

BEFORE THE BOARD OF TAX APPEALS OF THE STATE OF KANSAS

Industrial Revenue Bond Informational Statement  
(K.S.A. 12-1744a)

APPLICANT:

City of Bel Aire, Kansas  
City or County issuing I.R.B.s

Sedgwick  
County in which City is located

Please answer all questions. If a question is not applicable, please indicate (N/A).

1. Proposed lessee name and address  
for whom bonds issued:

Homestead Senior Residences Bel Aire, LLC  
603 Pennsylvania  
Holton, Kansas 66436

Guarantor for Bonds, if any:

N/A

Paying (Fiscal) Agent:

Security Bank of Kansas City  
Kansas City, Kansas

Attorney(s) who issued opinion:

Bond Counsel:

Gilmore & Bell, P.C.  
Wichita, Kansas

Tenant Counsel:

Law Offices of Morris Laing  
Wichita, Kansas

Issuer's Attorney:

Jacqueline Kelly, Esq.  
Bel Aire, Kansas

Underwriter's Counsel

N/A

(For State of Kansas use only)

IRB Statement No. \_\_\_\_\_-IRB

Fee: \_\_\_\_\_ Amt Rec. \_\_\_\_\_

Rec. Date: \_\_\_\_\_ Ck # \_\_\_\_\_

2. Will an exemption of the property be requested? Yes   X   No

If exemption will be sought:

- a. Provide the legal description of the property. (If legal description is lengthy, attach additional pages.) **See Exhibit A attached**
- b. Provide the appraised valuation (not assessed) as listed by the county appraiser of property to be acquired, purchased, etc. as of next preceding January 1.

Land: \$5,410

Improvements: \$0

Equipment and Machinery \$0

3. Estimated TOTAL cost of the property:

Land: \$300,000

Improvements: \$7,210,000

Equipment and Machinery \$45,000

4. If facility financed is an addition or improvement to existing facility already financed by prior IRB issuance, supply following:

Date prior I.R.B.s issued: N/A

If existing facility exempted,  
period of exemption: N/A

Board of Tax Appeals #: N/A

5. IRB principal amount to be issued: Not to exceed \$8,000,000

6. Please provide the following:

- a. Itemized list of any payments in lieu of taxes. N/A
- b. The amount of any service fee or charges with detailed description of services to be rendered by Issuer for same. **See Exhibit B attached**
- c. Detailed description of ultimate use of bond proceeds (e.g. acquisition of real estate, remodeling of physical plant) with the amount of IRB proceeds to be used for each purpose. **See Exhibit C attached**

7. What is the proposed date of issuance of these I.R.B.s? (Must be a least 7 days after receipt of preliminary filing with the Board of Tax Appeals.) June 22, 2022

VERIFICATION

I, Melissa Krehbiel, City Clerk, do solemnly swear or affirm that the information set forth herein is true and correct, to the best of my knowledge and belief. So help me God.

\_\_\_\_\_  
Signature of Applicant

Melissa Krehbiel  
\_\_\_\_\_  
Printed Name and Title

State of Kansas                    )  
  ) ss  
County of Sedgwick                )

This instrument was acknowledged before me on June \_\_\_\_\_, 2022 by Melissa Krehbiel, City Clerk.

Seal

\_\_\_\_\_  
Signature of Notary Public

My appointment expires:

\_\_\_\_\_

\_\_\_\_\_  
Send this statement along with the filing fee of \$500.00 to:

Kansas Board of Tax Appeals  
Eisenhower State Office Building  
700 SW Harrison, 10<sup>th</sup> Floor, Suite 1022  
Topeka, KS 66603

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## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A portion of Lot 1, Block A, Homestead Senior Landing, Bel Aire, Sedgwick County, Kansas described as beginning at the northeast corner of said Lot 1; thence S00°00'00"E coincident with the east line of said Lot 1, 366.50 feet; thence S90°00'00"W perpendicular to the east line of said Lot 1, 110.40 feet; thence S00°00'00"E parallel with the east line of said Lot 1, 146.50 feet; thence S90°00'00"W perpendicular to the east line of said Lot 1, 28.20 feet; thence S00°00'00"E parallel with the east line of said Lot 1, 35.85 feet; thence S90°00'00"W perpendicular to the east line of said Lot 1, 172.39 feet to a point in a non-tangent curve to right; thence southwesterly, westerly and northwesterly an arc length of 92.58 feet, a radius of 62.50 feet, a chord length of 84.34 feet and a chord bearing of S90°00'00"W to a point on a non-tangent line; thence S90°00'00"W perpendicular to the east line of said Lot 1, 19.15 feet to the Point of Curvature (PC) of a curve to the left; thence southwesterly an arc length of 56.51 feet, a radius of 51.50 feet, a chord length of 53.72 feet and a chord bearing of S58°33'54"W to the Point of Reverse Curvature (PRC) of a curve to the right; thence southwesterly, westerly and northwesterly an arc length of 81.27 feet, a radius of 49.50 feet, a chord length of 72.44 feet and a chord bearing of S74°09'43"W to the PRC of a curve to the left; thence northwesterly an arc length of 19.33 feet, a radius of 35.50 feet, a chord length of 19.09 feet and a chord bearing of N74°24'11"W to the PC of said curve; thence S90°00'00"W perpendicular to the west line of said Lot 1, 51.60 feet; thence N00°00'00"W coincident with the west line of said Lot 1, 222.28 feet to a deflection point in the west line of said Lot 1; thence N08°31'50"E coincident with the west line of said Lot 1, 101.12 feet to a deflection point in the west line of said Lot 1; thence N00°00'00"E coincident with the west line of said Lot 1, 123.66 feet; thence N90°00'00"E, 326.00 feet; thence N68°20'10"E, 26.74 feet; thence N00°24'51"W, 134.00 feet to a deflection point in the north line of said Lot 1; thence N89°35'09"E coincident with the north line of said Lot 1, 235.13 feet to the point of beginning.

Subject property contains 260,059.3 square feet, or 5.97± Acres.

**EXHIBIT B**

**ORIGINATION FEE AGREEMENT**

## **EXHIBIT C**

### **USE OF BOND PROCEEDS**

#### **Sources of Funds:**

Principal Amount of the Bonds	\$8,000,000
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<b>Total</b>	<b>\$8,000,000</b>
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#### **Uses of Funds:**

Project Fund	
Acquisition of Land	\$300,000
Construction	6,940,000
Furnishings and Equipment	45,000
Miscellaneous Contingency	715,000

<b>Total</b>	<b>\$8,000,000</b>
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