



AGENDA
BASEHOR CITY COUNCIL
February 17, 2015 - 7:00 p.m.
Basehor City Hall

1. **Roll Call** by Mayor David K. Breuer and Pledge of Allegiance
2. **Consent Agenda** *(Items to be approved by Council in one motion, unless objections raised)*
 - a. City Council Minutes
 - b. Treasurer's Report

3. **Call to Public**

Members of the public are welcome to use this time to comment about any matter relating to City business that is listed on this Agenda. The comments that are discussed under "Call to Public" may or may not be acted upon by the Council during this meeting. There is a five-minute time limit. (Please wait to be recognized by the Mayor then proceed to the podium; state your name and address).

4. **Unfinished Business** - *(None at this time)*

New Business

5. **Cornerstone Development Project**
6. **City Administrator's Report**
7. **Council Members Report**
8. **Mayor's Report**
9. **Executive Session** *(if needed)*
10. **Adjournment**



Minutes

Basehor City Council Meeting

Basehor City Hall, January 20, 2015

1. Roll Call by Mayor, David K. Breuer and Pledge of Allegiance

Mayor David K. Breuer called the meeting to order at 7:00 p.m. and led the audience in the Pledge of Allegiance.

Council Members present: David K. Breuer, Travis Miles, Brian Healy, Ty Garver and Dick Drennon. Absent: Vernon Fields.

Staff Present: Chief of Police/City Administrator, Lloyd Martley, City Superintendent, Gene Myracle, City Engineer, Mitch Pleak, City Clerk, Katherine M. Renn, and City Attorney, Shannon Marcano.

2. Consent Agenda *(Items to be approved by Council in one motion, unless objections raised)*

- a. City Council Minutes
- b. Treasurer's Report

Councilman Healy moved to approve the consent agenda and Councilman Garver seconded. The motion passed unanimously, 4-0.

3. Call to Public – *(None at this time)*

4. Unfinished Business - *(None at this time)*

New Business

5. Planning Commission Appointment – Dennis Haag

Councilman Drennon moved to approve the appointment of Dennis Haag for Planning Commission and Councilman Healy seconded. The motion passed unanimously, 4-0.

6. Disclosure Policies & Procedures for Municipal Bonds – Ordinance No. 649

Councilman Healy moved to approve Ordinance No. 649 for the Disclosure Policies & Procedures for Municipal Bonds. Councilman Drennon seconded. The motion passed unanimously, 4-0.

7. Bryant Property Purchase – Resolution 2015-01

Councilman Miles moved to approve Mayor Breuer signing the Bryant Property purchase. Councilman Garver seconded. The motion passed unanimously, 4-0.

8. Basehor Gold Pride – Resolution 2015-02

Councilman Drennon moved to approve Resolution 2015-02 supporting the Basehor Gold Pride Program. Councilman Miles seconded. The motion passed unanimously, 4-0.

9. City Administrator’s Report –

Leavenworth Road - City Park to 155th St Sidewalk Update

Mr. Martley gave a brief update to the Council members regarding the sidewalk improvement project going from the City Park to 155th Street. Mr. Martley informed the board that the project will consist of approximately 2,940 lineal feet of sidewalk, drainage & vicinity improvements.

Mr. Martley also mentioned how the City Staff has also talked with David Howard (USD 458 Superintendent) and how Mr. Howard is in full support and committed to helping fund the portion of sidewalk that is in front of the grade school from 155th and Leavenworth Road to the schools western property line.

Mr. Martley also gave the board a tentative project schedule of what is expected of the project in dealing with land acquisitions and utility relocations.

10. Council Members Report – *None at this time*

11. Mayor’s Report

Mayor Breuer suggested the dates of March 20th or March 27, 2015 for the City Council Retreat.

12. Executive Session – *None at this time*

13. Adjournment

Councilman Healy moved to adjourn regular meeting at 7:20 p.m. and Councilman Drennon seconded. Motion passed unanimously, 4-0.

David K. Breuer, Mayor

Attest:

Katherine M. Renn, City Clerk

CITY OF BASEHOR

JANUARY 2015 FINANCIAL SNAPSHOT

Funds

Fund	Budget	Revenues	Expenditures	% Utilized
General	\$2,828,230	\$674,477	\$139,750	5%
Special Park	\$73,000	\$1,038	\$0	0%
Sewer	\$1,550,947	\$198,948	\$17,761	1%
Cedar Lake Maintenance	\$40,000	\$4	\$0	0%
Bond & Interest	\$1,464,781	\$413,998	\$229	0%
Solid Waste	\$328,807	\$26,328	\$4,015	1%
Special Highway	\$860,000	\$72,620	\$2,528	0%
Municipal Equipment Reserve	\$173,000	\$49	\$104,289	60%
Capital Improvement	\$20,000	\$8,473	\$0	0%
Employee Benefit	\$560,868	\$216,524	\$79,399	14%
LCSD#3	\$33,000	\$8	\$0	0%

Department

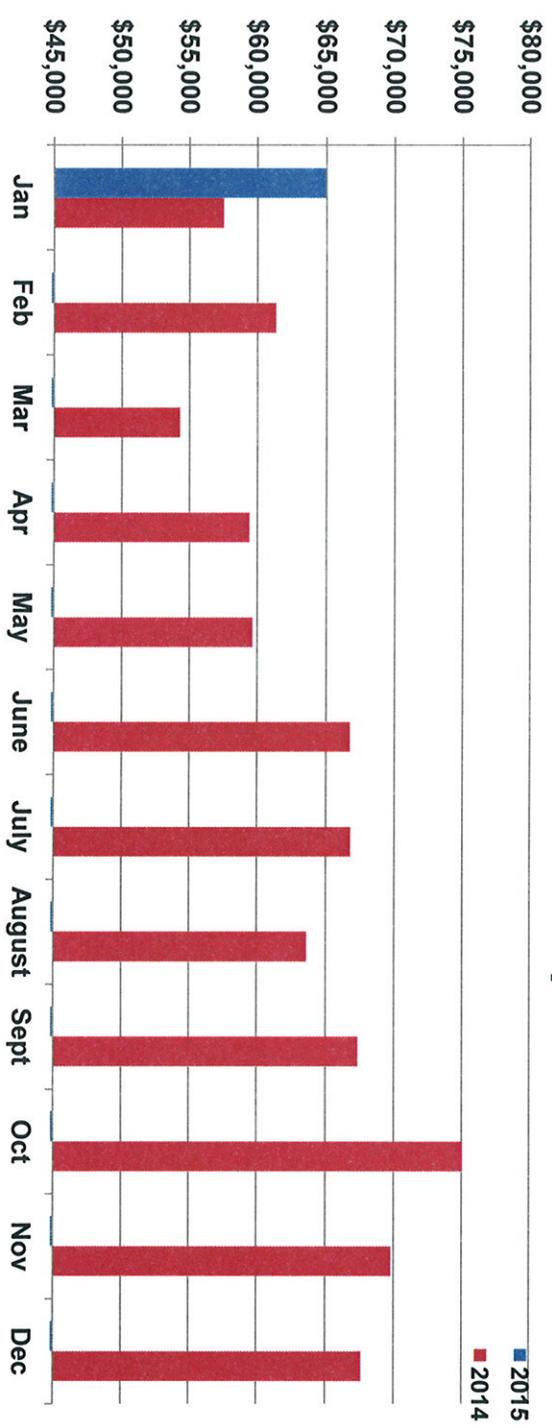
	Budget	Expenditures	Remaining Balance	% Utilized
General				
Clerk	\$346,547	\$15,372	\$331,175	4%
Street	\$225,132	\$9,925	\$215,207	4%
Governing Body	\$587,800	\$22,039	\$565,761	4%
Police	\$895,035	\$61,665	\$833,370	7%
Facilities	\$144,989	\$4,497	\$140,492	3%
Administrator	\$247,870	\$1,730	\$246,140	1%
Park & Recreation	\$74,942	\$60	\$74,882	0%
Miscellaneous	\$112,700	\$12,915	\$99,785	11%
HR	\$26,600	\$1,022	\$25,578	4%
Planning	\$166,615	\$10,525	\$156,090	6%

MISC includes transfers out of general fund into MERF and Capital Improvements

MONTHLY SALES TAX COLLECTIONS 2011-2015

	2011	2012	2013	2014	2015	Monthly Diff. '14 - '15	% Difference	2014 YTD	2015 YTD	Diff. '14 - '15	% Difference
Jan	43,677.78	57,962.61	55,854.63	57,521.05	64,945.65	7,424.60	11.4%	57,521.05	64,945.65	7,424.60	11.4%
Feb	48,453.55	48,668.43	50,846.50	61,331.66							
Mar	48,692.52	51,596.39	50,846.50	54,298.46							
Apr	42,633.11	42,372.82	48,009.19	59,434.83							
May	48,186.99	50,639.59	53,986.75	59,679.42							
June	47,682.94	55,921.34	60,215.87	66,757.64							
July	44,834.43	49,304.00	56,140.33	66,800.72							
Aug	49,903.11	55,484.63	60,644.35	63,635.42							
Sept	49,250.84	62,953.65	59,886.19	67,381.62							
Oct	51,883.08	57,986.12	59,634.13	75,075.03							
Nov	49,270.35	59,821.88	58,067.36	69,812.32							
Dec	51,874.96	49,586.00	58,821.13	67,635.00							
2015 TDD	576,343.66	642,297.46	672,952.93	769,363.17	64,945.65						
2014 TDD	\$2,842.87										
2014 TDD	\$26,026.15										

2014-15 Month to Month Comparison





SOLID WASTE FUND HIGHLIGHTS

For the Month of January 2015

MONTH	2014	2015	% DIFFERENCE
	SOLID WASTE COUNT	SOLID WASTE COUNT	
January	1,760	1,847	4.71%
February	1,761		
March	1,778		
April	1,790		
May	1,808		
June	1,817		
July	1,822		
August	1,828		
September	1,833		
October	1,847		
November	1853		
December	1850		
AVERAGE	1,812	1,847	4.71%

MONTH	2014	2015	% DIFFERENCE
	SOLID WASTE BILLED	SOLID WASTE BILLED	
January	\$24,818.78	\$25,963.34	4.41%
February	\$24,974.62		
March	\$24,989.37		
April	\$25,167.00		
May	\$25,329.61		
June	\$25,479.72		
July	\$25,574.59		
August	\$25,735.24		
September	\$25,758.93		
October	\$25,969.22		
November	\$26,024.08		
December	\$25,968.77		
TOTAL	\$305,789.93	\$25,963.34	

MONTH	2014	2015	% DIFFERENCE
	AVERAGE BILL	AVERAGE BILL	
January	\$14.10	\$14.06	-0.28%
February	\$14.18		
March	\$14.05		
April	\$14.06		
May	\$14.01		
June	\$14.02		
July	\$14.04		
August	\$14.08		
September	\$14.05		
October	\$14.06		
November	\$14.04		
December	\$14.04		
AVERAGE	\$14.06	\$14.06	-0.01%



SEWER FUND HIGHLIGHTS

For the Month of January 2015

MONTH	2014 SWR COUNT	2015 SWR COUNT	% DIFFERENCE
January	1863	1960	4.95%
February	1876		
March	1891		
April	1906		
May	1920		
June	1928		
July	1933		
August	1934		
September	1940		
October	1948		
November	1954		
December	1955		
AVERAGE	1921		

MONTH	2014 SWR BILLED	2015 SWR BILLED	% DIFFERENCE
January	\$91,681.27	\$98,315.70	7.24%
February	\$92,496.06		
March	\$91,753.37		
April	\$94,279.20		
May	\$98,923.62		
June	\$97,113.31		
July	\$97,177.47		
August	\$100,096.98		
September	\$99,208.77		
October	\$98,594.66		
November	\$98,616.61		
December	\$97,746.39		
TOTAL	\$1,157,687.71	\$98,315.70	

MONTH	2014 AVERAGE SWR BILL	2015 AVERAGE SWR BILL	% DIFFERENCE
January	\$49.21	\$50.16	1.93%
February	\$49.30		
March	\$48.52		
April	\$49.46		
May	\$51.52		
June	\$50.37		
July	\$50.27		
August	\$51.76		
September	\$51.14		
October	\$50.61		
November	\$50.47		
December	\$50.00		
AVERAGE	\$50.22	\$50.16	-0.12%

Check Register Report

2015 BUDGET CHECKS

Date: 01/20/2015

Time: 2:26 PM

City Of Basehor

BANK: FIRST STATE BANK

Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
FIRST STATE BANK Checks							
22222	01/20/2015	Printed		ADVANCE IN	ADVANCE INSURANCE COMPANY	GROUP AD&D/LIFE/LTD/STD INS	681.16
22223	01/20/2015	Printed		BASEHOR CH	BASEHOR CHAMBER OF COMMERCE	2015 CARE COUNCIL DONATION	1,000.00
22224	01/20/2015	Printed		BASEHOR DA	BASEHOR DAIRY DAYS FESTIVAL	2015 CARE COUNCIL DONATION	3,500.00
22225	01/20/2015	Printed		BASEHOR HI	BASEHOR HISTORICAL SOCIETY	2015 CARE COUNCIL DONATION	1,500.00
22226	01/20/2015	Printed		PRIDE	BASEHOR PRIDE	2015 CARE COUNCIL DONATION	3,500.00
22227	01/20/2015	Printed		BASEHOR VF	BASEHOR VFW POST 11499	2015 CARE COUNCIL DONATION	4,000.00
22228	01/20/2015	Printed		BLAS	BASEHOR-LINWOOD ASSISTANCE SER	2015 CARE COUNCIL DONATION	1,500.00
22229	01/20/2015	Printed		BLUE CROSS	BLUE CROSS & BLUE SHIELD OF KS	GROUP MEDICAL INSURANCE	19,033.50
22230	01/20/2015	Printed		DELTA DENT	DELTA DENTAL OF KANSAS	GROUP DENTAL INSURANCE	1,592.49
22231	01/20/2015	Printed		HOLY ANGLS	HOLY ANGELS CATHOLIC CHURCH	HALL RENTAL/STATE OF CITY	80.00
22232	01/20/2015	Printed		HUMAN CAP	HUMAN CAPITAL CONSULTING	MONTHLY HR SUPPORT/JAN	500.00
22233	01/20/2015	Printed		KS MAYORS	KANSAS MAYORS ASSOCIATION	MBRSHP/MAYOR D BREUER	50.00
22234	01/20/2015	Printed		KMIT	KANSAS MUNC INSURANCE TRUST	2015 WORK COMP INS PREMIUM	30,873.00
22235	01/20/2015	Printed		KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	383.08
22236	01/20/2015	Printed		KS SECURED	KANSAS SECURED TITLE	20 O&E SEARCHES/CHESTNUT STUDY	2,050.00
22237	01/20/2015	Printed		KPF EFT	KPF EFT PROGRAM	POLICE RETIRE CONTRIB	9,220.96
22238	01/20/2015	Printed		LAWRENCE	LAWRENCE JOURNAL WORLD	CHIEFTAIN/RENEW 1 YR	37.00
22239	01/20/2015	Printed		LCDC	LCDC	ANNUAL MTG/PLEAK,MAYOR	50.00
22240	01/20/2015	Printed		LCDC	LCDC	2015 ANNUAL FUNDING	8,671.00
22241	01/20/2015	Printed		LEAGUE KM	LEAGUE OF KS MUNICIPALITIES	CITY MEMBERSHIP/SUBSCRIPTION	2,683.56
22242	01/20/2015	Printed		MASS M	MASS MUTUAL FINANCIAL GROUP	401/457 RETIRE CONTRIB	3,224.14
22243	01/20/2015	Printed		MCBRATNEY	KIANN MCBRATNEY	CITY PROSECUTOR	612.50
22244	01/20/2015	Printed		PITNEY RES	PITNEY BOWES RESERVE ACCT	REFILL CITY POSTAGE METER	200.00
22245	01/20/2015	Printed		PRAY	WILLIAM E. PRAY	MUNICIPAL JUDGE SERVICES	450.00
22246	01/20/2015	Printed		SHAWNEE FO	SHAWNEE MISSION FORD	3 PATROL CARS-PD/FORD F-250 SD	104,289.00
22247	01/20/2015	Printed		SONNTAG	SONNTAG LAW OFFICE	COURT APPOINTED ATTORNEY	400.00
22248	01/20/2015	Printed		VISION SER	VISION SERVICES PLAN	GROUP VISION INSURANCE	464.24
22249	01/20/2015	Printed		WESTAR GRP	WESTAR ENERGY	ELECTRIC USAGE	3,982.12

Total Checks: 28

Checks Total (excluding void checks):

204,527.75

Lloyd Martley 1-20-15

Lloyd Martley
City Administrator

Katherine M. Renn 1-20-15

Katherine Renn
City Clerk

Kristi Olson 1/20/15

Kristi Olson
City Treasurer

Check Register Report

Date: 01/30/2015

Time: 9:34 AM

Page: 1

City Of Basehor

BANK: FIRST STATE BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
22250-52		VOID			VOIDED FOR PRINTER ADJUSTMENT		
22253	01/30/2015	Printed		AFLAC	AFLAC	EMP CAFETERIA PLAN/JANUARY	1,098.84
22254	01/30/2015	Printed		BASEHOR AW	BASEHOR AWARDS & TROPHIES	NAME PLATE-HAAG PC	8.75
22255	01/30/2015	Printed		BASEHOR CH	BASEHOR CHAMBER OF COMMERCE	STATE OF THE CITY LUNCH/11 STF	93.50
22256	01/30/2015	Printed		BONTRAGER	HUGH BONTRAGER	REIMB FULL CASH BOND	750.00
22257	01/30/2015	Printed		CINTAS	CINTAS	REFILL CITY HALL 1ST AID CAB	41.02
22258	01/30/2015	Printed		CONS WATER	CONS RURAL WATER DISTRICT #1	WATER USAGE	148.31
22259	01/30/2015	Printed		DELTA DENT	DELTA DENTAL OF KANSAS	GROUP DENTAL INS/FEB	1,592.49
22260	01/30/2015	Printed		EKGFOA	EKGFOA	MBRSH/OLSON, K	25.00
22261	01/30/2015	Printed		KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	383.08
22262	01/30/2015	Printed		KPF EFT	KPF EFT PROGRAM	POLICE RETIRE CONTRIB	6,903.96
22263	01/30/2015	Printed		LEAV TREAS	LEAVENWORTH CO TREASURER	PROP TAX WITH INT/2010	478.06
22264	01/30/2015	Printed		MASS M	MASS MUTUAL FINANCIAL GROUP	401/457 RETIRE CONTRIB	3,265.68
22265	01/30/2015	Printed		MCCRARY	DANIEL MCCRARY	REIMB FINE OVERPAY	10.00
22266	01/30/2015	Printed		HEART BUIL	STEPHEN R MARSDEN	JANITORIAL SERVICE/JAN 2015	387.00
22267	01/30/2015	Printed		REILLY COM	THE REILLY COMPANY LLC	ADD 3 NEW VEHICLES	694.00

Total Checks: 15

Checks Total (excluding void checks): 15,879.69

Total Payments: 15

Bank Total (excluding void checks): 15,879.69

Total Payments: 15

Grand Total (excluding void checks): 15,879.69

Lloyd Martley 2-2-15
 Lloyd Martley
 City Administrator

Katherine M. Renn 1-30-15
 Katherine Renn
 City Clerk

Kristi Olson 1/30/15
 Kristi Olson
 City Treasurer

Check Register Report

Date: 02/02/2015

Time: 12:27 PM

Page: 1

City Of Basehor

BANK: FIRST STATE BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
FIRST STATE BANK Checks							
22268	02/02/20	Printed		ATMOS ENER	ATMOS ENERGY	GAS USAGE	1,595.28
22269	02/02/20	Printed		LEAV TREAS	LEAVENWORTH CO TREASURER	PROP TAX WITH INT/2009	456.41
22270	02/02/20	Printed		WESTAR GRP	WESTAR ENERGY	ELECTRIC USAGE	12,508.58
Total Checks: 3						Checks Total (excluding void checks):	14,560.27
Total Payments: 3						Bank Total (excluding void checks):	14,560.27
Total Payments: 3						Grand Total (excluding void checks):	14,560.27

Lloyd Martley 2-2-15
 Lloyd Martley
 City Administrator

Katherine M. Renn 2-2-15
 Katherine Renn
 City Clerk

Kristi Olson 2/2/15
 Kristi Olson
 City Treasurer

Check Register Report

Date: 02/10/2015

Time: 10:32 AM

Page: 1

City Of Basehor

BANK: FIRST STATE BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
FIRST STATE BANK Checks							
22271	02/10/2015	Printed		ADVANCE IN	ADVANCE INSURANCE COMPANY	GROUP AD&D/LIFE/LTD/STD INS	681.16
22272	02/10/2015	Printed		B&W FIRE	B&W FIRE LLC	ANN FIRE EXT INSPECT/PD	151.20
22273	02/10/2015	Printed		BLUE CROSS	BLUE CROSS & BLUE SHIELD OF KS	GROUP MEDICAL INSURANCE	19,033.50
22274	02/10/2015	Printed		HUMAN CAP	HUMAN CAPITAL CONSULTING	MONTHLY HR SUPPORT/FEBRUARY	500.00
22275	02/10/2015	Printed		KACM	KACM	MBRSHP/DOCKERY,LANZA	100.00
22276	02/10/2015	Printed		KS DEPT OF	KANSAS DEPT OF TRANSPORTATION	POLICE RADIO LEASE/INTEREST	8,054.01
22277	02/10/2015	Printed		KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	200.77
22278	02/10/2015	Printed		KS TREASUR	KANSAS STATE TREASURER	STATE MANDATED COURT FINES	2,174.50
22279	02/10/2015	Printed		KPF EFT	KPF EFT PROGRAM	POLICE RETIREMENT CONTRIB	7,690.96
22280	02/10/2015	Printed		LV SHERIFF	LEAVENWORTH COUNTY SHERIFF	JAIL BOARD FEES/DECEMBER	105.00
22281	02/10/2015	Printed		MASS M	MASS MUTUAL FINANCIAL GROUP	401/457 RETIREMENT CONTRIB	3,241.30
22282	02/10/2015	Printed		MCBRATNEY	KIANN MCBRATNEY	CITY PROSECUTOR FEES	400.00
22283	02/10/2015	Printed		PRAY	WILLIAM E. PRAY	MUNICIPAL JUDGE SERVICES	450.00
22284	02/10/2015	Printed		SCOTT-M	SCOTT-MERRIMAN INC	PRINTED MATERIALS/POLICE	458.40
22285	02/10/2015	Printed		SONNTAG	SONNTAG LAW OFFICE	COURT APPOINTED ATTORNEY FEE	400.00
22286	02/10/2015	Printed		US POSTAL	UNITED STATES POSTAL SERVICE	POSTAGE/UB MAILINGS	2,000.00
22287	02/10/2015	Printed		VISION SER	VISION SERVICES PLAN	GROUP VISION INSURANCE	464.24
22288	02/10/2015	Printed		WHITE GOSS	WHITE GOSS	CONTRACT LEGAL AMT 12/16-1/15	3,000.00
22289	02/10/2015	Printed		WRIGHT EX	WRIGHT EXPRESS	FLEET FUEL CHGS/DEC	1,926.57
				19		Checks Total (excluding void checks):	51,031.61

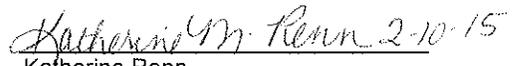
Total Payments: 19

Bank Total (excluding void checks): 51,031.61

Total Payments: 19

Grand Total (excluding void checks): 51,031.61


 Lloyd Martley
 City Administrator


 Katherine Renn
 City Clerk


 Kristi Olson
 City Treasurer

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 5

Topic: Cornerstone Associates, LLC. Real Estate Development

Action Requested: Consider adopting Resolution 2015-03 for support of Legacy Senior Residences development project by Cornerstone Associates, LLC.

Narrative: Cornerstone Associates, LLC is applying for tax credits in 2015 to help with the funding from LIHTC (Low Income Housing Tax Credit) to develop a three story, 48 unit, 55+ senior housing apartment building located in the Basehor Town Center on 4.57 acres. The project will consist of 24 one bedroom units and 24 two bedroom units.

Presented by: Lloyd Martley, Chief of Police/City Administrator
Bobbi Jo Lucas, President Cornerstone Associates, LLC

Administration Recommendation: Approval of Resolution 2015-03 showing that the City supports the development of this project.

Committee Recommendation: N/A

Attachments: Cornerstone Associates Legacy Senior Residences
Predevelopment Outline

Projector needed for this item?

No

RESOLUTION 2015-03

A RESOLUTION IN SUPPORT OF THE LEGACY SENIOR RESIDENCES AFFORDABLE SENIOR HOUSING DEVELOPMENT PROPOSED TO BE LOCATED IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.

WHEREAS, the Governing Body of the City of Basehor, Kansas, has been informed by Cornerstone Associates, LLC, that a housing tax credit application will be filed with the Kansas Housing Resources Corporation in 2015 for the development of affordable senior rental housing to be located at 155th Street and Basehor Boulevard, Basehor, Kansas, in the Basehor Town Center subdivision; and

WHEREAS, the Legacy Senior Residences affordable senior housing development will contain 48 units; and

WHEREAS, the units will be marketed to seniors aged 55 and older; and

WHEREAS, the development will be new construction and will have the amenities attached hereto as Exhibit A; and

WHEREAS, Cornerstone Associates, LLC, has inquired about and is requesting local assistance through the granting of economic incentives for which the development may be eligible.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR KANSAS:

Section 1. That the Governing Body supports and approves the development of the Legacy Senior Residences affordable senior housing development, subject to city ordinances and the building permit process. In the event that any of the characteristics mentioned above should change prior to the issuance of a building permit, this resolution is null and void.

Section 2. That this resolution does not bind the Governing Body in any way related to local assistance through the granting of economic incentives for which the development may be eligible. Any formal application for economic incentives shall follow the process set out by Kansas law and city ordinances, and shall be considered by the Governing Body in accordance with same.

Section 3. That this resolution shall become effective upon passage.

PASSED by the Governing Body this 17th day of February, 2015.

APPROVED by the Mayor this 17th day of February, 2015.

[SEAL]

ATTEST:

David K. Breuer, Mayor

Katherine M. Renn, City Clerk

APPROVED AS TO FORM:

Shannon M. Marcano, City Attorney

EXHIBIT A
Legacy Senior Residences Project Amenities

**Legacy Senior Residences
155th St. and Basehor Blvd**

Proposed Project: 48 Unit "Independent Living" for seniors 55 or better
 *24 One Bedrooms
 *24 Two Bedrooms
 3 Story with elevator
 Exterior: Stone/James Hardie siding

RENT AND UNIT MIX*

	1 Bedroom Homes	2 Bedroom Homes
Homes Targeting 50% Rents	20	22
50% Rent Limit	\$655	\$785
50% of Area Median Income	\$24,500	\$28,000
Homes Targeting 60% Rents	4	2
60% Rent Limit	\$687	\$850
60% of Area Median Income	\$29,400	\$33,600

*Data is based on 2014 income/rent limits
 Leavenworth County/KC MSA Median Income: \$69,900

Building Amenities: Large Library/Social room
 Large dining area with serving kitchen
 Controlled Access entry
 Interior Lobby Mailboxes
 Free computer/internet access
 On-site Management/Maintenance
 Exterior covered porch and seating areas for outdoor enjoyment
 Landscaping and Green Space to compliment neighborhood
 24 garages and ample off-street parking
 Conveniently located close to shops/Post Office/Fire & City services

Living Amenities:

Every unit will have Energy Star Rated appliances (electric) which included fridge/freezer; Stove/oven; built in microwave; dishwasher; disposal and a washer/dryer in each unit. Bedrooms will have ceiling fans, wall to wall carpet, window coverings throughout. Every room will have internet and cable hookups and will be equipped with an Emergency Call system.

Developer:

Cornerstone Associates, LLC
Bobbi Jo Lucas, President
209 S 19th St., Suite 100
Omaha, NE 68102



**Legacy Senior Residences
155th St. and Basehor Rd.
Basehor, KS**

Predevelopment Outline

Developing
Quality Affordable Housing
For
Families and Seniors

**Legacy Senior Residences
155th St. and Basehor Blvd**

Proposed Project: 48 Unit "Independent Living" for seniors 55 or better
 *24 One Bedrooms
 *24 Two Bedrooms
 3 Story with elevator
 Exterior: Stone/James Hardie siding

RENT AND UNIT MIX*

	1 Bedroom Homes	2 Bedroom Homes
Homes Targeting 50% Rents	20	22
50% Rent Limit	\$655	\$785
50% of Area Median Income	\$24,500	\$28,000
Homes Targeting 60% Rents	4	2
60% Rent Limit	\$687	\$850
60% of Area Median Income	\$29,400	\$33,600

*Data is based on 2014 income/rent limits
 Leavenworth County/KC MSA Median Income: \$69,900

Building Amenities: Large Library/Social room
 Large dining area with serving kitchen
 Controlled Access entry
 Interior Lobby Mailboxes
 Free computer/internet access
 On-site Management/Maintenance
 Exterior covered porch and seating areas for outdoor enjoyment
 Landscaping and Green Space to compliment neighborhood
 24 garages and ample off-street parking
 Conveniently located close to shops/Post Office/Fire & City services

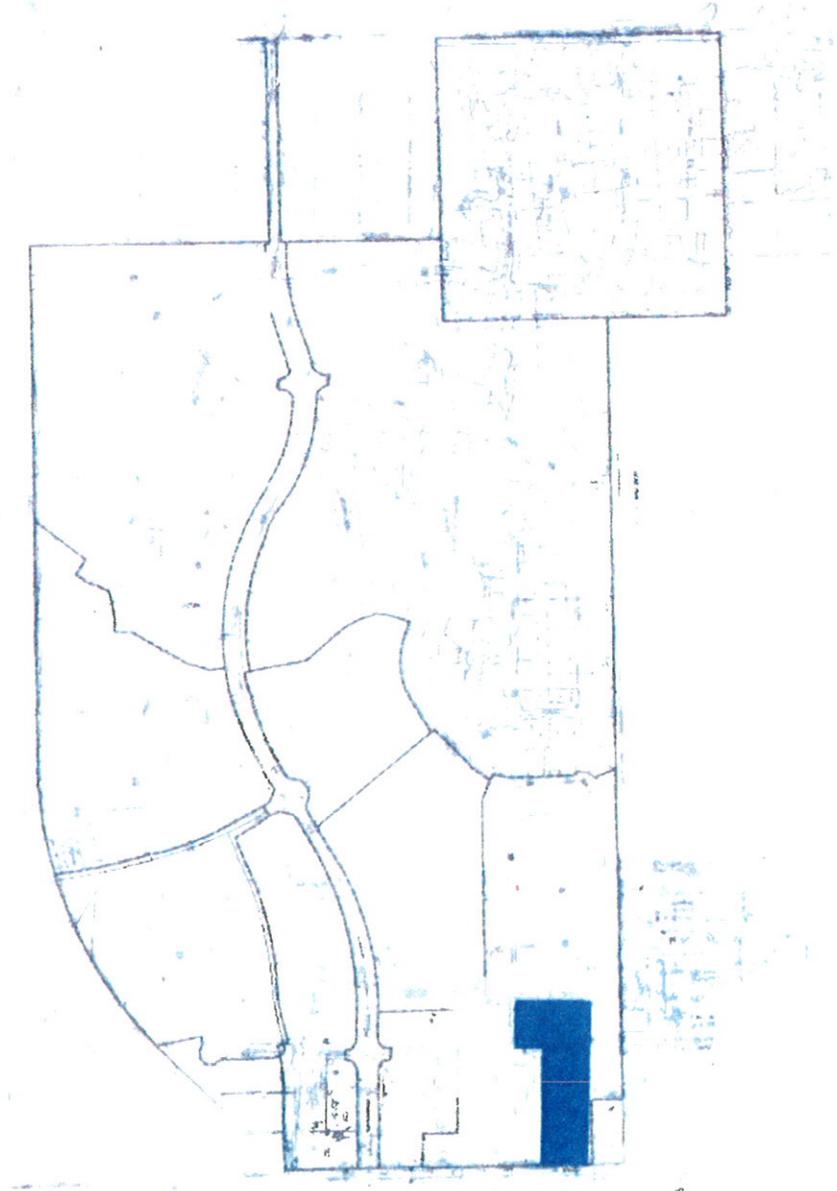
Living Amenities:

Every unit will have Energy Star Rated appliances (electric) which included fridge/freezer; Stove/oven; built in microwave; dishwasher; disposal and a washer/dryer in each unit. Bedrooms will have ceiling fans, wall to wall carpet, window coverings throughout. Every room will have internet and cable hookups and will be equipped with an Emergency Call system.

Developer:

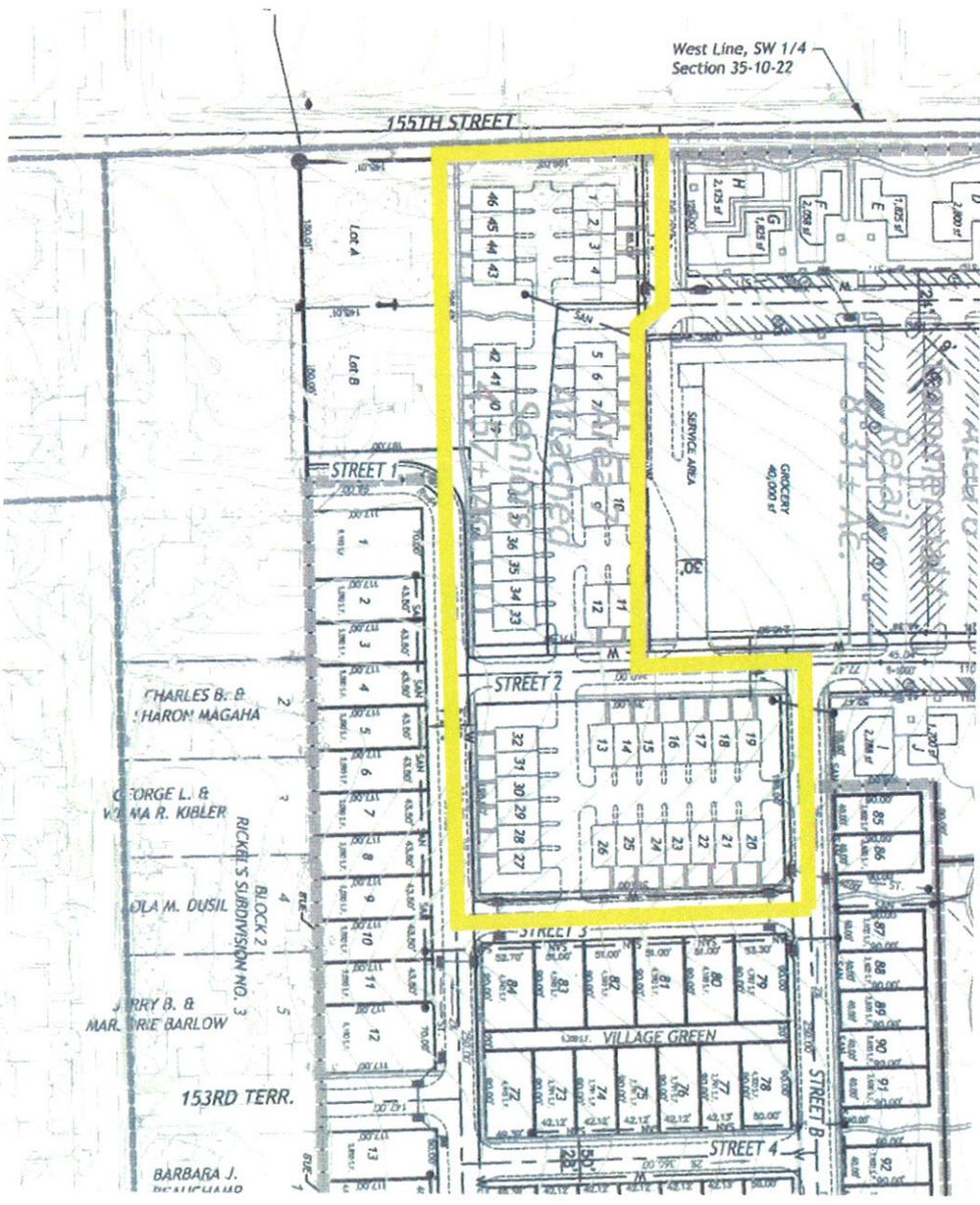
Cornerstone Associates, LLC
Bobbi Jo Lucas, President
209 S 19th St., Suite 100
Omaha, NE 68102

Site Location: 155th St & Basehor Rd.



Proposed Site:
4.57 Acres +/-

West Line, SW 1/4
Section 35-10-22



CHARLES B. &
HARON MAGAHA

GEORGE L. &
WILLMA R. KIBLER

OLGA M. DUSIL

JERRY B. &
MARIE BARLOW

153RD TERR.

BARBARA J.
DEACIANO

155TH STREET

STREET 1

STREET 2

STREET 5

VILLAGE GREEN

STREET 4

STREET B

GROCERY
40,000 sq ft

SERVICE AREA

LOT A

LOT B

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2

3

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Developing Residential
Communities For Families and Seniors

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CORNERSTONE ASSOCIATES, LLC

Cornerstone Associates, LLC and Related Companies Corporate Profile

Cornerstone Associates, LLC is a developer of affordable, multi-family, and senior housing projects throughout the Midwest. The company has completed or has projects currently under development in several communities throughout Nebraska, Iowa, Kansas, Oklahoma, Wyoming and Colorado.

The total value of all projects currently completed is in excess of \$235,000,000. In addition, Cornerstone Associates and associated companies have a total of approximately \$47,600,000 of projects either under construction or in development throughout the region.

Project Financing and Ownership

Cornerstone Associates, LLC is, first, a developer of its own properties. To date, Cornerstone Associates and its investors have developed, or are currently developing for their own account, thirty-six projects across the midwest. While Cornerstone Associates develops both family-oriented and senior affordable projects, the recent focus has been on the senior market. Cornerstone currently has eighteen senior projects either completed, under construction, or in development.

In addition to the above, Cornerstone has and will continue to offer development consulting services to communities and non-profit organizations who wish to develop and own their own projects.



Cornerstone Associates' Core Philosophy

- Developments will equal or exceed all building standards established in a given community.
- Maintains both an ownership in and strong management responsibility for each project that it develops.
- Strives to become an active participant in the economic growth and development of the communities in which it develops projects.

Preservation Award

Cornerstone Associates and/or its related companies are also involved in historic restoration and preservation. In 1995 the company was awarded a prestigious Preservation Award by Landmarks, Inc. The award was received for the rehabilitation and reuse of the Fitzgerald Building in Plattsmouth, Nebraska.

Principal Profiles

Lawrence A. Mazzotta

Mr. Mazzotta is CEO and Chairman of Cornerstone Associates, LLC and is responsible for the general management of the company. Formerly, Mr. Mazzotta was Senior Associate Director at University of Nebraska Hospitals and Clinics. Mr. Mazzotta has administered the design, development and project management of approximately \$420 Million of both new and restorative construction, including residential, commercial and clinical construction.

Mr. Mazzotta has served as a consultant to non-profit charitable organizations involved with the development of tax credit supported projects.

Mr. Mazzotta is a past Chairman and Director of the Eye Bank of Nebraska and has served as a Division Chairman for the United Way of the Midlands campaign. In addition, he has served on the Boards of a variety of state, local and national organizations. Mr. Mazzotta was a Richard King Mellon Fellow at Syracuse University and was named as an Outstanding Young Man in America.

Mr. Mazzotta received a B.S. in Economics and Urban Planning; a Masters Degree in Public Management, Syracuse University; and has completed all but his dissertation for a Doctorate in Management and Public Policy at the University of Nebraska.

David K. Karnes

Mr. Karnes is a Partner and Board Member of Cornerstone Associates, LLC and its related companies. Mr. Karnes is a former United States Senator representing Nebraska and currently practices law with the Kutak Rock Law Firm in Omaha and Washington D.C. He specializes in government relations, corporate law, real estate, and financial institutions. Also, Mr. Karnes serves on the Boards of, or acts as an advisor to, numerous private and publicly traded U.S. companies.

Mr. Karnes was a Director of the Tenth District Federal Home Loan Bank (Topeka) and was instrumental in organizing and leading the Bank's highly successful Affordable Housing Advisory Committee. In 1981 Mr. Karnes served as a White House Fellow and he currently serves on the Board of Directors of numerous charitable organizations. Mr. Karnes served as Executive Assistant to the Deputy Secretary of HUD in Washington and later while in the Senate served on the Housing Subcommittee of the Senate Banking Committee.

Mr. Karnes received a B.S. with distinction and a Juris Doctorate

Bobbi Jo Lucas

Mrs. Lucas is a Partner and serves as President for Cornerstone Associates, LLC and its related companies. Mrs. Lucas joined the company in 2001 and is responsible for company operations as well as both company-wide and project-specific marketing and research. In addition, she is responsible for coordinating all public relations functions for and on behalf of the company.

Mrs. Lucas' professional background includes extensive experience in banking and in personal financial management and planning. She holds both a Series 7 and 63 license from the National Association of Securities Dealers

Advisory Board Members

David W. Herlinger (Emeritus)

Mr. Herlinger served on the Advisory Board of Cornerstone Associates, LLC until the summer of 2012.

Mr. Herlinger was the Executive Director of the Colorado Housing Finance Authority, having retired from that position on January 6, 2001. Mr. Herlinger served as Executive Director for 24 years and is nationally recognized as an authority on the creation and financing of affordable housing.

Joseph Rowan

Mr. Rowan serves on the Advisory Board of Cornerstone Associates, LLC in the development of Affordable Housing.

Mr. Rowan is the Executive Director of Funding Partner for Housing Solutions, Inc. and its subsidiaries. Mr. Rowan serves on the Federal Home Loan Bank of Topeka Affordable Housing Advisory Committee, is an Advisory Board member for the Bank of Oklahoma Community Development Enterprise and is a past director of the Fort Collins Chamber of Commerce.

Executive Staff

In addition to Mr. Mazzotta, and Ms. Lucas, the key senior executive staff members of Cornerstone and its affiliates are:

James Hughes

Mr. Hughes is Vice President for Market Development for Cornerstone Associates, LLC. In this capacity Mr. Hughes is responsible for the company's Private Market development. In addition, Mr. Hughes is the lead financial analyst for the company's acquisition and new property development sector.

Mr. Hughes has several years experience as a design and project engineer. Mr. Hughes received a Bachelor of Science in Civil Engineering from the University of New Hampshire and a Master of Science in Real Estate Development from Massachusetts Institute of Technology.

Brett Brockmann

Mr. Brockmann is Director of Accounting Services for Cornerstone Associates, LLC and its affiliated companies.

Mr. Brockmann has several years of experience in Real Estate related accounting and finance. Mr. Brockmann holds a Bachelor of Science degree in Accounting from the University of Nebraska in Lincoln.

Shawn Coonen

Mr. Coonen is the Director of Asset Management for Cornerstone Associates and its related companies. Mr. Coonen is also the President of Beacon Management, a property management firm and an affiliate company of Cornerstone Associates.

Cornerstone Associates, LLC Properties

APARTMENT NAME AND LOCATION	TYPE	PROJECT STATUS
Fitzgerald Apartments – Plattsmouth, NE	Historic Restoration	Completed
Lindenwoods Apartments – Hastings, NE	New-Family	Completed
Oak Hollow Apartments – York, NE	New-Family	Completed
Arbor View Apartments – Nebraska City, NE	New-Family	Completed
Western Trails Apartments – Council Bluffs, IA	New-Family	Completed
Pheasant Run Apartments – DeWitt, IA	New-Family	Completed
Western Trails II Apartments – Council Bluffs, IA	New-Family	Completed
Riverview Place Senior Residences I – Iowa City, IA	New-Senior	Completed
Lynnwood Apartments – Marion, IA	New-Family	Completed
Pineview Apartments – Waterloo, IA	New-Family	Completed
Arbors Apartments – Grinnell, IA	New-Family	Completed
Washington Heights Senior Residences – Kansas City, KS	New-Senior	Completed
Wyndam Place Senior Residences – Shawnee, KS	New-Senior	Completed
Meadows Townhomes I – Hastings, NE	New-Family	Completed
Riverview Place Apartments II – Iowa City, IA	New-Senior	Completed
Wyndam Place Senior Residences – Hays, KS	New-Senior	Completed
The Linden's Apartments – Ada, OK	New-Family	Completed
Wyndam Place Senior Residences – Lawrence, KS	New-Senior	Completed
Wyndam Place Senior Residences – Colorado Springs, CO	New-Senior	Completed
The Linden's Apartments – Shawnee, OK	New-Family	Completed
Wyndam Place Senior Residences – Emporia, KS	New-Senior	Completed
The Linden's Apartments – Bartlesville, OK	New-Family	Completed
Wyndam Place Senior Residences – Norman, OK	New-Senior	Completed
Wyndam Place Senior Residences – Colorado Springs II	New-Senior	Completed
Legacy Senior Residences – Casper, Wyoming	New-Senior	Completed
Cornerstone Apartments – Casper, Wyoming	New-Family	Completed
Cornerstone Apartments – Chanute, Kansas	New-Family	Completed

CORNERSTONE ASSOCIATES, LLC

PROPERTIES

THE LINDENS APARTMENTS
ADA, OKLAHOMA

NEW FAMILY
42 UNITS



Wyndam Place Senior Residences, Lawrence, KS
New senior—54 units



Wyndam Place Senior Residences, Colorado Springs, CO
New senior—72 units

CORNERSTONE ASSOCIATES, LLC

LEGACY SENIOR RESIDENCES

