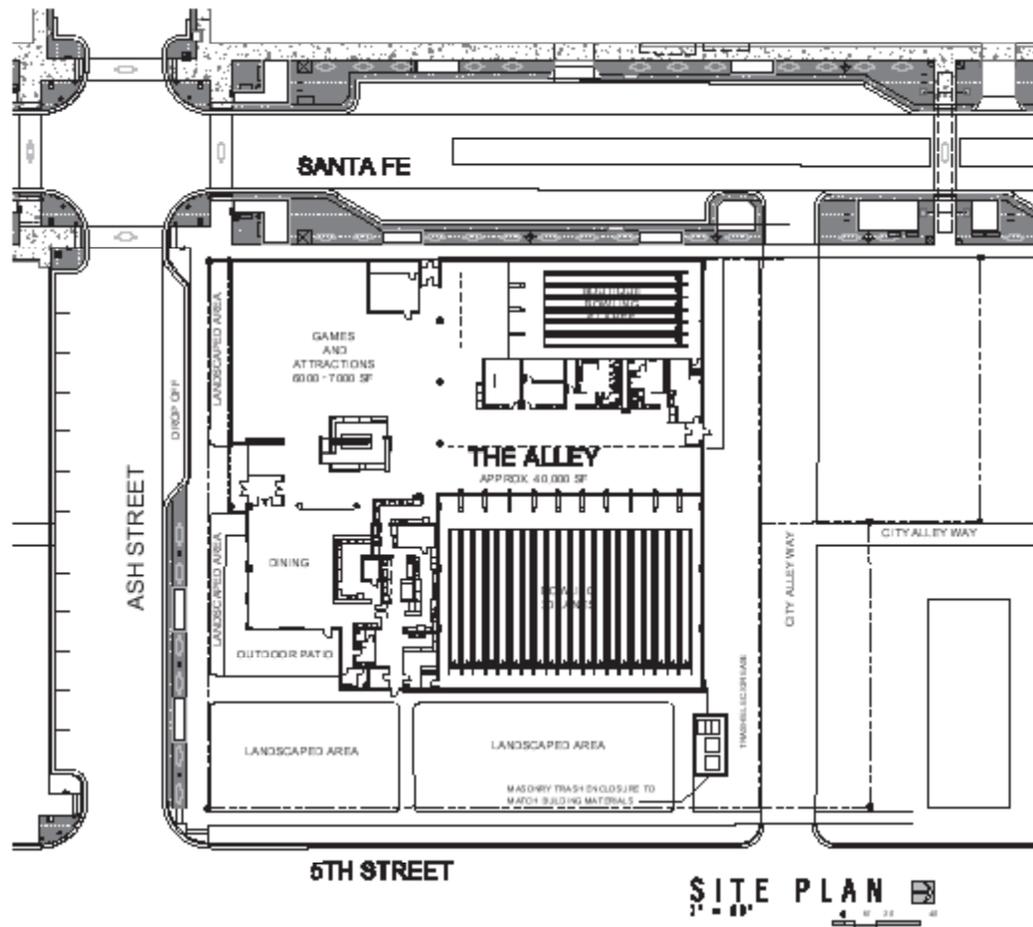






MUNSON  
ARCHITECTS





**THE ALLEY**  
SALINA

SCHEMATIC PLAN BY/DESIGNED BY

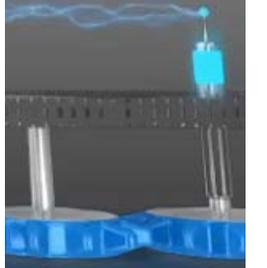
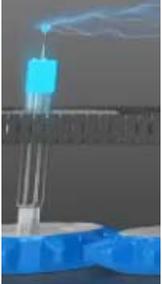


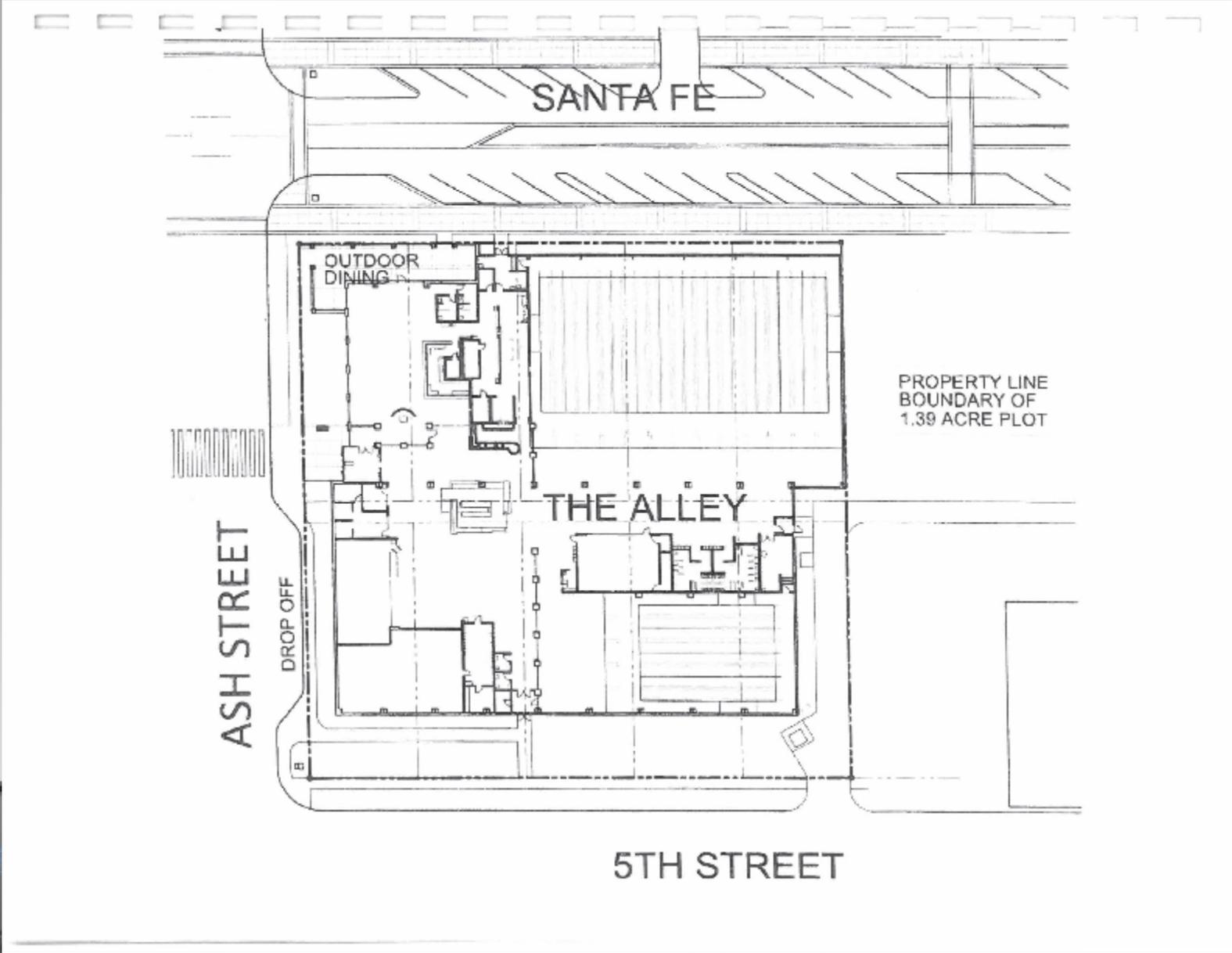


**THE ALLEY**  
SALINA, KS

CONCEPT RENDERING FROM ASH STREET LOOKING NORTHEAST / 7 DEC 2017

**SHeldoEN**  
ARCHITECTURE







**THE ALLEY**  
SALINA, KS

CONCEPT RENDERING FROM ASH STREET LOOKING NORTHEAST / 7 DEC 2017

**SHELDEN**  
ARCHITECTURE



**THE ALLEY**  
SALINA, KS

CONCEPT RENDERING FROM ASH STREET LOOKING NORTHWEST / 7 DEC 2017

**SHELDEN**  
ARCHITECTURE



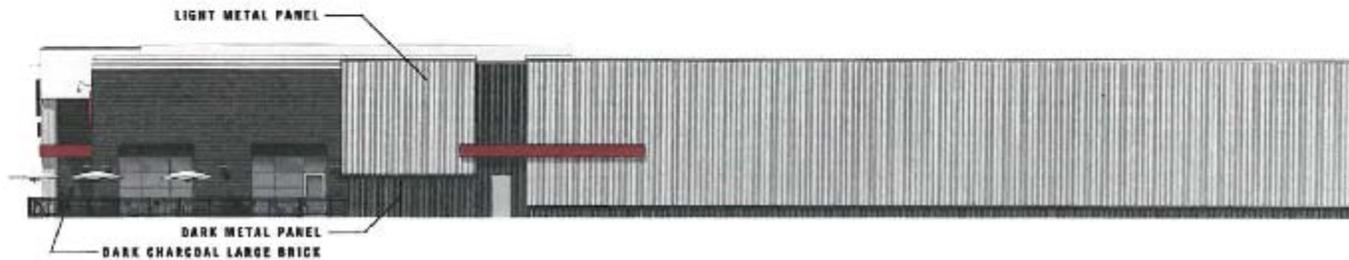
**THE ALLEY**  
SALINA, KS

CONCEPT RENDERING FROM SANTA FE STREET LOOKING SOUTHEAST / 7 DEC 2017

**SHELDEN**  
ARCHITECTURE



ASH STREET ELEVATION



5TH STREET ELEVATION

NOTE: ALL EXTERIOR METAL PANELS TO BE ARCHITECTURAL GRADE -MBCI CONCEALED FASTENER OR EQUAL

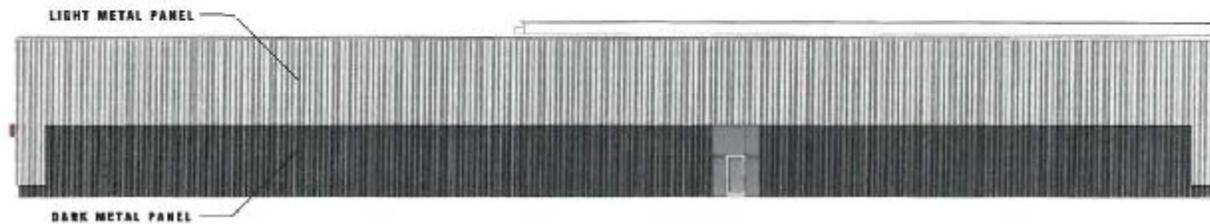
**THE ALLEY**  
SALINA, KS

CONCEPT ELEVATIONS / 7 DEC 2017

**SHELDEN**  
ARCHITECTURE



SANTA FE ELEVATION



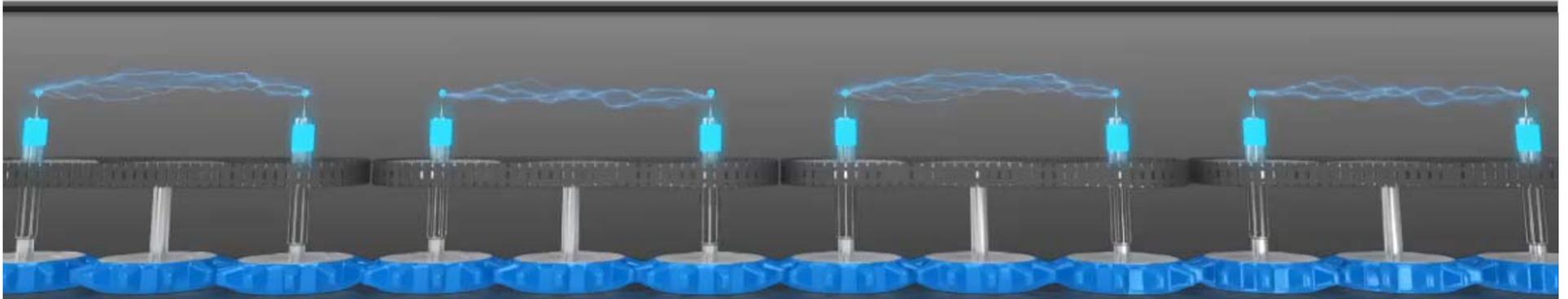
NORTH ELEVATION

NOTE: ALL EXTERIOR METAL PANELS TO BE ARCHITECTURAL GRADE -MBCI CONCEALED FASTENER OR EQUAL

**THE ALLEY**  
SALIMA, KS

CONCEPT ELEVATIONS / 7 DEC 2017

**SHELDEN**  
ARCHITECTURAL



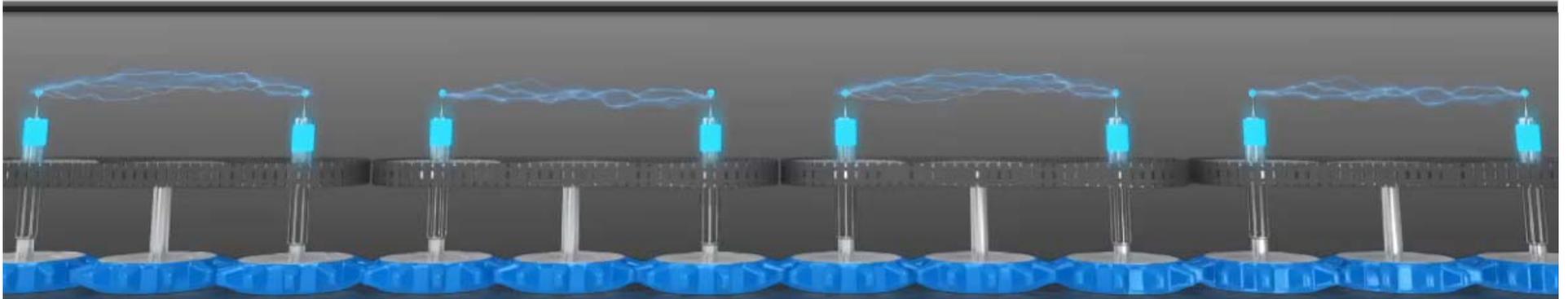
















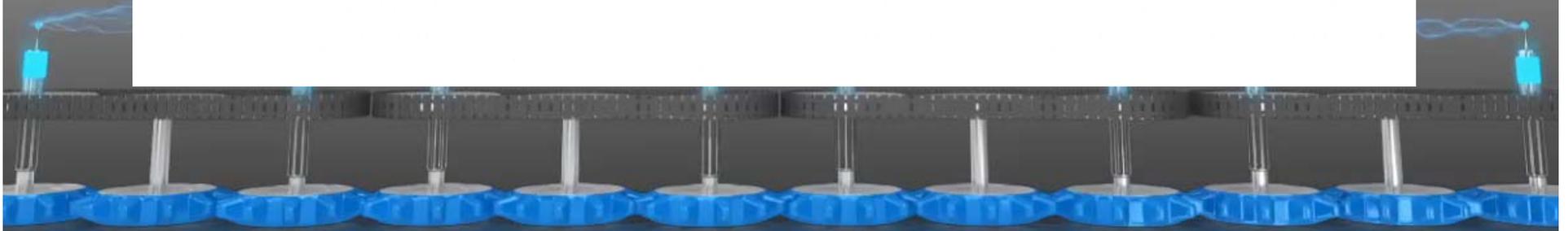
WEST ELEVATION - VIEW FROM FOURTH STREET



EAST ELEVATION - VIEW FROM MUNICIPAL PARKING LOT / FIFTH STREET

exline

**AMERICA'S CROSSROADS CAR COLLECTION**  
SALINA, KANSAS





VIEW OF THE CROSSROADS FEE SHEDS AREA FROM FOURTH STREET

## AMERICA'S CROSSROADS CAR COLLECTION

SALINA, KANSAS

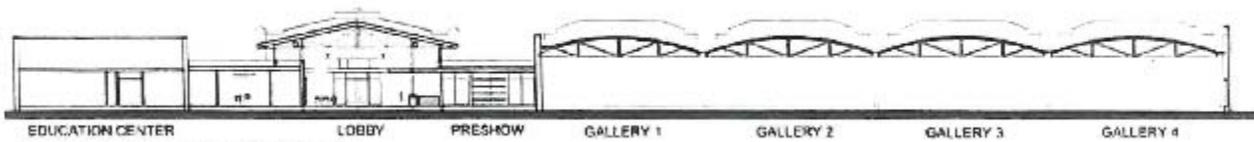




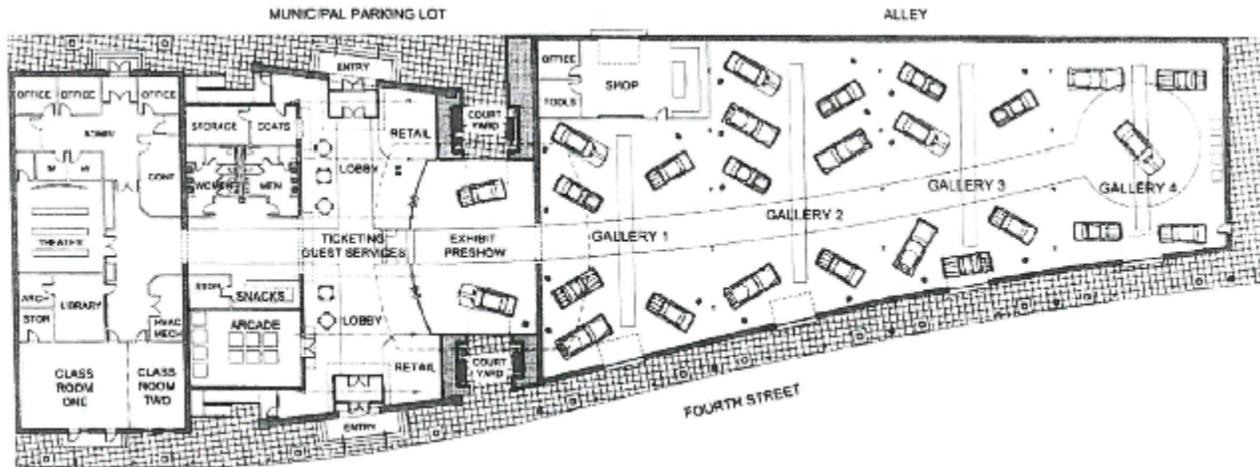
INTERIOR VIEW OF THE CROSSROADS CAR COLLECTION LOBBY

**AMERICA'S CROSSROADS CAR COLLECTION**  
SALINA, KANSAS





PROJECT SECTION LOOKING WEST



PROJECT FLOOR PLAN

## AMERICA'S CROSSROADS CAR COLLECTION

SALINA, KANSAS



# STAR Bond Authorization

## Gilmore & Bell Bond Counsel:

- Gary Anderson

