

June 20, 2024

Michael Wilkes  
City Manager  
City of Olathe  
100 E. Santa Fe Street  
Olathe, Kansas 66061

Re: Olathe STAR Bond Project District

Dear Mr. Wilkes:

Thank you for your STAR Bond Application. The City of Olathe requests the Secretary of Commerce, pursuant to K.S.A. 12-17,160 *et seq.* as amended (the “Act”), take action to find and determine that the Olathe STAR Bond Project District contains a “major commercial entertainment and tourism area” and a “major multi-sport athletic facility” and is an “eligible area” within the meaning of K.S.A. 12-17,165. In your request, the Project District consists of a project area in Olathe as more fully described in Exhibit B of the STAR bond application. The development currently being contemplated in the Project District consists of a mixed-use development consisting of an ultra-accessible amusement park; a multi-use athletic facility; retail and restaurant uses; other general commercial development; hotel; associated public and private infrastructure; and other items allowable under K.S.A. 12-17, 160 *et seq.*

Your request indicates the total cost of the Project will be approximately \$338 million and the primary attractions will be a multi-sport athletic facility primarily designed to host hockey games and tournaments but able to transform to host MMA tournaments and events, dance tournaments, and cheerleading tournaments, among others, and an amusement park. The Project also includes other mixed uses including hotels, restaurants, and entertainment components. The amusement park and athletic facility are projected to draw hundreds of thousands of visitors annually, many of whom will come from outside the State of Kansas.

Based on all of the above, it is my determination that the proposed Olathe STAR Bond Project District contains a major commercial entertainment and tourism area and a major multi-sport athletic facility and is an “eligible area” for the purpose of establishing a STAR Bond Project District as contemplated by K.S.A. 12-17,165. This approval and designation of the proposed Project District as an “eligible area” should not be construed as approval of any particular STAR Bond Project or Project Plan and is limited to a finding that the proposed STAR Bond Project District constitutes an “eligible area” under the Act as a condition precedent to the City passing an ordinance creating a STAR Bond Project District. Commerce will require additional information prior to being in a position to evaluate the Project for STAR Bond financing and determining the appropriate level of STAR Bond funding. It is my expectation the City will submit a proposed STAR Bond Project Plan within 6 months from the date of this approval.

The Department of Commerce and I look forward to working with Olathe as this project continues through the STAR Bond process.

Sincerely,



David C. Toland  
Lt. Governor and Secretary