

**Meadowbrook Development Agreement Calendar updated L&G 3-31-16**

<b>Date</b>	<b>Bonds Related</b>	<b>City Street and Stormwater Contracts and Developer Private Infrastructure Contract</b>	<b>Environmental</b>
3-21 (Mon) Committee of Whole Meeting	Public Infrastructure Improvement Agreement  Scope of "Pond Work"  Scope of "Initial Trail Work"  Title Commitment and Survey  Project Easements – Easement Plan  Updated current timeline	(design ongoing)	(Phase II limited site investigation ongoing)
March 29	Moody's rating call (GO TIF Bonds)		
3/30 (Weds) 5:30 p.m. special meeting JCPRD Board			(Phase II limited site investigation ongoing)  Executive Session discussion of status Phase II
3/31 (Thurs)		75% Bidding Packet released to potential single contractors identified in PIA	
By 4/1 (Fri) for City Council Meeting 4/4	Revised Public Infrastructure Improvement Agreement		Phase I and Executive Summary Phase II for Committee of Whole Meeting April 4

**Meadowbrook Development Agreement Calendar updated L&G 3-31-16**

<b>Date</b>	<b>Bonds Related</b>	<b>City Street and Stormwater Contracts and Developer Private Infrastructure Contract</b>	<b>Environmental</b>
4/4 (Mon) Committee of Whole and City Council Meeting	Council approve Public Infrastructure Improvement Agreement	(100% design ongoing)	Phase I and executive summary Phase II presented to Committee of Whole by JCPRD staff and environmental consultant and VT staff and environmental consultants
4/5 (Tues)	City Planning Commission approves Final Development Plan for Apartments and Final Plat		
By 4/11			VT approve a final form of Post Closing Remediation Agreement and Escrow Agreement for escrow of portion of purchase price for remediation costs.
Week of 4/11	VT update City on status of Hotel and Senior Facility.  City and VT finalize size, structure and key terms of proposed SO and GO TIF Bonds		

**Meadowbrook Development Agreement Calendar updated L&G 3-31-16**

<b>Date</b>	<b>Bonds Related</b>	<b>City Street and Stormwater Contracts and Developer Private Infrastructure Contract</b>	<b>Environmental</b>
4/11 (Mon) Special meeting JCPRD Board	JCPRD full Board approve: Project Easements to be recorded Escrow Agreement Memorandum of Agreement Scope of Pond Work Scope of Initial Trail Work		JCPRD full Board approve: Final of Phase II limited site investigation presented and approve Post Closing Remediation Agreement and Escrow Agreement for costs and acceptance of title to Park Site.
4/13 (Wed)		Public Works Director and Developer have mutually agreed to the Milestone Dates in the bid packages Release of 100% design and final bid packages to three contractors identified in PIA Bid Period Running (4/13 – 4-21)	
4/14 (Thurs)	Gilmore Bell deliver notice of GO TIF Bond Sale to Kansas Register and KC Star for publication 4/21		

**Meadowbrook Development Agreement Calendar updated L&G 3-31-16**

Date	Bonds Related	City Street and Stormwater Contracts and Developer Private Infrastructure Contract	Environmental
<p>By 4/14 (Thurs) Agenda packet for 4/18 City Council Meeting</p>	<p>Approval of Scope of "Pond Work" Approval of Scope of "Initial Trail Work" Title Commitment and Survey Project Easements Escrow Agreement Final Plat Memorandum of Development Agreement (to be recorded at Closing)  Bond Sale Resolution for a pricing on 5/2 (conditioned on all contingencies<sup>1</sup> to GO TIF Bonds pricing satisfied or will be satisfied by 4/29)  Bond Purchase Agreement SO TIF Bonds and all other TIF Bonds documents in substantially final form and approved by City and VT  Master IRB Resolution and substantially final form IRB documents  Columbia Capital has confirmed Tangible Net Worth Requirement Satisfied  Developer has delivered insurance certificates required in Development Agreement to City</p>	<p>Bid Period Running (4/13 – 4-21)</p>	<p>Final of Phase II limited site investigation  Post Closing Remediation Agreement and Escrow Agreement for costs (approved by VT and JCPRD Board by 4-11)</p>

**Meadowbrook Development Agreement Calendar updated L&G 3-31-16**

<b>Date</b>	<b>Bonds Related</b>	<b>City Street and Stormwater Contracts and Developer Private Infrastructure Contract</b>	<b>Environmental</b>
<p>4/18 (Mon)  City Council Meeting</p>	<p>Confirmation by Columbia Capital that Tangible Net Worth Requirement is satisfied.</p> <p>Confirmation City Staff receipt of insurance certificates</p> <p>City Council approve:</p> <p>Approval of Scope of “Pond Work”</p> <p>Approval of Scope of “Initial Trail Work”</p> <p>Title Commitment and Survey</p> <p>Project Easements</p> <p>Escrow Agreement</p> <p>Final Plat</p> <p>Memorandum of Development Agreement (to be recorded at Closing)</p> <p>Bond Sale Resolution for a pricing on 5/2 (conditioned on all contingencies to GO TIF Bonds pricing satisfied or will be satisfied by 4/29)</p> <p>Bond Purchase Agreement SO TIF Bonds and all other TIF Bonds documents in substantially final form and approved by City and VT</p> <p>Master IRB Resolution and substantially final form IRB documents</p>	<p>Bid Period Running  (4/13 – 4-21)</p>	<p>Presentation by JCPRD and VT regarding final Phase II and remediation.</p> <p>City Council approve Post Closing Remediation Agreement and Escrow Agreement for costs and condition of Park Site and Escrow Agreement for costs.</p>
<p>4/21 (Thurs)</p>	<p>Notice of GO Bond sale published in KS Register and KC Star</p>	<p>Bids Due from potential single contractors</p> <p>Analysis of bids by City Staff</p> <p>4/21 – 4/28</p>	

**Meadowbrook Development Agreement Calendar updated L&G 3-31-16**

<b>Date</b>	<b>Bonds Related</b>	<b>City Street and Stormwater Contracts and Developer Private Infrastructure Contract</b>	<b>Environmental</b>
-------------	----------------------	---	----------------------

4/22 (Fri)	Bond Rating due on GO TIF Bonds		
4/25 (Mon)	Release Preliminary Official Statement (POS) for GO TIF Bonds		
By 4/28 (Thurs)		<p>City staff bid recommendations complete</p> <p>SMAC committee approval Stormwater Improvements work as 2016 SMAC project</p>	
<p>By 4/29 (Friday)</p> <p>[Bond Pricing 5/2 (Mon)]</p>	<p>Escrow Agreement executed by all parties and following documents executed by all parties thereto have been deposited in escrow subject only to issuance of TIF Bonds and IRBs by 5/17/16:</p> <ul style="list-style-type: none"> <li>• Development Agreement</li> <li>• Memorandum of Agreement (City)</li> <li>• Public Infrastructure Improvement Agreement</li> <li>• Special Warranty Deed</li> <li>• Approval of Lighting Plan</li> <li>• Bond Purchase Agreement (SO TIF Bonds)</li> <li>• Easement Agreement</li> <li>• Post-Closing Remediation Agreement and Escrow Agreement to cover escrow of portion of Park Site purchase price to cover estimated costs of remediation</li> <li>• Approval of Scope of Initial Trail Work</li> <li>• Approval of Pond Work, now known as Stormwater</li> </ul>		

**Meadowbrook Development Agreement Calendar updated L&G 3-31-16**

Date	Bonds Related	City Street and Stormwater Contracts and Developer Private Infrastructure Contract	Environmental
	<p>Improvements</p> <ul style="list-style-type: none"> <li>• Right of Way Maintenance Agreement</li> <li>• Consent Letter confirming Planned Neighborhood Units</li> <li>• County (JCW) Agreement</li> <li>• Memorandum of Agreement (County)</li> <li>• Building Permit Protocol</li> <li>• Release of 1954 Agreement</li> <li>• Evidence of Approval of Enlargement of the Consolidated Main Sewer District</li> </ul>		
<p>5/2 (Mon)  a.m.  City Council Meeting</p>	<p>Bond Pricing a.m. conducted by Columbia Capital</p> <p>City Council Approve Bond Sale, Bond Ordinance and all other related TIF Bonds documents</p> <p>City Council approve IRB Bond Ordinance and other IRB documents</p>	<p>City Council approves contract with Phelps Engineering for engineering work for Street Improvements and Stormwater Improvements (subject to Bond Closing (5-17)</p> <p>City Council approves one of three bids for Street and Stormwater (subject to Bond Closing 5-17) or City Council fails to approve one of three bids for Street and or Stormwater. If rejected, per Public Infrastructure Improvement Agreement, City will separately bid Street and Stormwater Improvements (subject to Bond Closing 5-17)</p>	

**Meadowbrook Development Agreement Calendar updated L&G 3-31-16**

Date	Bonds Related	City Street and Stormwater Contracts and Developer Private Infrastructure Contract	Environmental
------	---------------	--	---------------

5/3 (Tues)	TIF Bonds Transcript to AG for approval		
5/17 (Tues)	TIF Bonds Closing; Real Estate Closing and IRB Closing		
5/19 (Thurs) [might occur 5/12]		BOCC approves 2016 SMAC funds for Stormwater Improvements	

<sup>i</sup> Contingencies with which PV GB must be satisfied with prior to bond pricing include: GB and JCPRD have approved purchase subject to matters disclosed in Phase I and Phase II (or executive summary then available) and agreed upon a Post Closing Remediation Agreement and related escrow; Deed, JCW Release (allowing property in sewer district), Project Easements, Bond Purchase Agreement for the SO Bonds and Escrow Agreements have all been approved by applicable parties and the Deed, JCW Release, Project Easements, Bond Purchase Agreement and other closing documents have been deposited in Escrow Pursuant to an Escrow Agreement approved by Developer, City, JCPRD and JCW; the Developer Net Worth Requirement; Developer insurance certificates.