

**February 18, 2025**  
**City Commission Room, 701 N. Jefferson, Junction City KS 66441**

**Mayor TBD**  
**Vice Mayor Pat Landes**  
**Commissioner Ronna Larson**  
**Commissioner Al Gordon**  
**Commissioner Richard Pinaire**  
**City Manager Kim Zimmerman**  
**City Attorney Britain Stites**  
**City Clerk Ariana Diaz Lorenzo**  
**City Finance Director Jamel Wilcox**

**1. 7:00 P.M. - CALL TO ORDER:**

- a. Pledge of Allegiance.
- b. Commissioner vacancy discussion/ appointment.

**2. OATH OF OFFICE - Oath of Office for New Commissioner:**

**3. APPOINTMENT - Appointment of Mayor:**

**4. SPECIAL PRESENTATIONS:**

- a. Special Presentation by Flint Hills Metropolitan Planning Organization on the Active Transportation Infrastructure Investment Program (ATTIP) Planning & Design Grant memo dated June 12th, 2024 (p.3)
- b. Special Presentation by the Fresh Start Emergency Shelter to request that the city become the "Local Unit of Government" for the ESG Grant. (p.4)
- c. Special Presentation by Highlands Enterprises, LLC regarding the Call Center Purchase Addendum. (p.5)
- d. EMS Update.

**5. PUBLIC COMMENT:** The Commission requests that comments be limited to a maximum of five minutes for each person. Please state your name and address for the record.

**6. CONSENT AGENDA:** All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a majority of the Commission agrees, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- a. Consideration of Appropriation Ordinance A-4 dated – February 04, 2025 – February 14, 2025, in the amount of \$905,978.10. (p.257)
- b. Consideration of the January 2025 ambulance contractual obligation adjustments for \$21,625.87 & bad debt adjustments for \$33,697.11. (p.290)
- c. Request from the Flint Hills Regional Council for a Letter of Support for the U.S. Forest Service Community Wildfire Defense Grant Application. (p.291)

- d. Consideration of City Commissioner Minutes for the January 21st, 2025 Meeting. (p.293)
- e. Consideration of City Commission Minutes for the February 4th, 2025 Meeting. (p.300)

**7. NEW BUSINESS:**

- a. Consideration of the MOU with JCPD & the Geary County Sherri's Office for Criminal Interdiction Jurisdiction & Asset Sharing. (p.303)

**8. UNFINISHED BUSINESS:**

- a. Discussion on Opera House proposal to transfer their property located at 131 West 7th Street to the city with the remaining balance after receiving State Rehabilitation Tax Credits, for a total amount not to exceed \$170,000. (p.305)
- b. Consideration and approval of the request to award the bid for the 2024 Stormwater Improvements Phase 2 & Phase 3 to Olgoonik Prime, LLC in the amount of \$648,500. (p.307)
- c. Consideration and approval of the request to award the bid for the 2025 Water System Improvements to J & K Contracting, LC in the amount of \$780,850. (p.310)
- d. Consideration of the request to award bid for the demolition of the structure located at 1024 South Washington Street to Glessner Dirt Contracting in the amount of \$18,500.00. (p.314)

**9. COMMISSIONER COMMENTS & COMMITTEE REPORTS:**

**10. STAFF COMMENTS:**

**11. ADJOURNMENT:**



Pat Landes, Mayor  
City of Junction City Commission  
700 N. Jefferson St.  
Junction City, KS 66441

June 12, 2024

ATIIP Grant Review Committee  
Department of Transportation



Dear Grant Review Committee,

I am writing to express our support for the Flint Hills Metropolitan Planning Organization (FHMPO) and their application for the 2024 Active Transportation Infrastructure Investment Program (ATIIP) Planning and Design grant to provide safe and connected active transportation facilities and network such as sidewalks, bikeways, and trails that connect our schools, workplaces, residences, businesses, recreation areas, and medical facilities. As Mayor of the City of Junction City Commission, I have had the privilege of collaborating with the FHMPO on several initiatives, and I am confident in their ability to effectively utilize this grant to enhance transportation infrastructure and planning in our region.

FHMPO has consistently demonstrated a strong commitment to improving the quality of life for residents of the Flint Hills region through comprehensive and innovative transportation planning. Their projects are characterized by meticulous planning, stakeholder engagement, and a clear vision for sustainable development and safety. The ATIIP Planning and Design Grant will enable the FHMPO to further these efforts by providing critical resources needed for *public input, planning and design* for segments of a regional trail in Geary, Riley, and Pottawatomie County.

The Flint Hills region faces unique challenges related to transportation, including safety, equity, climate and sustainability, and economic/workforce development. FHMPO's proposed project under this grant will address these challenges.

1. **Safety:** Provide safe, efficient transportation.
2. **Improving Equity and Rural Accessibility:** Enhancing transportation networks to ensure that *all* residents, including those in rural areas, have reliable access to essential services and opportunities.
3. **Ensuring Climate and Environmental Sustainability:** Incorporating sustainable practices and technologies into transportation planning to protect the natural beauty and ecological health of the Flint Hills.
4. **Promoting Economic and Workforce Development:** Developing transportation infrastructure that supports local businesses, attracts new investments, and stimulates economic growth in the region.

FHMPO has a proven history of successful project management and execution. Their collaborative approach, which includes extensive community involvement and partnerships with local governments and organizations, ensures that their projects are well-supported and aligned with the needs and priorities of the region. The ATIIP Planning and Design Grant will be instrumental in enabling the FHMPO to continue their vital work. I strongly urge you to consider their application favorably. Your support will not only benefit FHMPO but also contribute to the long-term prosperity and sustainability of the Flint Hills region.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Pat Landes', is written over a light blue horizontal line.

Pat Landes  
Mayor  
City of Junction City Commission

## MEMO

**Date:** February 18, 2025

**To:** Kim Zimmerman, City Manager

**From:** Debbie Savage, Executive Director, Fresh Start Emergency Shelter, Inc.

**Re:** Request to come before the City of Junction City's City Commissioners and ask them to become our "Local Unit of Government" as needed for the ESG Grant.

**Our Request:** We would like to come before the City Commissioners and request that the City of Junction City be our "Local Unit of Government" as needed for the Emergency Solutions Grant that will be posted March 14, 2025.

**Our Purpose:** Fresh Start Emergency Shelter's purpose is to provide safe, temporary shelter to individuals and families that are experiencing homelessness.

**Our Current Services:**

Fresh Start Emergency Shelter has become a Day Services Shelter when we were not approved for the 2024 ESG Grant last year. As a day service shelter, we still provide meals, laundry, showers, clothing, toiletries, case management and access to essential services and other community resources.

**Our Future Goal:**

Fresh Start's plan is to once again become a 24-hour, temporary shelter that provides a safe place to sleep while individuals and families navigate their next step in finding housing.

**During 2024:**

Fresh Start served over 6,200 meals, washed more than 115 loads of laundry; provided over 300 showers; and gave out over 100 articles of clothing through day services. We also provided Case Management services that allowed multiple individuals to obtain housing, receive medical and behavioral health services, necessary medications, and transportation to appointments.

**Why our services are necessary for this Community:**

We provide individuals and families with a safe environment while they are working through difficult situations. We provide resources and essential services to those that want a hand up, not a hand-out. We collaborate with other community organizations to provide the best possible way forward to get out of a homeless and hopeless situation. This alleviates the burden of having emergency personnel respond to calls of trespassing, loitering, and panhandling.

**The Bottom Line:**

**We need a Local Unit of Government to be the subrecipient of the ESG funds from the Kansas Housing Resources Corporation, as they receive the funds from HUD. We would be the Pass-Through Agency. There are various other needs from the City that will be required during the application process. This is just the first need.**

**City of Junction City**  
**City Commission Agenda Memo**  
**February 14, 2025**

**From:** Britain D. Stites, City Attorney

**To:** City Commission

**Subject:** Presentation by Highlands Enterprises in re Call Center and VA Project

**Background:** Mickey Dean of the Chamber of Commerce and Economic Development Council was contacted by a Kansas City-based developer and their broker, Clint Junghans. Highlands Enterprises, LLC, made an offer.

In addition, City staff heard from ACT. They are good with moving forward with this arrangement. Now, there have been negotiations on terms of the purchase agreement formalizing the Letter of Intent.

The City and Highlands Enterprises, LLC, entered into an agreement in November 2024. It boils down to \$3,750,000 for the building and location with a 270 day (9 month) due diligence period. Highlands is still in the middle of their due diligence period. They reviewed and evaluated the property.

**Discussion of Issue:** Highlands as well as their agent, Clint Junghans, and EDC Director Mickey Fornaro-Dean should be present with a presentation and some discussion.

They are making a three-fold request essentially.

1. Based upon the condition of the Call Center, needed repairs, and other considerations, Highlands Enterprises will be asking for an Addendum to the original Agreement. The Addendum is based on a few things: required repairs of ~\$1.5 million up to ~\$2.3 million, desire by Highland for the property, and effect on the value upon the ACT Call Center lease agreement ending. The EDC and Highland will cover this more in-depth in the request; however, there are repairs & updates needed on the building regardless of who buys it. If Highland does not do them then the City will need to do so to

make the Call Center usable or marketable. Highland is not requesting for the full value of the estimated renovations due to wanting the property to my understanding. And if Highland does not acquire the building and ACT leaves its lease which is terminating this year, that may affect the property's value and the value will likely decrease if commercial activity is not occurring on it. If approved, that Addendum will lower the price from \$3,750,000 to \$3,250,000.

2. Highlands will be seeking Industrial Revenue Bonds ("IRBs") if awarded the project from the VA. This will be in an amount "not to exceed" an estimated cost of the project. IRBs are no risk to the City. IRBs do allow up to a ten (10) year exemption from *ad valorem* taxes (property). The City has done IRBs for a number of projects over the years including New Horizons (RV dealership), Hunters Ridge apartments, Michelin/CAMSO, et cetera.
3. Highlands will be offering a Payment In Lieu Of Taxes ("PILOT") Agreement. The amount will be \$40,000 per year for ten (10) years. This will offset the City for the tax emptions granted in the IRBs.

Chris Williams from Highlands and Mickey Fornaro-Dean from the EDC will present. Mr. Williams should have Clint Junghans, his real estate agent, with him.

Attached documents are a draft Addendum to the Purchase Agreement for the Call Center, resume of Mr. Williams, resume of Highlands, an estimate of issues needed to be addressed at the Call Center, and a recent re-appraisal of the Call Center conducted by the same appraisers as did the City's appraisal in 2022.

In November 2022, the Call Center was appraised at \$3,540,000. In February 2025, the same appraisers appraised the same property at \$1,080,000.

**Recommendation:** I recommend that you hear out Mr. Williams and the others. This will get the Call Center marketable and make the VA project more viable.

**Possible Motions:** Depends on the issue:

1. I move to accept and offer the Addendum for the amendment in price for the Call Center building at 2031 S Spring Valley Road from \$3,750,000 to \$3,250,000.
2. I move for the City Commission to consider Industrial Revenue Bonds and PILOT Agreement in the amount of \$40,000 if the federal Veterans Administration offers the project to Highlands Enterprises and the 2031 S Spring Valley location.

## **Christopher A. Williams, CCIM: Professional Resume**

With over 18 years of Commercial Real Estate and development experience, Chris is well versed in the complete development process (site selection, zoning, revenue/cost analysis, working with design team to control costs, bidding the project, estimating costs, negotiating/awarding the contracts, managing the job cost reports, and overseeing the day-to-day coordination/operations). Chris spent 7 years with Briarcliff Development as their Vice President of Development prior to helping start NorthPoint Development in 2012. Chris left Briarcliff in 2012 to help start and was a founding member of Northpoint Development and served as their Vice President of Development.

Chris decided in 2014 to venture out on his own account and now serves as principal and managing member of Highlands Development, Highlands Real Estate and Highlands Property Management.

Over Chris' real estate development career, he has been responsible and involved in over \$950,000,000 worth of Development Projects to date involving retail, office, medical, multi-family, and industrial asset classes. Along with Development, Highlands is also focused on providing their clients with brokerage and property management. Currently, Highlands Real Estate, Highlands Development, and Highlands Property Management oversee over 1,000,000 SF of medical office, office and retail space for their own account, clients and partners. Chris also prides himself in working with various capital sources and private investors to raise the correct amount of capital needed for each project.

Chris takes great pride in his relationship and expertise he has built with the Department of Veteran Affairs which currently includes 17 VA Outpatient Clinics and a Transitional Residence facility just in the past 6 years. Chris understands the complexities of these facilities and what it takes to guide the entire design and construction team towards a successful completion and operation for the VA teams. Several of the VA facilities are noted below and in the Project Experience Resume of photos.

### **Noteworthy Development Projects: (attached are photos and descriptions of the various projects)**

- Department of Veteran Affairs Community Based Outpatient Clinic-St. Charles, MO.  
25,000 SF Class A Medical Facility -Completed and Accepted by VA on time and on budget  
June 1, 2023- \$20,000,000 investment
- Department of Veteran Affairs Community Based Outpatient Clinic-Galesburg, IL.  
22,000 SF Class A Medical Facility -Awarded by VA and Currently Under Construction to  
be completed in July 2024- \$15,000,000 investment
- Department of Veteran Affairs Community Based Outpatient Clinic-Quincy, IL.  
25,000 SF Class A Medical Facility -Completed and Accepted by VA on time and on budget  
October 1, 2019- \$10,000,000 investment

- Department of Veteran Affairs Community Based Outpatient Clinic-Hays, KS.  
10,000 SF Class A Medical Facility -Completed and Accepted by VA on time and on budget  
October 31, 2023- \$7,000,000 investment
- Department of Veteran Affairs Community Based Outpatient Clinic-Waterloo, IA.  
27,000 SF Class A Medical Facility -Completed and Accepted by VA on time and on budget  
September 1, 2023- \$20,000,000 investment
- Department of Veteran Affairs Community Based Outpatient Clinic-Paola, KS.  
12,000 SF Class A Medical Facility - Awarded by VA and Currently Under Construction to  
be completed in November 2024- \$6,000,000 investment
- Department of Veteran Affairs Community Based Outpatient Clinic-Nevada, MO.  
12,000 SF Class A Medical Facility - Awarded by VA and Currently Under Construction to  
be completed in April 2024- \$6,000,000 investment
- Department of Veteran Affairs Community Based Outpatient Clinic-Ottumwa, Iowa.  
20,000 SF Class A Medical Facility-currently in process-completion date expected of Spring  
2020- \$8,000,000 investment
- Department of Veteran Affairs Community Based Outpatient Clinic-Warrensburg, MO.  
10,000 SF Single Story Class A Medical Facility-\$4,800,000 Investment. Completed On  
Time and On Budget October 2014.
- Department of Veteran Affairs Community Based Outpatient Clinic-Belton, MO.  
8,600 SF Single Story Class A Medical Facility-Completed On Time and On Budget  
September 2016- \$3,400,000 investment
- Department of Veteran Affairs Community Based Outpatient Clinic-Shawnee, KS. 13,000  
SF Single Story Class A Medical Facility- Completed On Time and On Budget September  
2017. \$6,000,000 Investment.
- Department of Veteran Affairs Transitional Residence- Kansas City, MO-20,000 SF  
Transitional Residence Shelter Facility- Completed On Time and On Budget September 2018  
-\$6,800,000 Investment.
- Department of Veteran Affairs Community Based Outpatient Clinic-Cameron, MO.  
6,000 SF Single Story Class A Medical Facility- currently in process-completion date  
expected of Summer 2020- \$3,000,000 investment
- Ottumwa Iowa VA Outpatient Clinic-Former Ottumwa IA Target Redevelopment Retail and  
Professional Center- 95,000 SF Existing Retail Box converted into a VA Clinic and Future  
Retail- October 1, 2020- \$10,000,000+ investment
- Former Sterling IL K-Mart Redevelopment Retail and Professional Center- 130,000 SF  
Existing Retail Center converted into a VA Clinic, Retail and Outlot Development- Currently

Under Development and Construction- \$25,000,000+ investment

- Former Rice Lake WI Shopko Redevelopment Retail and Professional Center- 75,000 SF Existing Retail Center converted into a VA Clinic, Retail and Outlot Development- Currently Under Development- \$10,000,000+ investment
- Former Waterloo IA Hy-Vee Redevelopment Retail and Professional Center- 75,000 SF Existing Retail Center converted into a VA Clinic, Retail and Outlot Development- Currently Under Development- \$10,000,000+ investment
- Heartland Regional Medical Center – Mosaic Life Care – Total of 120,000 SF including urgent, primary, and ambulatory care facilities. Seven total projects including location in Gladstone, Kansas City, Smithville, Excelsior Springs and Parkville Missouri. Represents approximately a \$100,000,000 investment.
- Briarcliff Hilltop Office Tower – 9-story, 220,000 sq. ft. Class A office tower- \$50,000,000 investment including 300 car parking garage.
- CosMedic Dentistry- 7,000 SF Dentistry Offices with the latest technology in dentistry. Represents a \$3,000,000 investment. Delivered On Time and On Budget in July 2021.
- Social Security Administration Building at Briarcliff. 20,000 SF LEED Silver Facility. Represented approximately a \$4,000,000 investment.
- Residence of Burlington Creek, Kansas City, MO. – 298 Class A Luxury Apartments- \$45,000,000 Investment
- Briarcliff City Apartments – 263 unit Luxury Apartment Development-\$39,000,000 Investment
- Village West Luxury Apartments- 305 Class A Apartments- \$35,000,000 Investment
- Picture Hills Office Building: A 10,000 sf Professional Office Building that was purchased, remodeled and leased up by Highlands. Around a \$1,000,000 Investment
- Harbor Freight Retail Center: 18,000 SF Retail Building that was purchased and remodeled for Harbor Freight by Highlands. A \$3,000,000 investment.
- Heritage Biologics Office Headquarters: a 10,000sf office building purchase, remodel and move in that Highlands was involved in from acquisition to completion. A \$3,000,000 Investment.
- East Ridge Shopping Centers and Professional Office: approx. 160,000 sf of Retail and Office leased and managed by Highlands.



- McCrite Plaza at Briarcliff, Kansas City, MO. – 200,000 sq. ft. senior-care facility-\$45,000,000 Investment
- Riverside Horizons Industrial Park, Riverside, MO. – 260-acre industrial park including over 1 Million SF of Class A Industrial Warehouse Developed. \$75,000,000 Investment
- Briarcliff Office IV – 27,000 sq. ft. office space-\$5,000,000 investment
- Canterbury Daycare – 9,000 SF Daycare Facility
- Briarcliff Professional Plaza Office Building & Pad Sites – 10 acre Professional Office Park.

### **Advanced Education**

- Licensed Real Estate Broker in Missouri and Kansas
- Commercial Investment Member (CCIM)

### **Affiliations:**

- Kansas City Fisher House Past Board Member
- CCIM Kansas City Chapter Board Member- Current President
- Certified Commercial Investment Member (CCIM)
- National Association of Industrial & Office Properties, Member
- Urban Land Institute, Member

# **HIGHLANDS ENTERPRISES, LLC PAST PROJECT** **EXPERIENCE**

**(including principal members past project experience)**

## **Highlands Enterprises and Members Past Project Summary:**

- Currently Owns and Operates 16 VA Leased Clinic facilities**
  - 12 Years of VA specific development experience among ownership members**
  - Below are some of the member ownership development portfolio and experience**
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**Rice Lake WI VA Outpatient Clinic- 16,000 SF Clinic  
inside a 75,000 SF Shopko Redevelopment**



**Rice Lake WI VA Outpatient Clinic- 16,000 SF Clinic  
inside a 75,000 SF Shopko Redevelopment (Continued)**





**St. Charles, Missouri VA Clinic- 25,000 SF  
Completed July 2023**





# Waterloo Iowa VA Community Based Outpatient Clinic- Completed October 2023





# Hays Kansas VA Community Based Outpatient Clinic- Completed October 2023



# Warrensburg, Missouri VA Outpatient Clinic- Completed 2014



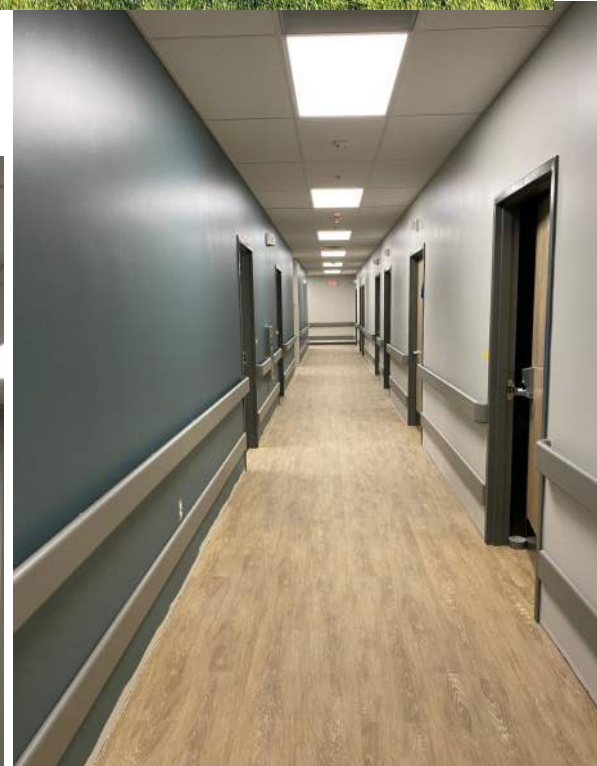


**Belton Missouri VA CBOC- 10,000 SF-  
Completed On Time and On Budget in 2016**





# Ottumwa IA VA Outpatient Clinic- 18,000sf Remodel and Retrofit of an existing Target Building into the VA Medical Clinic



# Quincy IL VA Outpatient Clinic- 23,000sf Remodel and Retrofit of an existing Best Buy Building into the VA Medical Clinic





## Quincy IL VA Outpatient Clinic (cont.)





**Sterling IL VA Outpatient Clinic- 18,000 SF Clinic  
inside a 90,000 SF Kmart Redevelopment**



## Sterling IL VA CBOC Photos Continued





**Johnson County KS VA Community Based Outpatient Clinic Minor**  
(Construction Completed November 2017- Completed Ahead of Schedule/On Budget)









# Department of Veteran Affairs Transitional Residence Project

(18,000sf Existing Building Remodel-Planned to  
be Completed February 1, 2018)









# Cameron MO VA Outpatient Clinic- Completed for VISN 15 in October 2020- 7,000 SF





## Sterling IL Kmart Redevelopment- Includes VA Outpatient Clinic, Marshalls, Five Below and other national retailers



## Rice Lake WI Shopko Redevelopment- Includes VA Outpatient Clinic and other national retailers





**Heartland Regional Medical Center and Mosaic Life Care Development At  
Shoal Creek in Kansas City Missouri**



**Shoal Creek Mosaic Life Care  
Facility- 50,000 SF including a  
Clinic Care Building, Life Center  
Building and Ambulatory Surgery  
Center**



**Shoal Creek Mosaic Life  
Center 40 Ft Tall  
Fountain with Living  
Plant Columns**



**Shoal Creek Care Clinic  
Main Entrance Lobby**



**Shoal Creek Care Clinic  
Imaging and Physical  
Therapy Hallway**



**Shoal Creek Care Clinic  
Typical Exam Room  
with Vinyl Plank Wood  
Floors**



**Shoal Creek Care Clinic  
Typical Exam Room  
with Sink and Cabinets**





**Shoal Creek Care Clinic  
Imaging Area-CT Room**



**Shoal Creek Care Clinic  
Imaging Area- X-Ray  
Room**



**Shoal Creek Care Clinic  
Physical Therapy Area**



**Shoal Creek Mosaic Life  
Care Main Entrance  
View of the Campus**



**Shoal Creek Ambulatory  
Surgery Center  
Operating Room 1**



**Shoal Creek Ambulatory  
Surgery Center Pre/Post  
Rooms**



**Gladstone Missouri Mosaic Life Care-  
Family Care Building- 9,000 SF**



**Kearney Mosaic Life Care Facility  
with Urgent Care- 12,000 SF**





**Parkville, Missouri Mosaic Life  
Care Center- Includes 16,000 SF of  
Clinic and Imaging Space**



**Burlington Creek Mosaic Clinic, Imaging and Ambulatory Care Center-  
22,000 SF. (A complete transformation of an existing office building)**







**The Briarcliff City Apartments-  
263 High End Class A Apartments  
(Energy Star Certified)-Built in  
2009 & Sold in 2012**







**The Province of Briarcliff-  
120 Unit Class A Apartments**



**The Residences at Burlington  
Creek-298 Class A Apartment  
Units-Currently Under  
Construction**



**Village West Apartments  
at the Legends in  
Wyandotte County,  
Kansas- Currently Under  
Construction-302 Class A  
Apartments**





**Briarcliff Office I- Class A Office Space- 60,000 SF**



**Briarcliff Office II- Class A Office and Bank Building- 35,000 SF**



**Briarcliff Office III- Class A Office Building- 90,000 SF**



**Briarcliff Village- Mixed Use  
Development with Office, Retail,  
and Restaurants**



**Briarcliff Hilltop Building- 220,000 SF  
Class A - 9 Story Office Tower**



**Briarcliff Professional Plaza-  
2 Single Story 15,000 SF  
Class A Office Buildings**





**Canterbury School- 7,000 SF**



**Briarcliff SSA Building -  
11,000 SF Class A Office  
(LEED Silver)**



**Heritage Biologics Corporate  
Headquarters- 10,000 SF  
Office**





11101 Switzer Road | Suite 310  
Overland Park, KS 66210

**Junction City PEMB Site Visits Report**  
**January 20, 2025**  
**Client: Highlands Enterprises, LLC**

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**SUMMARY**

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The conditions of the site and building exterior of the building located at 2031 South Spring Valley Road in Junction City, KS were reviewed by Brinkmann Constructors. Observations and recommendations below are a result of multiple site visits. Total recommended budget for site and building exterior repair costs expected is summarized in the table below. Reference balance of report for additional details and pictures.

| Item                            | Suggested Repair Budget | Notes                                                                       |
|---------------------------------|-------------------------|-----------------------------------------------------------------------------|
| Asphalt                         | \$ 520,000.00           |                                                                             |
| Storm Sewer Extension           | \$ 125,000.00           |                                                                             |
| HVAC Unit Replacement           | \$ 500,000.00           | \$100,000/unit                                                              |
| Roof Repair                     | \$ 100,000.00           | Full replacement = \$1,250,000                                              |
| Curb and Concrete               | \$ 300,000.00           | Likely needed after asphalt demo                                            |
| Exterior Lighting and Bollards  | \$ 230,000.00           | Not sure if lights are operational - Budget suggested until further testing |
| Replace Exterior Stone Cladding | \$ 125,000.00           |                                                                             |
| Replace EIFS                    | \$ 100,000.00           |                                                                             |
| Replace Glass and Glazing       | \$ 115,000.00           |                                                                             |
| Repair LS/Add Irrigation        | \$ 175,000.00           |                                                                             |
|                                 |                         |                                                                             |
| Total Recommended Budget        | \$ 2,290,000.00         |                                                                             |



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## Observations & Recommendations

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- The **existing asphalt parking lot** and rear drive lane is in poor condition and will require replacement or mill/overlay. Full replacement is recommended to correct base settlement and avoid further replacements in the near future. Photos are attached for reference of existing conditions.





- Brinkmann estimates a full site replacement cost of \$520,000



- The **existing storm system** appears to be insufficient due to indications of asphalt deterioration that appear to be the result of standing water exposure. Brinkmann recommends extending the existing storm sewer system further north with an additional manhole/inlet to provide better parking lot drainage coverage. Photo is attached for reference of existing condition.



- Brinkmann estimates a storm system extension cost of **\$125,000**
- While operational, the **existing HVAC units** are beyond their useful life. Brinkmann recommends that they be replaced with more efficient units that are more energy and maintenance friendly.
  - Brinkmann estimates a unit replacement cost of **\$100,000** per unit
- Please see attached supplemental **Roof** inspection report from Farha Roofing.
  - Brinkmann estimates a roof repair cost of **\$100,000**
  - Brinkmann estimates a full roof replacement cost of **\$1,250,000** (if required)

- **Site concrete** as well as **curb and gutter** has cracked/been damaged. For overall appearance and base protection of recommended new asphalt, Brinkmann recommends removal and replacement of majority of the site curb and gutter. Photos are attached for reference of existing conditions.



- Brinkmann estimates a replacement cost of **\$300,000** for complete site rip out and replacement.



- **Exterior bollards and site lighting** do not appear to work. It is hard to troubleshoot the issues with these items without an electrician onsite, but if underground corrections are required, we estimate a **\$230,000** cost for full replacement of existing items. Photos are attached for reference of existing conditions.



- **Existing generator** appears to be in good shape but will likely require modifications to bring it up to standard codes/regulations.

- **Exterior cladding** is deteriorating, and we recommend demolition and full replacement. This appears to be primarily an aesthetic issue, but exterior façade was not removed to confirm that no weather barrier issues were caused by this deterioration. Photo is attached for reference of existing conditions.



- Brinkmann estimates the cost of a complete system replacement to be **\$125,000**

- **Exterior EIFS** is deteriorating, and we recommend full replacement. This appears to be another primarily aesthetic issue, but it is possible that the weather barrier has been compromised by this deterioration. Photo is attached for reference of existing condition.



- Brinkmann estimates the cost of a complete system replacement to be **\$100,000**



- No broken window glass panes were broken however seals/gaskets appear to be cracked/broken. Replacement of seals/gaskets will be required at a minimum, but Brinkmann recommends full replacement of **glazing**.



- Brinkmann estimates the cost of a complete system replacement to be **\$115,000**

- The current **landscaping** appears to have been minimally maintenance and is overgrown or dead. Brinkmann recommends full replacement as well as installation of an irrigation system. Photos are attached for reference of the existing conditions.







- Brinkmann estimates the cost of a complete landscape and irrigation package to be \$175,000

Jacob Yates

Farha Roofing, LLC

1/20/2025 | 20 Photos



## Roof Report 2031 South Spring Valley Road





# Roof Report

This property has an exposed fastener sheet metal roof system installed on it.

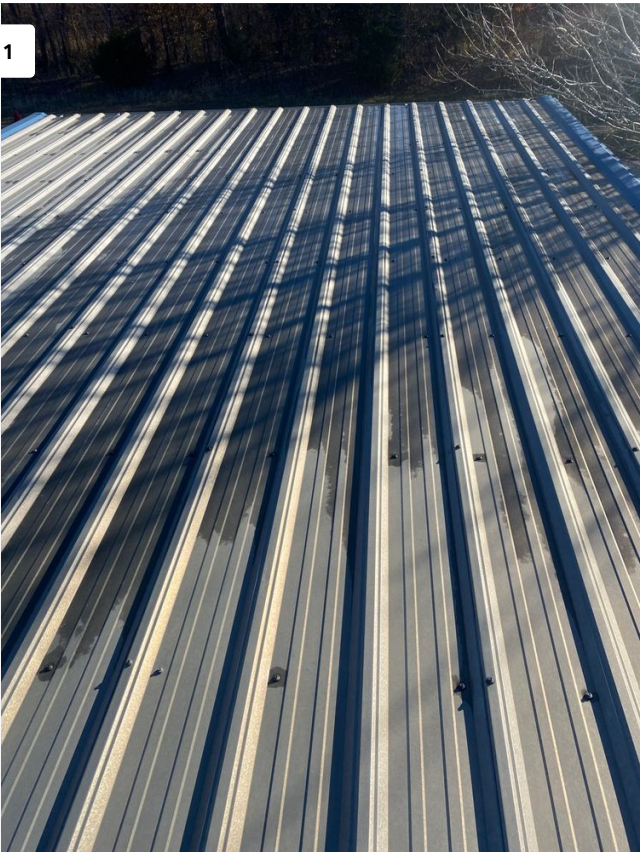
The field panels are in average condition, with a few of them covered in rust.

The pipe penetrations have been repaired multiple times to keep them water tight.

Throughout the roof the fasteners are backing out which will allow water to leak in the system over time.

Coping cap and the ridge cap in multiple areas has been damaged by the wind.

1



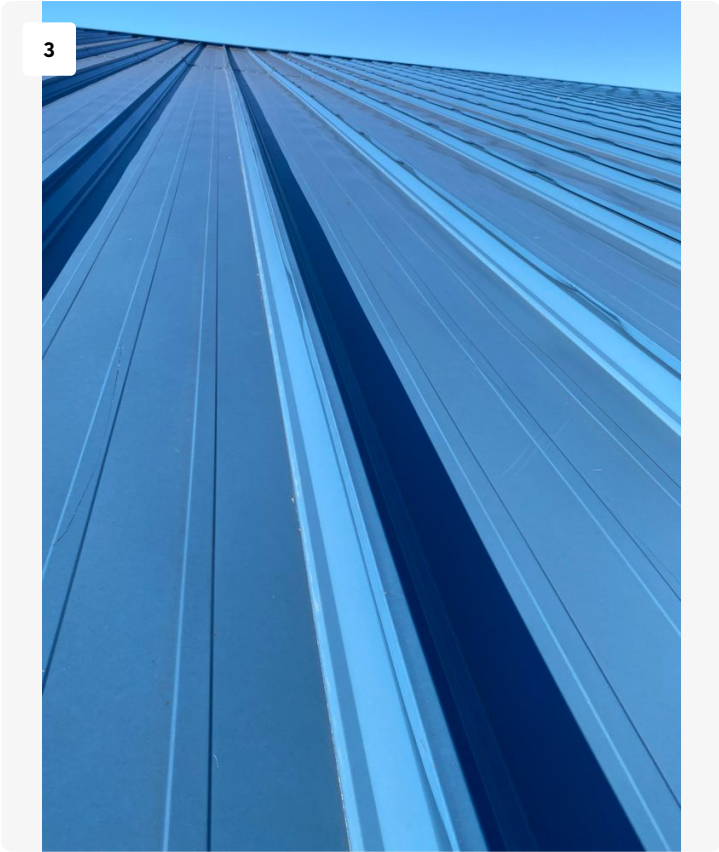
Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:35am  
Creator: Jacob Yates

2

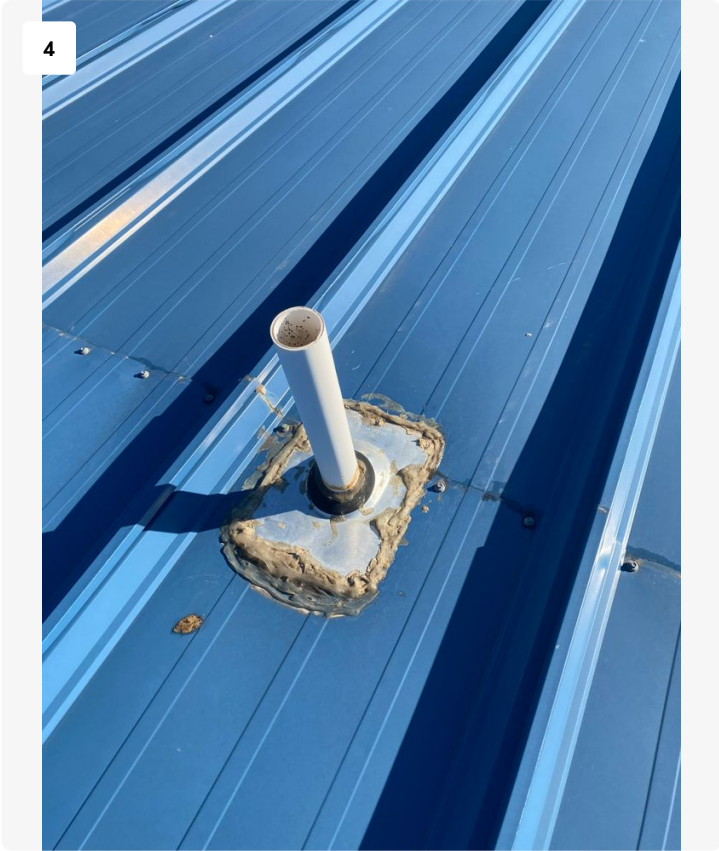


Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:35am  
Creator: Jacob Yates



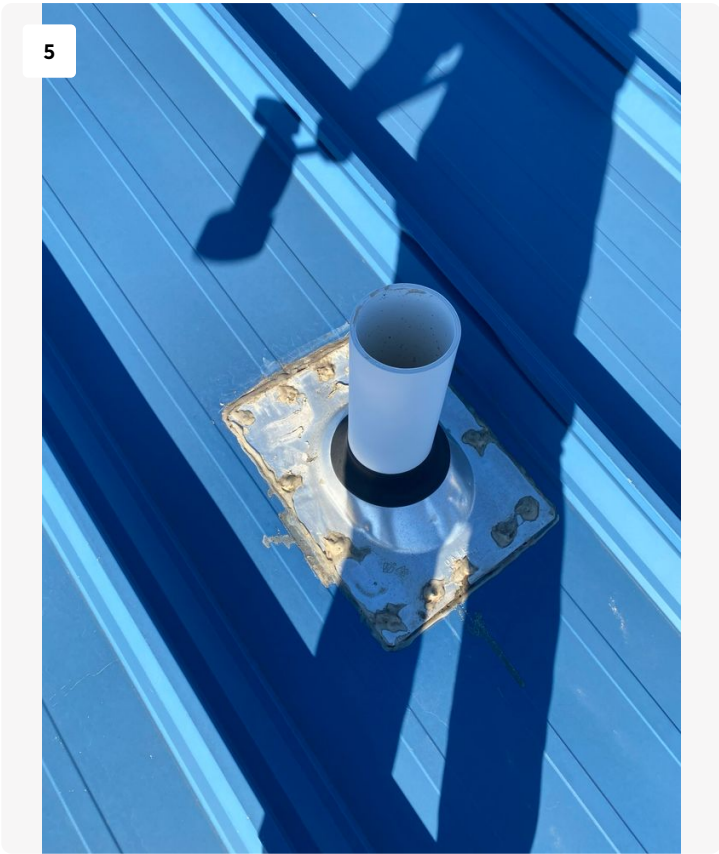


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Date: 12/4/2024, 9:35am  
Creator: Jacob Yates



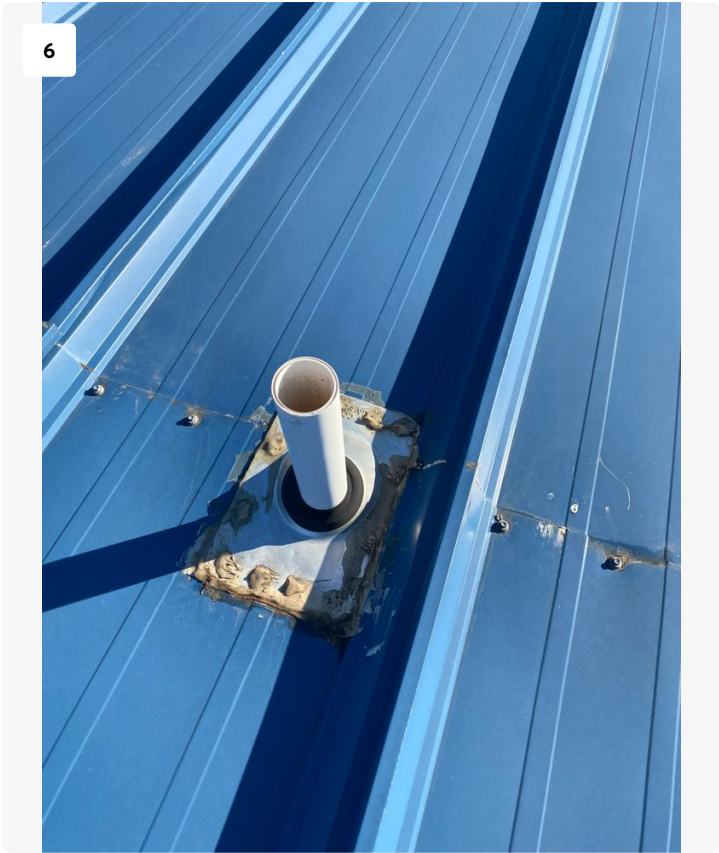
Pike jacks have been repaired multiple times

Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:35am  
Creator: Jacob Yates



Pike jacks have been repaired multiple times

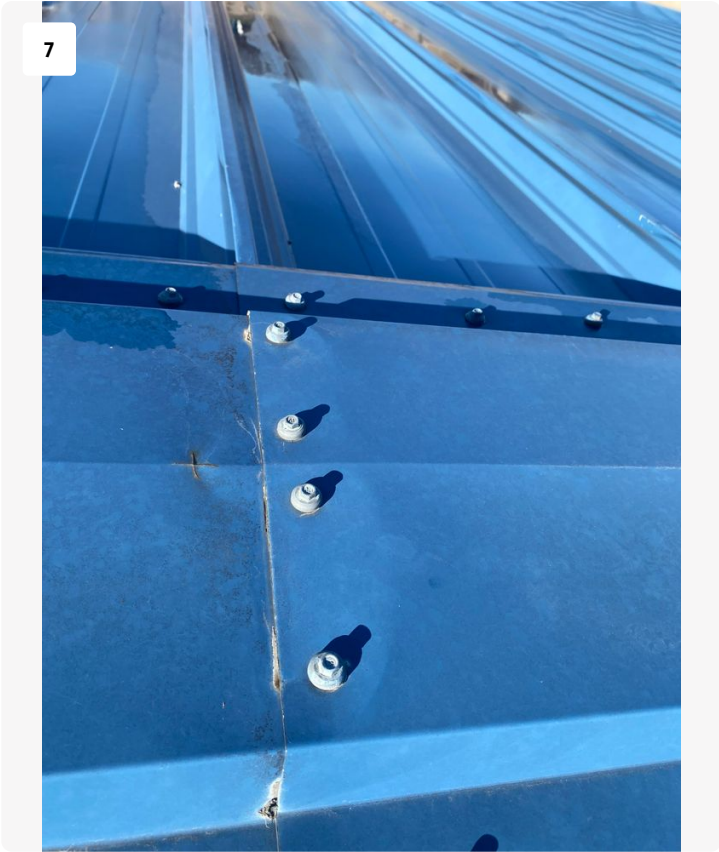
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Date: 12/4/2024, 9:36am  
Creator: Jacob Yates



Pike jacks have been repaired multiple times

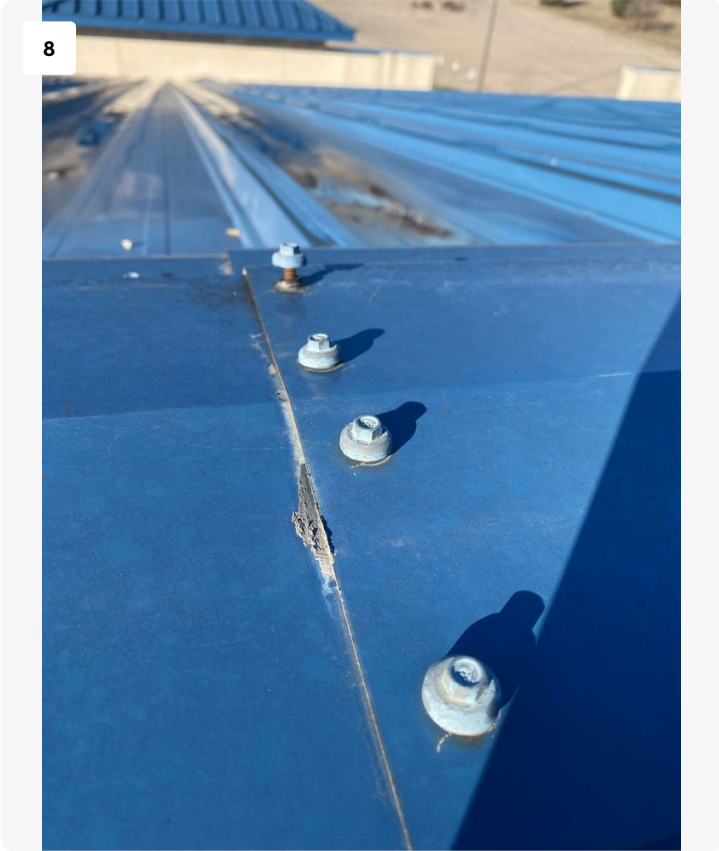
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Date: 12/4/2024, 9:36am  
Creator: Jacob Yates





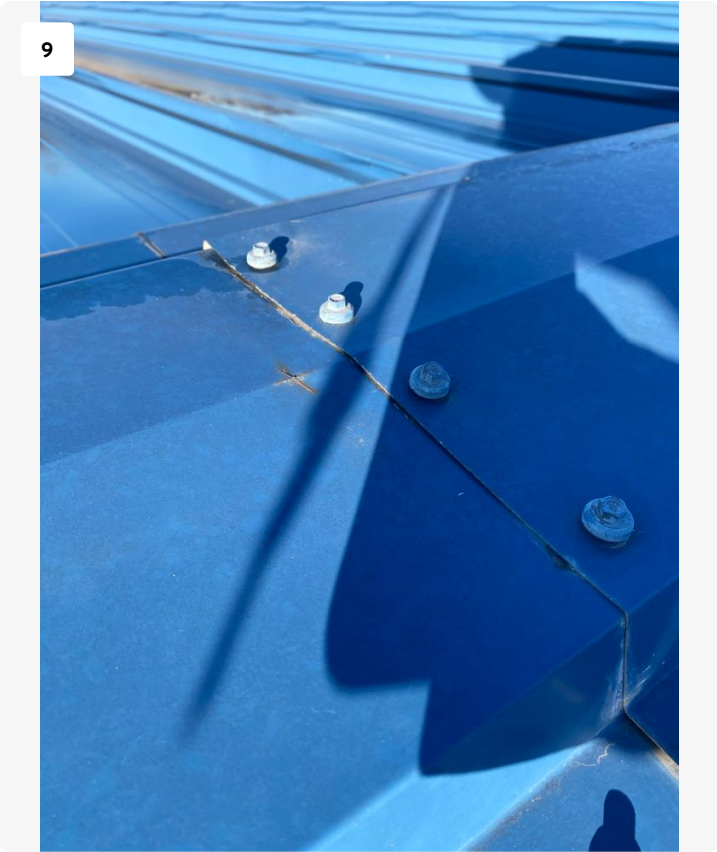
Roof ridge cap is damaged

Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:36am  
Creator: Jacob Yates



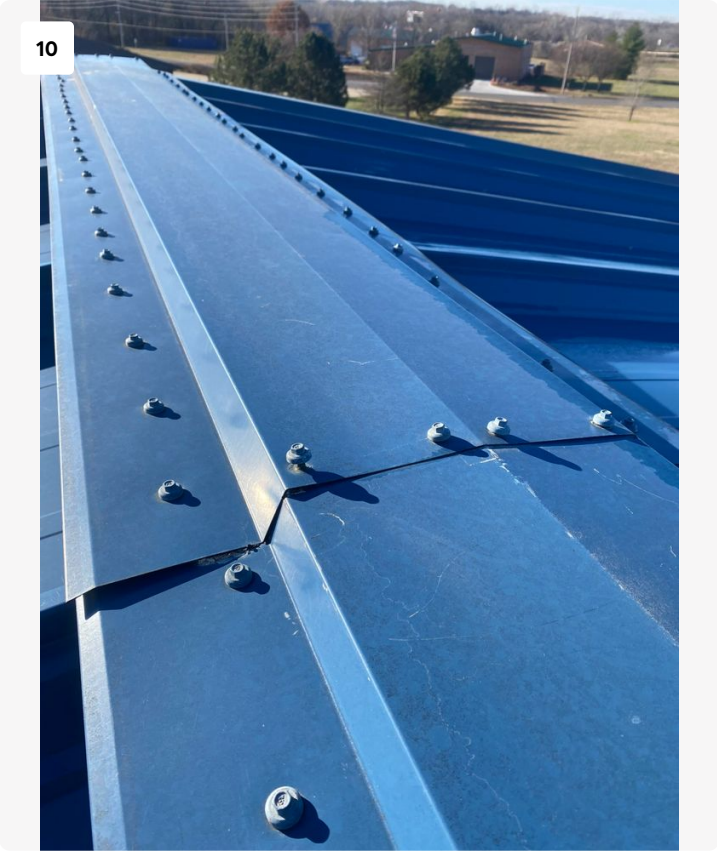
Screws are backing out

Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:37am  
Creator: Jacob Yates



Screws are backing out

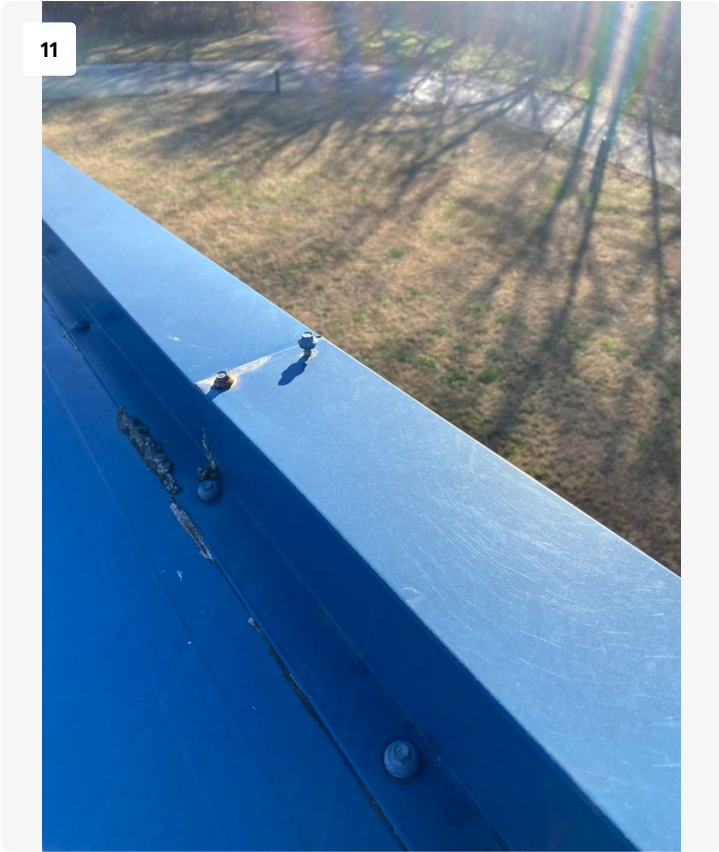
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Date: 12/4/2024, 9:39am  
Creator: Jacob Yates



Screws are backing out

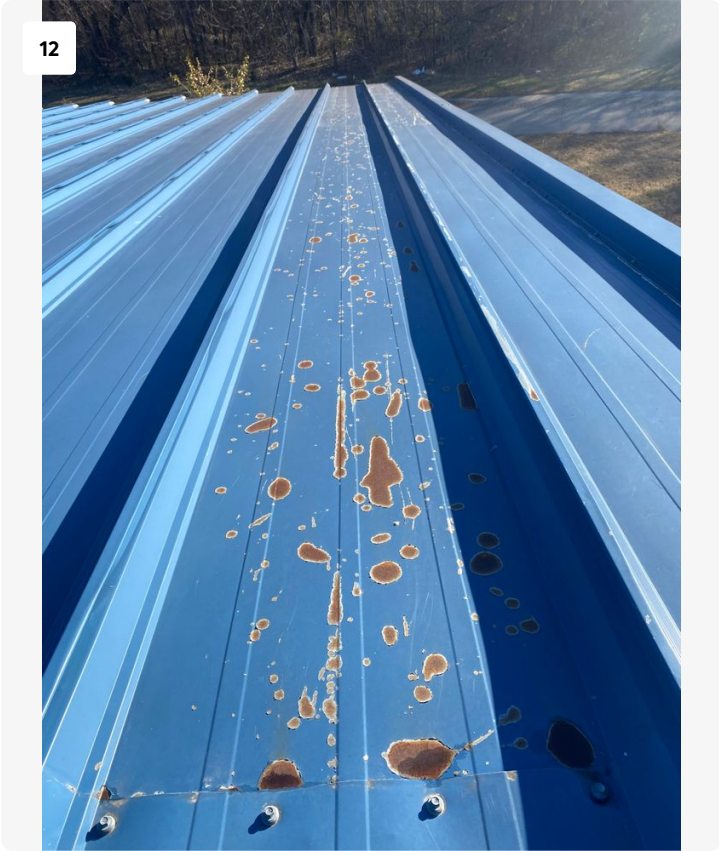
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Date: 12/4/2024, 9:40am  
Creator: Jacob Yates





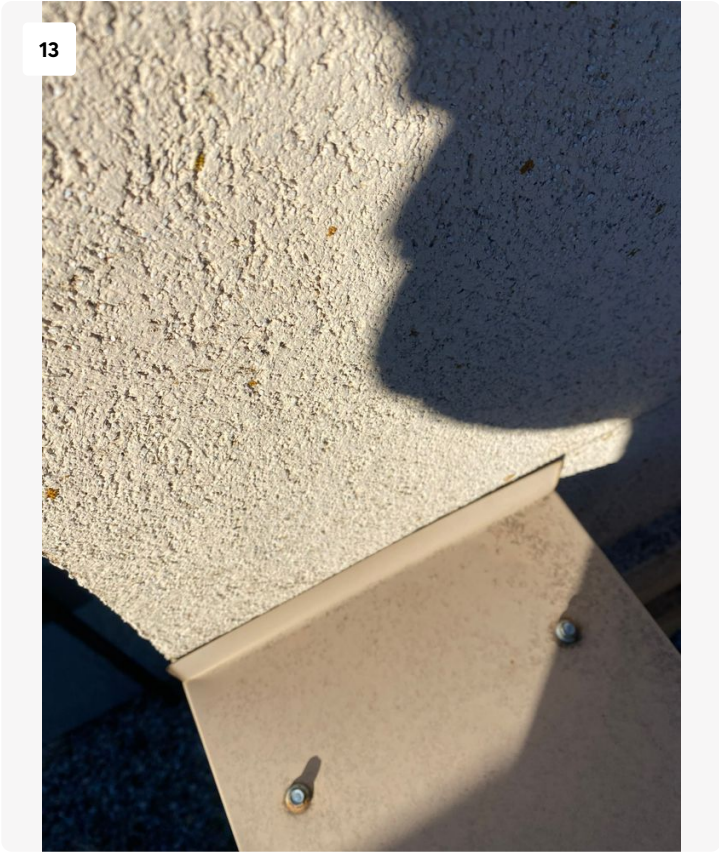
Screws are backing out

Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:40am  
Creator: Jacob Yates

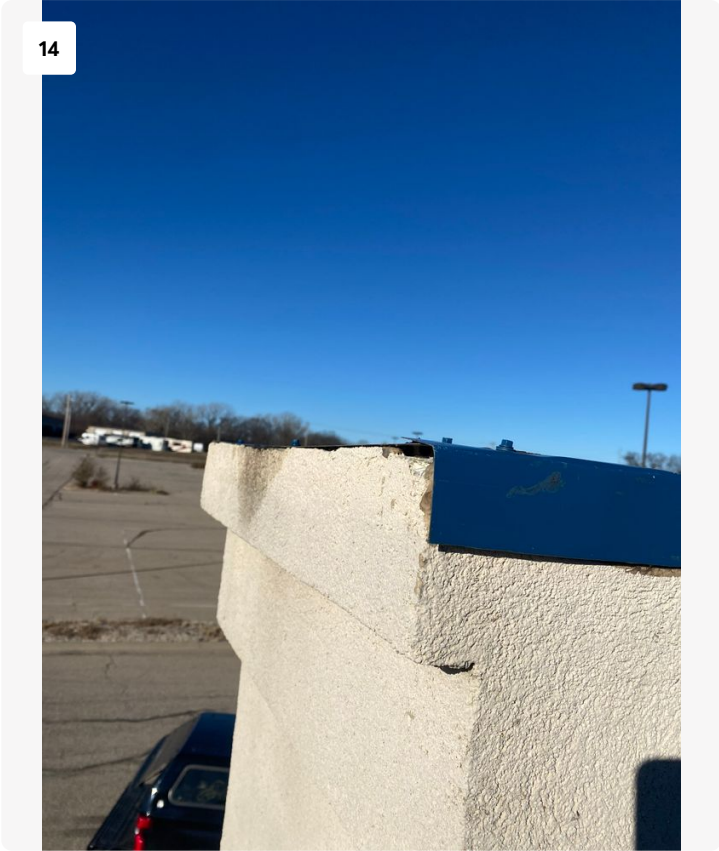


There are two panels on the roof that are covered in rust

Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:41am  
Creator: Jacob Yates



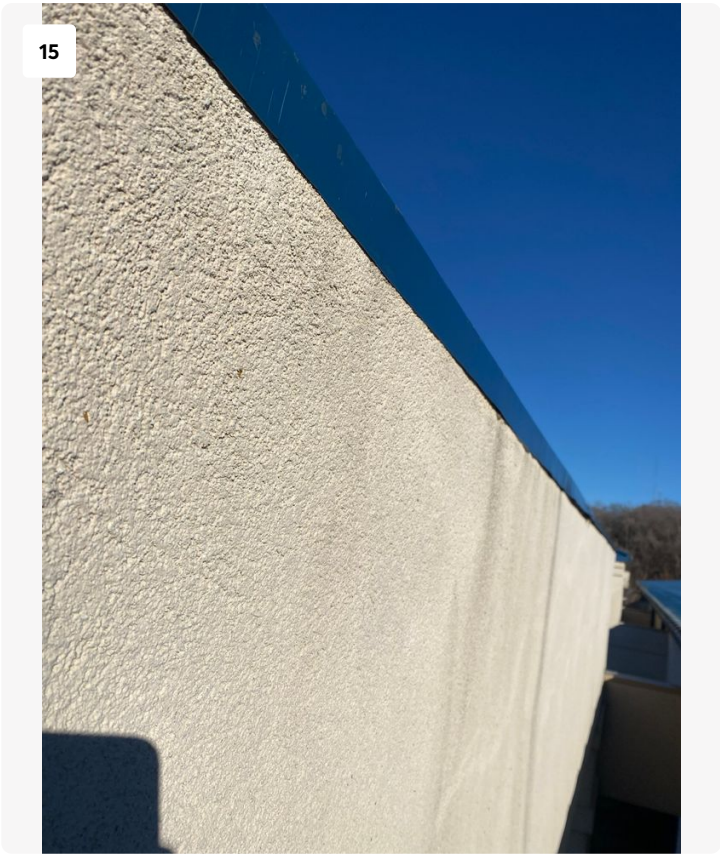
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Date: 12/4/2024, 9:43am  
Creator: Jacob Yates



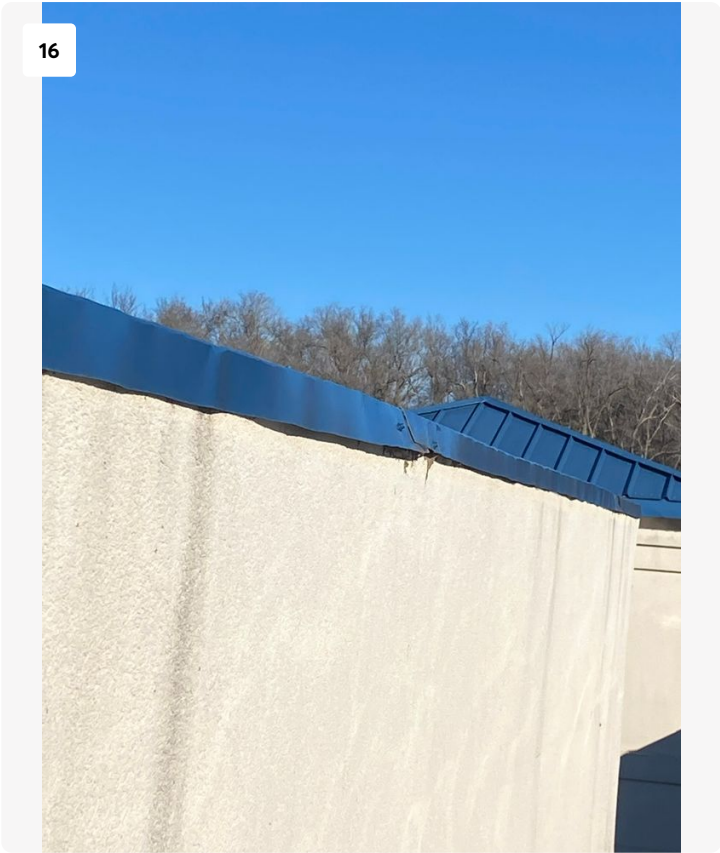
Coping cap does not go all the way over the wall

Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:43am  
Creator: Jacob Yates



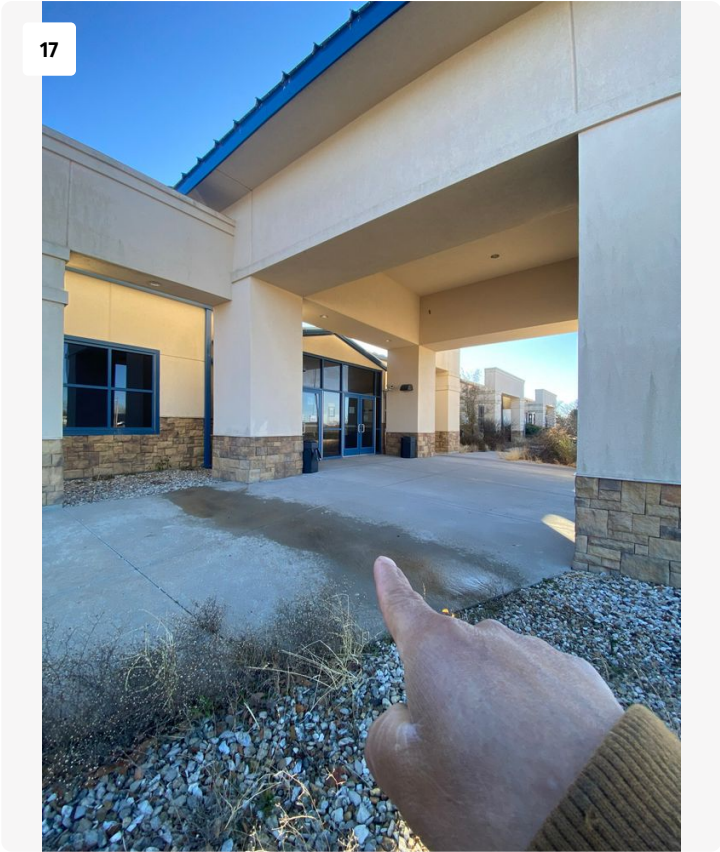


Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:43am  
Creator: Jacob Yates



Coping is wind damaged

Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:43am  
Creator: Jacob Yates



No gutter to catch water coming off the roof at the entrance

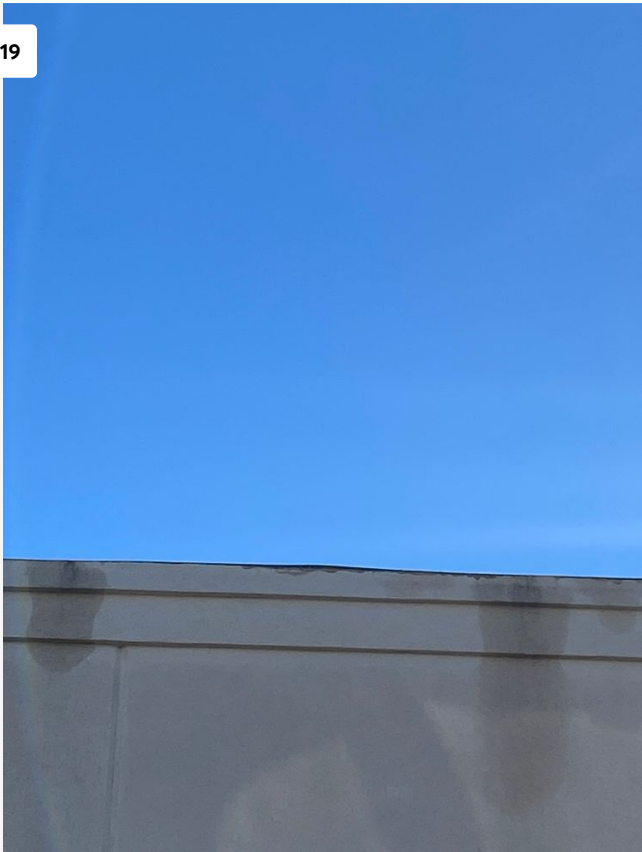
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Date: 12/4/2024, 9:46am  
Creator: Jacob Yates



Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:47am  
Creator: Jacob Yates



19



Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:50am  
Creator: Jacob Yates

20



Project: 29961 2031 South Spring Valley Road  
Date: 12/4/2024, 9:50am  
Creator: Jacob Yates

# Office Building

2031 S Spring Valley Road, Junction City, KS 66441



**Effective Date**  
February 04, 2025

**Prepared For**  
Mr Chris Williams  
Highlands Enterprises LLC

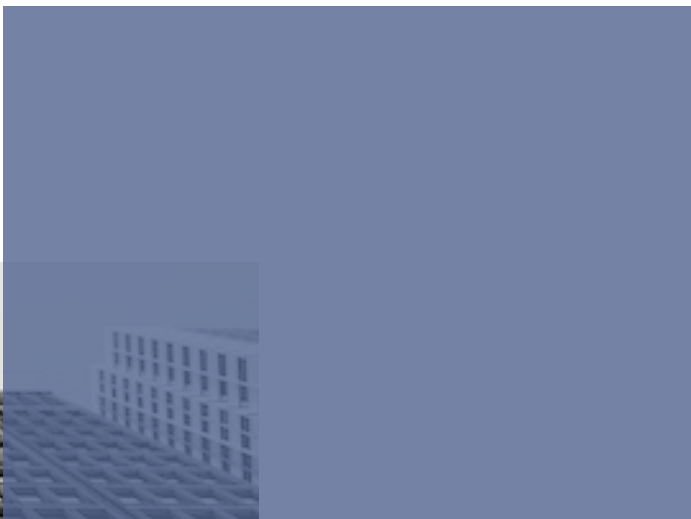
**Client File Number**  
N/A

**Date of the Report**  
February 12, 2025

**Internal File Number**  
25-652

**Report Type**  
Appraisal Report

PREPARED BY:





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# Transmittal Letter



6701 W 64th Street, Suite 310  
Overland Park, KS 66202

[www.kellercraig.com](http://www.kellercraig.com)  
P: 913-362-3222

February 12, 2025

Mr Chris Williams  
Highlands Enterprises LLC  
12909 W 105th St  
Overland Park, KS 66215

RE: Appraisal Report for the property located at 2031 S Spring Valley Road, Junction City, KS 66441

Dear Mr Williams:

In accordance with your authorization, we have conducted the investigation necessary to form an opinion of value in the above captioned subject property. The appraisal report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable market data, the results of the investigation, and the reasoning leading to the conclusions set forth. The report that follows is considered to be a summary of our analysis and conclusions. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. We are not responsible for unauthorized use of this report. Please take special note of any assumptions used in this assignment as they may have affected the results of the assignment.

Per conversations with the client and the intended user of the report, the scope of work in this report is intended to be consistent with industry standards and has been performed so as to develop a credible report. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.



Value Conclusions

| Description | Perspective | Type of Value | Premise | Property Interest | Effective Date | Indicated Value |
|-------------|-------------|---------------|---------|-------------------|----------------|-----------------|
| N/A         | Current     | Market Value  | As Is   | Fee Simple        | 02/04/2025     | \$1,080,000     |

Sincerely,  
Keller Craig & Associates, LLC



Samuel Stratton  
State Certified General, KS No. G-5075  
sstratton@kellercraig.com



Brian A. Klahr, MAI  
State Certified General , KS No. G-1308  
bklahr@kellercraig.com

# Certification - Samuel Stratton

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Samuel Stratton performed the following type of inspection of the subject property: Interior and Exterior Inspection
- No one provided significant real property appraisal assistance to Samuel Stratton.
- Samuel Stratton has appraised this property within the three year period prior to accepting this assignment.



Samuel Stratton

State Certified General, KS No. G-5075

Effective Date of Appraisal: February 04, 2025

Date of Report: February 12, 2025

# Certification - Brian A. Klahr, MAI

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Brian A. Klahr, MAI did not personally inspect the subject property.
- No one provided significant real property appraisal assistance to Brian A. Klahr, MAI.
- Brian A. Klahr, MAI has appraised this property within the three year period prior to accepting this assignment.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Brian A. Klahr has completed the continuing education program for Designated Members of the Appraisal Institute.



Brian A. Klahr, MAI

State Certified General , KS No. G-1308

Effective Date of Appraisal: February 04, 2025

Date of Report: February 12, 2025



# Summary of Salient Facts

Prepared for Highlands Enterprises LLC

## Office Building

### Property Overview

Property Class/Type  
**Office, General Purpose**

Property Owner  
**City of Junction City**



### Valuations

#### Value Conclusions

| Description | Perspective | Type of Value | Premise | Property Interest | Effective Date | Indicated Value |
|-------------|-------------|---------------|---------|-------------------|----------------|-----------------|
| N/A         | Current     | Market Value  | As Is   | Fee Simple        | 02/04/2025     | \$1,080,000     |

#### Indicated Values

| Description               | Indicated Value |
|---------------------------|-----------------|
| Land Value                | N/A             |
| Cost Approach             | N/A             |
| Sales Comparison Approach | \$1,080,000     |
| Income Approach           | \$1,260,000     |

## Site Characteristics

### Site Characteristics

|                   |                                 |                     |                                                                                                                                                                                         |
|-------------------|---------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MSA               | Junction City/Manhattan, Kansas | Legal Description   | RPLT LT 3,JACK LACY IND PRK , BLOCK 2 , ACRES 12.8 , POB 95.26' S OF NW COR LOT 3A E 1057.19'; S 593.15'; W 578.6 NW 170.21'; W 366.93'; N 475.8 TO POB SECTION 15 TOWNSHIP 12 RANGE 05 |
| Parcel Identifier | 031-115-15-0-00-00-010.08-0     | SF / Acres          | 555,826 / 12.7600                                                                                                                                                                       |
| Shape             | Irregular                       | Topography          | Basically Level                                                                                                                                                                         |
| Flood Zone        | X                               | Available Utilities | Electricity, Gas, Sewer, Trash, and Water                                                                                                                                               |

## Zoning Characteristics

### Zoning Characteristics

|                     |                           |                       |            |
|---------------------|---------------------------|-----------------------|------------|
| Zoning Jurisdiction | City of Junction City     | Zoning Codes          | IL         |
| Zoning Description  | Light Industrial District | Conformity Conclusion | Conforming |

## Improvement Characteristics

### Improvement Characteristics

|                               |         |                          |         |
|-------------------------------|---------|--------------------------|---------|
| Gross Building Area (SF)      | 47,252  | Rentable Area (SF)       | 47,252  |
| # of Bldgs                    | 1       | # of Units               | 1       |
| Year Built (Weighted Average) | 2007    | Construction Quality     | Average |
| Building Condition            | Average | # of Parking Spaces      | 507     |
| Parking Ratio GBA             | 10.73   | Land to Bldg Ratio (x:1) | 11.76   |

## Sales History

### Sale History Remarks

There have been no sales or transactions of the subject property in the three years preceding the date of this appraisal. In addition, the subject is not listed for sale.

## Scope of Work

### Scope of Work Information

|               |                                                                                                                                                                                                                                                                                                                  |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Client Name   | Highlands Enterprises LLC                                                                                                                                                                                                                                                                                        |
| Report Type   | Appraisal Report                                                                                                                                                                                                                                                                                                 |
| Intended Use  | Internal decision making purposes                                                                                                                                                                                                                                                                                |
| Intended User | This appraisal report was prepared for the exclusive use of Client Company. No additional Intended Users or Uses are identified or intended by the appraisers. Due to the relationship between the client and the appraiser, reliance on this report by any other parties for any use whatsoever, is prohibited. |

**Assumptions**

This appraisal assumes that the current tenant will not exercise the upcoming renewal option. If this is not the case, our estimate of value may be impacted.

It is an Extraordinary Assumption of this appraisal that the deferred maintenance items and associated costs to cure as provided by the client are accurate. Should the repair costs differ our estimate of value may be impacted.

**Purpose of the Appraisal**

The purpose of the appraisal is to estimate the market value of the subject property.

**Property Inspection**

| Appraiser          | Extent of Inspection  | Date Inspected |
|--------------------|-----------------------|----------------|
| Sam Stratton       | Interior and exterior | 2-4-2025       |
| Brian A Klahr, MAI | Did not inspect       | N/A            |

**Scope of Work**

As part of this appraisal, we completed a thorough investigation and analysis of the data considered pertinent to valuing the subject property. This report was prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

No additional Intended Users or Uses are identified or intended by the appraisers. Due to the relationship between the client and the appraiser, reliance on this report by any other parties for any use whatsoever, is prohibited.

**Property Identification**

The property has been identified using the following sources:

- Postal address
- Public records
- Legal description

**Type and Extent of Data Researched**

The following information was reviewed in preparing this report:

- Flood zone status
- Zoning Requirements
- Applicable Tax Data
- Demographics
- Public Record Data
- Comparable Data
- Proprietary Company Database

**Type and Extent of Analysis**

The data has been gathered and analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.



## Approaches Performed

The appraisers have performed the sales comparison and income approaches to value. The cost approach is not developed herein given the age/condition of the subject improvements. Both the sales comparison and income approaches to value provide for opinions of value prior to the deduction of any costs to cure deferred maintenance. We were provided a third party contractor's report highlighting items in need of repair at the subject property. Select items in this report are considered priority, near-term capital expenditures which will be deducted from our opinion of value to reach our final opinion of value. A full discussion may be found within the Reconciliation section of this appraisal. Please also reference our Extraordinary Assumption regarding the deferred maintenance items and associated costs.

## Subject Lease Note

The subject is encumbered by a sublease agreement through May 2025. We note that the sublandlord is Spirit of '76, Inc. a non-profit entity that is a related party to the City of Junction City, the fee simple owner of the subject. The subtenant, Advanced Call Center Technologies, LLC, has leased the subject property since June 2014 and is now in the first of three (3) five (5) year option periods. As a result of the COVID-19 pandemic, employees of the tenant company began working from home in 2020 and only several essential employees of the tenant organization continue to physically occupy the subject. We previously were advised by a representative of the tenant company that employees will continue to work from home indefinitely and that the company has shifted additional operations formerly at the subject to another location out of state. To the best of our knowledge, the tenant has continued paying rent since operations shuttered at the subject. It is our understanding that the subtenant will not exercise any remaining option periods. As such, the fee simple interest is analyzed and reported herein.

## Data Sources

| Item                | Source (s) |
|---------------------|------------|
| Site Size           | County     |
| Zoning              | City       |
| Tax Data            | County     |
| Gross Building Area | County     |
| Rentable Area       | County     |
| Year Built          | County     |
| Parking Spaces      | Appraiser  |

## Definitions

Pertinent definitions, including the definition of market value, are included in the Glossary, located in the Addenda to this report.

# Assumptions and Conditions

This appraisal is subject to the following general assumptions and limiting conditions.

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All outstanding taxes, liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. All sketches in this report are intended to be visual aids and should not be construed as surveys or engineering reports.
4. All information in this report has been obtained from reliable sources. We cannot, however, guarantee or be responsible for the accuracy of information furnished by others.
5. Unless otherwise stated, this opinion of value applies to land and improvements only; the value of trade fixtures, furnishings and other equipment has not been included.
6. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
7. Subsurface rights (minerals, water, and oil) were not separately evaluated in making this appraisal.
8. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely upon information furnished by others as to said data, therefore, the value conclusions are subject to the correctness and verification of said data.
9. We inspected, as far as possible, by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Likewise, no tests were made on the roof, mechanical, plumbing or electrical systems. Unless otherwise stated, no representations are made as to geotechnical conditions of the land or the quality and condition of the roof, heating, cooling, ventilating electrical and plumbing equipment.
10. Unless otherwise stated in this report, the existence of hazardous substances were not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such materials on or in the property unless otherwise stated. However, we are not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field or environmental impacts upon real estate if so desired.
11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.

## Extraordinary Assumptions and Hypothetical Conditions

This appraisal is subject to the following assumptions and limiting conditions that are specific to the subject property or to this report. Any assumptions used may have affected assignment results.

### Assumptions

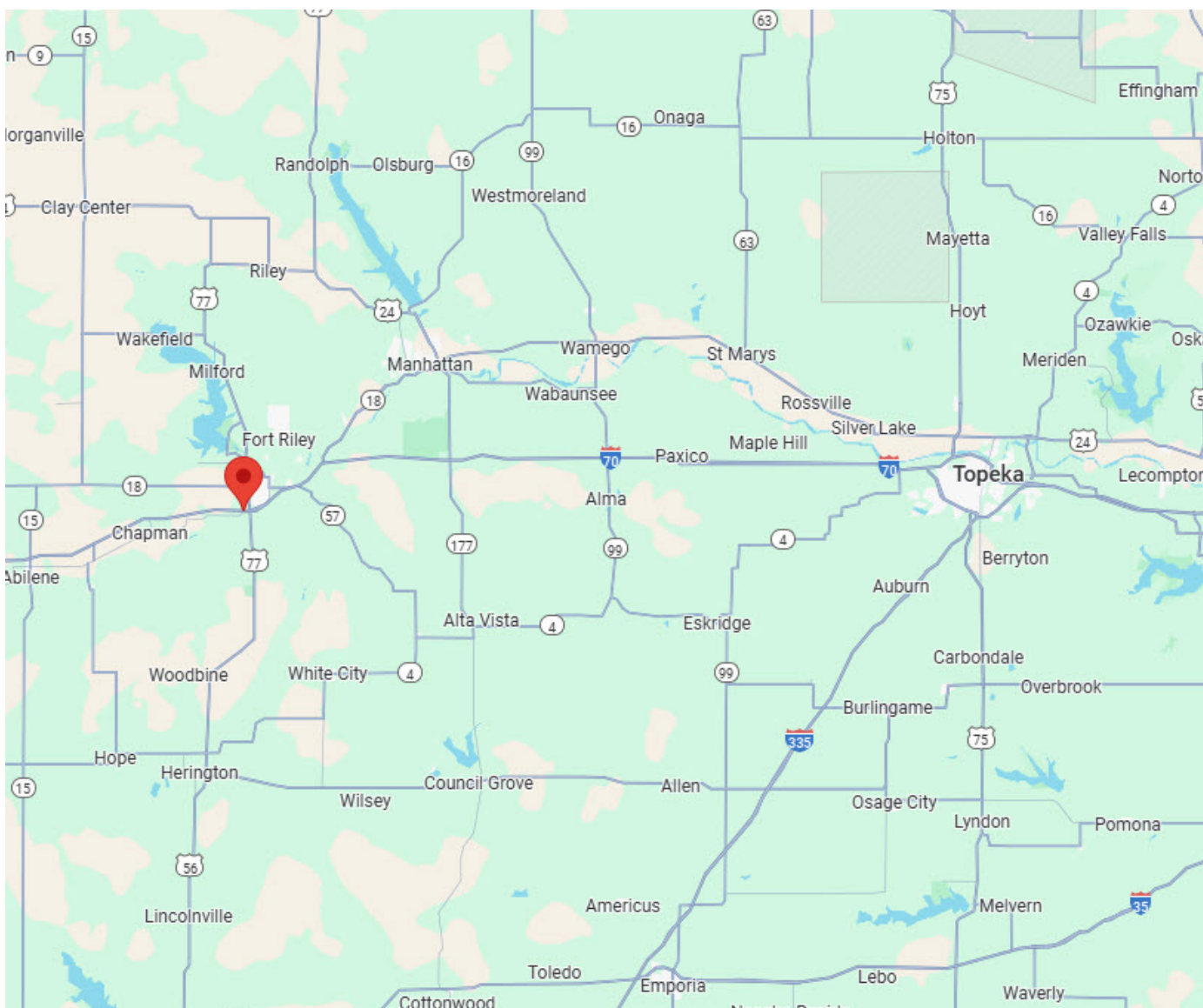
This appraisal assumes that the current tenant will not exercise the upcoming renewal option. If this is not the case, our estimate of value may be impacted.

It is an Extraordinary Assumption of this appraisal that the deferred maintenance items and associated costs to cure as provided by the client are accurate. Should the repair costs differ our estimate of value may be impacted.

# Area and Neighborhood

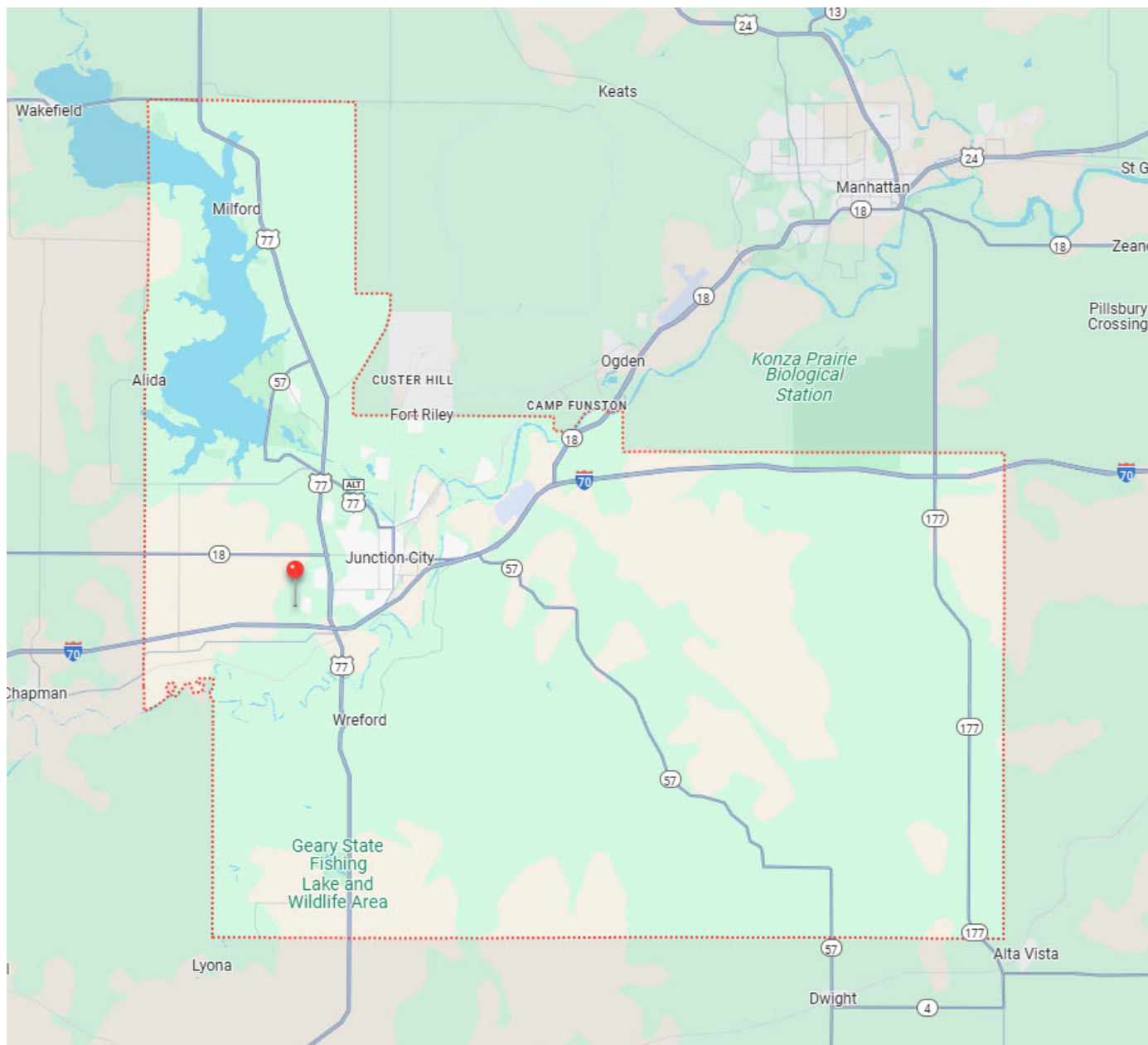
## Area Overview

The subject is located in Junction City, Geary County, Kansas. Junction City is in north-central Kansas. Junction City is located along I-70, is the Geary County seat, and the home of Fort Riley, a major U.S. Army base. Junction City is also very close to the City of Manhattan to the east. Manhattan is the home of Kansas State University. Junction City is roughly 60 miles west of Topeka, the State Capital. The national economy experienced a downturn in 2020 due to the COVID-19 Pandemic. The pandemic created substantial turmoil in various financial markets, but the real estate market has largely recovered from COVID-19 related issues. However, inflation began increasing in 2022, which caused an increase in mortgage interest rates in the second half of 2022 and 2023 to try to tamp down inflation. These higher interest rates have placed additional pressure on the real estate market fundamentals.





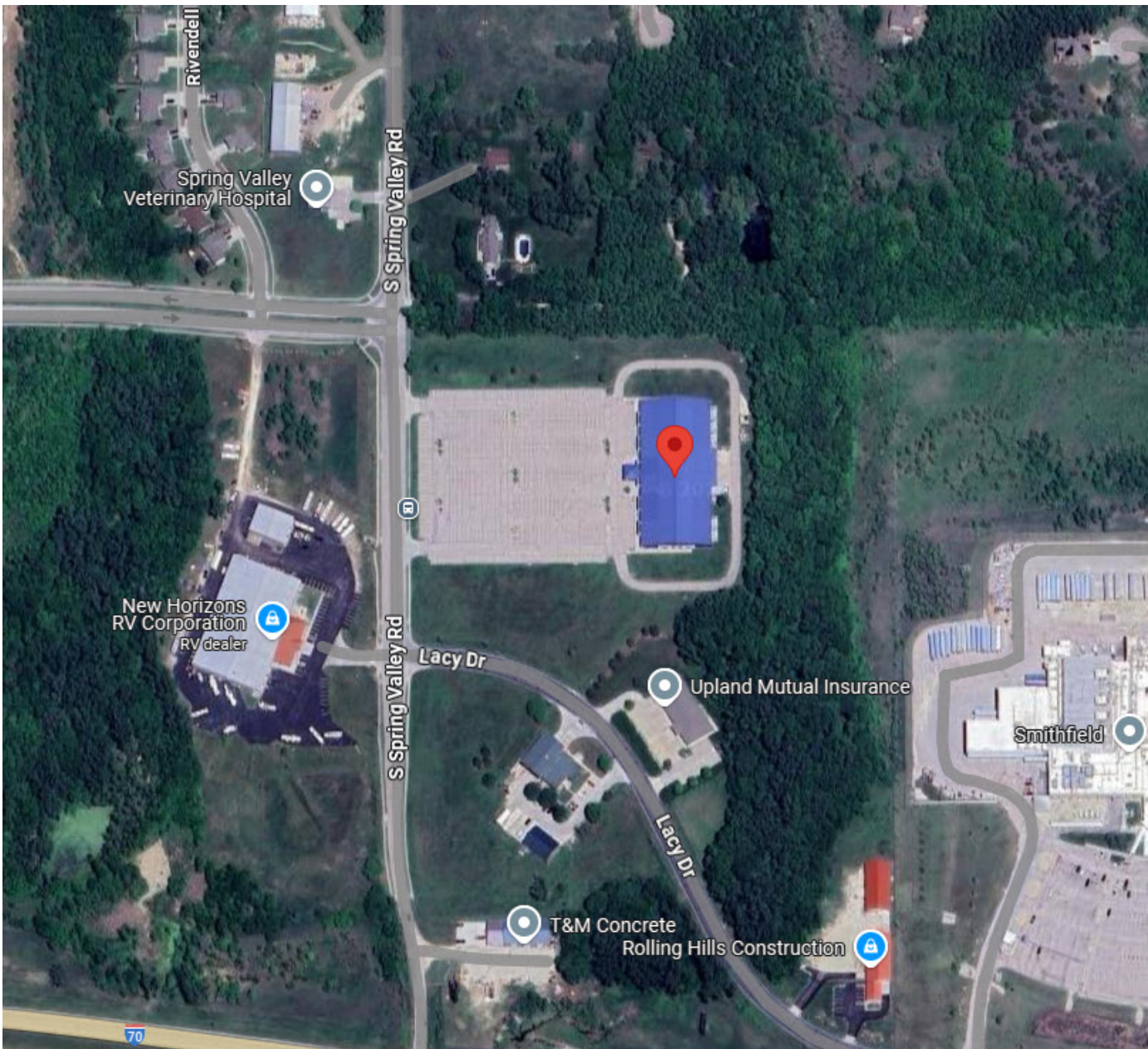
## Neighborhood Overview



For the purposes of this report, the neighborhood boundaries are best described as Geary County.

The neighborhood is primarily influenced by its proximity to Fort Riley. Due to the proximity to Fort Riley, most of the residential use is from soldiers and civilian employees of Fort Riley. Neighborhood land use includes a mix of single-family residential, municipal uses, and light industrial.

Access to the area is mainly by Interstate 70, US Highway 77, and Kansas Highway 18.



Properties immediately adjacent to the subject are summarized below:

| Direction | Zoning | Use                       |
|-----------|--------|---------------------------|
| North     | RS     | Vacant Land               |
| South     | IL     | Vacant Land/Office        |
| East      | IL     | Vacant Land/Manufacturing |
| West      | IL     | RV Dealership             |

There has been limited recent development in the area. The majority of new development occurred in the late 2000s in anticipation of a projected increase in troops at Ft. Riley. Examples include the Junction City Middle School built in 2007, as well as several multifamily developments constructed in the past ten years. Hunter's Ridge is a 156-unit complex built in 2008. Quinton Pointe is a 192 unit complex built in 2008. Patriot Pointe is a 129 unit townhome development that was built in 2007. The Bluffs was constructed as a 602 unit property built in 2007 (two of the buildings, including more than 50 units have been destroyed by fires.) A Wal-Mart Neighborhood Market and Ace Hardware opened on US Highway 77 and McFarland Road during this time as well. It is also of note that a new car dealership was constructed at the northeast corner of the US Highway 77/Interstate 70 Interchange in 2012.

In November 2017, the local school district approved a \$105 million bond issue to build a new high school. The new campus is located across the highway from the Middle School complex on the north side of K-18 Highway on the western edge of the city. The campus covers 160 acres and includes new athletic fields.

The predominant driving force of the Junction City area is Fort Riley, the home of the First Infantry Division. In addition to the soldiers and their families living on post, many military personnel and civilian contractors commute from Junction City to the Fort. The base covers over 100,000 acres of which 71,000 acres are used for training purposes. There are approximately 15,000 active duty service members assigned to Fort Riley, with more than 18,000 family members, 29,000 veterans and retirees, and 5,600 civilian employees who live in the region and work at Fort Riley.

In July of 2021, approximately 3,700 Fort Riley troops were deployed to Europe as part of Operation: Atlantic Resolve. Deployment was recently extended for these troops. As of March 2022, an additional 300 soldiers from Fort Riley will join the previously deployed troops for Operation: Atlantic Resolve.

There is a large supply of developed single-family lots sitting vacant as there appears to be an oversupply in the market. Most of these lots are in the western portion of Junction City. In recent years, many developers who intended to sell their homes have instead rented them. No new multifamily development has been occurring.

There has been minimal new commercial development occurring in Junction City's downtown area in recent years as well. However, new plans for a microbrewery at 726 Washington have surfaced. The owners of the proposed microbrewery were encouraged by the Junction City Main Street organization. The 18,000-square-foot building, which had previously been vacant for 25 years, was recently purchased and renovated into Highland Brewing Company.

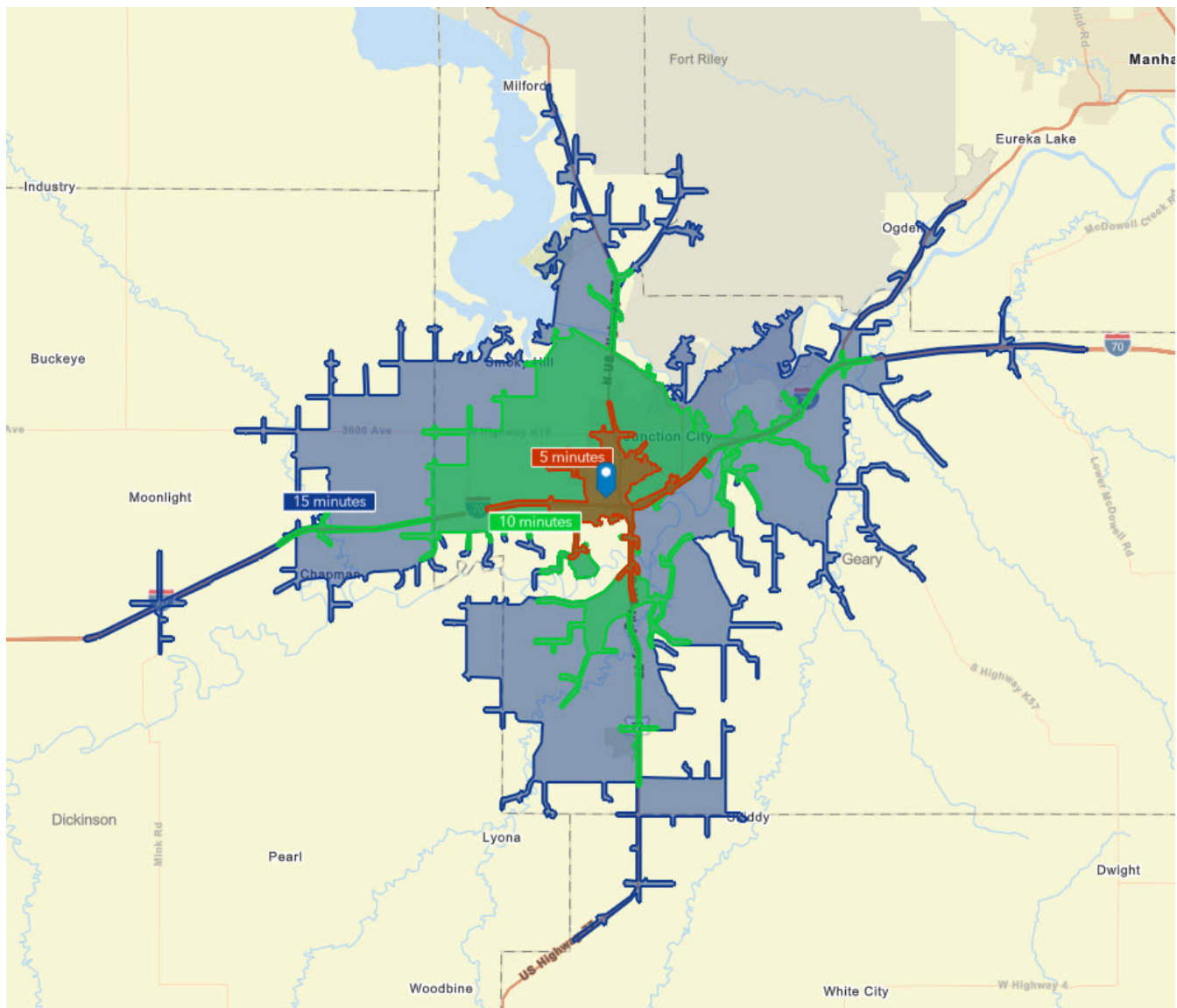


# Demographics

The appraisers have performed a drivetime analysis, which shows demographic information in 5, 10, and 15-minute drivetimes surrounding the subject. The supporting data is retained in the appraisers' work file. A summary of the demographic data is shown on the following page.

The neighborhood appears to be in the stability stage of its life cycle. Given the history of the neighborhood and the growth trends noted in the area analysis, it is our opinion the outlook for the neighborhood is continued stability with potential for moderate redevelopment and renovation of existing structures.

## Demographics



5-Minute Drivetime

Site: 📍 2031 S Spring Valley Rd, Junction City, Kansas, 66441 ✎

5 minutes ▾

KEY FACTS

6,572

Population



2.6

Average Household Size

33.0

Median Age

\$75,000

Median Household Income

EDUCATION

3%

No High School Diploma



24%

High School Graduate



43%

Some College



31%

Bachelor's/Grad/Pr of Degree

BUSINESS



137

Total Businesses



2,658

Total Employees

EMPLOYMENT



59.2%

White Collar



21.6%

Blue Collar



Services

19.2%



Unemployment Rate

INCOME



\$75,000

Median Household Income



\$32,550

Per Capita Income



\$122,349

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.4%)

The smallest group: \$200,000+ (3.9%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 6.9%  | -2.9% |  |
| \$15,000 - \$24,999   | 9.5%  | +1.1% |  |
| \$25,000 - \$34,999   | 8.3%  | -2.0% |  |
| \$35,000 - \$49,999   | 5.5%  | -9.0% |  |
| \$50,000 - \$74,999   | 19.8% | -1.6% |  |
| \$75,000 - \$99,999   | 14.6% | -0.1% |  |
| \$100,000 - \$149,999 | 22.4% | +9.0% |  |
| \$150,000 - \$199,999 | 9.1%  | +3.3% |  |
| \$200,000+            | 3.9%  | +2.2% |  |

Bars show deviation from

Geary County ▾

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029.

© 2025 Esri

10-Minute Drivetime

Site: 📍 2031 S Spring Valley Rd, Junction City, Kansas, 66441 ✎

10 minutes ▾

KEY FACTS

23,232

Population

32.5

Median Age

2.4

Average  
Household Size

\$55,549

Median Household  
Income

EDUCATION

6%

No High School  
Diploma

28%

High School  
Graduate

42%

Some College

24%

Bachelor's/Grad/Pr  
of Degree

BUSINESS



857

Total Businesses



9,507

Total Employees

EMPLOYMENT



51.3%

White Collar



29.8%

Blue Collar



18.9%

Services

2.7%

Unemployment  
Rate

INCOME



\$55,549

Median Household  
Income



\$28,244

Per Capita Income



\$66,015

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.9%)

The smallest group: \$200,000+ (1.4%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 8.1%  | -1.7% |  |
| \$15,000 - \$24,999   | 10.4% | +2.0% |  |
| \$25,000 - \$34,999   | 11.2% | +0.9% |  |
| \$35,000 - \$49,999   | 13.6% | -0.9% |  |
| \$50,000 - \$74,999   | 21.9% | +0.5% |  |
| \$75,000 - \$99,999   | 14.2% | -0.5% |  |
| \$100,000 - \$149,999 | 13.6% | +0.2% |  |
| \$150,000 - \$199,999 | 5.7%  | -0.1% |  |
| \$200,000+            | 1.4%  | -0.3% |  |

Bars show deviation from

Geary County ▾

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029.

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15-Minute Drivetime

Site: 📍 2031 S Spring Valley Rd, Junction City, Kansas, 66441 ✎

15 minutes ▾

KEY FACTS

29,164

Population



2.5

Average Household Size

32.1

Median Age

\$56,603

Median Household Income

EDUCATION

6%

No High School Diploma



28%

High School Graduate



41%

Some College



25%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,111

Total Businesses



24,726

Total Employees

EMPLOYMENT



52.9%

White Collar



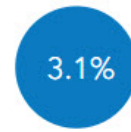
29.0%

Blue Collar



18.1%

Services



Unemployment Rate

INCOME



\$56,603

Median Household Income



\$28,437

Per Capita Income



\$69,700

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (22.0%)

The smallest group: \$200,000+ (1.8%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 8.6%  | -1.2% |  |
| \$15,000 - \$24,999   | 9.5%  | +1.1% |  |
| \$25,000 - \$34,999   | 10.3% | 0     |  |
| \$35,000 - \$49,999   | 13.7% | -0.8% |  |
| \$50,000 - \$74,999   | 22.0% | +0.6% |  |
| \$75,000 - \$99,999   | 14.3% | -0.4% |  |
| \$100,000 - \$149,999 | 13.8% | +0.4% |  |
| \$150,000 - \$199,999 | 6.0%  | +0.2% |  |
| \$200,000+            | 1.8%  | +0.1% |  |

Bars show deviation from

Geary County ▾

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029.

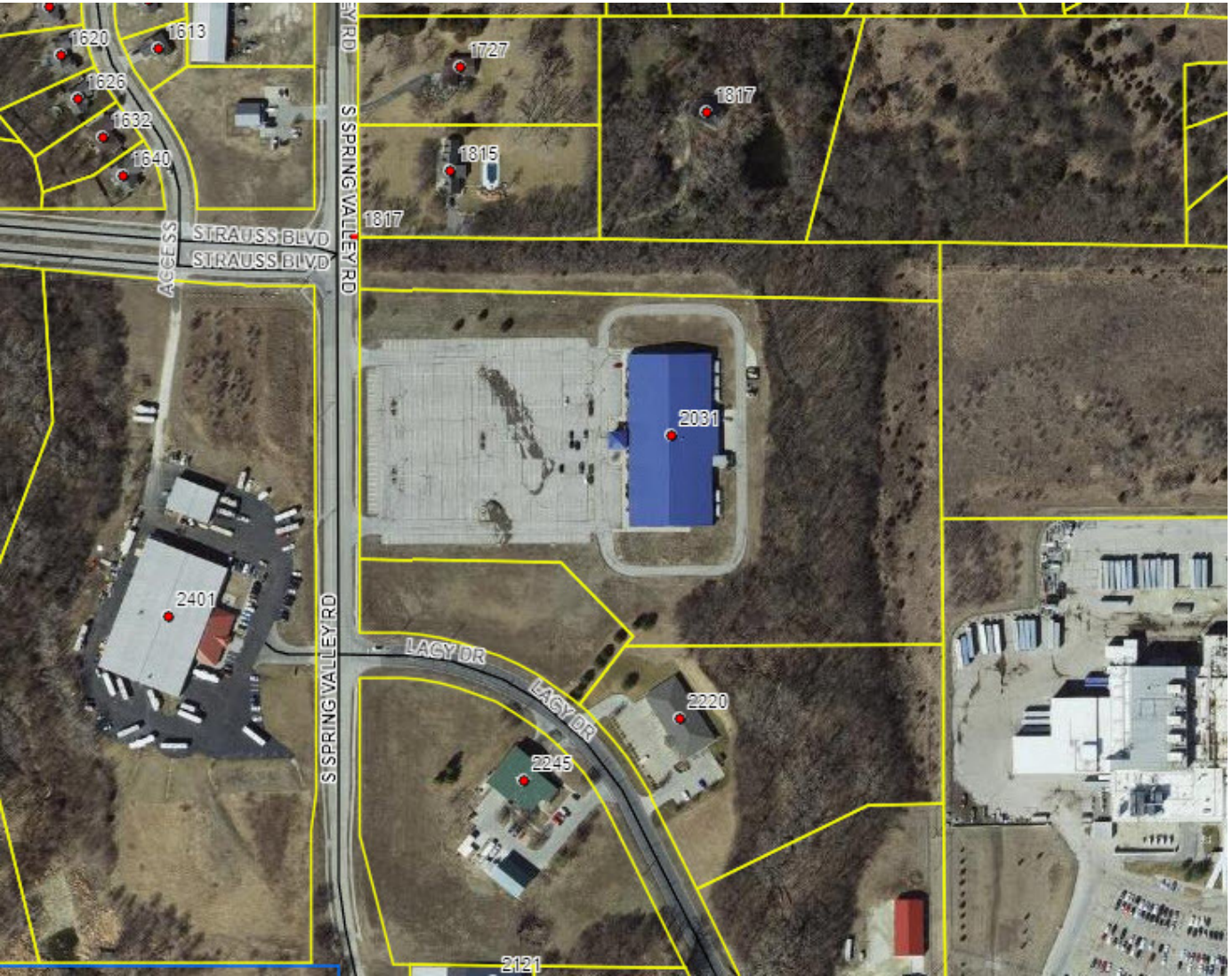
© 2025 Esri

# Site Description

| Location                    |                                                                                                                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MSA                         | Junction City/Manhattan, Kansas                                                                                                                                                         |
| Section Township Range      | 15-12-05                                                                                                                                                                                |
| Legal Description           | RPLT LT 3,JACK LACY IND PRK , BLOCK 2 , ACRES 12.8 , POB 95.26' S OF NW COR LOT 3A E 1057.19'; S 593.15'; W 578.6 NW 170.21'; W 366.93'; N 475.8 TO POB SECTION 15 TOWNSHIP 12 RANGE 05 |
| Location Description        | Located at S Spring Valley Road and Strauss Boulevard                                                                                                                                   |
| Parcel Identifier           | 031-115-15-0-00-00-010.08-0                                                                                                                                                             |
| Location of Parcel          | Mid-Block                                                                                                                                                                               |
| Size                        |                                                                                                                                                                                         |
| SF / Acres                  | 555,826 / 12.7600                                                                                                                                                                       |
| Land Description            | County Record                                                                                                                                                                           |
| Surplus Land Acres          | 4.9000                                                                                                                                                                                  |
| Surplus Land Square Feet    | 213,444                                                                                                                                                                                 |
| Surplus Land Description    | Wasteland per County records                                                                                                                                                            |
| Access                      |                                                                                                                                                                                         |
| Traffic Count               | 2,155                                                                                                                                                                                   |
| Traffic Counter Description | Spring Valley Rd, S of Ash, per KDOT                                                                                                                                                    |
| Primary Frontage Type       | Major Collector                                                                                                                                                                         |
| Primary Frontage Curb Cuts  | 2                                                                                                                                                                                       |
| Frontage Description        | Frontage along S Spring Valley Road                                                                                                                                                     |
| Access Description          | Access from S Spring Valley Road                                                                                                                                                        |
| Encumbrances                |                                                                                                                                                                                         |
| Flood Zone                  | X                                                                                                                                                                                       |
| Flood Map Number            | 20061C0088D                                                                                                                                                                             |
| Flood Map Effective Date    | 04/05/2016                                                                                                                                                                              |
| Flood Plain Description     | Zone X: Area of minimal flood risk                                                                                                                                                      |
| Site Characteristics        |                                                                                                                                                                                         |
| Shape                       | Irregular                                                                                                                                                                               |
| Topography                  | Basically Level                                                                                                                                                                         |
| Grade                       | Below Grade                                                                                                                                                                             |
| Drainage                    | Appears to be adequate                                                                                                                                                                  |
| Available Utilities         | Electricity, Gas, Sewer, Trash, and Water                                                                                                                                               |
| Utilities Description       | All public utilities serve the site.                                                                                                                                                    |

As referenced in the Assumptions and Limiting Conditions to this report, we are not considered experts nor competent to assess environmental issues. Given this limitation, it is noted that our physical inspection of the subject property did not reveal any indication of an environmental hazard.

We were not provided a current title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the use of the site. However, we recommend a title search be completed to determine whether any adverse conditions exist.



Parcel Map Aerial



2031 S SPRING VALLEY RD JUNCTION CITY, KS 66441-8429

LOCATION ACCURACY:  Excellent

### Flood Zone Determination Report

Flood Zone Determination: **OUT**

PANEL DATE

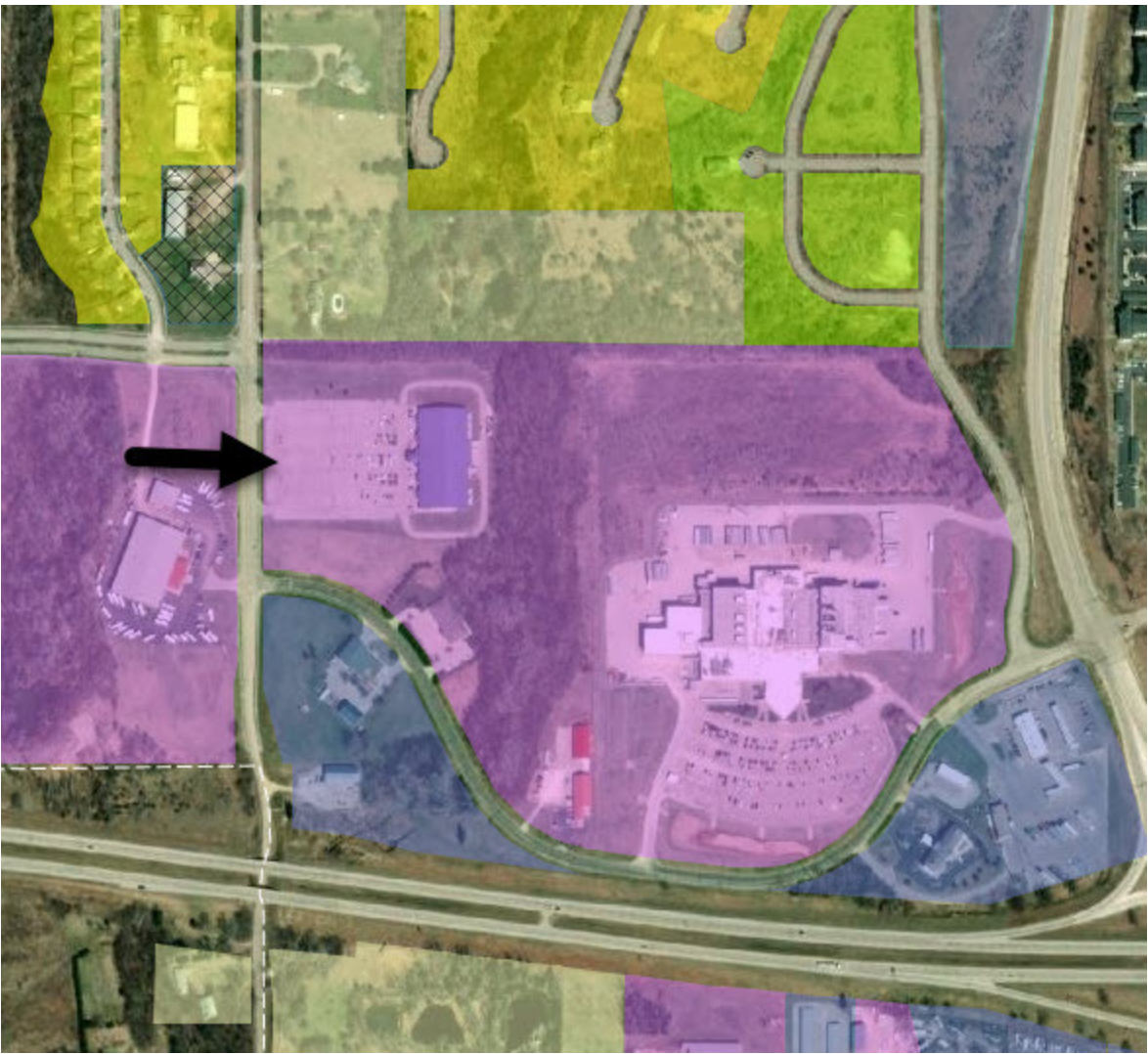
April 05, 2016

MAP NUMBER

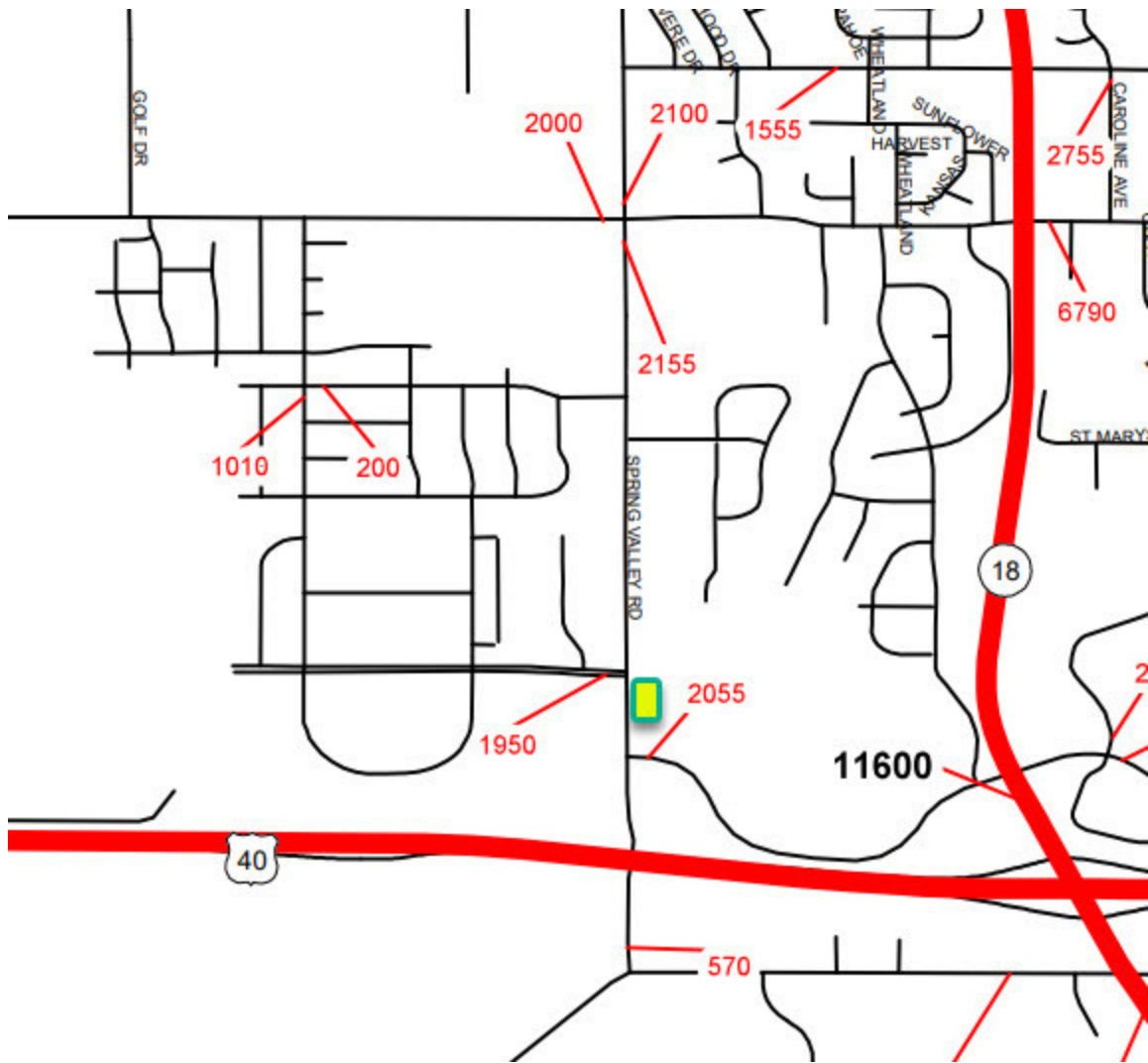
20061C0088D



Floodplain Map



Zoning Map



Traffic Count Map



# Zoning

## Primary Site

| General Zoning Information |                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current Use                | General office building                                                                                                                                                                                                                                                                                                                                                |
| Zoning Jurisdiction        | City of Junction City                                                                                                                                                                                                                                                                                                                                                  |
| Zoning Code                | IL                                                                                                                                                                                                                                                                                                                                                                     |
| Zoning Description         | Light Industrial District                                                                                                                                                                                                                                                                                                                                              |
| General Plan Designation   | The IL District is designed to permit industrial activities of a limited nature. This includes uses which in many cases are compatible with adjacent use districts.                                                                                                                                                                                                    |
| Permitted Uses             | various light manufacturing and wholesaling, automobile assembly, repair and rental agency, contractor office and equipment storage yard, office buildings, warehousing, mobile home assembly, moving company with storage facility, sand and gravel storage yard, public utility plants and substations, tire repair shop, warehousing, wholesaling and distribution. |

### Conformity Conclusion

Conforming

### Conformity Comments

The improvements appear to be legally conforming.

# Improvement Description

|                                                    |                                       |
|----------------------------------------------------|---------------------------------------|
| <b>CLASS: Office    PUCS TYPE: General Purpose</b> |                                       |
| <b>Size</b>                                        |                                       |
| Gross Building Area                                | 47,252                                |
| GBA Source                                         | Building Plans                        |
| Rentable Area                                      | 47,252                                |
| Rentable Area Source                               | Building Plans                        |
| Efficiency                                         | 100.00                                |
| # of Buildings                                     | 1                                     |
| # of Stories                                       | 1                                     |
| # of Units                                         | 1                                     |
| % Office                                           | 100.00%                               |
| <b>General</b>                                     |                                       |
| Year Built                                         | 2007                                  |
| Tenancy Type                                       | Single                                |
| Year Built Details (2007)                          | SF Built: 47,252, Comments: ---       |
| Year Built Details (Totals)                        | Year Built: 2007, SF Built: 47,252    |
| <b>Structural</b>                                  |                                       |
| Construction Quality                               | Average                               |
| Building Condition                                 | Average                               |
| Construction Class                                 | S                                     |
| Exterior Walls                                     | Metal with stone veneer               |
| Building Frame                                     | Metal/Wood                            |
| Foundation Type                                    | Concrete Slab                         |
| Basement Type                                      | None                                  |
| Roof Type                                          | Arched                                |
| Roof Material                                      | Standing Seam Metal                   |
| Roof Description                                   | Pitched Metal                         |
| <b>Interior</b>                                    |                                       |
| Interior Wall Cover                                | Painted Sheetrock                     |
| Ceiling Height                                     | 9'                                    |
| Ceiling Description                                | Acoustic Tile                         |
| Lighting                                           | A mix of fluorescent and incandescent |
| Floor Cover                                        | Tile, Carpet                          |

| M.E.P.                      |                                                                     |
|-----------------------------|---------------------------------------------------------------------|
| Fire Sprinkler Type         | Wet Pipe                                                            |
| Fire Sprinkler Description  | Wet Sprinklers                                                      |
| Heating Type                | Gas                                                                 |
| Cooling Type                | Central                                                             |
| HVAC Comments               | Central HVAC - 5 Units                                              |
| Electrical Metering         | The subject is designed with one electrical meter for the property. |
| Electrical Supply           | Appears adequate to meet code requirements.                         |
| Emergency Power             | Backup Generator                                                    |
| Plumbing                    | Appears adequate to meet code requirements.                         |
| Restrooms Description       | Two banks of restrooms that include multiple fixtures               |
| Security                    | Interior/Exterior Security Cameras, Badge Access Door Locks         |
| Site Improvements           |                                                                     |
| Type of Parking             | Surface                                                             |
| # of Surface Parking Spaces | 507                                                                 |
| Total Parking Spaces        | 507                                                                 |
| Parking Description         | asphalt parking lot - poor/fair condition                           |
| Drainage and Retention      | Appears adequate to meet code requirements.                         |
| Other Site Improvements     | 10 Exterior Pole Lights; Rear Fenced In Covered Area                |

## Ratios

| Improvements Ratios         |        |
|-----------------------------|--------|
| Land to Bldg Ratio (x:1)    | 11.76  |
| Floor to Area Ratio (x:1)   | 0.09   |
| Parking Ratio GBA           | 10.73  |
| Parking Ratio NRA           | 10.73  |
| Parking Ratio (Spaces/Unit) | 507.00 |

The subject consists of a 47,252 square foot office building most recently utilized as a call center. The primary improvement includes a reception area, two large open rooms previously utilized for employee workstations/cubicles, a central bank of restrooms, a central break room/kitchenette, as well as multiple private offices and conference rooms. The improvements are considered to be in average overall condition, noting that the client has recently had the improvements inspected by a third party contractor who found numerous issues of deferred maintenance present. These items and their projected costs to cure are summarized below:



| Item                            | Suggested Repair Budget | Notes                                                                       |
|---------------------------------|-------------------------|-----------------------------------------------------------------------------|
| Asphalt                         | \$ 520,000.00           |                                                                             |
| Storm Sewer Extension           | \$ 125,000.00           |                                                                             |
| HVAC Unit Replacement           | \$ 500,000.00           | \$100,000/unit                                                              |
| Roof Repair                     | \$ 100,000.00           | Full replacement = \$1,250,000                                              |
| Curb and Concrete               | \$ 300,000.00           | Likely needed after asphalt demo                                            |
| Exterior Lighting and Bollards  | \$ 230,000.00           | Not sure if lights are operational - Budget suggested until further testing |
| Replace Exterior Stone Cladding | \$ 125,000.00           |                                                                             |
| Replace EIFS                    | \$ 100,000.00           |                                                                             |
| Replace Glass and Glazing       | \$ 115,000.00           |                                                                             |
| Repair LS/Add Irrigation        | \$ 175,000.00           |                                                                             |
|                                 |                         |                                                                             |
| <b>Total Recommended Budget</b> | <b>\$ 2,290,000.00</b>  |                                                                             |

Our conversations with the client indicate that select items highlighted above are not necessarily immediately critical to correct. A full discussion on the potential capital expenditures to correct the deferred maintenance may be found within the Reconciliation section of this appraisal.

Based on our review of the property, the effective age and economic life are summarized below:

|                         |          |
|-------------------------|----------|
| Effective Age           | 20 Years |
| Economic Life           | 45 Years |
| Remaining Economic Life | 25 Years |

With proper upkeep and maintenance, or remodeling, it is possible to extend the remaining economic life of the property.

# Taxes and Assessment

| 2021 Real Estate Taxes |             |
|------------------------|-------------|
| Total Tax Value        | \$2,965,880 |
| Tax Assessed Value     | \$741,470   |
| Mill Levy/Tax Rate     | 163.718     |
| Real Estate Taxes      | \$121,392   |
| Special Assessments    | \$0         |
| Total Taxes            | \$121,392   |
| Taxes per SF GBA       | \$2.57      |
| 2022 Real Estate Taxes |             |
| Total Tax Value        | \$3,072,320 |
| Tax Assessed Value     | \$768,081   |
| Mill Levy/Tax Rate     | 153.434     |
| Real Estate Taxes      | \$117,850   |
| Special Assessments    | \$0         |
| Total Taxes            | \$117,850   |
| Taxes per SF GBA       | \$2.49      |
| 2023 Real Estate Taxes |             |
| Total Tax Value        | \$3,484,800 |
| Tax Assessed Value     | \$871,201   |
| Mill Levy/Tax Rate     | 151.212     |
| Real Estate Taxes      | \$131,736   |
| Special Assessments    | \$0         |
| Total Taxes            | \$131,736   |
| Taxes per SF GBA       | \$2.79      |
| 2024 Real Estate Taxes |             |
| Total Tax Value        | \$3,135,240 |
| Tax Assessed Value     | \$783,810   |
| Mill Levy/Tax Rate     | 146.991     |
| Real Estate Taxes      | \$113,649   |
| Special Assessments    | \$0         |
| Total Taxes            | \$113,649   |
| Taxes per SF GBA       | \$2.41      |

For the subject, the county has assigned a parcel identification number of 031-115-15-0-00-00-010.08-0. The historical taxes for the subject are shown in the table above. There are no active or pending special assessments. While the City of Junction City owns the subject property, the subject does not qualify for tax exemption given its current use. As will be shown herein, our estimate of value is well below the county's estimate of value. A tax appeal may be warranted. Within our forthcoming Income Approach, we project market rent based on a triple net lease structure. The payment of taxes is the responsibility of the tenant under this lease structure.

# Subject Photos

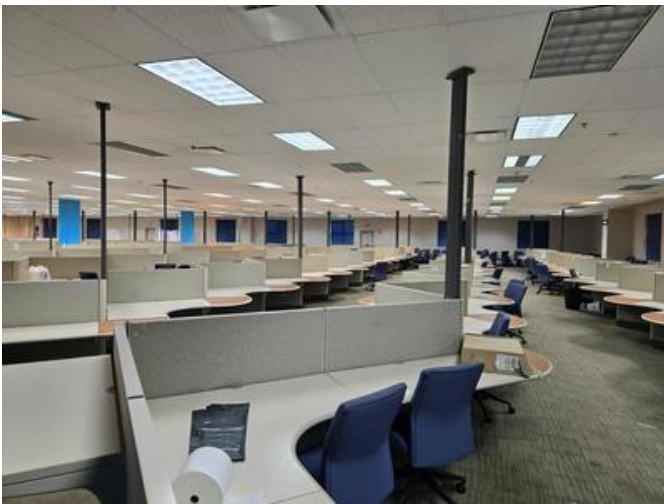






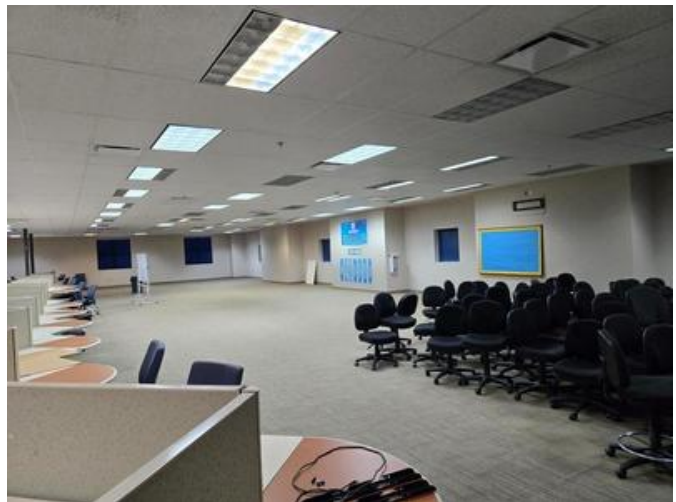
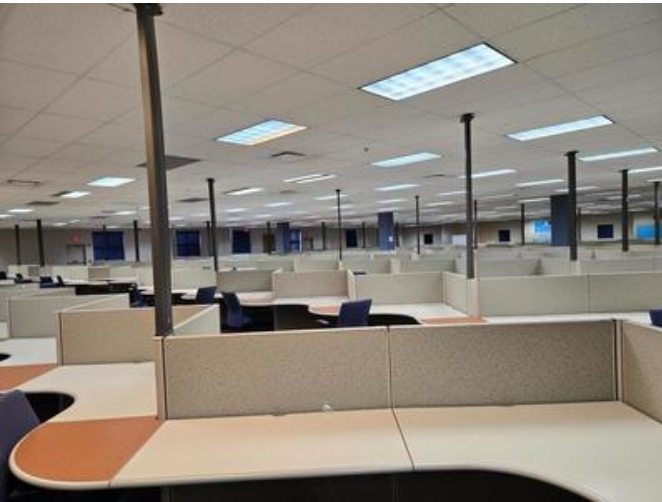
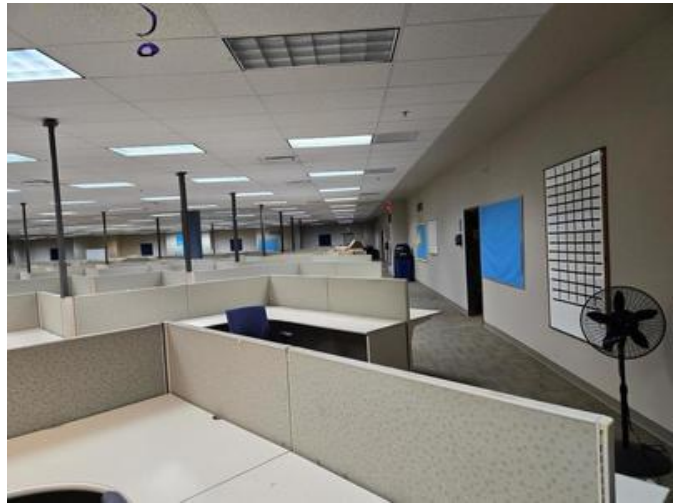




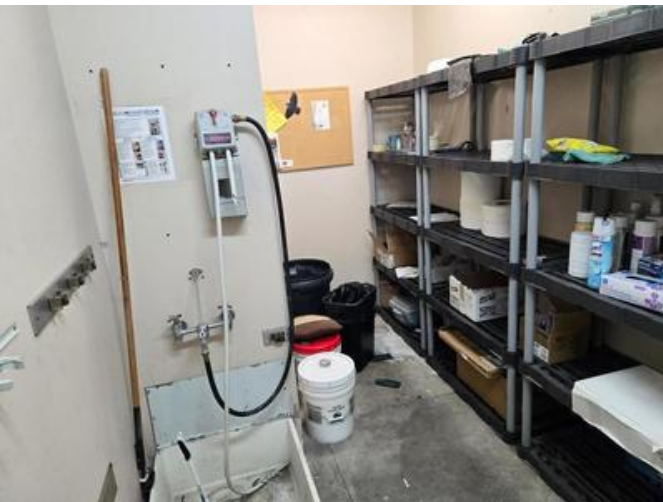




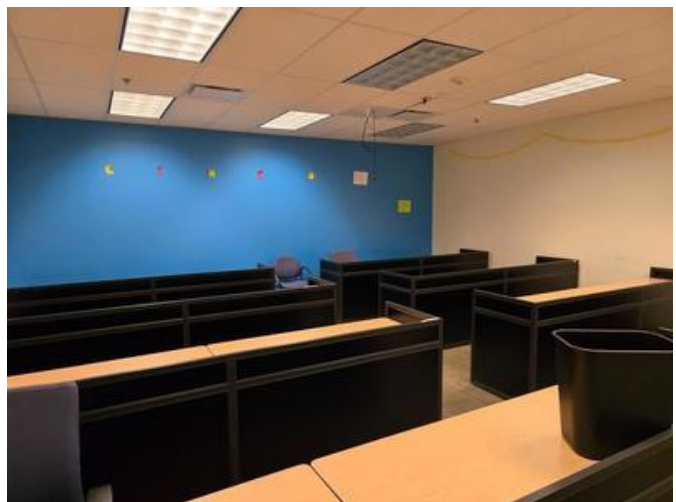












# Highest and Best Use

Process – The highest and best use of the property must be determined for both the subject site as though vacant and for the property as currently improved (if applicable). The highest and best use is:

1. Physically possible for the site.
2. Permitted or reasonably probable under the zoning laws and deed restrictions that apply to the site.
3. Economically feasible.
4. The use which will produce the highest net return on investment (i.e. highest value) from among the possible, permissible, and economically feasible uses.

## Highest and Best Use (Site as if Currently Vacant)

*Physically Possible Use* - The subject is adequately served by utilities and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

*Legally Permissible* - The site is zoned IL, Light Industrial District. The IL District is designed to permit industrial activities of a limited nature. This includes uses which in many cases are compatible with adjacent use districts. Permissible uses include but are not limited to various light manufacturing and wholesaling, automobile assembly, repair and rental agency, contractor office and equipment storage yard, office buildings, warehousing, mobile home assembly, moving company with storage facility, sand and gravel storage yard, public utility plants and substations, tire repair shop, warehousing, wholesaling and distribution.

*Feasible Use* - Surrounding land uses include municipal service buildings, light industrial, vacant land awaiting development, and single family residential homes. The subject's neighborhood is partially developed with ample land available for future development. Current rents and occupancies do not justify new speculative construction and speculative development has not been occurring in the immediate market area. New construction toward a legally permitted use such as an office or light industrial facility would only be feasible for an owner occupant or under the scenario of a strong credit tenant having been secured prior to construction commencement.

*Maximum Profitability* - An office or light industrial development that is legally permitted in the IL district would be the maximally productive use of the site. However, development would only be warranted by an owner-occupant or if a strong credit tenant had been secured prior to construction commencement.

## Highest and Best Use (Site as Currently Improved)

The subject property is improved with a 47,252 square foot office building and adjacent parking lot. This use is legally permitted within the IL district. Additionally, the improvements fit well within the confines of the subject site, meeting the test of being physically possible. The subject improvements were constructed in 2007 by the City of Junction City through the use of Industrial Revenue Bonds. The subject has been leased to a call center tenant for a number of years. The COVID-19 pandemic altered the tenant's operations in early 2020 with employees transitioning to working from home. As a result, the improvements have been physically vacant aside from a handful of essential employees since 2020. The tenant continues to pay rent and as such the improvements are economically 100% occupied. The current option period on the lease runs through May 2025. It is our understanding the tenant will not exercise the next option period and will vacate the property at the end of the current term.

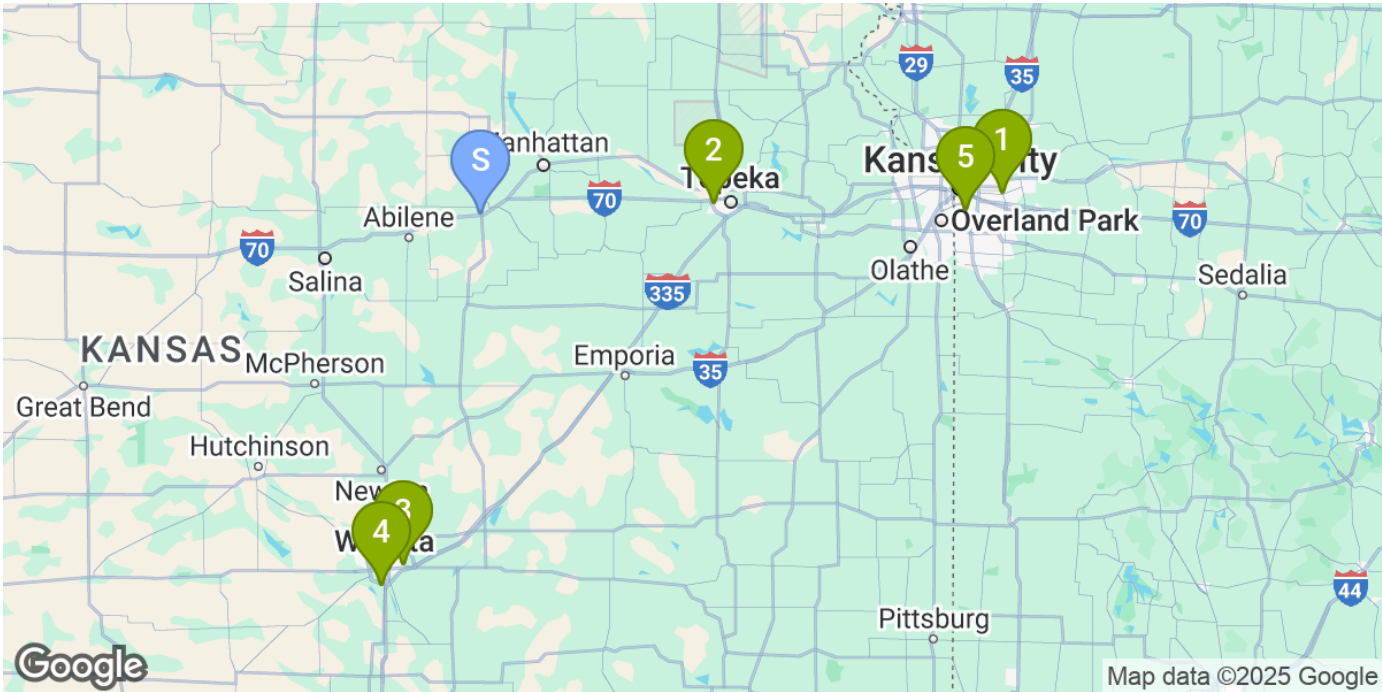
The current improvements contribute significant value to the site and cannot be easily converted to another use. Accordingly, the existing use is concluded to be feasible. The typical buyer for the subject property "as improved" would be an owner-user. The subject may have an appeal to an investor, however the larger improvement size coupled with the smaller market the subject is located in limits the pool of potential investment-oriented purchasers. There is the possibility of an investor purchasing the subject and modifying/renovating the existing improvements toward a multi-tenant use. This would provide potentially smaller office suites which could be considered more appealing to the pool of office users in the market rather than the current large, single-tenant user setup.

There are no alternative uses that could reasonably be expected to provide a higher present value than the current use. The value of the subject under the existing use exceeds the potential value associated with the alternatives. Furthermore, the value produced by the existing improvements exceeds the value of the site, as if vacant. For these reasons, the existing use is concluded to be maximally productive, and the highest and best use of the site as improved.



# Sale Comparison Approach

We have valued the subject according to its highest and best use, as improved. A summary of the sales follows. In evaluating the comparable sales, we selected Sales Price per square foot of gross building area as the primary unit of comparison. This is the unit of comparison most commonly quoted by brokers, sellers, and purchasers when discussing sales transactions and is considered the most relevant for the subject.



| # | Property Name        | Sale Date  | Year Built | GBA SF | RA SF  | Units | Sale Price  | Sale Price / Unit | Sale Price / SF | Analysis Sale Price | Analysis SP / SF |
|---|----------------------|------------|------------|--------|--------|-------|-------------|-------------------|-----------------|---------------------|------------------|
| 1 | Former Sprint Office | Listing    | 2001       | 33,624 | 33,624 | 0     | \$2,100,000 | \$---             | \$62.46         | \$2,100,000         | \$62.46          |
| 2 | Multi-Tenant Office  | 10/18/2024 | 1987       | 42,121 | 38,000 | 1     | \$2,650,000 | \$2,650,000       | \$62.91         | \$2,650,000         | \$62.91          |
| 3 | Lakeside Plaza       | 7/2/2024   | 1972       | 34,584 | 34,584 | 38    | \$1,241,510 | \$32,671          | \$35.90         | \$1,591,510         | \$46.02          |
| 4 | Portico Chase        | 3/6/2024   | 1992       | 74,739 | 72,199 | 2     | \$2,250,000 | \$1,125,000       | \$30.10         | \$4,897,000         | \$65.52          |
| 5 | Office Building      | 12/28/2022 | 1979       | 24,964 | 24,964 | 0     | \$1,900,000 | \$---             | \$76.11         | \$1,900,000         | \$76.11          |

## Sale #1 - Former Sprint Office



## Property Information

|                          |                                          |
|--------------------------|------------------------------------------|
| Property Name            | Former Sprint Office                     |
| Property Class           | Office                                   |
| Address                  | 3445 S M 291 Hwy, Independence, MO 64057 |
| County                   | Jackson                                  |
| Property Type & Sub-Type | General Purpose / ---                    |

## Site Information - Land

|             |                  |
|-------------|------------------|
| SF / Acres  | 137,980 / 3.1700 |
| Zoning Code | C-2              |

## Improvement Information - Building

|                      |         |
|----------------------|---------|
| Gross Building Area  | 33,624  |
| Rentable Area        | 33,624  |
| Year Built           | 2001    |
| Construction Quality | Good    |
| Building Condition   | Average |
| Total Parking Spaces | 110     |

## Transaction Information

|                                |                                                                   |
|--------------------------------|-------------------------------------------------------------------|
| Sale Status                    | Listing                                                           |
| Sale Date                      | 09/24/2024                                                        |
| Seller                         | M & L Real Estates Investors LLC                                  |
| Sale Price                     | \$2,100,000                                                       |
| Analysis Sale Price            | \$2,100,000                                                       |
| Sale Price per SF GBA          | \$62.46                                                           |
| Analysis Sale Price per SF GBA | \$62.46                                                           |
| Sale Confirmed By              | Dennis Dull Updated 11/1/2024                                     |
| Sale Remarks                   | Vacant building listed for sale by Newmark Zimmer as of 11/1/2024 |

## Sale #2 - Multi-Tenant Office



Parcel Map



## Property Information

|                          |                                          |
|--------------------------|------------------------------------------|
| Property Name            | Multi-Tenant Office                      |
| Property Class           | Office                                   |
| Address                  | 1420 SW Arrowhead Road, Topeka, KS 66604 |
| County                   | Shawnee                                  |
| Property Type & Sub-Type | General Purpose / ---                    |

## Site Information - Primary Site

|                     |                                                         |
|---------------------|---------------------------------------------------------|
| SF / Acres          | 383,728 / 8.8100                                        |
| Zoning Code         | PUD (O&I-2 & M-3 uses)                                  |
| Zoning Description  | Planned Unit Development with O&I-2 and M-3 use groups. |
| Shape               | Rectangular                                             |
| Flood Zone          | Out                                                     |
| Topography          | Rolling                                                 |
| Available Utilities | Electricity, Gas, Water, Sewer, and Trash               |

## Improvement Information - Main Building

|                      |         |
|----------------------|---------|
| Gross Building Area  | 42,121  |
| Rentable Area        | 38,000  |
| Year Built           | 1987    |
| Construction Quality | Good    |
| Building Condition   | Average |
| # of Stories         | 3       |
| # of Units           | 1       |
| Total Parking Spaces | 200     |



| Transaction Information        |                                                                                                                                                                  |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Status                    | Closed                                                                                                                                                           |
| Sale Date                      | 10/18/2024                                                                                                                                                       |
| Seller                         | Kansas Association of School Boards                                                                                                                              |
| Buyer                          | Magellan Financial & Insurance Services Inc                                                                                                                      |
| Sale Price                     | \$2,650,000                                                                                                                                                      |
| Analysis Sale Price            | \$2,650,000                                                                                                                                                      |
| Sale Price per SF GBA          | \$62.91                                                                                                                                                          |
| Analysis Sale Price per SF GBA | \$62.91                                                                                                                                                          |
| Sale Confirmed By              | Sam Stratton                                                                                                                                                     |
| Sale Confirmed With            | Marketing Materials                                                                                                                                              |
| Sale Remarks                   | The property was listed in June 2023. There are several related party leases in place through June 2026, however the property is marketed as a fee simple asset. |



Parcel Map Aerial

**Property Information**

|                          |                                  |
|--------------------------|----------------------------------|
| Property Name            | Lakeside Plaza                   |
| Property Class           | Office                           |
| Address                  | 250 N Rock Rd, Wichita, KS 67206 |
| County                   | Sedgwick                         |
| Property Type & Sub-Type | General Purpose / ---            |

**Site Information - Main Site**

|                     |                                           |
|---------------------|-------------------------------------------|
| SF / Acres          | 104,478 / 2.3985                          |
| Zoning Code         | GO                                        |
| Zoning Description  | General Office District                   |
| Shape               | Irregular                                 |
| Flood Zone          | A                                         |
| Topography          | Basically Level                           |
| Available Utilities | Electricity, Gas, Sewer, Trash, and Water |

**Improvement Information - Main Building**

|                      |         |
|----------------------|---------|
| Gross Building Area  | 34,584  |
| Rentable Area        | 34,584  |
| Year Built           | 1972    |
| Construction Quality | Average |
| Building Condition   | Average |
| # of Stories         | 3       |
| # of Units           | 38      |
| Total Parking Spaces | 118     |

| Transaction Information        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |           |                 |                |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------|-----------------|----------------|
| Sale Status                    | Closed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |           |                 |                |
| Sale Date                      | 07/02/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |           |                 |                |
| Seller                         | Weigand-Omega Associates Inc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |           |                 |                |
| Buyer                          | HJH Wichita Rock LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |           |                 |                |
| Sale Price                     | \$1,241,510                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |           |                 |                |
| Analysis Sale Price            | \$1,591,510                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |           |                 |                |
| Sale Price per SF GBA          | \$35.90                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |           |                 |                |
| Analysis Sale Price per SF GBA | \$46.02                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |           |                 |                |
| Sale Confirmed By              | Kim Nammavaly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |           |                 |                |
| Sale Confirmed With            | County Record                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |           |                 |                |
| Sale Remarks                   | <p>The property was not listed on the open market. An appraisal completed at the time of sale indicated the sale price to be in line with market. The sellers approached the buyer and a sales price was negotiated. At the time of sale, the property was encumbered by multiple leases, however they generally were short term in nature. The buyer will receive a \$350,000 credit for deferred maintenance upon closing. The buyer will begin repairs shortly after closing on a variety of items, including HVAC, siding, parking lot, landscaping, etc. A full list of the items was not supplied to the appraisers. We have adjusted the sale price upwards by \$350,000, as the buyer plans to spend the full amount on repairs after the sale. This is considered to be a valid arms-length transaction.</p> |             |           |                 |                |
| Scenario                       | Price Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 12M Per End | EGIM      | OAR Bef Res     | OAR Aft Res    |
| Actual                         | Analysis Sale Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 12/31/2023  | 3.69      | 11.02%          | 11.02%         |
| Appraiser's Pro Forma          | Analysis Sale Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 03/05/2025  | 3.79      | 10.43%          | 10.43%         |
| PGI                            | V/C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EGI         | Expenses  | NOI Before Res. | NOI After Res. |
| \$431,217                      | 0.00%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$431,217   | \$255,824 | \$175,393       | \$175,393      |
| \$466,884                      | 10.00%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$420,196   | \$254,265 | \$165,931       | \$165,931      |





Parcel Map Aerial

**Property Information**

|                          |                                        |
|--------------------------|----------------------------------------|
| Property Name            | Portico Chase                          |
| Property Class           | Office                                 |
| Address                  | 4729 S Palisade Ave, Wichita, KS 67217 |
| County                   | Sedgwick                               |
| Property Type & Sub-Type | General Purpose / ---                  |

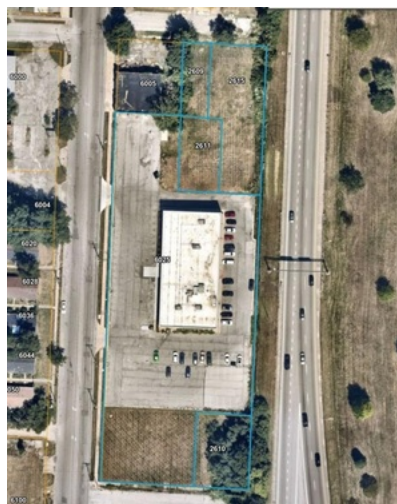
**Site Information - Main Site**

|                     |                                           |
|---------------------|-------------------------------------------|
| SF / Acres          | 317,709 / 7.2936                          |
| Zoning Code         | LI                                        |
| Zoning Description  | Limited Industrial District               |
| Shape               | Rectangular                               |
| Flood Zone          | X; X500 or B                              |
| Topography          | Basically Level                           |
| Available Utilities | Electricity, Gas, Sewer, Trash, and Water |

**Improvement Information - Main Building**

|                      |         |
|----------------------|---------|
| Gross Building Area  | 74,739  |
| Rentable Area        | 72,199  |
| Year Built           | 1992    |
| Construction Quality | Average |
| Building Condition   | Good    |
| # of Stories         | 2       |
| # of Units           | 2       |
| Total Parking Spaces | 400     |

| Transaction Information        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Status                    | Closed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Sale Date                      | 03/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Seller                         | Royal Caribbean Cruises Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Buyer                          | Lange Gen Y LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Sale Price                     | \$2,250,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Analysis Sale Price            | \$4,897,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Sale Price per SF GBA          | \$30.10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Analysis Sale Price per SF GBA | \$65.52                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Sale Confirmed By              | Denton Keller                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Sale Confirmed With            | Owner & SVQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Sale Remarks                   | <p>Per the buyer, the subject was not listed on the open market. An appraisal completed near the time of purchase indicates the sales price to be reflective of market. The buyer sent multiple offers over the years to purchase the property. The seller eventually agreed as their employees have transitioned to remote work environments. The property consists of a 74,739 SF office building. Historically the building was owner-occupied as a call center by Royal Caribbean cruises. The purchaser plans to renovate and occupy 22,730 SF on the second level. The proposed renovation budget is \$2,647,000. As part of this budget, the buyer will renovate some of the basement space (gym, conference room, and hallway), and additional common area space on the main level. We have not included the basement (10,725 SF) and the generator building (2,476 SF) in the gross building area or rentable area calls. The owner plans on leasing the remaining 49,469 SF.</p> |



Parcel Map

#### Property Information

|                          |                                          |
|--------------------------|------------------------------------------|
| Property Name            | Office Building                          |
| Property Class           | Office                                   |
| Address                  | 6025 Prospect Ave, Kansas City, MO 64130 |
| County                   | Jackson                                  |
| Property Type & Sub-Type | General Purpose / ---                    |

#### Site Information - Main Site

|                     |                             |
|---------------------|-----------------------------|
| SF / Acres          | 112,120 / 2.5700            |
| Zoning Code         | B3-2                        |
| Zoning Description  | Neighborhood Business       |
| Shape               | Irregular                   |
| Available Utilities | Electricity, Gas, and Sewer |

#### Improvement Information - Main Building

|                      |         |
|----------------------|---------|
| Gross Building Area  | 24,964  |
| Rentable Area        | 24,964  |
| Year Built           | 1979    |
| Construction Quality | Good    |
| Building Condition   | Average |
| # of Stories         | 2       |
| Total Parking Spaces | 126     |



| Transaction Information        |                                                                                                                                                                                                                                                                                                                                                                                    |             |          |                 |                |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|-----------------|----------------|
| Sale Status                    | Closed                                                                                                                                                                                                                                                                                                                                                                             |             |          |                 |                |
| Sale Date                      | 12/28/2022                                                                                                                                                                                                                                                                                                                                                                         |             |          |                 |                |
| Seller                         | LB Real Estate Holdings, LLC                                                                                                                                                                                                                                                                                                                                                       |             |          |                 |                |
| Buyer                          | The Salvation Army                                                                                                                                                                                                                                                                                                                                                                 |             |          |                 |                |
| Sale Price                     | \$1,900,000                                                                                                                                                                                                                                                                                                                                                                        |             |          |                 |                |
| Analysis Sale Price            | \$1,900,000                                                                                                                                                                                                                                                                                                                                                                        |             |          |                 |                |
| Sale Price per SF GBA          | \$76.11                                                                                                                                                                                                                                                                                                                                                                            |             |          |                 |                |
| Analysis Sale Price per SF GBA | \$76.11                                                                                                                                                                                                                                                                                                                                                                            |             |          |                 |                |
| Sale Confirmed By              | Austin Schlager/Kim Nammavalay                                                                                                                                                                                                                                                                                                                                                     |             |          |                 |                |
| Sale Confirmed With            | 3rd Party Appraiser/County Record                                                                                                                                                                                                                                                                                                                                                  |             |          |                 |                |
| Sale Remarks                   | Confirmed with third party appraiser. It was noted that the seller was Lead Bank who acquired the property via a deed in lieu of foreclosure. The property was marketed by Block for two years at \$2,150,000. After reducing the price to \$1,900,000, it went under contract within 60 days. The third party appraiser indicated that there was also a full price back up offer. |             |          |                 |                |
| Scenario                       | Price Type                                                                                                                                                                                                                                                                                                                                                                         | 12M Per End | EGIM     | OAR Bef Res     | OAR Aft Res    |
| Actual                         | Sale Price                                                                                                                                                                                                                                                                                                                                                                         | 10/31/2022  | 10.00    | 10.00%          | 10.00%         |
| PGI                            | V/C                                                                                                                                                                                                                                                                                                                                                                                | EGI         | Expenses | NOI Before Res. | NOI After Res. |
| \$190,000                      | 0.00%                                                                                                                                                                                                                                                                                                                                                                              | \$190,000   | \$0      | \$190,000       | \$190,000      |

## Elements of Comparison -- Related to the Transaction

We have evaluated the sale comparables based on differences in various elements of comparison. The first of these are elements that must be compared in every analysis and are related to the property rights conveyed, the terms/financing, conditions of the sale, expenditures after the sale, excess land value, and market conditions.

### Property Rights

The property rights involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

### Terms / Financing

The terms/financing involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

### Conditions of Sale

The conditions involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

### Expenditures After Sale

Sale #3 and #4 both had reported expenditures post sale related to repair/renovation work. The respective renovation/repair costs of \$350,000 and \$2,647,000 are added to the sale prices. The expenditures after purchase involved in the remaining sales did not appear to have a significant impact on the prices, and no other adjustments were required.

### Excess Land Value

The excess land value involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

### Market Conditions

Comparable #1 is an active listing that has been listed since 2023 and with the current listing broker since mid-2024; a downward adjustment is applied to account for potential negotiations off the list price. Sale #5 is an older indicator having sold in December 2022. The overall office market has softened since the time of this sale, a downward adjustment is applied as a result. The remaining closed sales have occurred relatively recently. Available market data does not indicate any significant change in prices of comparable properties during this period, and no other adjustments for market conditions were required.

## Elements of Comparison -- Related to the Real Estate

In addition, it is necessary to evaluate the sales based on location, physical, and economic characteristics. The elements of comparison considered most appropriate for this analysis are discussed individually in the following paragraphs.

### Basement

The subject does not feature a basement and all gross building area is entirely above grade. Sale #2 and #4 include partial basements. Lower level/basement space is not as desirable in this market given the limited visibility and accessibility compared to above grade area. A minor upward adjustment is applied to these two sales. All other comparables did not include a basement such as the subject and no other adjustments are necessary.

**Condition**

The subject improvements are considered to be in average overall condition. All comparables with the exception of Sale #4 also are in average condition and not adjusted. Sale #4 following the expenditures after sale is anticipated to be in good overall condition and a downward adjustment is applied.

**Location**

The subject property is located in the smaller Junction City market. All comparables are located in larger and more active markets in the regional area; downward adjustments are applied to all comparables.

**Parking Ratio**

The subject is improved with a large parking lot providing 507 spaces which provides for a parking ratio of 10.73 for every 1,000 SF of GBA. Most municipalities require ratios of 3.0 to 4.0 for new office construction. The comparables all include lower parking ratios and are upwardly adjusted.

**Quality**

The subject improvement are considered to be of average overall building quality. Sale #1, #2 and #5 feature superior building qualities and include either pre-cast concrete or brick exteriors. Downward adjustments are applied to these three sales. Sale #3 and #4 include similar building qualities as the subject and no adjustments are required.

**Size**

Typically, larger properties tend to sell for lower unit prices, reflecting an inverse relationship between price and size. This has to do, in part, with the fact that there is a larger pool of potential purchasers for small properties. We have concluded that this typical relationship applies to the subject sales. We have adjusted smaller properties downward and larger properties upward.



| Sale Adjustments                                     |                           |                      |         |                        |         |                     |         |
|------------------------------------------------------|---------------------------|----------------------|---------|------------------------|---------|---------------------|---------|
| Subject                                              |                           | Sale #1              |         | Sale #2                |         | Sale #3             |         |
| Name                                                 | Office Building           | Former Sprint Office |         | Multi-Tenant Office    |         | Lakeside Plaza      |         |
| Street Address                                       | 2031 S Spring Valley Road | 3445 S M 291 Hwy     |         | 1420 SW Arrowhead Road |         | 250 N Rock Rd       |         |
| City                                                 | Junction City             | Independence         |         | Topeka                 |         | Wichita             |         |
| Sale Price                                           |                           | \$2,100,000.00       |         | \$2,650,000.00         |         | \$1,241,510.00      |         |
| Unit of Comp.                                        | Gross Building Area       | Gross Building Area  |         | Gross Building Area    |         | Gross Building Area |         |
| UoC Value                                            | 47,252 sf                 | 33,624 sf            |         | 42,121 sf              |         | 34,584 sf           |         |
| Sale Price / UoC                                     |                           | \$62.46              |         | \$62.91                |         | \$35.90             |         |
| Transactional Adjustments (calculated cumulatively)  |                           |                      |         |                        |         |                     |         |
| Property Rights                                      | N/A                       | Fee Simple           |         | Fee Simple             |         | Leased Fee          |         |
|                                                      |                           | Similar              |         | Similar                |         | Similar             |         |
| Terms/Financing                                      | N/A                       | \$0.00               |         | \$0.00                 |         | \$0.00              |         |
|                                                      |                           | Similar              |         | Similar                |         | Similar             |         |
| Cond. of Sale                                        | N/A                       | \$0.00               |         | \$0.00                 |         | \$0.00              |         |
|                                                      |                           | Similar              |         | Similar                |         | Similar             |         |
| Expend. After Sale                                   | N/A                       | \$0.00               |         | \$0.00                 |         | \$350,000.00        |         |
| Adjustment                                           |                           | \$0.00               |         | \$0.00                 |         | \$10.12             |         |
| Excess Land Val.                                     | N/A                       | \$0.00               |         | \$0.00                 |         | \$0.00              |         |
|                                                      |                           | Similar              |         | Similar                |         | Similar             |         |
| Market Cond.                                         | N/A                       | Listing              |         | 10/18/2024             |         | 7/2/2024            |         |
| Adjustment                                           |                           | -5.00%               | -\$3.12 | 0.00%                  | \$0.00  | 0.00%               | \$0.00  |
| Adj. Price per UoC                                   | N/A                       | \$59.34              |         | \$62.91                |         | \$46.02             |         |
| Property Adjustments - Quantitative (not cumulative) |                           |                      |         |                        |         |                     |         |
| Basement                                             | None                      | None                 |         | Partial                |         | None                |         |
| Adjustment                                           |                           | 0.00%                | \$0.00  | 2.50%                  | \$1.57  | 0.00%               | \$0.00  |
| Condition                                            | Average                   | Average              |         | Average                |         | Average             |         |
| Adjustment                                           |                           | 0.00%                | \$0.00  | 0.00%                  | \$0.00  | 0.00%               | \$0.00  |
| Location                                             | ---                       | Average              |         | Average                |         | Average             |         |
| Adjustment                                           |                           | -10.00%              | -\$5.93 | -10.00%                | -\$6.29 | -10.00%             | -\$4.60 |
| Parking Ratio                                        | 10.73                     | 3.27                 |         | 4.75                   |         | 3.41                |         |
| Adjustment                                           |                           | 7.50%                | \$4.45  | 5.00%                  | \$3.15  | 7.50%               | \$3.45  |
| Quality                                              | Average                   | Good                 |         | Good                   |         | Average             |         |
| Adjustment                                           |                           | -10.00%              | -\$5.93 | -10.00%                | -\$6.29 | 0.00%               | \$0.00  |
| Size - Improvement , Gross Building Area             | 47,252 sf                 | 33,624 sf            |         | 42,121 sf              |         | 34,584 sf           |         |
| Adjustment                                           |                           | 0.00%                | \$0.00  | 0.00%                  | \$0.00  | 0.00%               | \$0.00  |
| Total Adjustments                                    |                           |                      |         |                        |         |                     |         |
| Gross % Adj's                                        | N/A                       | 31.11%               |         | 27.50%                 |         | 50.61%              |         |
| Gross \$ Adj's                                       | N/A                       | \$19.43              |         | \$17.30                |         | \$18.17             |         |
| Net % Adj's                                          | N/A                       | -16.86%              |         | -12.49%                |         | 24.99%              |         |
| Net \$ Adj's                                         | N/A                       | -\$10.53             |         | -\$7.86                |         | \$8.97              |         |
| Net Adj Price / UoC                                  | N/A                       | \$51.93              |         | \$55.05                |         | \$44.87             |         |

| Sale Adjustments                                     |                           |                     |         |                     |         |
|------------------------------------------------------|---------------------------|---------------------|---------|---------------------|---------|
| Subject                                              |                           | Sale #4             |         | Sale #5             |         |
| Name                                                 | Office Building           | Portico Chase       |         | Office Building     |         |
| Street Address                                       | 2031 S Spring Valley Road | 4729 S Palisade Ave |         | 6025 Prospect Ave   |         |
| City                                                 | Junction City             | Wichita             |         | Kansas City         |         |
| Sale Price                                           |                           | \$2,250,000.00      |         | \$1,900,000.00      |         |
| Unit of Comp.                                        | Gross Building Area       | Gross Building Area |         | Gross Building Area |         |
| UoC Value                                            | 47,252 sf                 | 74,739 sf           |         | 24,964 sf           |         |
| Sale Price / UoC                                     |                           | \$30.10             |         | \$76.11             |         |
| Transactional Adjustments (calculated cumulatively)  |                           |                     |         |                     |         |
| Property Rights                                      | N/A                       | Fee Simple          |         | Fee Simple          |         |
|                                                      |                           | Similar             |         | Similar             |         |
| Terms/Financing                                      | N/A                       | \$0.00              |         | \$0.00              |         |
|                                                      |                           | Similar             |         | Similar             |         |
| Cond. of Sale                                        | N/A                       | \$0.00              |         | \$0.00              |         |
|                                                      |                           | Similar             |         | Similar             |         |
| Expend. After Sale                                   | N/A                       | \$2,647,000.00      |         | \$0.00              |         |
| Adjustment                                           |                           | \$35.42             |         | \$0.00              |         |
| Excess Land Val.                                     | N/A                       | \$0.00              |         | \$0.00              |         |
|                                                      |                           | Similar             |         | Similar             |         |
| Market Cond.                                         | N/A                       | 3/6/2024            |         | 12/28/2022          |         |
| Adjustment                                           |                           | 0.00%               | \$0.00  | -10.00%             | -\$7.61 |
| Adj. Price per UoC                                   | N/A                       | \$65.52             |         | \$68.50             |         |
| Property Adjustments - Quantitative (not cumulative) |                           |                     |         |                     |         |
| Basement                                             | None                      | Partial             |         | None                |         |
| Adjustment                                           |                           | 2.50%               | \$1.64  | 0.00%               | \$0.00  |
| Condition                                            | Average                   | Good                |         | Average             |         |
| Adjustment                                           |                           | -15.00%             | -\$9.83 | 0.00%               | \$0.00  |
| Location                                             | ---                       | ---                 |         | ---                 |         |
| Adjustment                                           |                           | -10.00%             | -\$6.55 | -10.00%             | -\$6.85 |
| Parking Ratio                                        | 10.73                     | 5.35                |         | 5.05                |         |
| Adjustment                                           |                           | 5.00%               | \$3.28  | 5.00%               | \$3.43  |
| Quality                                              | Average                   | Average             |         | Good                |         |
| Adjustment                                           |                           | 0.00%               | \$0.00  | -10.00%             | -\$6.85 |
| Size - Improvement , Gross Building Area             | 47,252 sf                 | 74,739 sf           |         | 24,964 sf           |         |
| Adjustment                                           |                           | 10.00%              | \$6.55  | -5.00%              | -\$3.43 |
| Total Adjustments                                    |                           |                     |         |                     |         |
| Gross % Adj's                                        | N/A                       | 210.20%             |         | 37.01%              |         |
| Gross \$ Adj's                                       | N/A                       | \$63.27             |         | \$28.17             |         |
| Net % Adj's                                          | N/A                       | 101.36%             |         | -28.00%             |         |
| Net \$ Adj's                                         | N/A                       | \$30.51             |         | -\$21.31            |         |
| Net Adj Price / UoC                                  | N/A                       | \$60.61             |         | \$54.80             |         |

| Adjusted Price Indications |         |
|----------------------------|---------|
| Minimum                    | \$44.87 |
| Maximum                    | \$60.61 |
| Average                    | \$53.45 |
| Median                     | \$54.80 |
| Standard Deviation         | 5.13    |

The adjustments are summarized in the above adjustment grid. Following adjustments, no comparable emerges as a low or high end outlier which strengthens our reliance on the assembled dataset. A value call of \$50.00 per square foot is applied herein. A value call falling slightly below the overall adjusted average and median of the adjusted comparables is considered appropriate given the subject's location in a smaller market.

| Sales Comparison Value       |                     |
|------------------------------|---------------------|
| Unit of Comparison (UoC)     | Gross Building Area |
| Sales Comparison Value / UoC | \$50.00             |
| Sales Comparison Value       | \$2,362,600         |
| Rounded                      | \$2,360,000         |

To reach our final opinion of value via the Sales Comparison Approach, the costs necessary to correct the near-term deferred maintenance are deducted. The costs to cure total \$1,285,000; please reference the Reconciliation section for a full discussion.

| Description                                 | Indication   | Inclusion |
|---------------------------------------------|--------------|-----------|
| Sales Comparison                            | \$2,360,000  | Add       |
| Subtotal                                    | \$2,360,000  |           |
| Adjustments to Sale Value                   |              |           |
| Adjustment Description                      | Amount       |           |
| Deduct Near Term Deferred Maintenance Costs | -\$1,285,000 |           |
| Total Adjustments                           | -\$1,285,000 |           |
| Total Sale Valuation                        | \$1,075,000  |           |
| Rounded                                     | \$1,080,000  |           |



# Income Approach

## Operating Income

The subject's potential gross income is a function of rental payments under the terms of current and anticipated leases. This can include base rent as well as expense reimbursements and escalations.

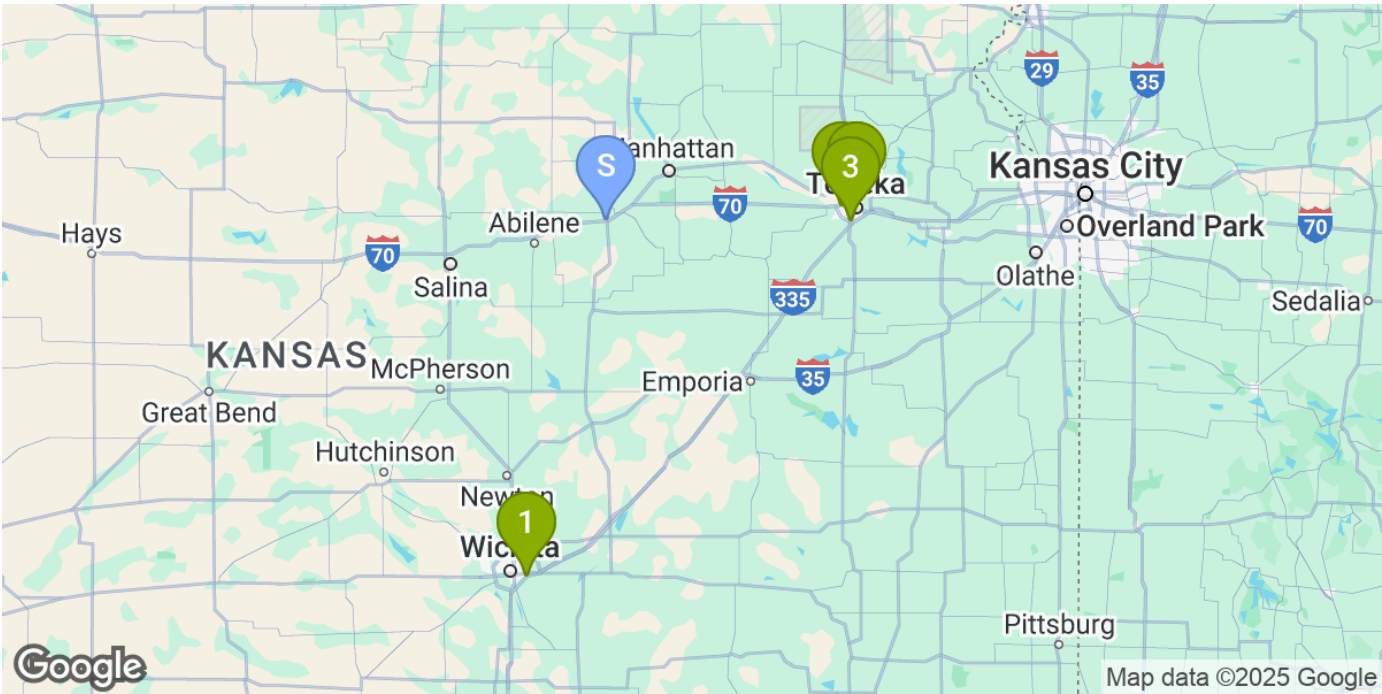
## Existing Contract Leases

The current rent roll is shown below. The current tenant does not plan to exercise its next option period which would commence June 1, 2025. As a result, market rent is applied herein for the purposes of our analysis. It bears mention that the current lease rate was negotiated prior to the COVID-19 pandemic at a time when the overall office market was superior to the present day. As will be demonstrated herein, a lower overall market rental rate is appropriate.

| Rent Roll                              |            |                 |               |                  |                 |                 |              |
|----------------------------------------|------------|-----------------|---------------|------------------|-----------------|-----------------|--------------|
| Lessee                                 | Start Date | Expiration Date | Leased SF     | Eff. Rent per SF | LCE Rent per SF | Lease Structure | TI by Lessor |
| Advanced Call Center Technologies, LLC | 06/01/2014 | 05/31/2025      | 47,252        | \$9.24           | \$8.91          | NNN             | \$0.00       |
| <b>Total</b>                           |            |                 | <b>47,252</b> | <b>\$9.24</b>    | <b>\$8.91</b>   |                 |              |

## Market Rent

In order to determine an opinion of market rent, the appraisers have reviewed both recent leases and current listings. A map of the comparables, as well as a brief summary of the comparable leases, follows. Detailed write-ups of the comparables are located on the following pages.



| # | Property Name                           | Leased SF | Year Built | Lease Start Date | Initial Rent/SF | Eff Rent/SF | LE Rent/SF |
|---|-----------------------------------------|-----------|------------|------------------|-----------------|-------------|------------|
| 1 | Former Convergys Call Center            | 49,568    | 1989       | Listing          | \$10.00         | \$10.00     | \$10.00    |
| 2 | The New England Building                | 55,595    | 1911       | 02/01/2025       | \$11.73         | \$11.73     | \$11.73    |
| 3 | Burlingame South Business Center        | 15,587    | 1978       | 12/01/2023       | \$8.11          | \$8.44      | \$8.41     |
| 4 | Physical Therapy/Sports Medicine Center | 17,979    | 2008       | 07/01/2022       | \$9.51          | \$9.52      | \$9.52     |

## Rent #1 - Former Convergys Call Center



## Property Information

|                          |                                       |
|--------------------------|---------------------------------------|
| Property Name            | Former Convergys Call Center          |
| Property Class           | Office                                |
| Address                  | 7236 E Harry Court, Wichita, KS 67207 |
| County                   | Sedgwick                              |
| Property Type & Sub-Type | Other Office / ---                    |

## Site Information - Commercial Land

|             |                  |
|-------------|------------------|
| SF / Acres  | 310,147 / 7.1200 |
| Zoning Code | GO, LC           |

## Improvement Information - Office Building

|                      |         |
|----------------------|---------|
| Gross Building Area  | 49,568  |
| Rentable Area        | 46,568  |
| Year Built           | 1989    |
| Construction Quality | Average |
| Building Condition   | Good    |
| # of Stories         | 1       |
| # of Units           | 1       |
| Total Parking Spaces | 540     |

## Transaction Information

|                              |                         |
|------------------------------|-------------------------|
| Lessee                       | Listing                 |
| Lessor                       | Amidon Plaza Re-Dev LLC |
| Commencement Date            | 12/16/2024              |
| Lease Status                 | Listing                 |
| Expiration Date              | 01/16/2025              |
| Effective Annual Rent per SF | \$10.00                 |
| Lease Structure              | NNN                     |
| Lvl Equiv Rent per SF        | \$10.00                 |
| Leased SF                    | 49,568                  |

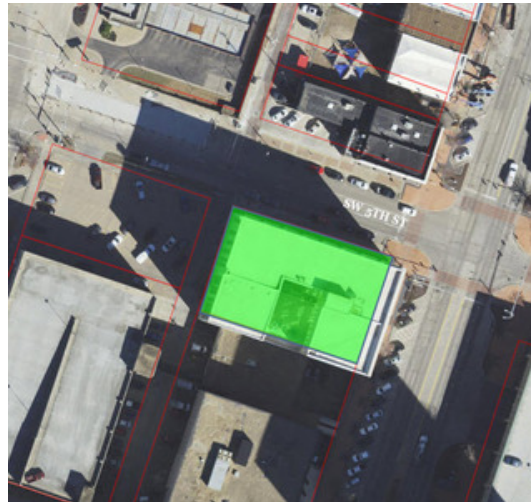
| Rent Month | Amount/Month |
|------------|--------------|
| 2024-12    | \$41,307     |





R25545 06/15/2021

County Photo



Parcel Map

**Property Information**

|                          |                                    |
|--------------------------|------------------------------------|
| Property Name            | The New England Building           |
| Property Class           | Office                             |
| Address                  | 503 S Kansas Ave, Topeka, KS 66603 |
| County                   | Shawnee                            |
| Property Type & Sub-Type | General Purpose / ---              |

**Site Information - Main Site**

|                     |                                    |
|---------------------|------------------------------------|
| SF / Acres          | 15,820 / 0.3600                    |
| Zoning Code         | D1                                 |
| Zoning Description  | Downtown District                  |
| Shape               | Rectangular                        |
| Flood Zone          | X                                  |
| Topography          | Basically Level                    |
| Available Utilities | Electricity, Gas, Water, and Sewer |

**Improvement Information - Main Building**

|                      |         |
|----------------------|---------|
| Gross Building Area  | 92,198  |
| Rentable Area        | 86,661  |
| Year Built           | 1911    |
| Construction Quality | Average |
| Building Condition   | Average |
| # of Stories         | 6       |

| Transaction Information      |                                                                                                                         |              |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------|
| Lessee                       | Kansas Dept of Aging and Disability Services                                                                            |              |
| Lessor                       | Topeka Office LLC                                                                                                       |              |
| Commencement Date            | 02/01/2025                                                                                                              |              |
| Lease Status                 | Contract                                                                                                                |              |
| Expiration Date              | 01/31/2030                                                                                                              |              |
| Effective Annual Rent per SF | \$11.73                                                                                                                 |              |
| Lease Structure              | Modified Gross                                                                                                          |              |
| Lvl Equiv Rent per SF        | \$11.73                                                                                                                 |              |
| Leased SF                    | 55,595                                                                                                                  |              |
| Lease Remarks                | Tenant pays electrici, water, gas, heat, telephone, custodial and trash removal. Five year renewal option at \$12/SF/YR |              |
|                              | Rent Month                                                                                                              | Amount/Month |
|                              | 2025-02                                                                                                                 | \$54,348     |

## Rent #3 - Burlingame South Business Center



Parcel Map



## Property Information

|                          |                                           |
|--------------------------|-------------------------------------------|
| Property Name            | Burlingame South Business Center          |
| Property Class           | Office                                    |
| Address                  | 3712 SW Burlingame Road, Topeka, KS 66609 |
| County                   | Shawnee                                   |
| Property Type & Sub-Type | Other Office / ---                        |

## Site Information - Primary Site

|                     |                                           |
|---------------------|-------------------------------------------|
| SF / Acres          | 217,329 / 4.9900                          |
| Zoning Code         | C2 & C4                                   |
| Zoning Description  | Commercial District                       |
| Shape               | Irregular                                 |
| Flood Zone          | Out                                       |
| Topography          | Basically Level                           |
| Available Utilities | Electricity, Gas, Sewer, Trash, and Water |

## Improvement Information - Main Building

|                      |         |
|----------------------|---------|
| Gross Building Area  | 63,502  |
| Rentable Area        | 62,057  |
| Year Built           | 1978    |
| Construction Quality | Average |
| Building Condition   | Good    |
| # of Stories         | 2       |
| # of Units           | 9       |
| Total Parking Spaces | 260     |



| Transaction Information      |                                                                                                                                                      |              |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Lessee                       | Gradient Insurance Brokerage Inc                                                                                                                     |              |
| Lessor                       | K1 Realty Investments 03 LLC                                                                                                                         |              |
| Commencement Date            | 12/01/2023                                                                                                                                           |              |
| Lease Status                 | Contract                                                                                                                                             |              |
| Expiration Date              | 11/30/2028                                                                                                                                           |              |
| Effective Annual Rent per SF | \$8.44                                                                                                                                               |              |
| Lease Structure              | NNN                                                                                                                                                  |              |
| Lvl Equiv Rent per SF        | \$8.41                                                                                                                                               |              |
| Leased SF                    | 15,587                                                                                                                                               |              |
| Lease Remarks                | Tenant since 2008. 7th amendment to lease agreement. Base rent plus CAMS. Currently paying \$7.61SF for 20,975 square feet of space until 5/31/2023. |              |
|                              | Rent Month                                                                                                                                           | Amount/Month |
|                              | 2023-12                                                                                                                                              | \$10,534     |
|                              | 2024-12                                                                                                                                              | \$10,745     |
|                              | 2025-12                                                                                                                                              | \$10,960     |
|                              | 2026-12                                                                                                                                              | \$11,179     |
|                              | 2027-12                                                                                                                                              | \$11,403     |

## Rent #4 - Physical Therapy/Sports Medicine Center



Parcel Map Aerial

## Property Information

|                          |                                         |
|--------------------------|-----------------------------------------|
| Property Name            | Physical Therapy/Sports Medicine Center |
| Property Class           | Office                                  |
| Address                  | 801 SW Fairlawn, Topeka, KS 66606       |
| County                   | Shawnee                                 |
| Property Type & Sub-Type | Medical / ---                           |

## Site Information - Medical Office

|                     |                                           |
|---------------------|-------------------------------------------|
| SF / Acres          | 119,382 / 2.7400                          |
| Zoning Code         | C-2                                       |
| Zoning Description  | Commercial District                       |
| Shape               | Rectangular                               |
| Flood Zone          | X                                         |
| Topography          | Basically Level                           |
| Available Utilities | Electricity, Gas, Water, Sewer, and Trash |

## Improvement Information - Medical Office

|                      |         |
|----------------------|---------|
| Gross Building Area  | 17,979  |
| Rentable Area        | 17,979  |
| Year Built           | 2008    |
| Construction Quality | Average |
| Building Condition   | Good    |
| # of Stories         | 1       |
| # of Units           | 1       |
| Total Parking Spaces | 60      |

| Transaction Information      |                                                                                                                                                                                                                                                                      |              |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Lessee                       | Topeka Physician Group LLC                                                                                                                                                                                                                                           |              |
| Lessor                       | Realty Ventures LLC                                                                                                                                                                                                                                                  |              |
| Commencement Date            | 07/01/2022                                                                                                                                                                                                                                                           |              |
| Lease Status                 | Contract                                                                                                                                                                                                                                                             |              |
| Expiration Date              | 06/30/2032                                                                                                                                                                                                                                                           |              |
| Effective Annual Rent per SF | \$9.52                                                                                                                                                                                                                                                               |              |
| Lease Structure              | NNN                                                                                                                                                                                                                                                                  |              |
| Lvl Equiv Rent per SF        | \$9.52                                                                                                                                                                                                                                                               |              |
| Leased SF                    | 17,979                                                                                                                                                                                                                                                               |              |
| Lease Remarks                | Option to extend lease extension for one period of 5 years. Landlord responsible for repair to roof, foundation, and all exterior and structural elements, including HVAC, mechanical, and electrical equipment serving the premise. Tenant pays all other expenses. |              |
|                              | Rent Month                                                                                                                                                                                                                                                           | Amount/Month |
|                              | 2022-07                                                                                                                                                                                                                                                              | \$14,250     |
|                              | 2023-07                                                                                                                                                                                                                                                              | \$14,253     |
|                              | 2024-07                                                                                                                                                                                                                                                              | \$14,256     |
|                              | 2025-07                                                                                                                                                                                                                                                              | \$14,259     |
|                              | 2026-07                                                                                                                                                                                                                                                              | \$14,261     |
|                              | 2027-07                                                                                                                                                                                                                                                              | \$14,264     |
|                              | 2028-07                                                                                                                                                                                                                                                              | \$14,267     |
|                              | 2029-07                                                                                                                                                                                                                                                              | \$14,270     |
|                              | 2030-07                                                                                                                                                                                                                                                              | \$14,273     |
|                              | 2031-07                                                                                                                                                                                                                                                              | \$14,276     |



## **Elements of Comparison -- Related to the Transaction**

We have evaluated the comparables based on differences in various elements of comparison. The first of these are elements that must be compared in every analysis and are related to the transaction itself. These include the lease expense structure, concessions, and market conditions.

### **Expense Structure**

Market rent is applied herein. Examining the comparables, the triple net lease structure is the dominant lease type for this property type in this market. As such, our market rent projection is also structured under this lease type. This also is a typical lease type for a single tenant oriented property. The tenant would be responsible for nearly all property expenses under the triple net structure. Comparable #2 is leased under modified gross terms which calls for fewer tenant reimbursements. A downward adjustment is applied for an accurate comparison to the triple net structure. Comparable #1, #3, and #4 are leased under the triple net expense structures and no adjustments are necessary.

### **Concessions**

We are analyzing the comparables based on the effective average rental rate over the lease term. Any concessions built into the lease, such as free rent, are included in the effective rental rate and no adjustments for concessions are required.

### **Market Conditions**

As can be seen, the comparables all commenced relatively. Available market data does not indicate any significant change in lease rates of comparable properties during this period, and no adjustments for market conditions were required.

## **Elements of Comparison -- Related to the Real Estate**

In addition, it is necessary to evaluate the sales based on location, physical, and economic characteristics. The elements of comparison considered most appropriate for this analysis are discussed individually in the following paragraphs.

### **Basement**

The subject does not feature a basement and all gross building area is entirely above grade. Comparable #2 and #3 include basements. Lower level/basement space is not as desirable in this market given the limited visibility and accessibility compared to above grade area. Upward adjustments are applied to these two comparables. All other comparables did not include a basement such as the subject and no other adjustments are necessary.

### **Condition**

The subject is in average overall condition. Comparable #1, #3, and #4 are in superior condition and downwardly adjusted. Comparable #2 does not require adjustment.

### **Location**

The subject property is located in the smaller Junction City market. All comparables are located in larger and more active markets in the regional area; downward adjustments are applied to all comparables.

### **Parking Ratio**

The subject is improved with a large parking lot providing 507 spaces which provides for a parking ratio of 10.73 for every 1,000 SF of GBA. Most municipalities require ratios of 3.0 to 4.0 for new office construction. Comparable #1 is a former call center that includes a similar parking ratio to the subject and no adjustment is necessary. The remaining comparables all include lower parking ratios and are upwardly adjusted. Comparable #2 lacks on site parking and a larger adjustment is necessary.

**Quality**

The subject improvements are considered to be of average overall building quality. Comparable #4 includes an interior build out that includes medical office space which is superior to the subject. A downward adjustment is applied. All other comparables include similar improvement qualities as the subject and are not adjusted.

**Size**

Typically, larger properties tend to lease for lower rental rates, reflecting an inverse relationship between rate and size. This has to do, in part, with the fact that there is a larger pool of potential tenants for smaller spaces. We have concluded that this typical relationship applies to the subject leases. We have adjusted smaller spaces downward and larger spaces upward.

| Rent Adjustments                                     |                           |                              |         |                          |         |                                  |         |
|------------------------------------------------------|---------------------------|------------------------------|---------|--------------------------|---------|----------------------------------|---------|
| Subject                                              |                           | Lease #1                     |         | Lease #2                 |         | Lease #3                         |         |
| Name                                                 | Office Building           | Former Convergys Call Center |         | The New England Building |         | Burlingame South Business Center |         |
| Street Address                                       | 2031 S Spring Valley Road | 7236 E Harry Court           |         | 503 S Kansas Ave         |         | 3712 SW Burlingame Road          |         |
| City                                                 | Junction City             | Wichita                      |         | Topeka                   |         | Topeka                           |         |
| Eff. Annual Rent                                     |                           | \$495,680.04                 |         | \$652,179.96             |         | \$131,569.08                     |         |
| Leased SF                                            | 47,252 sf                 | 49,568                       |         | 55,595                   |         | 15,587                           |         |
| Eff. Annual Rent / SF                                |                           | \$10.00                      |         | \$11.73                  |         | \$8.44                           |         |
| Transactional Adjustments (calculated cumulatively)  |                           |                              |         |                          |         |                                  |         |
| Expense Structure                                    | N/A                       | NNN                          |         | Modified Gross           |         | NNN                              |         |
| Adjustment                                           |                           | \$0.00                       |         | -\$3.50                  |         | \$0.00                           |         |
| Concessions                                          | N/A                       | 0                            |         | 0                        |         | 0                                |         |
|                                                      |                           | Similar                      |         | Similar                  |         | Similar                          |         |
| Market Cond.                                         | N/A                       | Listing                      |         | 02/01/2025               |         | 12/01/2023                       |         |
| Adjustment                                           |                           | -10.00%                      | -\$1.00 | 0.00%                    | \$0.00  | 0.00%                            | \$0.00  |
| Adj. Price per UoC                                   | N/A                       | \$9.00                       |         | \$8.23                   |         | \$8.44                           |         |
| Property Adjustments - Quantitative (not cumulative) |                           |                              |         |                          |         |                                  |         |
| Basement                                             | None                      | None                         |         | Full                     |         | Partial                          |         |
| Adjustment                                           |                           | 0.00%                        | \$0.00  | 5.00%                    | \$0.41  | 2.50%                            | \$0.21  |
| Condition                                            | Average                   | Good                         |         | Average                  |         | Good                             |         |
| Adjustment                                           |                           | -15.00%                      | -\$1.35 | 0.00%                    | \$0.00  | -10.00%                          | -\$0.84 |
| Location                                             | ---                       | ---                          |         | ---                      |         | ---                              |         |
| Adjustment                                           |                           | -10.00%                      | -\$0.90 | -10.00%                  | -\$0.82 | -10.00%                          | -\$0.84 |
| Parking Ratio                                        | 10.73                     | 10.89                        |         | 0.00                     |         | 4.09                             |         |
| Adjustment                                           |                           | 0.00%                        | \$0.00  | 10.00%                   | \$0.82  | 7.50%                            | \$0.63  |
| Quality                                              | Average                   | Average                      |         | Average                  |         | Average                          |         |
| Adjustment                                           |                           | 0.00%                        | \$0.00  | 0.00%                    | \$0.00  | 0.00%                            | \$0.00  |
| Size                                                 | 47,252 sf                 | 49,568 sf                    |         | 55,595 sf                |         | 15,587 sf                        |         |
| Adjustment                                           |                           | 0.00%                        | \$0.00  | 0.00%                    | \$0.00  | -10.00%                          | -\$0.84 |
| Total Adjustments                                    |                           |                              |         |                          |         |                                  |         |
| Gross % Adj's                                        | N/A                       | 32.50%                       |         | 47.31%                   |         | 39.81%                           |         |
| Gross \$ Adj's                                       | N/A                       | \$3.25                       |         | \$5.55                   |         | \$3.36                           |         |
| Net % Adj's                                          | N/A                       | -32.50%                      |         | -26.34%                  |         | -19.91%                          |         |
| Net \$ Adj's                                         | N/A                       | -\$3.25                      |         | -\$3.09                  |         | -\$1.68                          |         |
| Net Adj Price / SF                                   | N/A                       | \$6.75                       |         | \$8.64                   |         | \$6.76                           |         |



| Rent Adjustments                                     |                           |                                         |         |  |
|------------------------------------------------------|---------------------------|-----------------------------------------|---------|--|
| Subject                                              |                           | Lease #4                                |         |  |
| Name                                                 | Office Building           | Physical Therapy/Sports Medicine Center |         |  |
| Street Address                                       | 2031 S Spring Valley Road | 801 SW Fairlawn                         |         |  |
| City                                                 | Junction City             | Topeka                                  |         |  |
| Eff. Annual Rent                                     |                           | \$171,153.96                            |         |  |
| Leased SF                                            | 47,252 sf                 | 17,979                                  |         |  |
| Eff. Annual Rent / SF                                |                           | \$9.52                                  |         |  |
| Transactional Adjustments (calculated cumulatively)  |                           |                                         |         |  |
| Expense Structure                                    | N/A                       | NNN                                     |         |  |
| Adjustment                                           |                           | \$0.00                                  |         |  |
| Concessions                                          | N/A                       | 0                                       |         |  |
|                                                      |                           | Similar                                 |         |  |
| Market Cond.                                         | N/A                       | 07/01/2022                              |         |  |
| Adjustment                                           |                           | 0.00%                                   | \$0.00  |  |
| Adj. Price per UoC                                   | N/A                       | \$9.52                                  |         |  |
| Property Adjustments - Quantitative (not cumulative) |                           |                                         |         |  |
| Basement                                             | None                      | None                                    |         |  |
| Adjustment                                           |                           | 0.00%                                   | \$0.00  |  |
| Condition                                            | Average                   | Good                                    |         |  |
| Adjustment                                           |                           | -15.00%                                 | -\$1.43 |  |
| Location                                             | ---                       | Average                                 |         |  |
| Adjustment                                           |                           | -10.00%                                 | -\$0.95 |  |
| Parking Ratio                                        | 10.73                     | 3.34                                    |         |  |
| Adjustment                                           |                           | 7.50%                                   | \$0.71  |  |
| Quality                                              | Average                   | Average                                 |         |  |
| Adjustment                                           |                           | -10.00%                                 | -\$0.95 |  |
| Size                                                 | 47,252 sf                 | 17,979 sf                               |         |  |
| Adjustment                                           |                           | 10.00%                                  | \$0.95  |  |
| Total Adjustments                                    |                           |                                         |         |  |
| Gross % Adj's                                        | N/A                       | 52.42%                                  |         |  |
| Gross \$ Adj's                                       | N/A                       | \$4.99                                  |         |  |
| Net % Adj's                                          | N/A                       | -17.54%                                 |         |  |
| Net \$ Adj's                                         | N/A                       | -\$1.67                                 |         |  |
| Net Adj Price / SF                                   | N/A                       | \$7.85                                  |         |  |

| Adjusted Price Indications |        |
|----------------------------|--------|
| Minimum                    | \$6.75 |
| Maximum                    | \$8.64 |
| Average                    | \$7.50 |
| Median                     | \$7.31 |
| Standard Deviation         | 0.80   |

The adjustments are summarized in the above adjustment grid. Comparable #1 is an active listing for a former call center such as the subject. Some additional consideration is given to this indicator given the similar property uses. Comparable #2 is a multi-level office building in downtown Topeka. While similar in size, the multi-story nature is significantly different than the subject's one story nature; less weight is given to this comparable. Comparable #3 and #4 are single story structures such as the subject and also given some consideration. Considering the above discussion, a market rent call at \$7.00 per square foot is considered appropriate and well supported.

| Market Rent              |               |
|--------------------------|---------------|
| Units                    | 47,252        |
| Unit of Comparison (UoC) | Rentable Area |
| Market Rent / UoC        | \$7.00        |

Based on our analysis on the previous pages, our estimate of rental income for the subject is shown in the table below:

| Market              |        |                    |            |          |           |
|---------------------|--------|--------------------|------------|----------|-----------|
| Description         | Units  | Unit of Comparison | Projection | Period   | Total     |
| Market Rent         | 47,252 | Rentable Area      | \$7.00     | Annual   | \$330,764 |
|                     |        |                    |            | Subtotal | \$330,764 |
| Total Rental Income |        |                    |            |          | \$330,764 |

## Expense Reimbursements

Market rent is applied herein and is based on a net lease structure, with the tenant being responsible for most operating expenses. However, for a single-tenant building such as the subject, the tenant typically pays most expenses directly, and we have not projected estimates for these individual expenses. Accordingly, no expense reimbursements were included in our cash flow forecast.

This following table shows the division of expense responsibilities between the owner and tenants:

|                        | Owner               | Tenant |
|------------------------|---------------------|--------|
| Real Estate Taxes      |                     | X      |
| Insurance              |                     | X      |
| General/Administrative | X                   |        |
| Utilities              |                     | X      |
| Repairs & Maintenance  | X - Structural/Roof | X      |

## Other Income

No significant other income is anticipated for the subject and none was included in the forecast for this analysis.

## Estimated Vacancy and Collection Loss

The subject has a current economic occupancy rate of 100%, noting that market rent is applied herein as the current tenant will vacate in several months. We have estimated stabilized vacancy and collection loss for the subject at 15.0% of potential gross income which includes the potential loss due to bad credit and collection problems. An elevated vacancy rate projection is warranted given the subject's larger improvement size and location in a smaller market.

## Operating Expenses

As noted above, we apply market rent under a net lease scenario with the tenant paying most expenses directly. A small deduction for management and structural/roof repairs is incorporated in our forthcoming proforma. The management expense incorporates bookkeeping and periodic leasing commissions.



| Pro Forma                       |                  |               |               |
|---------------------------------|------------------|---------------|---------------|
|                                 | Total            | Per SF        | % of EGI      |
| <b>Income</b>                   |                  |               |               |
| Rental Income                   | \$330,764        | \$7.00        | 117.65%       |
| Potential Gross Income (PGI)    | \$330,764        | \$7.00        | 117.65%       |
| Less Vacancy & Credit Loss      | \$49,615         | \$1.05        | 17.65%        |
| Effective Gross Income (EGI)    | \$281,149        | \$5.95        | 100.00%       |
| <b>Variable Expenses</b>        | <b>\$20,247</b>  | <b>\$0.43</b> | <b>7.20%</b>  |
| Management Fees                 | \$8,434          | \$0.18        | 3.00%         |
| Repairs & Maintenance           | \$11,813         | \$0.25        | 4.20%         |
| <b>Total Operating Expenses</b> | <b>\$20,247</b>  | <b>\$0.43</b> | <b>7.20%</b>  |
| <b>Net Operating Income</b>     | <b>\$260,902</b> | <b>\$5.52</b> | <b>92.80%</b> |

## Direct Capitalization

In order to capitalize the estimated net operating income into a value estimate for the property, we used direct capitalization. Direct capitalization involves the capitalization of anticipated net operating income for the next year at an overall rate of return. This rate is also commonly referred to as the 'going-in' capitalization rate. There are several methods available to select an overall rate including a band of investment analysis, market surveys, and comparable sales.

### CLASS DESCRIPTION

**Class A** - Relatively new building or older building that still attracts high-quality tenants and upper-tier rental rates.

- Higher quality of construction and finish.
- Prime location in relation to other projects.
- Very well professionally managed and maintained.
- Strong occupancy.
- Typically rents are at the high end of the market.

**Class B** - Relatively new building of good quality or an older building that is completely renovated and updated.

- Well located with good visibility.
- At or above moderate occupancy levels and rents.
- Well managed and maintained.
- Strong occupancy.
- Considered the "norm" in the marketplace.

**Class C** - Lesser quality new building or older renovated building in average condition with minimum functional deterioration and obsolescence.

- Mostly in non-prime locations.
- Moderate to average occupancy levels.
- Moderate to average rental rates.
- Normally well-managed building.

**Class D** - Below average newer or older building reaching the end of its economic life. Lower quality of construction and finish than found in other projects.

- Lower occupancy rates.
- Lower rental rates.
- Often in need of extensive renovation or repair.

- Usually in a non-prime location.
- Quality of management below average.

For analysis purposes, we consider the subject to be a class C property.

### Band of Investment

This is a technique that "builds" a capitalization rate by weighting the individual components of a capitalization rate. In this case, we are looking at current mortgage rates, loan-to-value ratios, and anticipated equity dividend rates. The inputs were gathered by reviewing market studies as well as market participant interviews. With differences in each investment class, we have determined an indicated range for each class based on variables in available current financing and market participants' expectations.

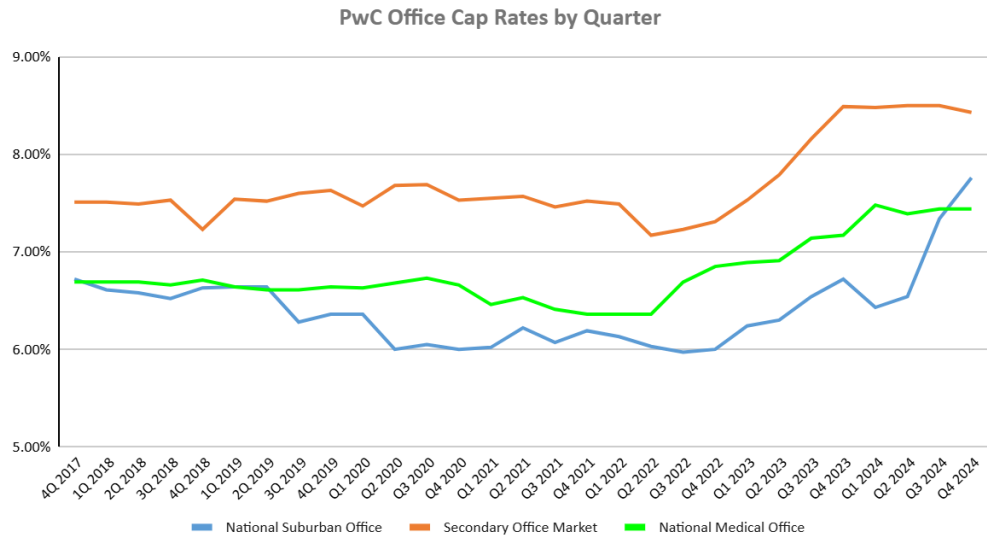
|                               | MORTGAGE<br>RATIO |      | MORTGAGE<br>INT. RATE |       | AMORTIZATION<br>PERIOD (YRS) |      | EQUITY<br>DIVIDEND |      | OAR   |       |
|-------------------------------|-------------------|------|-----------------------|-------|------------------------------|------|--------------------|------|-------|-------|
|                               | LOW               | HIGH | LOW                   | HIGH  | LOW                          | HIGH | LOW                | HIGH | LOW   | HIGH  |
| <b>OFFICE &lt;= 20,000 SF</b> |                   |      |                       |       |                              |      |                    |      |       |       |
| CLASS A                       | 50%               | 75%  | 5.58%                 | 5.88% | 20                           | 25   | 7%                 | 10%  | 7.2%  | 9.3%  |
| CLASS B                       | 50%               | 75%  | 5.78%                 | 6.08% | 20                           | 25   | 8%                 | 12%  | 7.7%  | 10.3% |
| CLASS C                       | 50%               | 65%  | 5.98%                 | 6.38% | 15                           | 20   | 9%                 | 14%  | 8.7%  | 12.2% |
| CLASS D                       | 50%               | 65%  | 6.38%                 | 7.38% | 15                           | 20   | 12%                | 20%  | 10.0% | 15.5% |
| <b>OFFICE &gt; 20,000 SF</b>  |                   |      |                       |       |                              |      |                    |      |       |       |
| CLASS A                       | 50%               | 75%  | 5.58%                 | 5.88% | 20                           | 25   | 7%                 | 10%  | 7.2%  | 9.3%  |
| CLASS B                       | 50%               | 75%  | 5.78%                 | 6.08% | 20                           | 25   | 8%                 | 12%  | 7.7%  | 10.3% |
| CLASS C                       | 50%               | 65%  | 5.98%                 | 6.38% | 15                           | 20   | 9%                 | 14%  | 8.7%  | 12.2% |
| CLASS D                       | 50%               | 65%  | 6.38%                 | 7.38% | 15                           | 20   | 12%                | 20%  | 10.0% | 15.5% |

### Market Participant Interviews

We have considered trends from the *PwC Real Estate Investor Survey* as well as the *Realty Rates Investor Survey*. They are summarized below:

| 4th Quarter 2024 Surveys                      |       |        |         |
|-----------------------------------------------|-------|--------|---------|
|                                               | Low   | High   | Average |
| <b><i>PwC Real Estate Investor Survey</i></b> |       |        |         |
| National CBD Office                           | 5.00% | 9.50%  | 7.23    |
| National Suburban Office                      | 5.00% | 9.5    | 7.76%   |
| National Secondary Office                     | 6.50% | 10.25% | 8.43%   |
| National Medical Office                       | 5.75% | 10.00% | 7.44%   |
| <b><i>Realty Rates Investor Survey</i></b>    |       |        |         |
| Central Business District                     | 6.45% | 13.50% | 9.66%   |
| Suburban Office                               | 5.68% | 12.38% | 8.86%   |
| Medical Office                                | 6.56% | 13.02% | 8.44%   |

The *PwC Real Estate Investor Survey* provides an indication of mostly institutional assets, and is superior to most properties in the region. However, Kansas City is included as a market within the National Secondary Office survey. As additional support to the sales comparables, we have reviewed trends from the *PwC Real Estate Investor Survey*. A chart showing the quarterly change in institutional grade capitalization rates is shown below.



While the subject is located in Junction City, we include below two recent capitalization rate surveys our firm completed for both Sedgwick and Shawnee Counties which provide some insight into regional capitalization rates. The Sedgwick County survey was completed in 2024 while the Shawnee County survey was completed in 2023.

| Office - Recommended Market OAR w/o Reserves |               |               |                |                 |
|----------------------------------------------|---------------|---------------|----------------|-----------------|
|                                              | Class A       | Class B       | Class C        | Class D         |
| 20,000 SF or Greater                         | 7.75% - 8.75% | 8.25% - 9.25% | 9.25% - 10.25% | 10.25% - 12.50% |
| Less Than 20,000 SF                          | 7.50% - 8.25% | 8.00% - 9.00% | 9.25% - 10.25% | 10.50% - 12.50% |

| Recommended Market OAR w/o Reserves |               |               |                |                 |
|-------------------------------------|---------------|---------------|----------------|-----------------|
|                                     | Class A       | Class B       | Class C        | Class D         |
| Less Than 20,000 SF                 | 7.50% - 8.50% | 8.00% - 9.00% | 9.00% - 10.00% | 10.50% - 12.50% |
| 20,000 SF or Greater                | 7.50% - 8.50% | 7.75% - 9.00% | 9.00% - 10.25% | 10.00% - 12.50% |

Both of the above surveys provide a generally similar capitalization rate range for Class C product such as the subject with the Sedgwick County survey indicating a range between 9.25% to 10.25% and the Shawnee County survey indicating a range from 9.0% to 10.0%.

Comparable Sales

Finally, we have considered comparable sales. When adequate data is available, the overall rate is best derived from comparable sales. The capitalization rates from comparable sales are shown in the table on the next page. The comparables range from 8.77% to 11.02% with an average of 9.60%. On a stabilized basis, labeled as appraiser's pro forma, the comparable range from 8.30% to 10.43%.



Placing some upward pressure on our capitalization rate selection is the fact that the subject is very large for the Junction City market and oriented toward a single-tenant/user given the existing interior build-out. As a result, there is likely a limited pool of potential market participants. Additionally, we note the overall softening demand for office space both locally and on a national level. The office sector of commercial real estate has largely not recovered from the COVID-19 pandemic as trends in working environments have shifted from traditional "in office" models to hybrid and remote work. This has lead to downsizing by tenants or vacating spaces entirely. We cite the subject's current tenant as one example of this change in work environment/setup. Considering the above discussion, a capitalization rate selection at 10.25% is applied herein.

| Comparable Capitalization Rates             |            |           |               |            |                           |                       |                     |                      |
|---------------------------------------------|------------|-----------|---------------|------------|---------------------------|-----------------------|---------------------|----------------------|
| Name                                        | Year Built | Occupancy | Rentable Area | Sale Date  | Analysis Sale Price / RSF | Scenario              | OAR Before Reserves | OAR After Reserves   |
| The New England Building                    | 1911       | 0.00%     | 86,661        | Listing    | \$68.15                   | Broker's Pro Forma    | 9.50%               | 9.50%                |
| Professional Office Building                | 1997       | 0.00%     | 19,089        | Listing    | \$104.51                  | Broker's Pro Forma    | 8.77%               | 8.77%                |
| Office Building                             | 1925       | 95.00%    | 23,860        | 9/3/2024   | \$72.09                   | Actual                | 9.50%               | 9.50%                |
|                                             |            |           |               |            |                           | Appraiser's Pro Forma | 10.03%              | 10.03%               |
| Lakeside Plaza                              | 1972       | 97.34%    | 34,584        | 7/2/2024   | \$46.02                   | Actual                | 11.02%              | 11.02%               |
|                                             |            |           |               |            |                           | Appraiser's Pro Forma | 10.43%              | 10.43%               |
| Indian Creek Office Park                    | 2002       | 100.00%   | 12,000        | 4/18/2024  | \$112.92                  | Actual                | 9.22%               | 9.22%                |
|                                             |            |           |               |            |                           | Appraiser's Pro Forma | 8.30%               | 8.30%                |
| Multi Tenant Office & Vacant Lot            | 1988       | 85.00%    | 17,956        | 12/27/2023 | \$41.77                   | Appraiser's Pro Forma | 10.78%              | 10.78%               |
| Direct Capitalization                       |            |           |               |            |                           |                       | OAR                 | Amount               |
|                                             |            |           |               |            |                           |                       |                     | Per Rentable Area SF |
| Net Operating Income                        |            |           |               |            |                           |                       |                     | \$260,902            |
| Capitalized Value                           |            |           |               |            |                           |                       | 10.25%              | \$2,545,385          |
| Low Range                                   |            |           |               |            |                           |                       | 10.25%              | \$2,545,385          |
| High Range                                  |            |           |               |            |                           |                       | 10.25%              | \$2,545,385          |
| Adjustments to Capitalized Value            |            |           |               |            |                           |                       |                     |                      |
| Description                                 |            |           |               |            |                           |                       | Amount              | Per Rentable Area SF |
| Deduct Near Term Deferred Maintenance Costs |            |           |               |            |                           |                       | -\$1,285,000        | -\$27.19             |
| Total Adjustments                           |            |           |               |            |                           |                       | -\$1,285,000        | -\$27.19             |
| Indicated Value from Direct Capitalization  |            |           |               |            |                           |                       | \$1,260,385         | \$26.67              |
| Rounded                                     |            |           |               |            |                           |                       | \$1,260,000         |                      |

As shown in the Direct Capitalization table, no adjustments were required to be made to the capitalized value.

## Discounted Cash Flow Analysis

Discounted cash flow analysis is the second method of income capitalization often used for income producing properties. It is most commonly used for multi-tenant properties, where both existing leases and market lease terms must be considered or in properties where income is projected to be variable. However, our research indicates that few market participants apply this technique to properties similar to the subject. For this reason, we have not used discounted cash flow analysis in this appraisal report.

Income Approach Conclusions

To reach our final opinion of value via the Income Approach, the costs necessary to correct the near-term deferred maintenance are deducted. The costs to cure total \$1,285,000; please reference the Reconciliation section for a full discussion. The results from the income approach are summarized in the table below:

| Direct Capitalization | Discounted Cash Flow | Income Approach |
|-----------------------|----------------------|-----------------|
| \$1,260,000           | N/A                  | \$1,260,000     |

# Reconciliation

## Indicated Values

| Description               | Indicated Value |
|---------------------------|-----------------|
| Land Value                | N/A             |
| Cost Approach             | N/A             |
| Sales Comparison Approach | \$1,080,000     |
| Income Approach           | \$1,260,000     |

## Final Estimate of Value

### Cost Approach

The cost approach is not necessary to produce a credible value opinion and was not applied in this appraisal. The age/condition of the improvements makes accurately estimating accrued depreciation difficult. Therefore, the cost approach to value has been omitted from the scope of work. This omission does not have a material impact on our opinion of market value.

### Sales Comparison Approach

The sales comparison approach was developed and includes comparable larger office properties from the regional market. Conveyances of properties as large as the subject do not occur frequently in the immediate market, and as such our analysis includes comparables from a broader market area. The assembled data set represents the most applicable and recent sales of comparable properties. Appropriate adjustments were applied and the resulting value is considered credible and valid.

### Income Approach

In the income approach, the net operating income was estimated for the subject property. There are several months remaining on the current lease term and the tenant has advised that they are not pursuing exercising an additional option period that would commence June 1, 2025. As a result, market rent is applied for the purposes of our analysis. Again, office rental comparables from the broader regional area were incorporated given the smaller market the subject is located in, coupled with the larger improvement size. Appropriate adjustments were applied to the comparables to reach a well-founded opinion of market rent. A market extracted capitalization rate was applied to the net operating income to estimate value. The data analyzed was reliable and applicable to the appraisal problem and provides a meaningful conclusion. This type of analysis is most relevant to income-producing properties.

## Reconciliation Conclusion

Both the sales comparison and income approaches to value were considered in developing our opinion of market value. Primary consideration is given to the value developed within the Sales Comparison Approach given the fee simple interest appraised herein and as the subject is not encumbered by a long term lease. As noted, the current option period of the current lease will expire in May 2025 with the tenant intending to vacate.

## Final Estimate of Value - As Is

In order to determine our final estimate of value for the subject's As Is nature, it is necessary to consider and deduct expected near-term capital expenditures. There are multiple items in need of repair at the subject improvements. The client provided a third-party contractor's report detailing items of deferred maintenance and their estimated costs to correct/repair. A summary of these items are included in the Addenda of this report as well as below:

| Item                            | Suggested Repair Budget | Notes                                                                       |
|---------------------------------|-------------------------|-----------------------------------------------------------------------------|
| Asphalt                         | \$ 520,000.00           |                                                                             |
| Storm Sewer Extension           | \$ 125,000.00           |                                                                             |
| HVAC Unit Replacement           | \$ 500,000.00           | \$100,000/unit                                                              |
| Roof Repair                     | \$ 100,000.00           | Full replacement = \$1,250,000                                              |
| Curb and Concrete               | \$ 300,000.00           | Likely needed after asphalt demo                                            |
| Exterior Lighting and Bollards  | \$ 230,000.00           | Not sure if lights are operational - Budget suggested until further testing |
| Replace Exterior Stone Cladding | \$ 125,000.00           |                                                                             |
| Replace EIFS                    | \$ 100,000.00           |                                                                             |
| Replace Glass and Glazing       | \$ 115,000.00           |                                                                             |
| Repair LS/Add Irrigation        | \$ 175,000.00           |                                                                             |
|                                 |                         |                                                                             |
| <b>Total Recommended Budget</b> | <b>\$ 2,290,000.00</b>  |                                                                             |

Our conversations with the client indicate that not all of the above items are in need of immediate repair and that some could be corrected in the coming years. The client noted that the parking lot asphalt, storm sewer extension, HVAC Unit replacement, curb and concrete, and roof repair are items needing more immediate attention. These costs total \$1,545,000 per the above estimates.

The subject's parking lot provides for approximately 500 parking spaces which accommodated the prior use of the main improvement as a call center. As noted previously, the current tenant does not intend to extend their lease at the end of the term and physically vacated the property several years ago. It is not anticipated that another market user/tenant would utilize the property in its historic capacity and an office use is the more likely use. Thus, the need for approximately 500 parking spaces is not anticipated in the future. The current zoning requirement for the City of Junction City calls for one parking space for each 200 square feet of floor area for offices. With 47,252 square feet of GBA, this equates to a parking requirement of 236.26 spaces, or approximately half of the existing parking spaces. Herein, we incorporate a cost estimate at half of the suggested asphalt expense, or \$260,000. This repair of half of the parking lot is also reasonable as there is the potential for this item to be repaired in several phases over a longer period and not necessarily a full repair in the immediate, near-term. Additionally, as noted previously in both the Sales Comparison and Market Rent adjustments and remarks, the subject's current parking ratio is well above what is typical based on the included comparables for office buildings. Repair/renovation of approximately half of the existing parking lot would still provide an ample parking ratio for office use based on the suggested parking ratios of the market comparables.

Barring the identification of areas of moisture intrusion, the items related to the building's walls including the stone cladding, EIFS, and glass and glazing may not require immediate attention. Our inspection of the subject improvements indicated areas where the stone veneer is damaged/missing as well as window sealant damaged, however, no visual signs of interior water intrusion were observed. Finally, the landscaping/irrigation and exterior lighting and bollards line items are not considered immediately necessary capital expenditures.



The near-term capital expenditures we deduct from our previously developed opinion of value are as follows:

| Item                              | Cost        |
|-----------------------------------|-------------|
| Asphalt                           | \$260,000   |
| Storm Sewer Extension             | \$125,000   |
| HVAC Unit Replacement             | \$500,000   |
| Curb/Concrete                     | \$300,000   |
| Roof Repair                       | \$100,000   |
|                                   |             |
| Total Near Term Cap. Ex. Estimate | \$1,285,000 |

Deducting the near term capital expenditures necessary to correct deferred maintenance from our previously developed opinion of value of \$2,360,000 equates to a final opinion of value of \$1,075,000 - Rounded to \$1,080,000 or \$22.86 per square foot. Please reference our Extraordinary Assumption noting that should the client provided costs to cure the deferred maintenance differ from the actual costs our opinion of value may be impacted.

For further support of our value call following the repair costs deduction, we present below several supplemental comparable sales and listings. Please note Sale #1 is an active listing while Sale #2-#4 are closed sales. Full details of each comparable is included in the Addenda.

| Sale #1             | Sale #2             | Sale #3             | Sale #4                   |
|---------------------|---------------------|---------------------|---------------------------|
| Dark Call Center    | Office Building     | Portico Chase       | Lets Help                 |
| 2201 Noria Road     | 2000 Bluffs Dr      | 4729 S Palisade Ave | 2631 SW East Circle Drive |
| Lawrence            | Lawrence            | Wichita             | Topeka                    |
| \$4,750,000.00      | \$1,600,000.00      | \$2,250,000.00      | \$500,000.00              |
| Gross Building Area | Gross Building Area | Gross Building Area | Gross Building Area       |
| 105,000 sf          | 49,194 sf           | 74,739 sf           | 24,500 sf                 |
| \$45.24             | \$32.52             | \$30.10             | \$20.41                   |

The four comparables suggest unadjusted pricing from \$20.41 per square foot to \$45.24 per square foot. Comparable #1, Sale #2 and #3 are all former call centers from the regional area in superior markets. Less weight is given to Comparable #1 as it is an active listing. Our conversation with the listing agent indicates there isn't a set list price, rather pricing guidance in the \$4,500,000 to \$5,000,000 range was provided. Most notably, there has been no real interest shown by the market since listing the property, a sale in this suggested price range is unlikely and a lower sale price would be anticipated. Sale #2 and #3 are very supportive of the final opinion of value for the subject when the superior locations of each is considered. We note Sale #3 was included in our primary Sales Comparison Approach dataset with the renovation costs incorporated. This supplemental sale is the sale of the property in inferior condition and more similar to the subject's current condition. Sale #4 is in a superior market, however, the improvement was in inferior condition with portions being in shell condition.

Considering the supplemental comparables, our final opinion of value at \$1,080,000 that incorporates the costs to cure the near-term deferred maintenance is considered reasonable and well supported.

## Exposure Time and Marketing Period

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 18-24 months, respectively, is considered reasonable and appropriate for the subject property assuming aggressive professional marketing.

## Value Conclusions

| Description | Perspective | Type of Value | Premise | Property Interest | Effective Date | Indicated Value |
|-------------|-------------|---------------|---------|-------------------|----------------|-----------------|
| N/A         | Current     | Market Value  | As Is   | Fee Simple        | 02/04/2025     | \$1,080,000     |

# Addenda

## Appraiser Qualifications

**Brian A. Klahr, MAI**

bklahr@kellercraig.com

### Work Experience

Keller, Craig & Associates, Lawrence/Topeka, Kansas

Director, Lawrence/Topeka Market

January 2016 to present

Martens Appraisal

Fee Appraiser

October 1993 – December 2015

### Geographic Experience

Appraisal experience throughout the Midwest United States; including Kansas, Missouri and Oklahoma.

### Property Types Appraised

Experienced in appraising a wide variety of commercial properties; including office, retail, restaurants, lodging facilities, multi-family, churches/religious facilities, agricultural and development land, etc.

Specializing in hotel/motel properties and industrial properties, including manufacturing and warehousing; particularly large facilities located in smaller, rural communities.

### Organizations & Licenses

Member Appraisal Institute, Member Number 12535

Currently certified under the Appraisal Institute Continuing Education Program.

Certified General Real Property Appraiser - Kansas (No. G-1308)

Certified General Real Property Appraiser - Missouri (No. 2003025245)

### Education

Bachelor of Business Administration, B.B.A.

Wichita State University - December 1993

### Representative Clients

Clients include local and national lenders, attorneys, and various government entities. Have also done portfolio appraisals for estate purposes, investment analyses for holdings of individuals and corporations, condemnation appraisal, and work for litigation proceedings. A list of clients is available upon request.





## SAMUEL T. STRATTON

sstratton@kellercraig.com

### Primary Real Estate Business Experience

Keller, Craig & Associates, Lawrence, Kansas

Senior Appraiser

September 2019 - Present

The McEnergy Company, New Orleans, Louisiana

Staff Appraiser

December 2014 - July 2019

The McEnergy Company, New Orleans, Louisiana

Research Analyst

August 2013 - December 2014

### Real Estate Education

15 Hour National USPAP Course - 2014

Basic Appraisal Principles - 2014

Basic Appraisal Procedures - 2014

Introduction to Green Buildings: Principles & Concepts - 2015

Business Practices and Ethics - 2015

Report Writing and Case Studies - 2015

Real Estate Finance, Statistics and Valuation Modeling - 2016

General Appraiser Sales Comparison Approach - 2016

General Appraiser Site Valuation and Cost Approach - 2017

General Appraiser Income Approach Part 1 - 2020

Residential Sales Comparison and Income Approaches - 2021

General Appraiser Market Analysis and Highest and Best Use - 2022

General Appraiser Income Approach Part 2 - 2022

### Education

University of Kansas - Bachelor of Science - Journalism

Texas Christian University - Master of Environmental Management

### Organizations/Licenses

Certified General Real Property Appraiser, Kansas (G-5075)





11101 Switzer Road | Suite 310  
Overland Park, KS 66210

**Junction City PEMB Site Visits Report**  
**January 20, 2025**  
**Client: Highlands Enterprises, LLC**

**SUMMARY**

The conditions of the site and building exterior of the building located at 2031 South Spring Valley Road in Junction City, KS were reviewed by Brinkmann Constructors. Observations and recommendations below are a result of multiple site visits. Total recommended budget for site and building exterior repair costs expected is summarized in the table below. Reference balance of report for additional details and pictures.

| Item                            | Suggested Repair Budget | Notes                                                                       |
|---------------------------------|-------------------------|-----------------------------------------------------------------------------|
| Asphalt                         | \$ 520,000.00           |                                                                             |
| Storm Sewer Extension           | \$ 125,000.00           |                                                                             |
| HVAC Unit Replacement           | \$ 500,000.00           | \$100,000/unit                                                              |
| Roof Repair                     | \$ 100,000.00           | Full replacement = \$1,250,000                                              |
| Curb and Concrete               | \$ 300,000.00           | Likely needed after asphalt demo                                            |
| Exterior Lighting and Bollards  | \$ 230,000.00           | Not sure if lights are operational - Budget suggested until further testing |
| Replace Exterior Stone Cladding | \$ 125,000.00           |                                                                             |
| Replace EIFS                    | \$ 100,000.00           |                                                                             |
| Replace Glass and Glazing       | \$ 115,000.00           |                                                                             |
| Repair LS/Add Irrigation        | \$ 175,000.00           |                                                                             |
|                                 |                         |                                                                             |
| Total Recommended Budget        | \$ 2,290,000.00         |                                                                             |

## Glossary

Unless otherwise noted, the following definitions are taken from The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute in 2022.

### Appraisal

The act or process of developing an opinion of value; an opinion of value. (p. 9)

### Depreciation

In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. (p. 51)

### Effective Date

The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (p. 60)

### Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP)

### Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

### Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (p. 73)

### Furniture, Fixtures and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (p. 80)

### Gross Living Area (GLA)

The total area of finished, above-grade residential space; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) (p. 86)



## Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS) 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reahistoric district 89 sonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (p. 88)

## Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

## Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS) (p. 99)

## Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (p. 128)

## Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (p. 105)

## Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.

8. Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (p. 109)

### **Market Rent**

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs). (p.116-117)

### **Marketing Time**

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of The Appraisal Foundation address the determination of reasonable exposure and marketing time.) (p. 116)

### **Market Value**

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (p. 118)

### **Neighborhood**

1. A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. 2. A developed residential superpad within a master planned community usually having a distinguishing name and entrance. 3. A geographic area around a property that influences that property, i.e., its environment. (p. 130)

### **Personal Inspection**

A physical observation performed to assist in identifying relevant property characteristics in a valuation service. Comment: An appraiser's inspection is typically limited to those things readily observable without the use of special testing or equipment. Appraisals of some types of property, such as gems and jewelry, may require the use of specialized equipment. An inspection by an appraiser is not the equivalent of an inspection by an inspection professional (e.g., a structural engineer, home inspector, or art conservator). (USPAP)

### **Replacement Cost**

Estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (p. 163)

### **Reproduction Cost**

The estimated cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. (p. 163)

### **Prospective Opinion of Value**

A value opinion effective as of a specified future date. The term does not define a type of value. 150 prospectus Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (p. 149-150)

### **Retrospective Value Opinion**

A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (p. 166)

### **Use Value**

The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use. (p. 199)



Keller, Craig & Associates

Signature requested on January 29, 2025

## Engagement Letter

Business: Keller, Craig & Associates Recipient: Chris Williams  
billing@kellercraig.com 66202-4176  
6701 W 64th St Ste 310, Mission, KS, chris@highlandskc.com

This contract is between Keller, Craig & Associates (the "Business") and Chris Williams (the "Client") dated 01/29/2025.

### Terms

**Client:**

Highlands Enterprises, LLC

**Subject Property**

Address: 2031 S Spring Valley Road, Junction City, KS

Parcel #: 031-115-15-0-00-00-010.08-0

**Property Type**

Office Building

**Interest to be Valued:**

Fee Simple

**Intended Use:**

To assist Client in estimating the market value of the subject property for internal decision making purposes.

**Intended User(s):**



The client is the intended user of this report. Appraiser's identification of the intended user(s) of the appraisal is to determine the type and extent of research, analysis and reporting appropriate for the assignment. It is specifically not an acknowledgement or granting of permission by the Appraiser that such parties will or may rely on the appraisal.

**Type of Value:**

"As is" market value. The definition of the type of value will be stated in the report.

**Date of Value:**

Date of Appraiser's inspection, specific date to be stated in the report.

Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.

**Anticipated Scope of Work:**

Appraiser's anticipated scope of work for developing the appraisal will include: an inspection of the subject property and development of all relevant approaches to value.

**Report Option and Format:**

Narrative written report

**Delivery Date:**

February 14, 2025. Appraiser will use Appraiser's best efforts to deliver the appraisal report no later than such date. Appraiser's delivery of the report is contingent on Appraiser's timely receipt of information and documentation from Client and other parties. In the event of a delay beyond that date, Appraiser will inform Client promptly as soon as reasonably practicable.

**Appraiser's Interest In Subject Property or in Client or Other Involved Parties:** Appraiser has no knowledge of any current or prospective interest of the Appraiser in the subject property or in Client or other parties involved in the transaction to which this appraisal relates.

**Prior Services Regarding Subject Property (USPAP Disclosure):**

Appraiser has appraised the subject property within the three year period immediately preceding the date of this Agreement.

**Fee:**

\$4,000

**Payment Terms:**

The full fee is due in advance of any work commencing.

**Signatures**

This contract may be signed electronically or in hard copy. If signed in hard copy, it must be returned to the Business for valid record. Electronic signatures count as original for all purposes.

By typing their names as signatures below, both parties agree to the terms and provisions of this agreement.

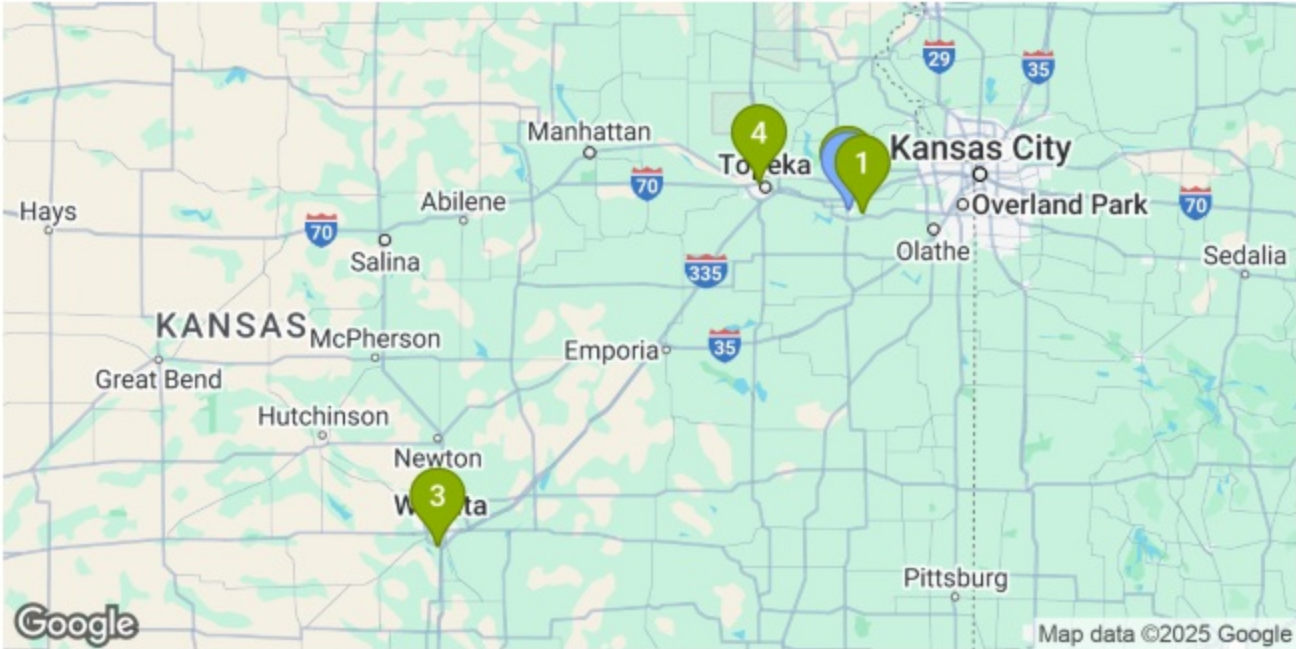
Business signature

|                                        |
|----------------------------------------|
| Owner name Matt Speer, MAI             |
| Owner signature <i>Matt Speer, MAI</i> |
| Business date signed 01/29/2025        |

Recipient signature

|                               |
|-------------------------------|
| Recipient name Rich Gregory   |
| Recipient signature           |
| Recipient date signed 1-29-25 |

Comps



| # | Property Name    | Sale Date  | Year Built | GBA SF  | RA SF   | Units | Sale Price  | Sale Price / Unit | Sale Price / SF | Analysis Sale Price | Analysis SP / SF |
|---|------------------|------------|------------|---------|---------|-------|-------------|-------------------|-----------------|---------------------|------------------|
| 1 | Dark Call Center | Listing    | 2000       | 105,000 | 105,000 | 1     | \$4,750,000 | \$4,750,000       | \$45.24         | \$4,750,000         | \$45.24          |
| 2 | Office Building  | 12/23/2024 | 1987       | 49,194  | 49,194  | 0     | \$1,600,000 | \$---             | \$32.52         | \$1,600,000         | \$32.52          |
| 3 | Portico Chase    | 3/6/2024   | 1992       | 74,739  | 72,199  | 2     | \$2,250,000 | \$1,125,000       | \$30.10         | \$4,897,000         | \$65.52          |
| 4 | Lets Help        | 11/18/2022 | 1964       | 24,500  | 24,500  | 1     | \$500,000   | \$500,000         | \$20.41         | \$500,000           | \$20.41          |

## Sale #1 - Dark Call Center



## Property Information

|                          |                                     |
|--------------------------|-------------------------------------|
| Property Name            | Dark Call Center                    |
| Property Class           | Office                              |
| Address                  | 2201 Noria Road, Lawrence, KS 66046 |
| County                   | Douglas                             |
| Property Type & Sub-Type | Other Office / ---                  |

## Site Information - NCS Pearson Complex

|                    |                    |
|--------------------|--------------------|
| SF / Acres         | 523,266 / 12.0125  |
| Zoning Code        | M-2                |
| Zoning Description | General Industrial |
| Shape              | Rectangular        |
| Topography         | Basically Level    |

## Improvement Information - Main Building

|                      |         |
|----------------------|---------|
| Gross Building Area  | 105,000 |
| Rentable Area        | 105,000 |
| Year Built           | 2000    |
| Construction Quality | Average |
| Building Condition   | Average |
| # of Stories         | 1       |
| # of Units           | 1       |
| Total Parking Spaces | 1,150   |



| Transaction Information        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Status                    | Listing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Sale Date                      | 02/01/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Seller                         | Orion Lawrence KS 2, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Buyer                          | N/A - Active Listing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Sale Price                     | \$4,750,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Analysis Sale Price            | \$4,750,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Sale Price per SF GBA          | \$45.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Analysis Sale Price per SF GBA | \$45.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Sale Confirmed By              | Sam Stratton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Sale Confirmed With            | Listing Agent Ben Whetstone - CBRE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Sale Remarks                   | <p>The property is a dark call center that has been vacant for several years. The property was listed in 2023 without a set list price. The listing agent noted that the sellers are motivated and he speculated that pricing between \$4,500,000 and \$5,000,000 would be acceptable. We have utilized a price of \$4,750,000 for the purposes of this write up. The property also is offered for lease with past marketing information indicating an asking lease rate of \$8.00 psf NNN, however the listing agent said the owners would prefer to sell rather than lease. Per the listing agent there has been minimal interest shown for either sale or lease since bringing the property to market.</p> |



Parcel Map

**Property Information**

|                          |                                    |
|--------------------------|------------------------------------|
| Property Name            | Office Building                    |
| Property Class           | Office                             |
| Address                  | 2000 Bluffs Dr, Lawrence, KS 66044 |
| County                   | Douglas                            |
| Property Type & Sub-Type | General Purpose / ---              |

**Site Information - Main Site**

|                     |                                               |
|---------------------|-----------------------------------------------|
| SF / Acres          | 257,004 / 5.9000                              |
| Zoning Code         | RSO                                           |
| Zoning Description  | Single-Dwelling Residential - Office District |
| Shape               | Irregular                                     |
| Flood Zone          | X                                             |
| Available Utilities | Electricity, Gas, Sewer, Trash, and Water     |

**Improvement Information - Main Building**

|                      |         |
|----------------------|---------|
| Gross Building Area  | 49,194  |
| Rentable Area        | 49,194  |
| Year Built           | 1987    |
| Construction Quality | Average |
| Building Condition   | Average |
| # of Stories         | 2       |

| Transaction Information        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Status                    | Closed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Sale Date                      | 12/23/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Seller                         | DST Realty Masskan LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Buyer                          | Bluffs 2000 LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Sale Price                     | \$1,600,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Analysis Sale Price            | \$1,600,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Sale Price per SF GBA          | \$32.52                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Analysis Sale Price per SF GBA | \$32.52                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Sale Confirmed By              | Sam Stratton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Sale Confirmed With            | Member of Purchasing Party John Salvino; Local Media                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Sale Remarks                   | <p>This was an openly marketed, arm's length transaction. The property had been vacant and on the market for multiple years with a list price as high as \$5,900,000. In mid-2024 the property was considered by the City of Lawrence for purchase and conversion to a new city hall, however those plans did not materialize. Following the abandonment of the city hall plan the eventual purchaser submitted an offer with a quick close date that was accepted. The purchaser is a group of local investors. A member of the purchasing party Mr. John Salvino noted that there was no significant deferred maintenance to the improvements and that there were inspections completed prior to sale. Mr. Salvino noted that their plans for the property include the development of a new multi-family related building on one of the existing parking lots and a renovation of the existing building toward continued office use, however likely with multiple new smaller suites built-out.</p> |

## Sale #3 - Portico Chase



Parcel Map Aerial



## Property Information

|                          |                                        |
|--------------------------|----------------------------------------|
| Property Name            | Portico Chase                          |
| Property Class           | Office                                 |
| Address                  | 4729 S Palisade Ave, Wichita, KS 67217 |
| County                   | Sedgwick                               |
| Property Type & Sub-Type | General Purpose / ---                  |

## Site Information - Main Site

|                     |                                           |
|---------------------|-------------------------------------------|
| SF / Acres          | 317,709 / 7.2936                          |
| Zoning Code         | LI                                        |
| Zoning Description  | Limited Industrial District               |
| Shape               | Rectangular                               |
| Flood Zone          | X; X500 or B                              |
| Topography          | Basically Level                           |
| Available Utilities | Electricity, Gas, Sewer, Trash, and Water |

## Improvement Information - Main Building

|                      |         |
|----------------------|---------|
| Gross Building Area  | 74,739  |
| Rentable Area        | 72,199  |
| Year Built           | 1992    |
| Construction Quality | Average |
| Building Condition   | Good    |
| # of Stories         | 2       |
| # of Units           | 2       |
| Total Parking Spaces | 400     |



| Transaction Information        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Status                    | Closed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Sale Date                      | 03/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Seller                         | Royal Caribbean Cruises Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Buyer                          | Lange Gen Y LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Sale Price                     | \$2,250,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Analysis Sale Price            | \$4,897,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Sale Price per SF GBA          | \$30.10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Analysis Sale Price per SF GBA | \$65.52                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Sale Confirmed By              | Denton Keller                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Sale Confirmed With            | Owner & SVQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Sale Remarks                   | <p>Per the buyer, the subject was not listed on the open market. An appraisal completed near the time of purchase indicates the sales price to be reflective of market. The buyer sent multiple offers over the years to purchase the property. The seller eventually agreed as their employees have transitioned to remote work environments. The property consists of a 74,739 SF office building. Historically the building was owner-occupied as a call center by Royal Caribbean cruises. The purchaser plans to renovate and occupy 22,730 SF on the second level. The proposed renovation budget is \$2,647,000. As part of this budget, the buyer will renovate some of the basement space (gym, conference room, and hallway), and additional common area space on the main level. We have not included the basement (10,725 SF) and the generator building (2,476 SF) in the gross building area or rentable area calls. The owner plans on leasing the remaining 49,469 SF.</p> |



Parcel Map



| Property Information                    |                                                              |
|-----------------------------------------|--------------------------------------------------------------|
| Property Name                           | Lets Help                                                    |
| Property Class                          | Office                                                       |
| Address                                 | 2631 SW East Circle Drive, Topeka, KS 66606                  |
| County                                  | Shawnee                                                      |
| Property Type & Sub-Type                | Other Office / ---                                           |
| Site Information - Primary Site         |                                                              |
| SF / Acres                              | 177,093 / 4.0700                                             |
| Zoning Code                             | PUD                                                          |
| Zoning Description                      | Planned Unit Development with R1, M2, OI3 and I1 use groups. |
| Shape                                   | Rectangular                                                  |
| Flood Zone                              | X                                                            |
| Topography                              | Basically Level                                              |
| Available Utilities                     | Electricity, Gas, Sewer, and Water                           |
| Improvement Information - Main Building |                                                              |
| Gross Building Area                     | 24,500                                                       |
| Rentable Area                           | 24,500                                                       |
| Year Built                              | 1964                                                         |
| Construction Quality                    | Low Cost                                                     |
| Building Condition                      | Fair                                                         |
| # of Stories                            | 1                                                            |
| # of Units                              | 1                                                            |

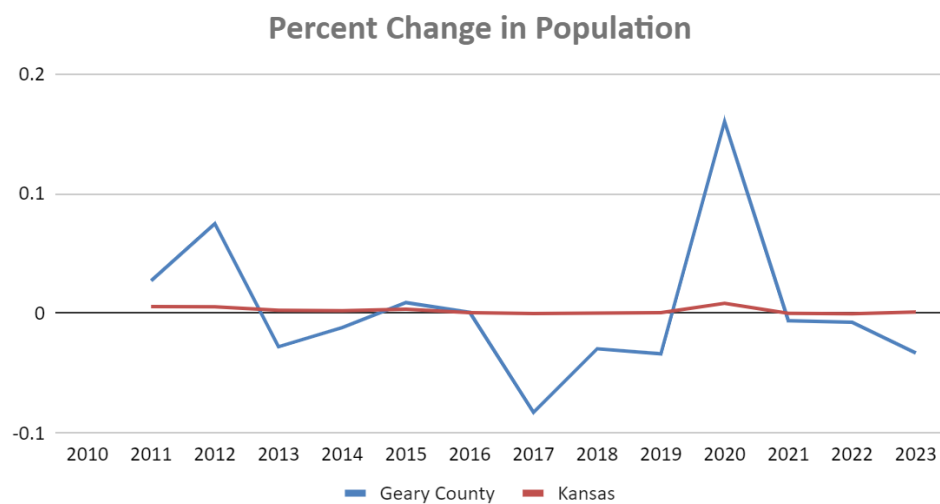
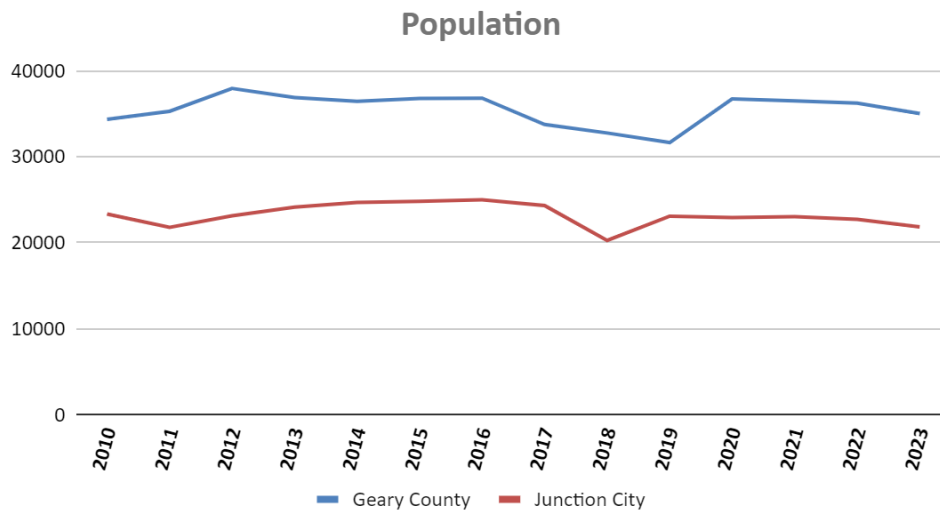
| Transaction Information        |                                                                                                                                                    |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Status                    | Closed                                                                                                                                             |
| Sale Date                      | 11/18/2022                                                                                                                                         |
| Seller                         | Midland Care Connection Inc                                                                                                                        |
| Buyer                          | Let's Help Inc                                                                                                                                     |
| Sale Price                     | \$500,000                                                                                                                                          |
| Analysis Sale Price            | \$500,000                                                                                                                                          |
| Sale Price per SF GBA          | \$20.41                                                                                                                                            |
| Analysis Sale Price per SF GBA | \$20.41                                                                                                                                            |
| Sale Confirmed By              | Michaelson                                                                                                                                         |
| Sale Confirmed With            | COV, County Appraiser's office, and Mike Morse of KS Commercial                                                                                    |
| Sale History                   | Confirmed by Mike Morse on Ks Commercial to LA Michaelson on 5/1/2023.                                                                             |
| Sale Remarks                   | The property was listed on the open market. Vacant at time of sale. Building was shell at sale. The property had been gutted and abated per agent. |

# Area Data

## Area Defined

Junction City is the county seat and most populous city in Geary County. Junction City is part of the Manhattan-Junction City, KS Combined Statistical Area (which includes Pott County, Geary County, and Riley County). Geary County is a central-eastern county of Kansas. US-70 and KS-57 run through the center of Junction City. The closest major city is Manhattan.

## Demographics



The estimated 2023 population for Junction City was 35,047, which makes up 62% of Geary County's population of 56,478 residents. Since 2010 the Junction City population has seen a 0.27% average annual decrease.



## Education

Geary County USD 475 is the only school district to cover the entire county and includes 15 elementary schools, two middle schools, one high school and two miscellaneous schools. Junction City is the location of seven elementary schools, one middle school, and the high school. The following are higher education schools located near Junction City:

Cloud County Community College, Junction City, KS 0 mi

Barton County Community College, Fort Riley, KS 4.2 mi

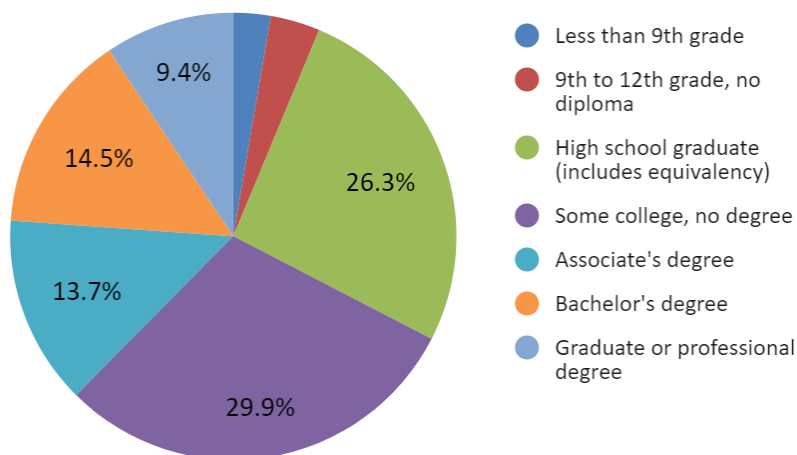
University of Kansas, Lawrence, KS 91 mi

Washburn University, Topeka, KS 64 mi

Kansas State University, Manhattan, KS 19 mi

High School degree or equivalent attainment is slightly higher on average in Geary County than state and national levels with 93.7% of residents completing high school or the equivalency compared to 92.1% in Kansas. Many fewer residents complete a bachelor's degree or higher (23.8%) compared to the state and national averages of 35%.

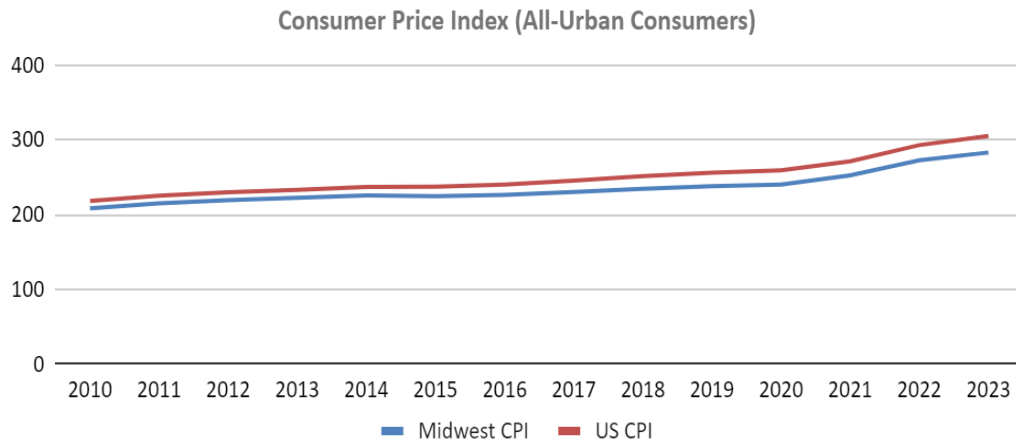
### Educational Attainment



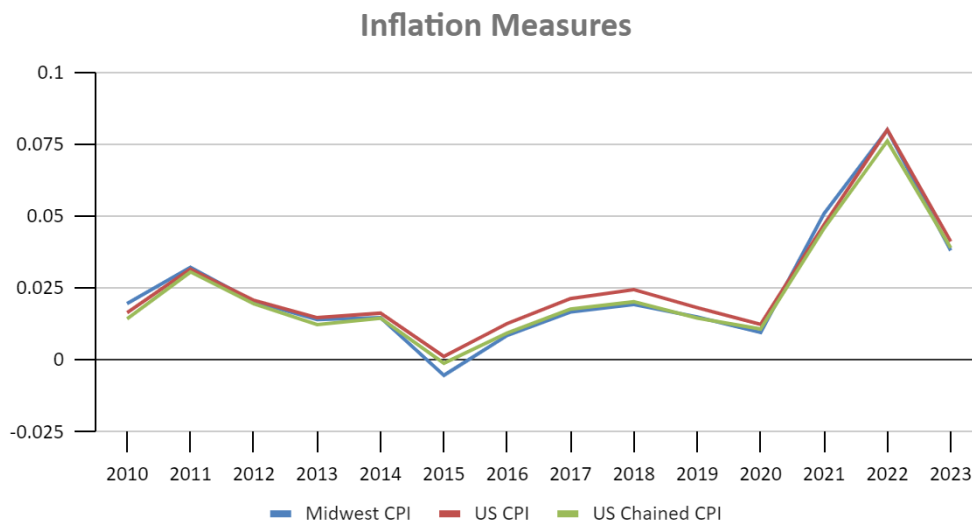
Source: American Community Survey

## Income and Expenses

The Bureau of Labor Statistics encourages the use of large, regional metropolitan area CPI data over smaller metropolitan statistical area data. These larger areas are more accurately measured and less susceptible to large measurement swings caused by anomalous price fluctuations. In 2009, the nation and the Midwest area experienced slight deflation for the first time in decades, with the Midwest experiencing deflation of -0.64% and the nation at -0.36%. In early 2020, the Coronavirus (COVID-19) was declared a pandemic, with a national state of emergency in place. The pandemic created substantial turmoil in various financial markets. Beginning in 2021, the US began to experience the highest levels of inflation in nearly four decades. The Midwest has had an average inflation rate of 2.38% since 2010 compared with 2.55% for the nation for the same period.



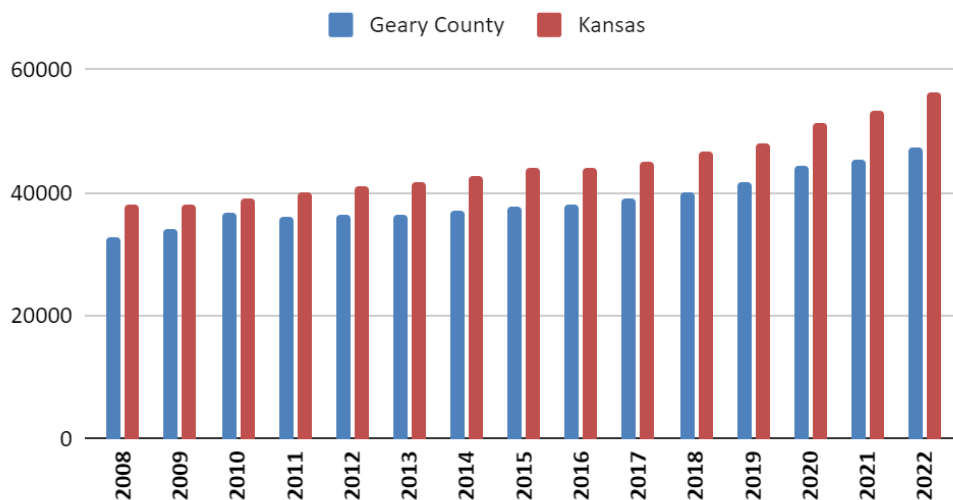
Source: Bureau of Labor Statistics



Source: Bureau of Labor Statistics

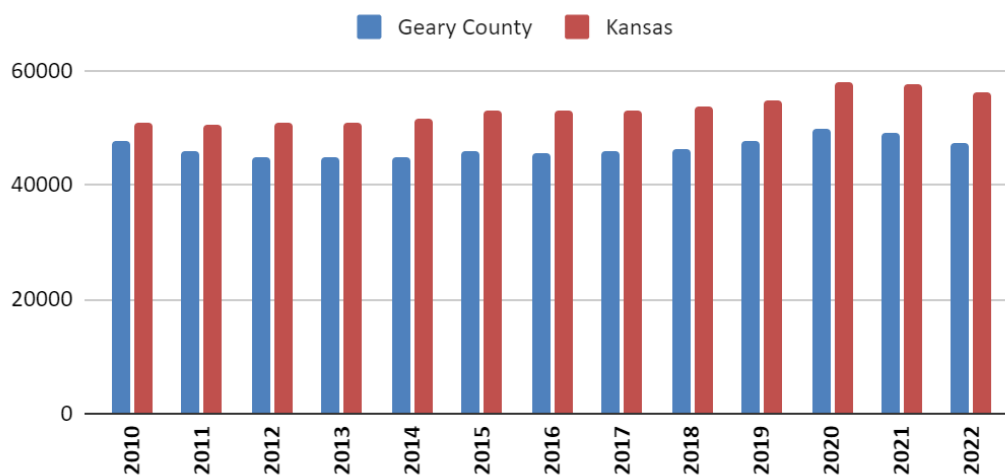
The nominal annual income in Geary County was \$47,264 in 2022. Residents of Geary County make 16% less per year than the average residents of the state. Since 2010 the real annual income has increased by an average of 1.06% annually, compared to 0.85% for the state of Kansas.

## Nominal Annual Income



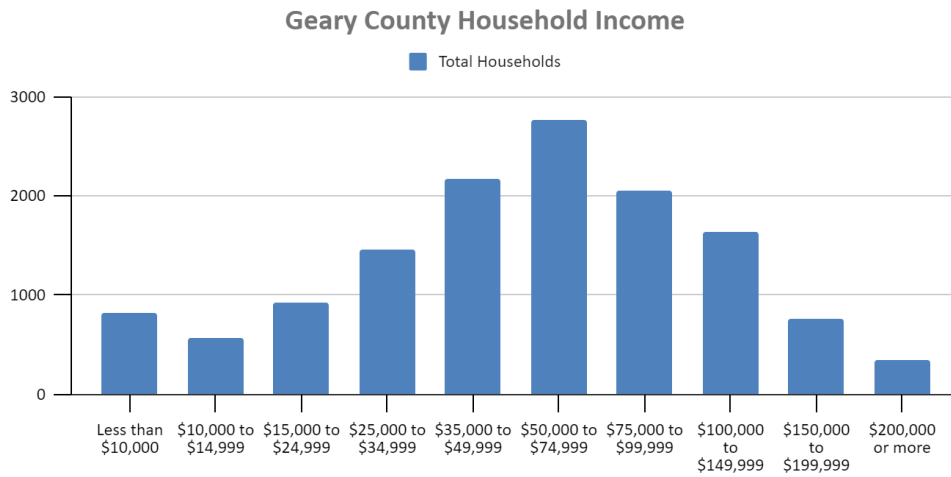
Source: Bureau of Labor Statistics

## Real Annual Income



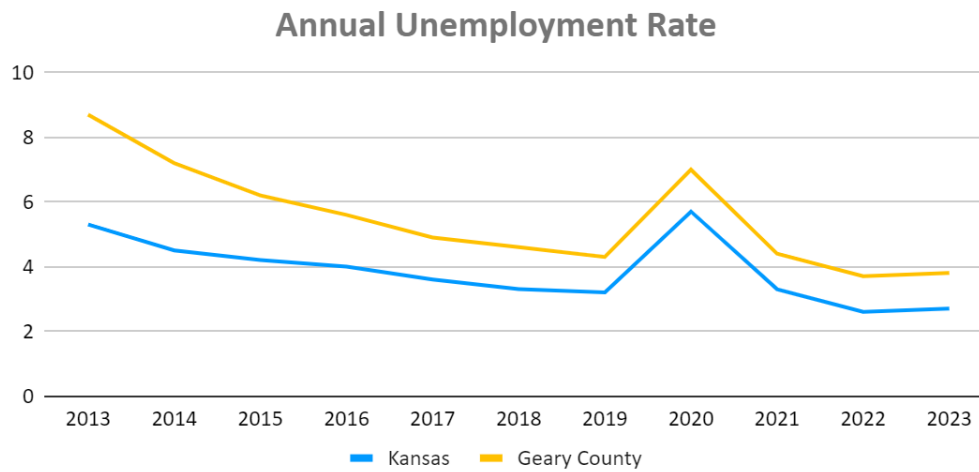
Source: Bureau of Labor Statistics, calculations made by Keller, Craig and Associates

The household income distribution for Geary is shown below, with 44% of households earning less than \$50,000 a year. The mean household income in 2022 was \$68,466 for Geary County and \$93,221 for Kansas.



Source: American Community Survey

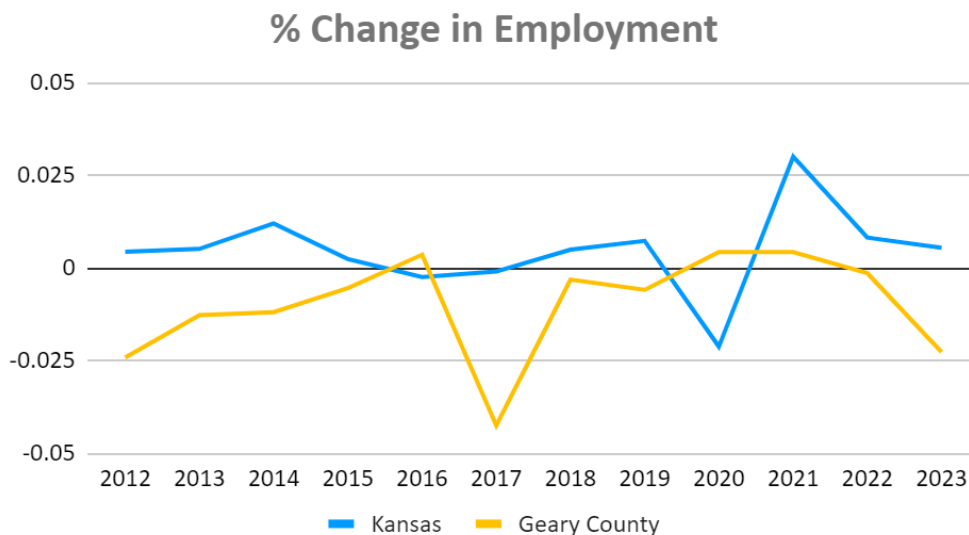
## Employment and Industry



Source: Bureau of Labor Statistics

Unemployment in Geary County has trended higher than in Kansas in recent years. Unemployment in 2020 increased due to the global Coronavirus (COVID-19) pandemic but has since declined. Job growth can be seen in the table below.





Source: Bureau of Labor Statistics

The educational services and healthcare/social assistance industry are the largest industries in Geary County. The second and third largest industries in Geary County are the retail trade and public administration.

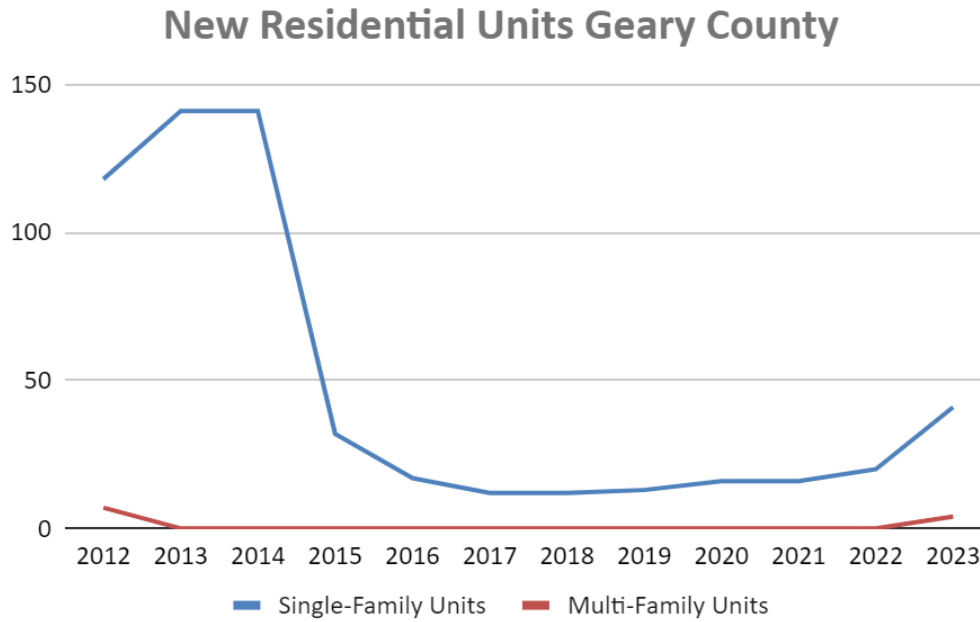
#### Geary County

| Industry                                                                                   | Employed      | % Employed    |
|--------------------------------------------------------------------------------------------|---------------|---------------|
| Agriculture, forestry, fishing and hunting, and mining                                     | 128           | 1.0%          |
| Construction                                                                               | 875           | 6.6%          |
| Manufacturing                                                                              | 1,023         | 7.7%          |
| Wholesale trade                                                                            | 351           | 2.7%          |
| Retail trade                                                                               | 2,024         | 15.3%         |
| Transportation and warehousing, and utilities                                              | 573           | 4.3%          |
| Information                                                                                | 161           | 1.2%          |
| Finance and insurance, and real estate and rental and leasing                              | 657           | 5.0%          |
| Professional, scientific, and management, and administrative and waste management services | 936           | 7.1%          |
| Educational services, and health care and social assistance                                | 3,104         | 23.5%         |
| Arts, entertainment, and recreation, and accommodation and food services                   | 1,258         | 9.5%          |
| Other services, except public administration                                               | 722           | 5.5%          |
| Public administration                                                                      | 1,417         | 10.7%         |
| <b>Total Employed</b>                                                                      | <b>13,229</b> | <b>100.0%</b> |

Source: American Community Survey

#### Residential Market

The U.S. Department of Housing and Urban Development's (HUD's) Office of Policy Development and Research (PD&R) supports the Department's efforts to help create cohesive, economically healthy communities. PD&R is responsible for maintaining current information on housing needs, market conditions, and existing programs, as well as conducting research on priority housing and community development issues. The Office provides reliable and objective data and analysis to help inform policy decisions. Building permit data from HUD can be seen below.

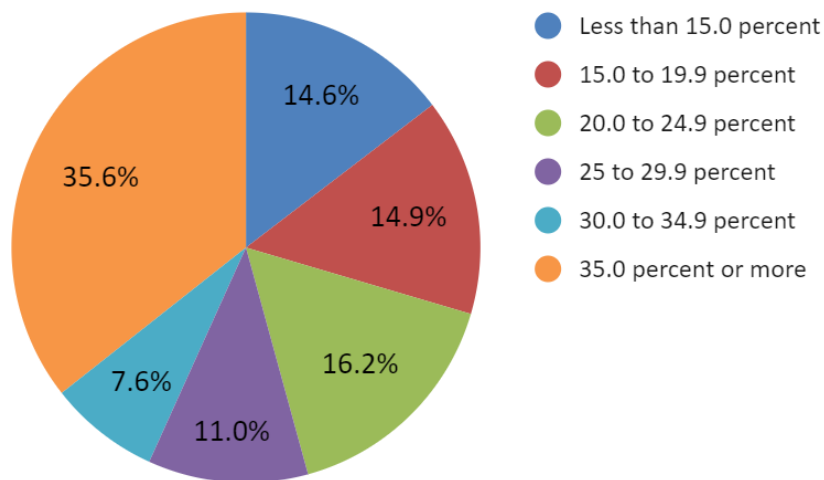


Source: HUD's Office of Policy Development and Research

Demand for residential building permits in Geary County has declined since 2015, with an annual average of 17 permits since 2015. Multifamily construction has been nonexistent for the last decade.

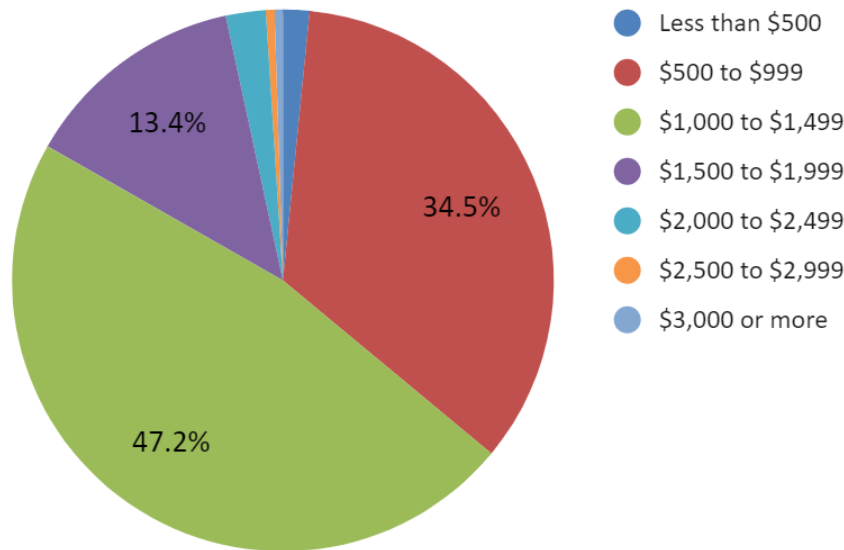
The median gross rent for Geary County in 2022 was \$1,132. The median gross rent for Kansas is \$975. The majority (52%) of households in Geary County pay \$1,000 to \$1,500 gross monthly rent. There are 64.4% of renters allocated 35 percent or more of their income toward rent.

### Gross Rent as a percentage of Household Income



Source: American Community Survey

### Gross Monthly Rent



Source: American Community Survey

### Cultural Attractions

Junction City is the home of the Kansas Vietnam Memorial, which lists the names of 797 Kansans who were either killed or still listed as Missing in Action from the Vietnam War. Junction City also boasts the Buffalo Soldier Memorial, Desert Storm Memorial, Geary County Historical Museum and a completed historical downtown development. The Episcopal Church in Junction City was built in 1859 and is the oldest Episcopal Church in continuous use in Kansas. The Historic Opera House opened in January 1882. The stately red brick structure with a tall four faced clock tower was a bustling site for community gatherings. In January 1898, almost 16 years to the day after it opened its doors, the Opera House was destroyed by a fire. In 1982 the theatre closed its doors and is now being restored.

Known as the fishing capital of Kansas, Milford Lake is located just five minutes from I-70. It offers outdoor activities including fishing, boating, hiking, exploring, and camping. Just below the Milford Lake Dam is the Milford Lake Fish Hatchery and Nature Center, the outlet fishing area, and a large swimming area with numerous picnic areas. The Milford Nature Center features aquatic and terrestrial exhibits, live animal displays, nature trails, and one of the world's largest antique fishing lure collections.

### Conclusion

In early 2020, the Coronavirus (COVID-19) was declared a pandemic, with a national state of emergency in place. The pandemic created substantial turmoil in various financial markets. The impact of this has varied over the region and by property type, but the majority of markets have fully recovered from COVID-19-related issues. However, increasing inflation in 2022 and 2023 added to economic pressures. Per JP Morgan's 2024 Market Outlook, "As we approach 2024, we expect both inflation data and economic demand to soften, as the tailwinds for growth and risk markets are fading."

# Office Building

2031 S Spring Valley Road, Junction City, KS 66441



**Effective Date**  
November 08, 2022

**Prepared For**  
Appraisal Manager  
Emprise Bank

**Client File Number**  
10-22-8351

**Date of the Report**  
November 17, 2022

**Internal File Number**  
22-1468

**Report Type**  
Appraisal Report

PREPARED BY:



**KELLER, CRAIG  
& ASSOCIATES**

REAL ESTATE APPRAISERS & CONSULTANTS





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# Transmittal Letter



REAL ESTATE APPRAISERS & CONSULTANTS

6701 W 64th Street, Suite 310  
Overland Park, KS 66202

www.kellercraig.com  
P: 913-362-3222

November 17, 2022

Appraisal Manager  
Emprise Bank  
257 N. Broadway Street  
Wichita, Kansas 67202

RE: Appraisal Report for the property located at 2031 S Spring Valley Road, Junction City, KS 66441

Dear Appraisal Manager:

In accordance with your authorization, we have conducted the investigation necessary to form an opinion of value in the above captioned subject property. The appraisal report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable market data, the results of the investigation, and the reasoning leading to the conclusions set forth. The report that follows is considered to be a summary of our analysis and conclusions. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. We are not responsible for unauthorized use of this report. Please take special note of any assumptions used in this assignment as they may have affected the results of the assignment.

Per conversations with the client and the intended user of the report, the scope of work in this report is intended to be consistent with industry standards and has been performed so as to develop a credible report. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.

| Value Conclusions |             |               |         |                   |                |                 |
|-------------------|-------------|---------------|---------|-------------------|----------------|-----------------|
| Description       | Perspective | Type of Value | Premise | Property Interest | Effective Date | Indicated Value |
| N/A               | Current     | Market Value  | As Is   | Leased Fee        | 11/08/2022     | \$3,540,000     |

Sincerely,  
Keller Craig & Associates, LLC

A handwritten signature in blue ink, appearing to read 'Samuel Stratton'.

Samuel Stratton  
sstratton@kellercraig.com

A handwritten signature in blue ink, appearing to read 'Brian A. Klahr'.

Brian A. Klahr, MAI  
State Certified General, KS No. G-1308  
bklahr@kellercraig.com

# Certification - Samuel Stratton

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

In regards to the inspection of the property:

- Samuel Stratton performed the following type of inspection of the subject property: Interior and Exterior Inspection
- No one provided significant real property appraisal assistance to Samuel Stratton.
- Samuel Stratton has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.



Samuel Stratton

Effective Date of Appraisal: November 08, 2022

Date of Report: November 17, 2022

# Certification - Brian A. Klahr, MAI

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

In regards to the inspection of the property:

- Brian A. Klahr, MAI did not personally inspect the subject property.
- No one provided significant real property appraisal assistance to Brian A. Klahr, MAI.
- Brian A. Klahr, MAI has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.

In addition, as a member of the Appraisal Institute:

- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.



Brian A. Klahr, MAI

State Certified General , KS No. G-1308

Effective Date of Appraisal: November 08, 2022

Date of Report: November 17, 2022



# Summary of Salient Facts

| Property Information          |                                                                                                                                                                                         |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Name                 | Office Building                                                                                                                                                                         |
| Street Address                | 2031 S Spring Valley Road                                                                                                                                                               |
| City                          | Junction City                                                                                                                                                                           |
| State/Province                | KS                                                                                                                                                                                      |
| Zip Code/Postal Code          | 66441                                                                                                                                                                                   |
| County                        | Geary                                                                                                                                                                                   |
| Property Class                | Office                                                                                                                                                                                  |
| Property Type                 | General Purpose                                                                                                                                                                         |
| Property Owner Name           | City of Junction City                                                                                                                                                                   |
| Site Characteristics          |                                                                                                                                                                                         |
| MSA                           | Junction City/Manhattan, Kansas                                                                                                                                                         |
| Legal Description             | RPLT LT 3,JACK LACY IND PRK , BLOCK 2 , ACRES 12.8 , POB 95.26' S OF NW COR LOT 3A E 1057.19'; S 593.15'; W 578.6 NW 170.21'; W 366.93'; N 475.8 TO POB SECTION 15 TOWNSHIP 12 RANGE 05 |
| Parcel Identifier             | 031-115-15-0-00-00-010.08-0                                                                                                                                                             |
| Land SF                       | 555,826                                                                                                                                                                                 |
| Land Acres                    | 12.76                                                                                                                                                                                   |
| Zoning Characteristics        |                                                                                                                                                                                         |
| Zoning Codes                  | IL                                                                                                                                                                                      |
| Zoning Description            | Light Industrial District                                                                                                                                                               |
| Improvements Characteristics  |                                                                                                                                                                                         |
| Gross Building Area (SF)      | 47,252                                                                                                                                                                                  |
| Rentable Area (SF)            | 47,252                                                                                                                                                                                  |
| Year Built (Weighted Average) | 2007                                                                                                                                                                                    |
| Land to Bldg Ratio (x:1)      | 11.76                                                                                                                                                                                   |

## Sale History Remarks

There have been no sales in the past three years. In addition, the subject is not currently listed for sale.

| Scope of Work Information                                                                                                                                         |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Client Name                                                                                                                                                       | Emprise Bank                  |
| Report Type                                                                                                                                                       | Appraisal Report              |
| Intended Use                                                                                                                                                      | Federally related transaction |
| Intended User                                                                                                                                                     | Emprise Bank                  |
| Extraordinary Assumptions                                                                                                                                         |                               |
| It is an extraordinary assumption of this appraisal that the current tenant will continue to lease the subject through the current lease term ending in May 2025. |                               |

## Purpose of the Appraisal

The purpose of the appraisal is to estimate the market value of the subject property.

## Property Inspection

| Appraiser          | Extent of Inspection  | Date Inspected |
|--------------------|-----------------------|----------------|
| Sam Stratton       | Interior and Exterior | 11-8-2022      |
| Brian A Klahr, MAI | Not Inspected         | N/A            |

## Scope of Work

As part of this appraisal, we completed a thorough investigation and analysis of the data considered pertinent to valuing the subject property. This report was prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the guidelines set forth in the Financial Institutions Reform Recovery Enforcement Act (FIRREA).

No additional Intended Users or Uses are identified or intended by the appraisers. Due to the relationship between the client and the appraiser, reliance on this report by any other parties for any use whatsoever, is prohibited.

### Property Identification

The property has been identified using the following sources:

- Postal address
- Public records
- Legal description

### Type and Extent of Data Researched

The following information was reviewed in preparing this report:

- Flood zone status
- Zoning Requirements
- Applicable Tax Data
- Demographics
- Public Record Data
- Comparable Data
- Lease Agreement
- Building Plans

### Type and Extent of Analysis

The data has been gathered and analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

### Approaches Performed

The appraisers have performed the sales comparison and income approaches to value. The cost approach is not developed herein given the age/condition of the subject improvements.

### Subject Lease Note

The subject is encumbered by a sublease agreement through May 2025. We note that the sublandlord is Spirit of '76, Inc. a non-profit entity that is a related party to the City of Junction City, the fee simple owner of the subject. The subtenant, Advanced Call Center Technologies, LLC, has leased the subject property since June 2014 and is now in the first of three (3) five (5) year option periods. As a result of the ongoing COVID-19 pandemic, employees of the tenant company began working from home in 2020 and only several essential employees of the tenant organization continue to physically occupy the subject. We were advised by a representative of the tenant company at the time of our inspection that employees will continue to work from home indefinitely and that the company has shifted additional operations formerly at the subject to another location out of state. To the best of our knowledge, the tenant has continued paying rent since operations shuttered at the subject. The representative of the tenant that we spoke with was not aware of future plans regarding exercising the next option period of the lease agreement.

As the current lease term has several years remaining, we will analyze the existing lease terms within this appraisal. As will be demonstrated within the forthcoming Income Approach, the current lease rate is considered to be in line with market rent. Given the uncertainty on the tenant's future plans for exercising their second option period of the lease agreement, a higher level of risk is present and will be reflected in our capitalization rate selection within the Income Approach.

### Data Sources

| Item                | Source (s)        |
|---------------------|-------------------|
| Site Size           | County Records    |
| Zoning              | City Records      |
| Tax Data            | County Records    |
| Gross Building Area | County Records    |
| Rentable Area       | County Records    |
| Year Built          | County Records    |
| Parking Spaces      | Appraiser Counted |

### Definitions

Pertinent definitions, including the definition of market value, are included in the Glossary, located in the Addenda to this report.

| Indicated Values          |             |
|---------------------------|-------------|
| Land Value                | N/A         |
| Cost Approach             | N/A         |
| Sales Comparison Approach | \$3,540,000 |
| Income Approach           | \$3,560,000 |

| Value Conclusions |             |               |         |                   |                |                 |
|-------------------|-------------|---------------|---------|-------------------|----------------|-----------------|
| Description       | Perspective | Type of Value | Premise | Property Interest | Effective Date | Indicated Value |
| N/A               | Current     | Market Value  | As Is   | Leased Fee        | 11/08/2022     | \$3,540,000     |

# Assumptions and Conditions

This appraisal is subject to the following general assumptions and limiting conditions.

- 1. Title to the property is assumed to be good and marketable and the legal description correct.
- 2. No responsibility for legal matters is assumed. All outstanding taxes, liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
- 3. All sketches in this report are intended to be visual aids and should not be construed as surveys or engineering reports.
- 4. All information in this report has been obtained from reliable sources. We cannot, however, guarantee or be responsible for the accuracy of information furnished by others.
- 5. Unless otherwise stated, this opinion of value applies to land and improvements only; the value of trade fixtures, furnishings and other equipment has not been included.
- 6. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
- 7. Subsurface rights (minerals, water, and oil) were not separately evaluated in making this appraisal.
- 8. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely upon information furnished by others as to said data, therefore, the value conclusions are subject to the correctness and verification of said data.
- 9. We inspected, as far as possible, by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Likewise, no tests were made on the roof, mechanical, plumbing or electrical systems. Unless otherwise stated, no representations are made as to geotechnical conditions of the land or the quality and condition of the roof, heating, cooling, ventilating electrical and plumbing equipment.
- 10. Unless otherwise stated in this report, the existence of hazardous substances were not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such materials on or in the property unless otherwise stated. However, we are not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field or environmental impacts upon real estate if so desired.
- 11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.

## Extraordinary Assumptions and Hypothetical Conditions

This appraisal is subject to the following assumptions and limiting conditions that are specific to the subject property or to this report. Any assumptions used may have affected assignment results.

| Extraordinary Assumptions                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| It is an extraordinary assumption of this appraisal that the current tenant will continue to lease the subject through the current lease term ending in May 2025. |

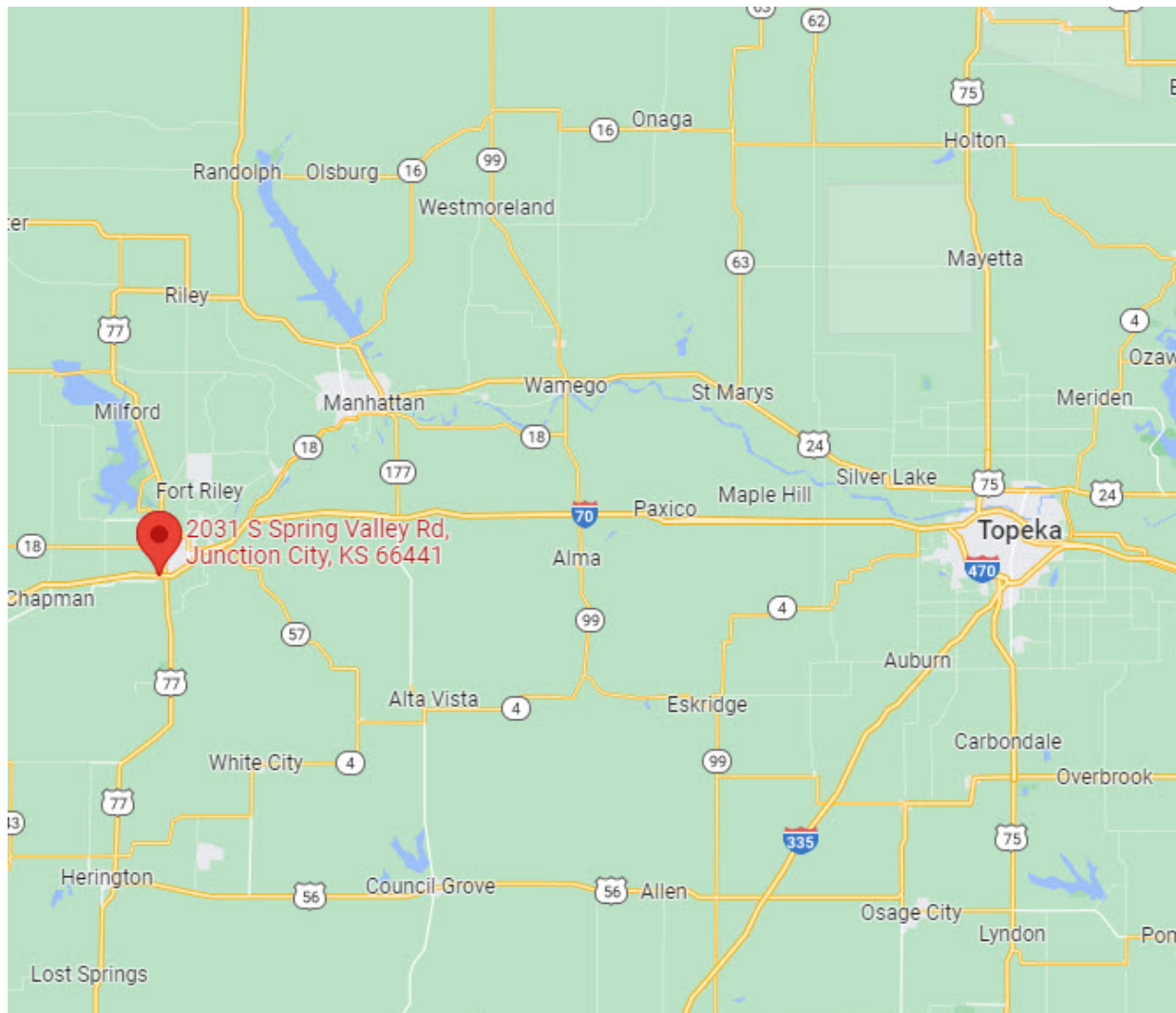


# Area and Neighborhood

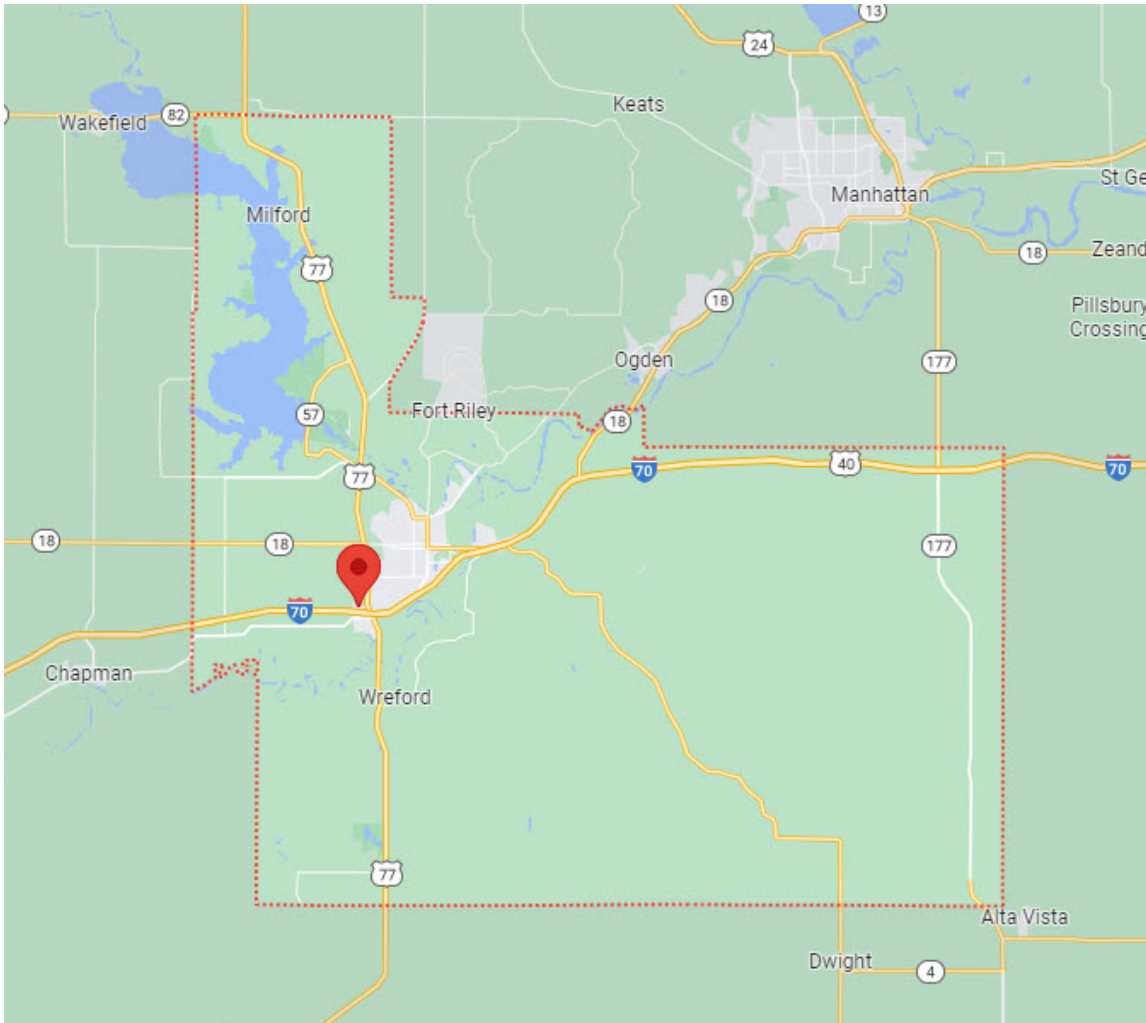
## Area Overview

The subject is located in Junction City, Geary County, Kansas. Junction City is in north-central Kansas. Junction City is located along I-70, is the Geary County seat, and the home of Fort Riley, a major U.S. Army base. Junction City is also very close to the City of Manhattan to the east. Manhattan is the home of Kansas State University. Junction City is roughly 60 miles west of Topeka, the State Capital. The national economy experienced a downturn in 2020 due to the COVID-19 Pandemic. To help slow the economic downturn, the federal government has passed several stimulus plans, including the most recent in March 2021 called the American Rescue Plan. The first COVID-19 vaccine began rolling out in the US in December 2020. There are currently three vaccines on the market, with more in the works. According to the federal government, all adults and children over 5 years old have access to these vaccines.

Market forecasts expect continued economic recovery through 2022. The Center for Economic Development and Business Research also notes "substantial downside risks remain present that could derail or slow the recovery. These include brittle supply chains, difficulty attracting workers back to the labor force, and potential spikes in the novel coronavirus."



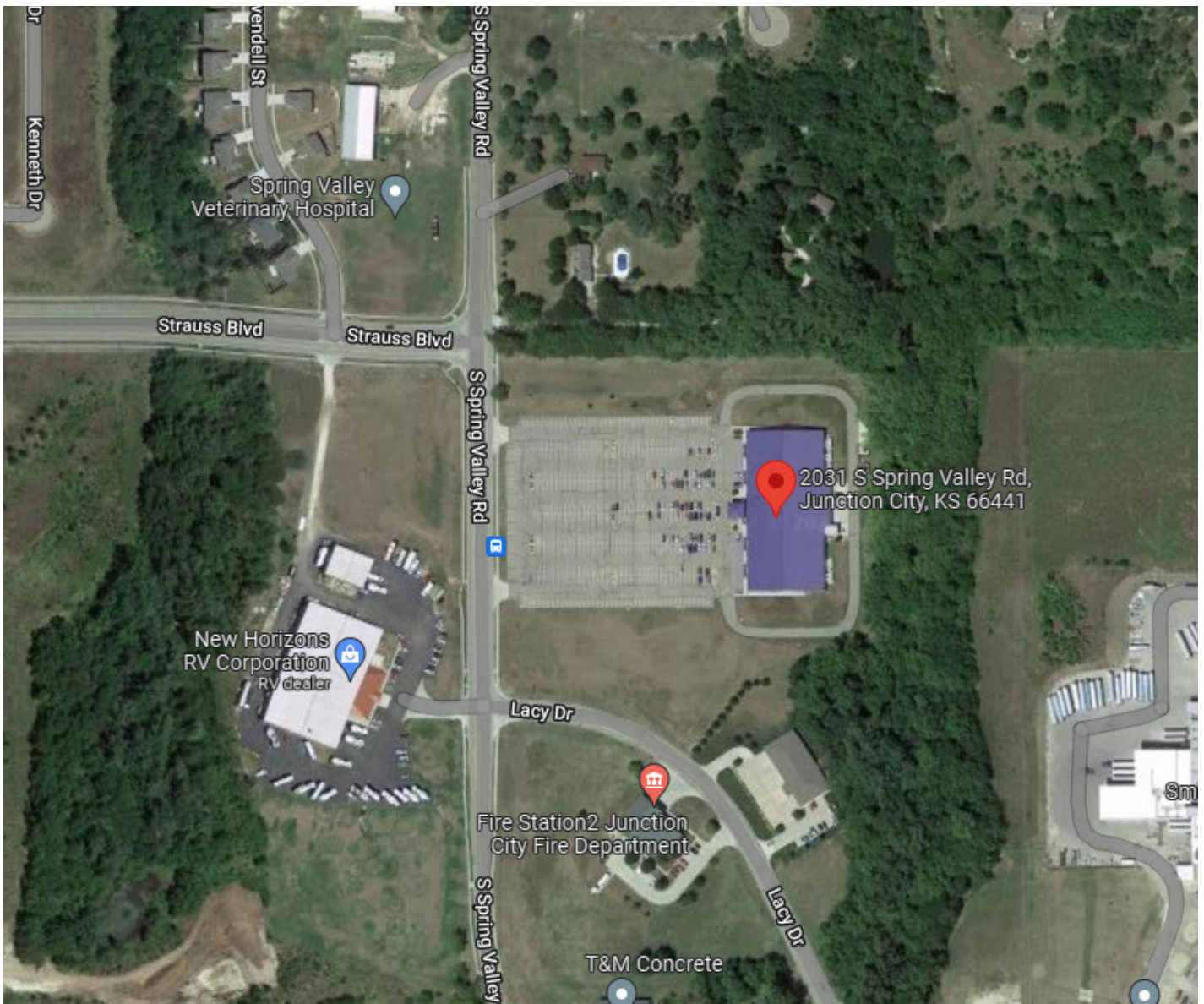
## Neighborhood Overview



For the purposes of this report, the neighborhood boundaries are best described as Geary County.

The neighborhood is primarily influenced by its proximity to Fort Riley. Due to the proximity to Fort Riley, most of the residential use is from soldiers and civilian employees of Fort Riley. Neighborhood land use includes a mix of single-family residential, municipal uses, and light industrial.

Access to the area is mainly by Interstate 70, US Highway 77, and Kansas Highway 18.



Properties immediately adjacent to the subject are summarized below:

| Direction | Zoning | Use                       |
|-----------|--------|---------------------------|
| North     | RS     | Vacant Land               |
| South     | IL     | Vacant Land/Office        |
| East      | IL     | Vacant Land/Manufacturing |
| West      | IL     | RV Dealership             |

There has been limited recent development in the area. The majority of new development occurred in the late 2000s in anticipation of a projected increase in troops at Ft. Riley. Examples include the Junction City Middle School built in 2007, as well as several multifamily developments constructed in the past ten years. Hunter's Ridge is a 156-unit complex built in 2008. Quinton Pointe is a 192 unit complex built in 2008. Patriot Pointe is a 129 unit townhome development that was built in 2007. The Bluffs was constructed as a 602 unit property built in 2007 (two of the buildings, including more than 50 units have been destroyed by fires.) A Wal-Mart Neighborhood Market and Ace Hardware opened on US Highway 77 and McFarland Road during this time as well. It is also of note that a new car dealership was constructed at the northeast corner of the US Highway 77/Interstate 70 Interchange in 2012.

In November 2017, the local school district approved a \$105 million bond issue to build a new high school. The new campus is located across the highway from the Middle School complex on the north side of K-18 Highway on the western edge of the city. The campus covers 160 acres and includes new athletic fields.

The predominant driving force of the Junction City area is Fort Riley, the home of the First Infantry Division. In addition to the soldiers and their families living on post, many military personnel and civilian contractors commute from Junction City to the Fort. The base covers over 100,000 acres of which 71,000 acres are used for training purposes. There are approximately 15,000 active duty service members assigned to Fort Riley, with more than 18,000 family members, 29,000 veterans and retirees, and 5,600 civilian employees who live in the region and work at Fort Riley.

In July of 2021, approximately 3,700 Fort Riley troops were deployed to Europe as part of Operation: Atlantic Resolve. Deployment was recently extended for these troops. As of March 2022, an additional 300 soldiers from Fort Riley will join the previously deployed troops for Operation: Atlantic Resolve.

There is a large supply of developed single-family lots sitting vacant as there appears to be an oversupply in the market. Most of these lots are in the western portion of Junction City. In recent years, many developers who intended to sell their homes have instead rented them. No new multifamily development has been occurring.

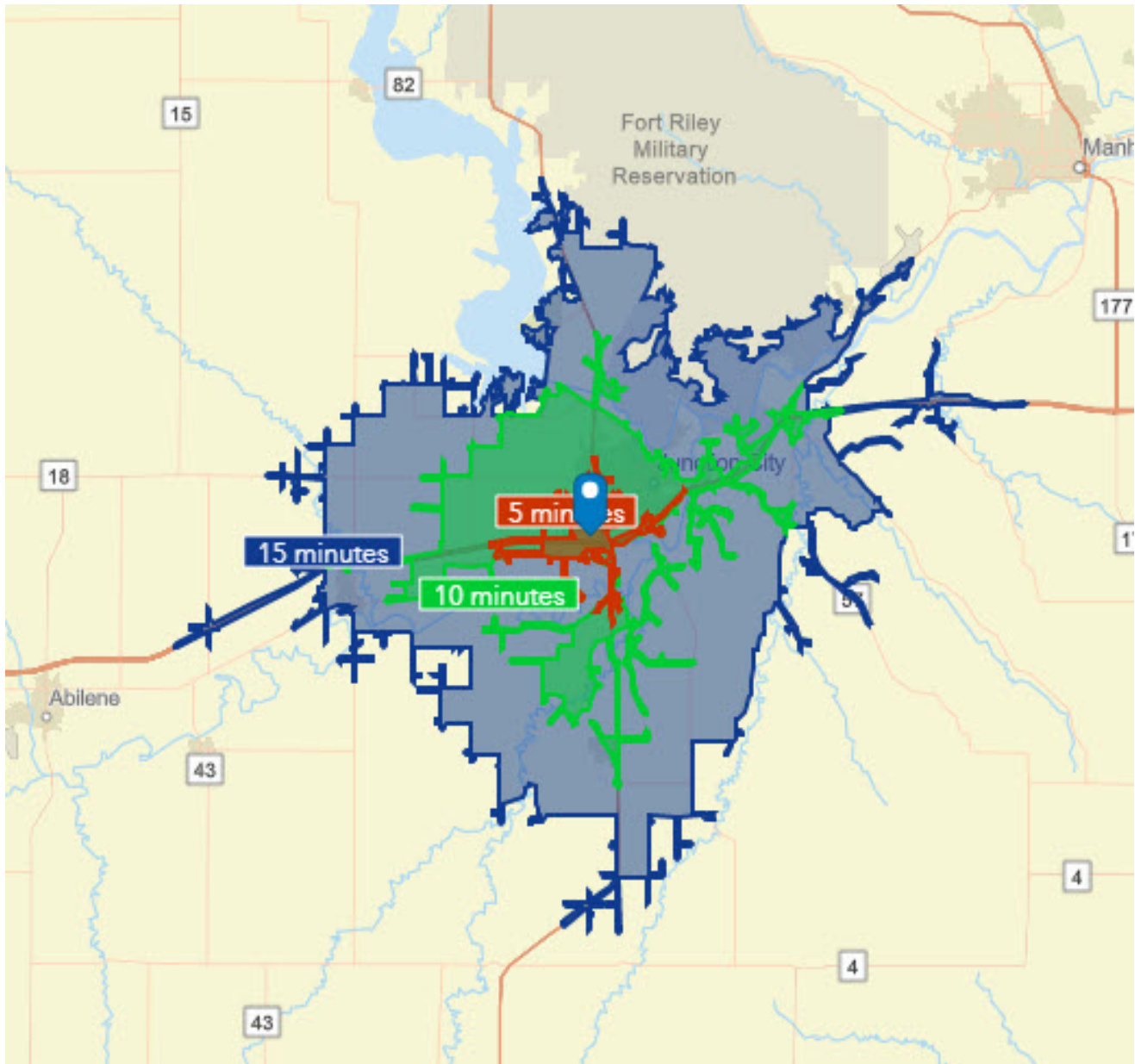
There has been minimal new commercial development occurring in Junction City's downtown area in recent years as well. However, new plans for a microbrewery at 726 Washington have surfaced. The owners of the proposed microbrewery were encouraged by the Junction City Main Street organization. The 18,000-square-foot building, which had previously been vacant for 25 years, was recently purchased and is in the process of being gutted and renovated into Highland Brewing Company. The current estimated completion date is summer 2023.

The appraisers have performed a drivetime analysis, which shows demographic information in 5, 10, and 15-minute drivetimes surrounding the subject. The supporting data is retained in the appraisers' work file. A summary of the demographic data is shown on the following page.

The neighborhood appears to be in the stability stage of its life cycle. Given the history of the neighborhood and the growth trends noted in the area analysis, it is our opinion the outlook for the neighborhood is continued stability with potential for moderate redevelopment and renovation of existing structures.



Demographics



## 5-Minute Drivetime

2031 S Spring Valley Rd, Junction City, Kansas, 66441

5 minutes

### KEY FACTS

6,216

Population

32.9

Median Age

2.7

Average Household Size

\$69,606

Median Household Income

### BUSINESS



124

Total Businesses



1,653

Total Employees

### EDUCATION

4%

No High School Diploma



20%  
High School Graduate



44%  
Some College



32%  
Bachelor's/Grad/Pr of Degree

### EMPLOYMENT



White Collar

58.1%



Blue Collar

20.0%



Services

21.8%

3.8%

Unemployment Rate

### INCOME



\$69,606

Median Household Income



\$30,377

Per Capita Income



\$82,064

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (27.2%)

The smallest group: \$200,000+ (2.5%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 2.8%  | -4.4% |  |
| \$15,000 - \$24,999   | 4.2%  | -1.0% |  |
| \$25,000 - \$34,999   | 9.3%  | -0.2% |  |
| \$35,000 - \$49,999   | 10.7% | -6.6% |  |
| \$50,000 - \$74,999   | 27.2% | +0.8% |  |
| \$75,000 - \$99,999   | 21.5% | +7.0% |  |
| \$100,000 - \$149,999 | 16.9% | +2.1% |  |
| \$150,000 - \$199,999 | 5.0%  | +0.8% |  |
| \$200,000+            | 2.5%  | +1.5% |  |

Bars show deviation from Geary County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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10-Minute Drivetime

2031 S Spring Valley Rd, Junction City, Kansas, 66441

10 minutes

KEY FACTS

24,025

Population



2.5

Average Household Size

32.0

Median Age

\$57,599

Median Household Income

EDUCATION

6%

No High School Diploma



26%  
High School Graduate



44%  
Some College



24%  
Bachelor's/Grad/Pr of Degree

BUSINESS



872

Total Businesses



8,810

Total Employees

EMPLOYMENT



53.2%

White Collar



26.0%

Blue Collar



20.9%

Services

3.8%

Unemployment Rate

INCOME



\$57,599

Median Household Income



\$28,661

Per Capita Income



\$55,494

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (26.5%)

The smallest group: \$200,000+ (0.9%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 7.1%  | -0.1% |  |
| \$15,000 - \$24,999   | 5.7%  | +0.5% |  |
| \$25,000 - \$34,999   | 9.3%  | -0.2% |  |
| \$35,000 - \$49,999   | 16.9% | -0.4% |  |
| \$50,000 - \$74,999   | 26.5% | +0.1% |  |
| \$75,000 - \$99,999   | 14.7% | +0.2% |  |
| \$100,000 - \$149,999 | 15.2% | +0.4% |  |
| \$150,000 - \$199,999 | 3.6%  | -0.6% |  |
| \$200,000+            | 0.9%  | -0.1% |  |

Bars show deviation from Geary County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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# 15-Minute Drivetime

2031 S Spring Valley Rd, Junction City, Kansas, 66441

15 minutes

## KEY FACTS

38,075

Population



2.6

Average Household Size

29.0

Median Age

\$56,321

Median Household Income

## BUSINESS



1,152

Total Businesses



14,641

Total Employees

## INCOME



\$56,321

Median Household Income



\$26,364

Per Capita Income



\$33,367

Median Net Worth

## EDUCATION

5%

No High School Diploma



26%

High School Graduate



45%

Some College



24%

Bachelor's/Grad/Pr of Degree

## EMPLOYMENT



White Collar



Blue Collar



Services

53.1%

26.7%

20.2%

4.2%

Unemployment Rate

## Households By Income

The largest group: \$50,000 - \$74,999 (25.9%)

The smallest group: \$200,000+ (1.0%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 7.3%  | +0.1% |  |
| \$15,000 - \$24,999   | 5.9%  | +0.7% |  |
| \$25,000 - \$34,999   | 9.8%  | +0.3% |  |
| \$35,000 - \$49,999   | 17.9% | +0.6% |  |
| \$50,000 - \$74,999   | 25.9% | -0.5% |  |
| \$75,000 - \$99,999   | 14.2% | -0.3% |  |
| \$100,000 - \$149,999 | 14.0% | -0.8% |  |
| \$150,000 - \$199,999 | 4.1%  | -0.1% |  |
| \$200,000+            | 1.0%  | 0     |  |

Bars show deviation from Geary County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

© 2022 Esri



# Site Description

## Location

|                        |                                                                                                                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MSA                    | Junction City/Manhattan, Kansas                                                                                                                                                         |
| Section Township Range | 15-12-05                                                                                                                                                                                |
| Legal Description      | RPLT LT 3,JACK LACY IND PRK , BLOCK 2 , ACRES 12.8 , POB 95.26' S OF NW COR LOT 3A E 1057.19'; S 593.15'; W 578.6 NW 170.21'; W 366.93'; N 475.8 TO POB SECTION 15 TOWNSHIP 12 RANGE 05 |
| Location Description   | Located at S Spring Valley Road and Strauss Boulevard                                                                                                                                   |
| Parcel Identifier      | 031-115-15-0-00-00-010.08-0                                                                                                                                                             |
| Location of Parcel     | Mid-Block                                                                                                                                                                               |

## Size

|                          |                              |
|--------------------------|------------------------------|
| Land Acres               | 12.76                        |
| Land SF                  | 555,826                      |
| Land Description         | County Record                |
| Surplus Land Acres       | 4.90                         |
| Surplus Land SF          | 213,444                      |
| Surplus Land Description | Wasteland per County records |
| Density                  | 0.08                         |

## Access

|                             |                                      |
|-----------------------------|--------------------------------------|
| Traffic Count               | 2,155                                |
| Traffic Counter Description | Spring Valley Rd, S of Ash, per KDOT |
| Primary Frontage Type       | Major Collector                      |
| Primary Frontage Curb Cuts  | 2                                    |
| Frontage Description        | Frontage along S Spring Valley Road  |
| Access Description          | Access from S Spring Valley Road     |

## Encumbrances

|                          |                                    |
|--------------------------|------------------------------------|
| Flood Zone               | X                                  |
| Flood Map Number         | 20061C0088D                        |
| Flood Map Effective Date | 04/05/2016                         |
| Flood Plain Description  | Zone X: Area of minimal flood risk |

## Zoning

|                          |                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current Use              | General office building                                                                                                                                                                                                                                                                                                                                                |
| Zoning Jurisdiction      | City of Junction City                                                                                                                                                                                                                                                                                                                                                  |
| Zoning Code              | IL                                                                                                                                                                                                                                                                                                                                                                     |
| Zoning Description       | Light Industrial District                                                                                                                                                                                                                                                                                                                                              |
| General Plan Designation | The IL District is designed to permit industrial activities of a limited nature. This includes uses which in many cases are compatible with adjacent use districts.                                                                                                                                                                                                    |
| Permitted Uses           | various light manufacturing and wholesaling, automobile assembly, repair and rental agency, contractor office and equipment storage yard, office buildings, warehousing, mobile home assembly, moving company with storage facility, sand and gravel storage yard, public utility plants and substations, tire repair shop, warehousing, wholesaling and distribution. |
| Conformity Conclusion    | Conforming                                                                                                                                                                                                                                                                                                                                                             |
| Conformity Comments      | The improvements appear to be legally conforming.                                                                                                                                                                                                                                                                                                                      |

## Site Characteristics

|                       |                                           |
|-----------------------|-------------------------------------------|
| Shape                 | Irregular                                 |
| Topography            | Basically Level                           |
| Grade                 | Below Grade                               |
| Drainage              | Appears to be adequate                    |
| Available Utilities   | Electricity, Gas, Sewer, Trash, and Water |
| Utilities Description | All public utilities serve the site.      |

As referenced in the Assumptions and Limiting Conditions to this report, we are not considered experts nor competent to assess environmental issues. Given this limitation, it is noted that our physical inspection of the subject property did not reveal any indication of an environmental hazard.

We were not provided a current title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the use of the site. However, we recommend a title search be completed to determine whether any adverse conditions exist.

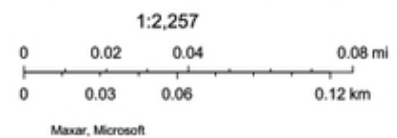
# Parcel Map



11/1/2022, 9:14:49 AM

NG911\_Imagery\_2018\_SID

- |               |                    |
|---------------|--------------------|
| Red: Band_1   | Parcels            |
| Green: Band_2 | AddressPoints      |
| Blue: Band_3  | RoadCenterline     |
|               | Municipal Boundary |



Geary County User  
Maxar, Microsoft | FSA, USDA, | Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

Parcel Map





2031 S SPRING VALLEY RD JUNCTION CITY, KS 66441-8429

LOCATION ACCURACY: 9 Excellent

### Flood Zone Determination Report

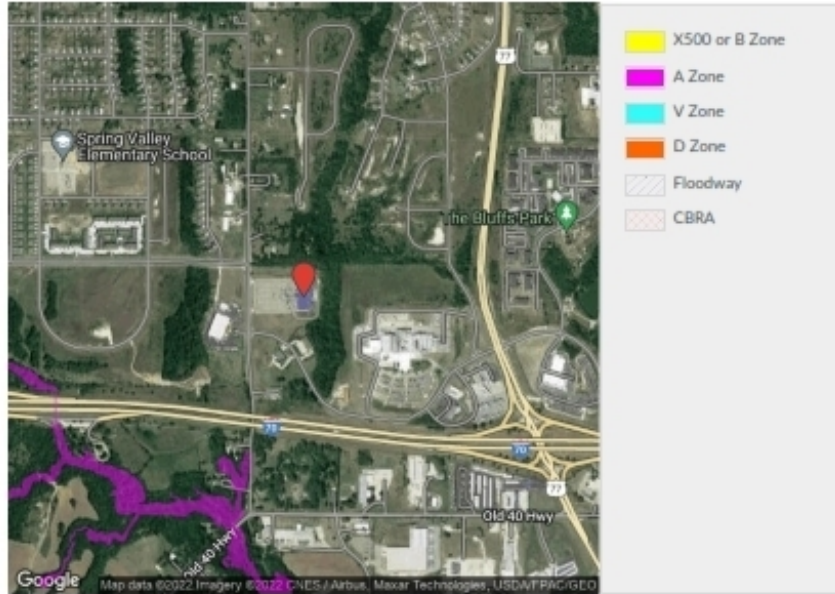
Flood Zone Determination: **OUT**

PANEL DATE

April 05, 2016

MAP NUMBER

20061C0088D

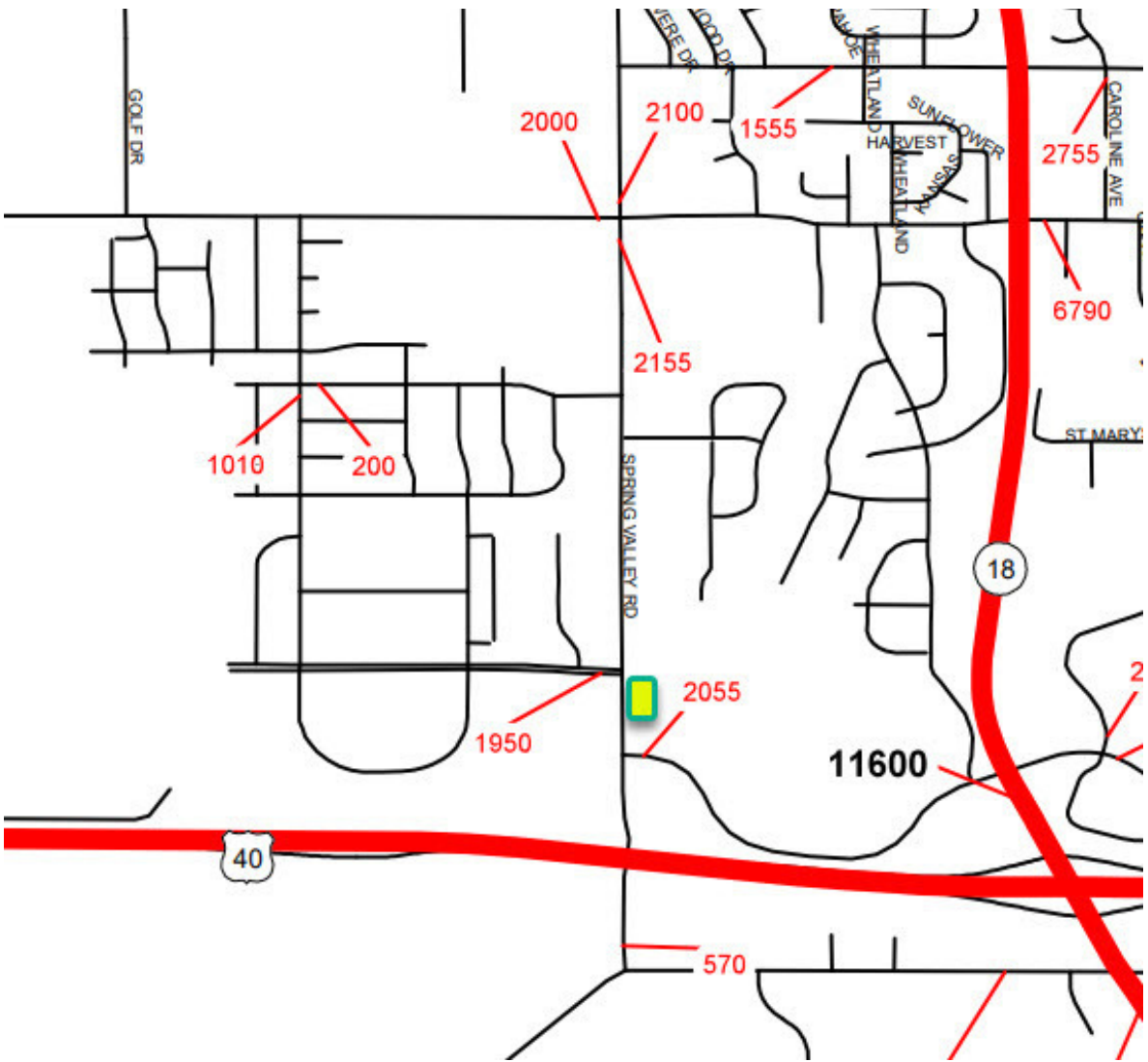


Floodplain Map





Zoning Map



Traffic Count Map

# Improvement Description

| CLASS: Office PUCS TYPE: General Purpose |                                                                     |
|------------------------------------------|---------------------------------------------------------------------|
| <b>Size</b>                              |                                                                     |
| Gross Building Area                      | 47,252                                                              |
| GBA Source                               | Building Plans                                                      |
| Rentable Area                            | 47,252                                                              |
| Rentable Area Source                     | Building Plans                                                      |
| Efficiency                               | 100.00                                                              |
| # of Buildings                           | 1                                                                   |
| # of Stories                             | 1                                                                   |
| # of Units                               | 1                                                                   |
| % Office                                 | 100.00%                                                             |
| <b>General</b>                           |                                                                     |
| Year Built                               | 2007                                                                |
| Tenancy Type                             | Single                                                              |
| Year Built Details (2007)                | SF Built: 47,252, Comments: ---                                     |
| Year Built Details (Totals)              | Year Built: 2007, SF Built: 47,252                                  |
| <b>Structural</b>                        |                                                                     |
| Construction Quality                     | Average                                                             |
| Building Condition                       | Good                                                                |
| Construction Class                       | S                                                                   |
| Exterior Walls                           | Metal                                                               |
| Building Frame                           | Metal/Wood                                                          |
| Foundation Type                          | Concrete Slab                                                       |
| Basement Type                            | None                                                                |
| Roof Type                                | Arched                                                              |
| Roof Material                            | Standing Seam Metal                                                 |
| Roof Description                         | Pitched Metal                                                       |
| <b>Interior</b>                          |                                                                     |
| Interior Wall Cover                      | Painted Sheetrock                                                   |
| Ceiling Height                           | 9'                                                                  |
| Ceiling Description                      | Acoustic Tile                                                       |
| Lighting                                 | A mix of fluorescent and incandescent                               |
| Floor Cover                              | Tile, Carpet                                                        |
| <b>M.E.P.</b>                            |                                                                     |
| Fire Sprinkler Type                      | Wet Pipe                                                            |
| Fire Sprinkler Description               | Wet Sprinklers                                                      |
| Heating Type                             | Gas                                                                 |
| Cooling Type                             | Central                                                             |
| HVAC Comments                            | Central HVAC                                                        |
| Electrical Metering                      | The subject is designed with one electrical meter for the property. |
| Electrical Supply                        | Appears adequate to meet code requirements.                         |
| Emergency Power                          | Backup Generator                                                    |
| Plumbing                                 | Appears adequate to meet code requirements.                         |
| Restrooms Description                    | Two restrooms that include multiple fixtures                        |
| Security                                 | Interior/Exterior Security Cameras, Badge Access Door Locks         |

**Site Improvements**

|                             |                                                      |
|-----------------------------|------------------------------------------------------|
| Type of Parking             | Surface                                              |
| # of Surface Parking Spaces | 507                                                  |
| Total Parking Spaces        | 507                                                  |
| Parking Description         | asphalt parking lot                                  |
| Drainage and Retention      | Appears adequate to meet code requirements.          |
| Other Site Improvements     | 10 Exterior Pole Lights; Rear Fenced In Covered Area |

**Ratios****Improvements Ratios**

|                             |        |
|-----------------------------|--------|
| Land to Bldg Ratio (x:1)    | 11.76  |
| Floor to Area Ratio (x:1)   | 0.09   |
| Parking Ratio GBA           | 10.73  |
| Parking Ratio NRA           | 10.73  |
| Parking Ratio (Spaces/Unit) | 507.00 |

Based on our review of the property, the effective age and economic life are summarized below:

|                         |          |
|-------------------------|----------|
| Effective Age           | 5 Years  |
| Economic Life           | 40 Years |
| Remaining Economic Life | 35 Years |

With proper upkeep and maintenance, or remodeling, it is possible to extend the remaining economic life of the property.



# Real Estate Taxes

| 2019 Real Estate Taxes |             |
|------------------------|-------------|
| Tax Appraised Value    | \$3,095,420 |
| Assessment Ratio       | 25.00%      |
| Tax Assessed Value     | \$773,855   |
| Mill Levy              | 164.378     |
| Real Estate Taxes      | \$127,205   |
| Special Assessments    | \$0         |
| Total Taxes            | \$127,205   |
| Due                    | \$0         |
| Taxes per SF GBA       | \$2.69      |
| 2020 Real Estate Taxes |             |
| Tax Appraised Value    | \$3,013,410 |
| Assessment Ratio       | 25.00%      |
| Tax Assessed Value     | \$753,353   |
| Mill Levy              | 164.141     |
| Real Estate Taxes      | \$123,656   |
| Special Assessments    | \$0         |
| Total Taxes            | \$123,656   |
| Due                    | \$0         |
| Taxes per SF GBA       | \$2.62      |
| 2021 Real Estate Taxes |             |
| Tax Appraised Value    | \$2,965,880 |
| Assessment Ratio       | 25.00%      |
| Tax Assessed Value     | \$741,470   |
| Mill Levy              | 163.718     |
| Real Estate Taxes      | \$121,392   |
| Special Assessments    | \$0         |
| Total Taxes            | \$121,392   |
| Due                    | \$0         |
| Taxes per SF GBA       | \$2.57      |
| 2022 Real Estate Taxes |             |
| Tax Appraised Value    | \$3,072,320 |
| Assessment Ratio       | 25.00%      |
| Tax Assessed Value     | \$768,080   |
| Mill Levy              | 0.000       |
| Real Estate Taxes      | \$0         |
| Special Assessments    | \$0         |
| Total Taxes            | \$0         |
| Due                    | \$0         |

For the subject, the county has assigned a parcel identification number of 031-115-15-0-00-00-010.08-0. The historical taxes for the subject are shown in the table above. We are not aware of any current or pending special assessments. While the City of Junction City owns the subject property, the subject does not qualify for tax exemption given its current use. As will be shown herein, our estimate of value is above the county's estimate of value. Given the current triple net lease in place, any increase in taxes would be the responsibility of the tenant.

# Subject Photos

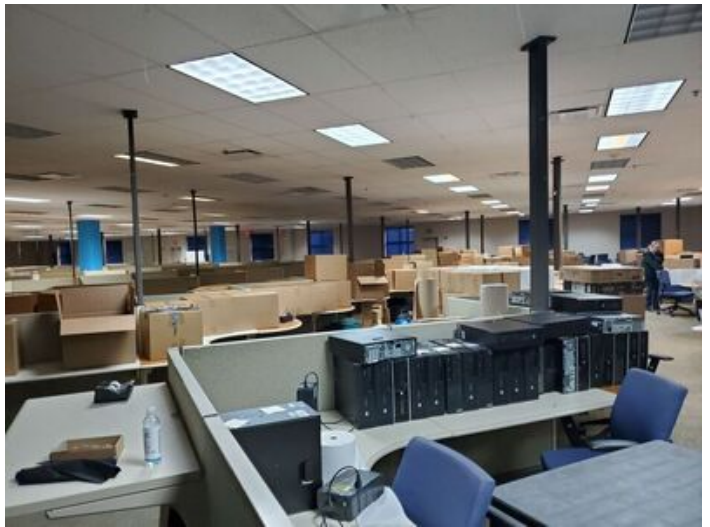
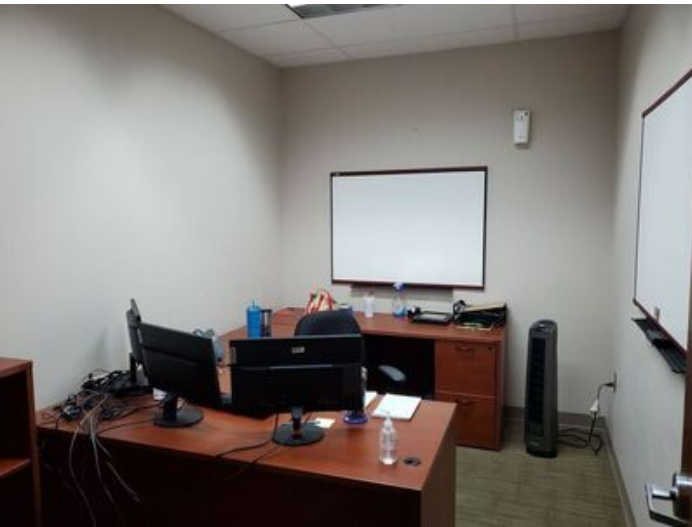
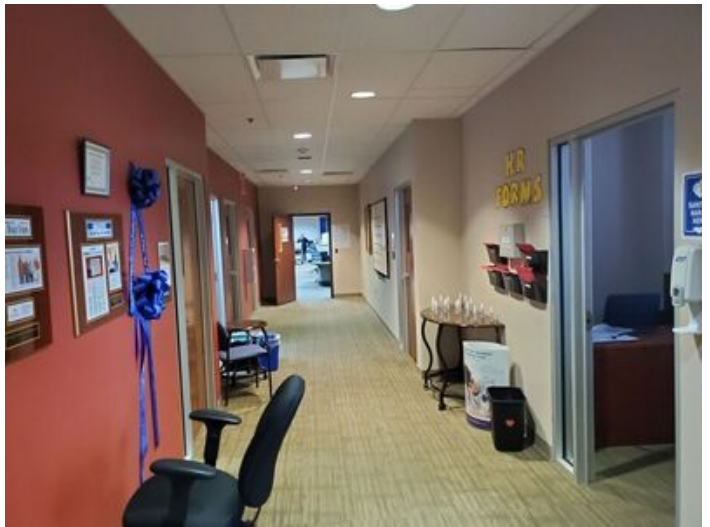
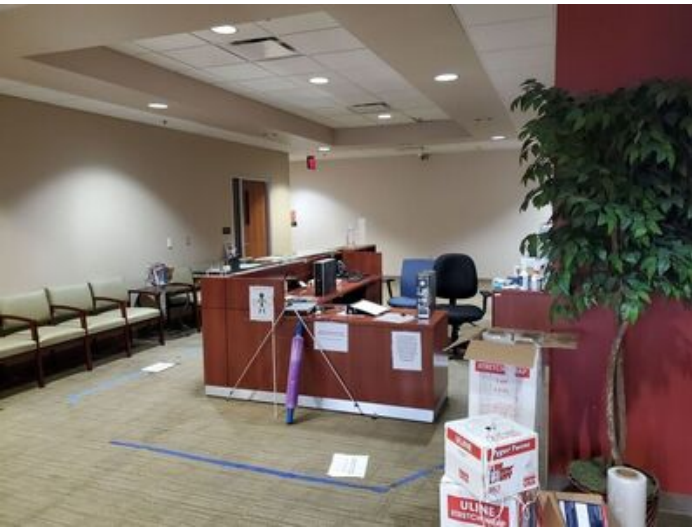


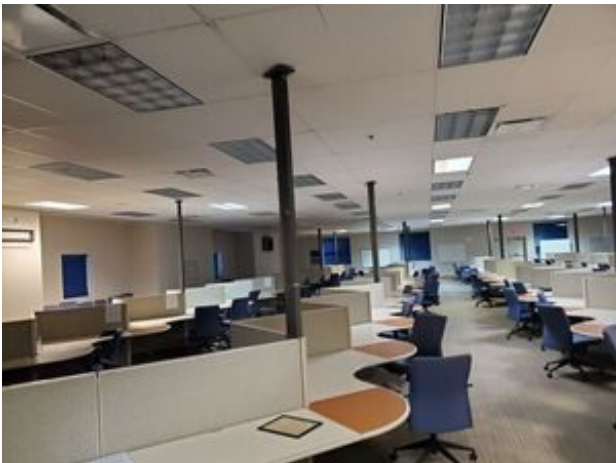
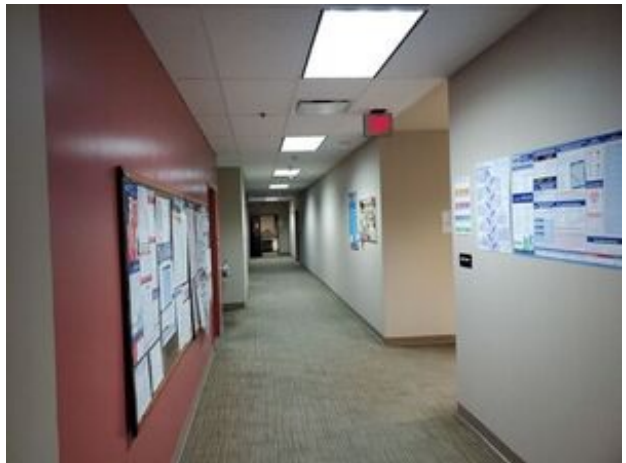
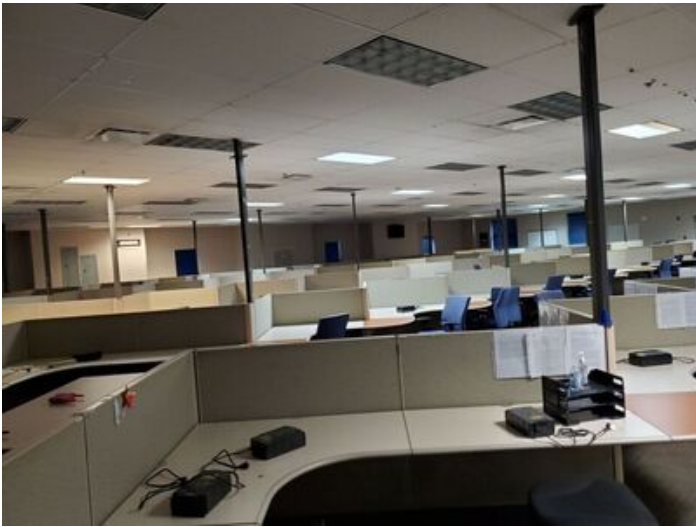




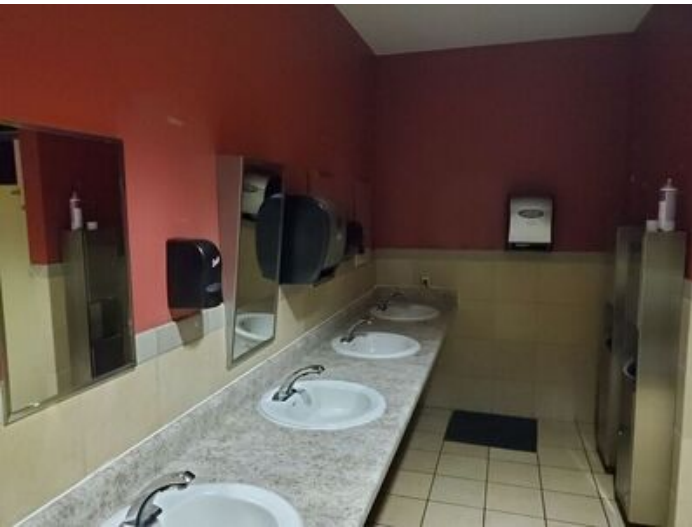
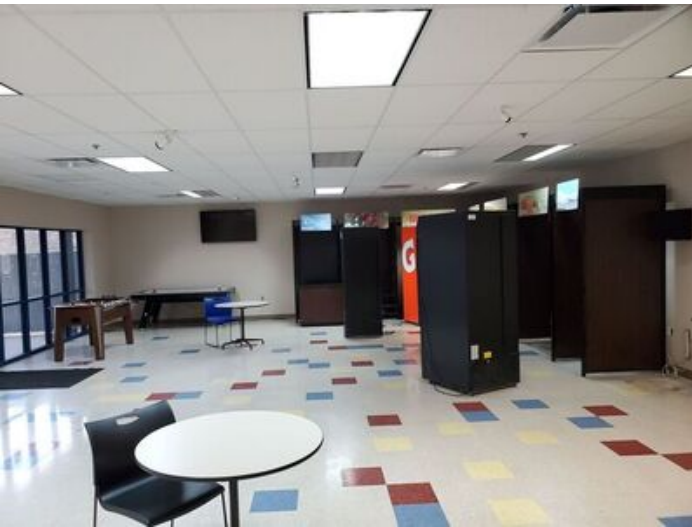


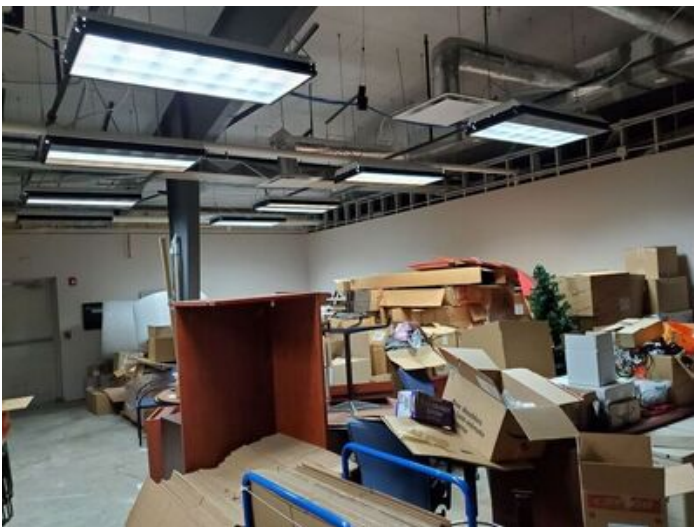
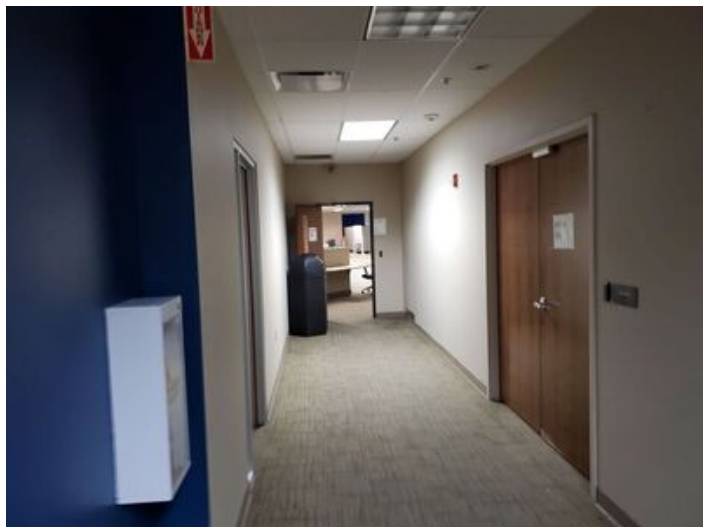
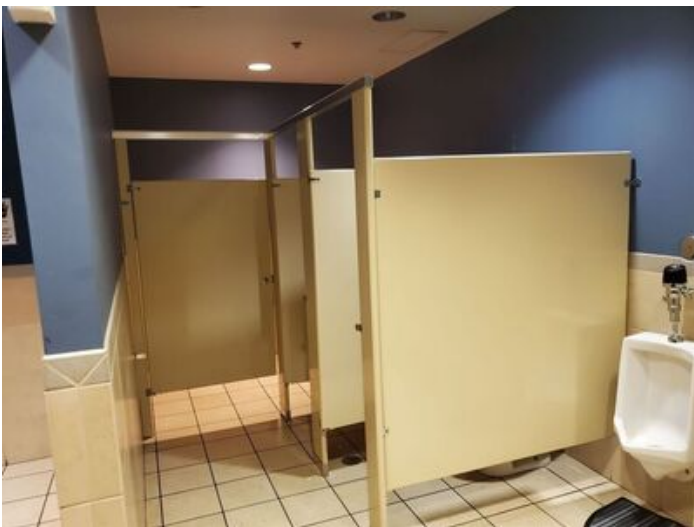




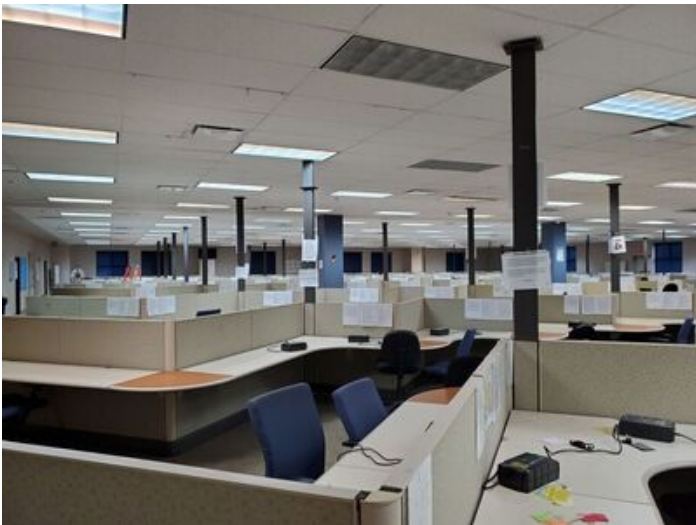
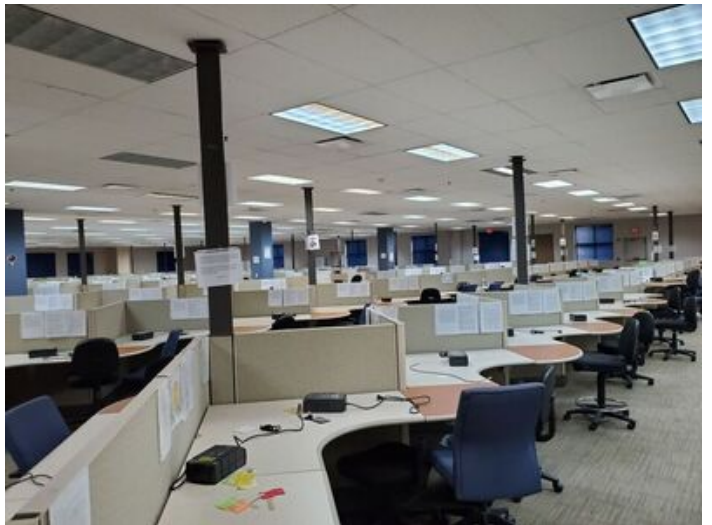


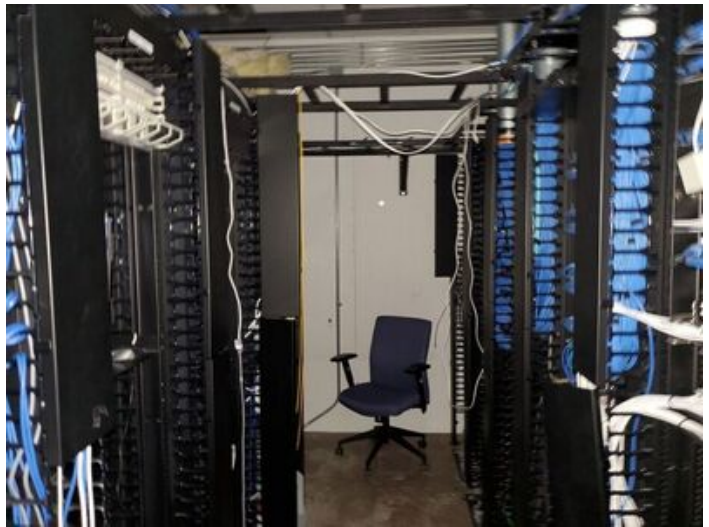
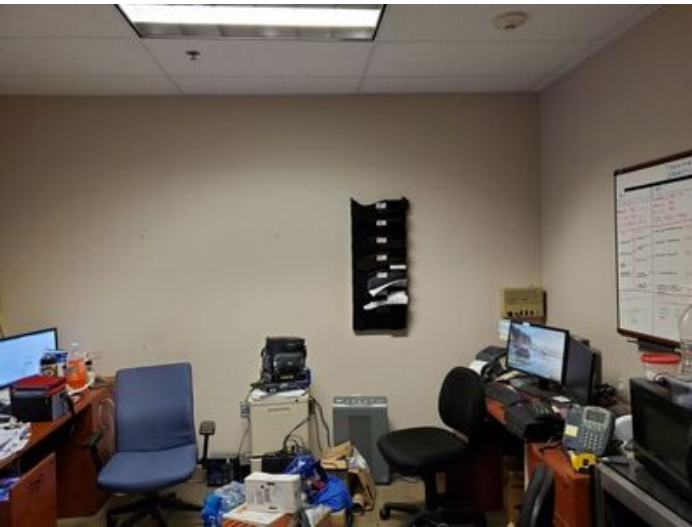
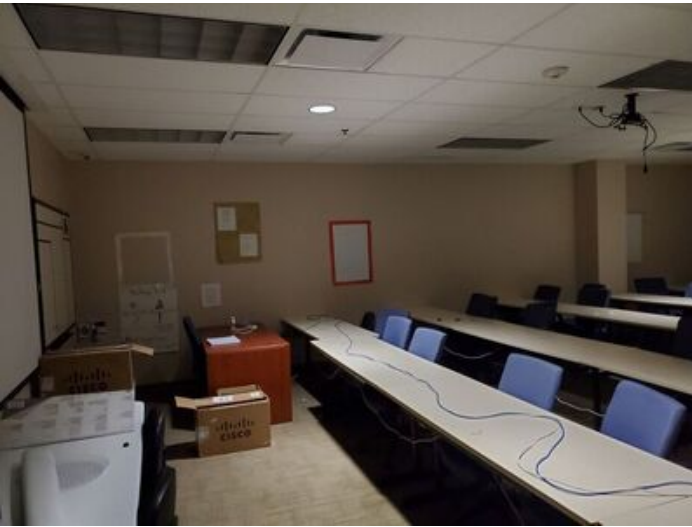














# Highest and Best Use

Process – The highest and best use of the property must be determined for both the subject site as though vacant and for the property as currently improved (if applicable). The highest and best use is:

1. Physically possible for the site.
2. Permitted or reasonably probable under the zoning laws and deed restrictions that apply to the site.
3. Economically feasible.
4. The use which will produce the highest net return on investment (i.e. highest value) from among the possible, permissible, and economically feasible uses.

## Highest and Best Use (Site as if Currently Vacant)

*Physically Possible Use* - The subject is adequately served by utilities and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

*Legally Permissible* - The site is zoned IL, Light Industrial District. The IL District is designed to permit industrial activities of a limited nature. This includes uses which in many cases are compatible with adjacent use districts. Permissible uses include but are not limited to various light manufacturing and wholesaling, automobile assembly, repair and rental agency, contractor office and equipment storage yard, office buildings, warehousing, mobile home assembly, moving company with storage facility, sand and gravel storage yard, public utility plants and substations, tire repair shop, warehousing, wholesaling and distribution.

*Feasible Use* - Surrounding land uses include municipal service buildings, light industrial, vacant land awaiting development, and single family residential homes. The subject's neighborhood is partially developed with ample land available for future development. Current rents and occupancies do not justify new speculative construction and speculative development has not been occurring in the immediate market area. New construction toward a legally permitted use such as an office or light industrial facility would only be feasible for an owner occupant or under the scenario of a strong credit tenant having been secured prior to construction commencement.

*Maximum Profitability* - An office or light industrial development that is legally permitted in the C-2 district would be the maximally productive use of the site. However, development would only be warranted by an owner-occupant or if a strong credit tenant had been secured prior to construction commencement.

## Highest and Best Use (Site as Currently Improved)

The subject property is improved with a 47,252 square foot office building and adjacent parking lot. This use is legally permitted within the IL district. Additionally, the improvements fit well within the confines of the subject site, meeting the test of being physically possible. The subject improvements were constructed in 2007 by the City of Junction City through the use of Industrial Revenue Bonds. The entirety of the property was leased in 2014 for a five year period with a call center tenant. Subsequent to the tenant exercising their first of three option periods in 2019, the COVID-19 pandemic altered the tenant's operations in early 2020 with employees transitioning to working from home. As a result, the improvements have been physically vacant aside from a handful of essential employees since 2020. The tenant continues to pay rent and as such the improvements are economically 100% occupied. The current option period on the lease runs through May 2025. The representative of the tenant we spoke with during our inspection of the subject was not aware if an additional option period would be exercised. As will be demonstrated herein, the current lease rate is considered at market. Given the length of time remaining on the lease the leased fee estate is reported herein incorporating the existing lease.

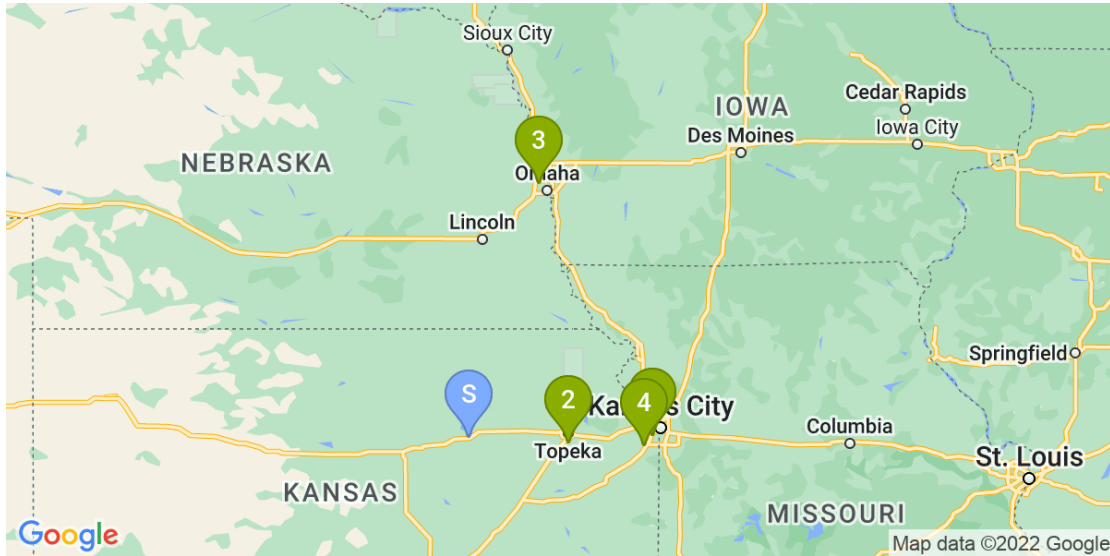
The current improvements contribute significant value to the site and cannot be easily converted to another use. Accordingly, the existing use is concluded to be feasible. Given the uncertainty of the tenant's future plans and if the current lease will be extended, it is most probable that the typical buyer for the subject property "as improved" would be an owner-user. The subject may have an appeal to an investor, however the heightened level of risk with the current tenant would certainly be considered in any potential purchase with a high rate of return expected. There is the possibility of an investor purchasing the subject and modifying/renovating the existing improvements toward a multi-tenant use. This would provide potentially smaller office suites which could be considered more appealing to the pool of office users in the market rather than the current large, single-tenant user setup.

There are no alternative uses that could reasonably be expected to provide a higher present value than the current use. The value of the subject under the existing use exceeds the potential value associated with the alternatives. Furthermore, the value produced by the existing improvements exceeds the value of the site, as if vacant. For these reasons, the existing use is concluded to be maximally productive, and the highest and best use of the site as improved.



# Sale Comparison Approach

We have valued the subject according to its highest and best use, as improved. A summary of the sales follows. In evaluating the comparable sales, we selected Sales Price per square foot of gross building area as the primary unit of comparison. This is the unit of comparison most commonly quoted by brokers, sellers, and purchasers when discussing sales transactions and is considered the most relevant for the subject.



| # | Property Name                             | Sale Date   | Year Built | GBA SF | RA SF  | Units | Sale Price  | Sale Price / SF | Analysis Sale Price | Analysis SP / SF |
|---|-------------------------------------------|-------------|------------|--------|--------|-------|-------------|-----------------|---------------------|------------------|
| 1 | Confidential Property                     | In-Contract | 2012       | 59,525 | 59,525 | 3     | \$4,170,000 | \$70.05         | \$4,170,000         | \$70.05          |
| 2 | Kansas Department of Health & Environment | 12/03/2021  | 1997       | 68,500 | 64,000 | 2     | \$5,100,000 | \$74.45         | \$5,470,000         | \$79.85          |
| 3 | Office/Call Center                        | 09/20/2021  | 1978       | 37,800 | 37,800 | 0     | \$2,500,000 | \$66.14         | \$2,500,000         | \$66.14          |
| 4 | General Office                            | 06/15/2021  | 1991       | 31,177 | 31,177 | 0     | \$2,150,000 | \$68.96         | \$2,150,000         | \$68.96          |
| 5 | Merriam Oaks                              | 08/06/2019  | 1980       | 53,816 | 53,816 | 0     | \$3,700,000 | \$68.75         | \$3,700,000         | \$68.75          |



Parcel Map

All map data subject to Shawnee County GIS data disclaimer. Parcel lines are not survey accurate and should not be used for legal purposes.

**Property Information**

|                          |                                           |
|--------------------------|-------------------------------------------|
| Property Name            | Kansas Department of Health & Environment |
| Property Class           | Office                                    |
| Address                  | 6531 SE Forbes Avenue, Topeka, KS 66611   |
| County                   | Shawnee                                   |
| Property Type & Sub-Type | General Purpose / ---                     |

**Site Information - Primary Site**

|                     |                                    |
|---------------------|------------------------------------|
| Land SF             | 83,863                             |
| Land Acres          | 1.93                               |
| Zoning Code         | I-1                                |
| Zoning Description  | Light Industrial District          |
| Shape               | Rectangular                        |
| Flood Zone          | X or C                             |
| Topography          | Basically Level                    |
| Available Utilities | Electricity, Gas, Water, and Sewer |

**Improvement Information - Kansas Department of Health & Environment**

|                      |         |
|----------------------|---------|
| Gross Building Area  | 68,500  |
| Rentable Area        | 64,000  |
| Year Built           | 1997    |
| Construction Quality | Average |
| Building Condition   | Average |
| # of Stories         | 1       |
| # of Units           | 2       |
| Total Parking Spaces | 95      |

| Transaction Information        |                                                                                                                                                                                                                                                                                                 |             |           |                 |                |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------|-----------------|----------------|
| Sale Status                    | Closed                                                                                                                                                                                                                                                                                          |             |           |                 |                |
| Sale Date                      | 12/03/2021                                                                                                                                                                                                                                                                                      |             |           |                 |                |
| Seller                         | Grandmothers, Inc.                                                                                                                                                                                                                                                                              |             |           |                 |                |
| Buyer                          | Government Acquisition Partners LLC                                                                                                                                                                                                                                                             |             |           |                 |                |
| Sale Price                     | \$5,100,000                                                                                                                                                                                                                                                                                     |             |           |                 |                |
| Analysis Sale Price            | \$5,470,000                                                                                                                                                                                                                                                                                     |             |           |                 |                |
| Price per SF GBA               | \$74.45                                                                                                                                                                                                                                                                                         |             |           |                 |                |
| Analysis Sale Price per SF GBA | \$79.85                                                                                                                                                                                                                                                                                         |             |           |                 |                |
| Sale Confirmed By              | Brian A. Klahr, MAI                                                                                                                                                                                                                                                                             |             |           |                 |                |
| Sale Confirmed With            | Purchase contract                                                                                                                                                                                                                                                                               |             |           |                 |                |
| Sale Remarks                   | Government Acquisition Partners LLC will transfer ownership to GIP Topeka LLC. Both entities share common ownership. KDHE leases 35,800 SF; the 28,200 SF former Kansas Department of Agriculture lab space is vacant. Lease up costs were estimated based on an appraisal at the time of sale. |             |           |                 |                |
| Scenario                       | Price Type                                                                                                                                                                                                                                                                                      | 12M Per End | EGIM      | OAR Bef Res     | OAR Aft Res    |
| Appraiser's Pro Forma          | Analysis Sale Price                                                                                                                                                                                                                                                                             | 07/26/2022  | 6.90      | 8.82%           | 8.82%          |
| Owner's Pro Forma              | Sale Price                                                                                                                                                                                                                                                                                      | 09/30/2022  | 8.54      | 7.60%           | 7.40%          |
| PGI                            | V/C                                                                                                                                                                                                                                                                                             | EGI         | Expenses  | NOI Before Res. | NOI After Res. |
| \$905,446                      | 12.50%                                                                                                                                                                                                                                                                                          | \$792,265   | \$310,028 | \$482,237       | \$482,237      |
| \$597,500                      | 0.00%                                                                                                                                                                                                                                                                                           | \$597,500   | \$283,981 | \$313,519       | \$303,077      |



| Property Information                       |                                       |
|--------------------------------------------|---------------------------------------|
| Property Name                              | Office/Call Center                    |
| Property Class                             | Office                                |
| Address                                    | 7720 Crown Point Ave, Omaha, NE 68134 |
| County                                     | Douglas                               |
| Property Type & Sub-Type                   | General Purpose / ---                 |
| Site Information - Main                    |                                       |
| Land SF                                    | 451,717                               |
| Land Acres                                 | 10.37                                 |
| Zoning Code                                | GI                                    |
| Zoning Description                         | General Industrial                    |
| Shape                                      | Rectangular                           |
| Flood Zone                                 | X                                     |
| Topography                                 | Basically Level                       |
| Available Utilities                        | Electricity, Gas, Water, and Sewer    |
| Improvement Information - Main Improvement |                                       |
| Gross Building Area                        | 37,800                                |
| Rentable Area                              | 37,800                                |
| Year Built                                 | 1978                                  |
| Construction Quality                       | Good                                  |
| Building Condition                         | Average                               |



| Transaction Information        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Status                    | Closed                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Sale Date                      | 09/20/2021                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Seller                         | P&S Leasing                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Buyer                          | DKD Investments, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Sale Price                     | \$2,500,000                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Analysis Sale Price            | \$2,500,000                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Price per SF GBA               | \$66.14                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Analysis Sale Price per SF GBA | \$66.14                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Sale Confirmed By              | Sam Stratton                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Sale Confirmed With            | Public Record, Offering Memorandum                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Sale Remarks                   | The property was listed for \$3,795,000 and was on the market since July 2018. During the marketing period, the property was encumbered by a lease through December 2020 at a rate of \$9.14 per square foot on triple net terms which provided for an annual income of \$345,600. This was reflective of a 9.11% capitalization rate based on the list price. The property sold following the lease expiration and conveyed as a fee simple asset. |



| Property Information                    |                                                                   |
|-----------------------------------------|-------------------------------------------------------------------|
| Property Name                           | General Office                                                    |
| Property Class                          | Office                                                            |
| Address                                 | 11250 Corporate Ave, Lenexa, KS 66219                             |
| County                                  | Johnson                                                           |
| Property Type & Sub-Type                | General Purpose / ---                                             |
| Site Information - Main Site            |                                                                   |
| Land SF                                 | 216,982                                                           |
| Land Acres                              | 4.98                                                              |
| Zoning Code                             | BP1                                                               |
| Shape                                   | Irregular                                                         |
| Topography                              | Basically Level                                                   |
| Available Utilities                     | Electricity, Gas, Water, and Sewer                                |
| Improvement Information - Main Building |                                                                   |
| Gross Building Area                     | 31,177                                                            |
| Rentable Area                           | 31,177                                                            |
| Year Built                              | 1991                                                              |
| Construction Quality                    | Average                                                           |
| Building Condition                      | Average                                                           |
| Total Parking Spaces                    | 150                                                               |
| Transaction Information                 |                                                                   |
| Sale Status                             | Closed                                                            |
| Sale Date                               | 06/15/2021                                                        |
| Seller                                  | Conifer Properties LLC                                            |
| Buyer                                   | K-Frans LLC                                                       |
| Sale Price                              | \$2,150,000                                                       |
| Analysis Sale Price                     | \$2,150,000                                                       |
| Price per SF GBA                        | \$68.96                                                           |
| Analysis Sale Price per SF GBA          | \$68.96                                                           |
| Sale Confirmed With                     | County Records                                                    |
| Sale Remarks                            | According to SQ, the property was not leased at the time of sale. |



046-063-07-0-30-12-051.00-0 01/16/2016



| Property Information           |                                                                                                                                                                                                        |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Name                  | Merriam Oaks                                                                                                                                                                                           |
| Property Class                 | Office                                                                                                                                                                                                 |
| Address                        | 8500 Shawnee Mission Pkwy, Merriam, KS 66202                                                                                                                                                           |
| County                         | Johnson                                                                                                                                                                                                |
| Property Type & Sub-Type       | General Purpose / ---                                                                                                                                                                                  |
| Site Information - Main Site   |                                                                                                                                                                                                        |
| Land SF                        | 141,824                                                                                                                                                                                                |
| Land Acres                     | 3.26                                                                                                                                                                                                   |
| Zoning Code                    | PUD-G                                                                                                                                                                                                  |
| Shape                          | L-shaped                                                                                                                                                                                               |
| Flood Zone                     | X                                                                                                                                                                                                      |
| Available Utilities            | Electricity, Gas, Water, and Sewer                                                                                                                                                                     |
| Improvement Information - Main |                                                                                                                                                                                                        |
| Gross Building Area            | 53,816                                                                                                                                                                                                 |
| Rentable Area                  | 53,816                                                                                                                                                                                                 |
| Year Built                     | 1980                                                                                                                                                                                                   |
| Construction Quality           | Average                                                                                                                                                                                                |
| Building Condition             | Average                                                                                                                                                                                                |
| # of Stories                   | 3                                                                                                                                                                                                      |
| Total Parking Spaces           | 160                                                                                                                                                                                                    |
| Transaction Information        |                                                                                                                                                                                                        |
| Sale Status                    | Closed                                                                                                                                                                                                 |
| Sale Date                      | 08/06/2019                                                                                                                                                                                             |
| Seller                         | VT Inc                                                                                                                                                                                                 |
| Buyer                          | CE Merriam Oaks                                                                                                                                                                                        |
| Sale Price                     | \$3,700,000                                                                                                                                                                                            |
| Analysis Sale Price            | \$3,700,000                                                                                                                                                                                            |
| Price per SF GBA               | \$68.75                                                                                                                                                                                                |
| Analysis Sale Price per SF GBA | \$68.75                                                                                                                                                                                                |
| Sale Confirmed With            | County Records                                                                                                                                                                                         |
| Sale Remarks                   | Cohen-Esrey is purchasing the building, and will be occupying roughly 27,000 of the 55,000 square feet immediately. Over time, as leases in the building expire they will occupy more of the building. |

## **Elements of Comparison -- Related to the Transaction**

We have evaluated the comparable sales based on differences in various elements of comparison. The first of these are elements that must be compared in every analysis and are related to the property rights conveyed, the terms/financing, conditions of the sale, expenditures after the sale, excess land value, and market conditions.

### **Property Rights**

The property rights involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

### **Terms / Financing**

The terms/financing involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

### **Conditions of Sale**

Sale #2 sold as a partially occupied asset. Estimated lease-up costs are estimated at \$340,000. This figure is added to the sale price to reach the effective sale price. The conditions involved in the remaining sales did not appear to have a significant impact on the prices, and no other adjustments were required.

### **Expenditures After Sale**

The expenditures after sale involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

### **Excess Land Value**

The excess land value involved in the sales did not appear to have a significant impact on the prices, and no adjustments were required.

### **Market Conditions**

As can be seen, the sales have occurred relatively recently. Available market data does not indicate any significant change in prices of comparable properties during this period, and no adjustments for market conditions were required.

## **Elements of Comparison -- Related to the Real Estate**

In addition, it is necessary to evaluate the sales based on location, physical and economic characteristics. The elements of comparison considered most appropriate for this analysis are discussed individually in the following paragraphs.

### **Basement**

The subject does not feature a basement and all gross building area is entirely above grade. Sale #2 included an approximately 5,000 square foot basement. Lower level/basement space is not as desirable in this market given the limited visibility and accessibility compared to above grade area. A minor upward adjustment is applied to Sale #2. All other comparables did not include a basement such as the subject and no other adjustments are necessary.

### **Condition**

The subject and Sale #1 are in good condition and no adjustments is necessary for this sale. All other comparables are in inferior condition and upwardly adjusted. It is notable that Sale #1 included two warehouse buildings in addition to the primary office building. The warehouses are in slightly inferior condition, however this is mainly due to the fact the interior of one is not built out. This factor is adjusted for within the forthcoming percent finish adjustment.



**Land to Building Ratio**

The subject features a land to building ratio of 11.76 to 1. Upward adjustments are applied to Sale #2, #4, and #5 for their smaller ratios. Sale #1 and #3 featured a similar land to building ratio and are not adjusted.

**Location**

The subject property is located in the smaller Junction City market. Sale #1 is located in Great Bend which is a smaller market and an upward adjustment is applied. All remaining comparables are located in larger, stronger markets and downward adjustments are applied.

**Size**

Typically, larger properties tend to sell for lower unit prices, reflecting an inverse relationship between price and size. This has to do, in part, with the fact that there is a larger pool of potential purchasers for small properties. We have concluded that this typical relationship applies to the subject sales. We have adjusted smaller properties downward and larger properties upward.

| Sale Adjustments                                     |                           |                       |                                           |                      |
|------------------------------------------------------|---------------------------|-----------------------|-------------------------------------------|----------------------|
|                                                      | Subject                   | Sale # 1              | Sale # 2                                  | Sale # 3             |
| Name                                                 | Office Building           | Confidential Property | Kansas Department of Health & Environment | Office/Call Center   |
| Street Address                                       | 2031 S Spring Valley Road | Confidential Property | 6531 SE Forbes Avenue                     | 7720 Crown Point Ave |
| City                                                 | Junction City             | Great Bend            | Topeka                                    | Omaha                |
| Sale Price                                           |                           | \$4,170,000.00        | \$5,100,000.00                            | \$2,500,000.00       |
| Unit of Comparison (UoC)                             | Gross Building Area       | Gross Building Area   | Gross Building Area                       | Gross Building Area  |
| UoC Value                                            | 47,252 sf                 | 59,525 sf             | 68,500 sf                                 | 37,800 sf            |
| Sale Price / UoC                                     |                           | \$70.05               | \$74.45                                   | \$66.14              |
| Transactional Adjustments (calculated cumulatively)  |                           |                       |                                           |                      |
| Property Rights                                      | N/A                       | Fee Simple            | Leased Fee                                | Fee Simple           |
|                                                      |                           | Similar               | Similar                                   | Similar              |
| Terms / Financing                                    | N/A                       | \$0.00                | \$0.00                                    | \$0.00               |
|                                                      |                           | Similar               | Similar                                   | Similar              |
| Conditions of Sale                                   | N/A                       | \$0.00                | \$370,000.00                              | \$0.00               |
| Adjustment                                           |                           | \$0.00                | \$4.96                                    | \$0.00               |
| Expenditures After Sale                              | N/A                       | \$0.00                | \$0.00                                    | \$0.00               |
|                                                      |                           | Similar               | Similar                                   | Similar              |
| Excess Land Value                                    | N/A                       | \$0.00                | \$0.00                                    | \$0.00               |
|                                                      |                           | Similar               | Similar                                   | Similar              |
| Market Conditions                                    | N/A                       | In-Contract           | 12/03/2021                                | 09/20/2021           |
|                                                      |                           | Similar               | Similar                                   | Similar              |
| Adj Price / UoC after Transactional Adjs             | N/A                       | \$70.05               | \$79.41                                   | \$66.14              |
| Property Adjustments - Quantitative (not cumulative) |                           |                       |                                           |                      |
| Basement                                             | None                      | None                  | Partial                                   | None                 |
| Adjustment                                           |                           | 0.00% \$0.00          | 2.50% \$1.99                              | 0.00% \$0.00         |
| Condition                                            | Good                      | Good and Average      | Average                                   | Average              |
| Adjustment                                           |                           | 0.00% \$0.00          | 10.00% \$7.94                             | 10.00% \$6.61        |
| Land to Building Ratio                               | 11.76                     | 10.61                 | 1.22                                      | 11.95                |
| Adjustment                                           |                           | 0.00% \$0.00          | 7.50% \$5.96                              | 0.00% \$0.00         |
| Location                                             | ---                       | ---                   | Average                                   | ---                  |
| Adjustment                                           |                           | 5.00% \$3.50          | -10.00% -\$7.94                           | -15.00% -\$9.92      |
| Percent Finish                                       | 100.00                    | 76.82                 | 92.70                                     | 100.00               |
| Adjustment                                           |                           | 5.00% \$3.50          | 2.50% \$1.99                              | 0.00% \$0.00         |
| Size                                                 | 47,252 sf                 | 59,525 sf             | 68,500 sf                                 | 37,800 sf            |
| Adjustment                                           |                           | 0.00% \$0.00          | 2.50% \$1.99                              | 0.00% \$0.00         |
| Total Adjustments                                    |                           |                       |                                           |                      |
| Gross % Adj's                                        | N/A                       | 9.99%                 | 44.02%                                    | 24.99%               |
| Gross \$ Adj's                                       | N/A                       | \$7.00                | \$32.77                                   | \$16.53              |
| Net % Adj's                                          | N/A                       | 9.99%                 | 22.69%                                    | -5.00%               |
| Net \$ Adj's                                         | N/A                       | \$7.00                | \$16.89                                   | -\$3.31              |
| Net Adj Price / UoC                                  | N/A                       | \$77.05               | \$91.34                                   | \$62.83              |

| Sale Adjustments                                     |                           |                     |          |                           |          |
|------------------------------------------------------|---------------------------|---------------------|----------|---------------------------|----------|
| Subject                                              |                           | Sale # 4            |          | Sale # 5                  |          |
| Name                                                 | Office Building           | General Office      |          | Merriam Oaks              |          |
| Street Address                                       | 2031 S Spring Valley Road | 11250 Corporate Ave |          | 8500 Shawnee Mission Pkwy |          |
| City                                                 | Junction City             | Lenexa              |          | Merriam                   |          |
| Sale Price                                           |                           | \$2,150,000.00      |          | \$3,700,000.00            |          |
| Unit of Comparison (UoC)                             | Gross Building Area       | Gross Building Area |          | Gross Building Area       |          |
| UoC Value                                            | 47,252 sf                 | 31,177 sf           |          | 53,816 sf                 |          |
| Sale Price / UoC                                     |                           | \$68.96             |          | \$68.75                   |          |
| Transactional Adjustments (calculated cumulatively)  |                           |                     |          |                           |          |
| Property Rights                                      | N/A                       | Fee Simple          |          | Leased Fee                |          |
|                                                      |                           | Similar             |          | Similar                   |          |
| Terms / Financing                                    | N/A                       | \$0.00              |          | \$0.00                    |          |
|                                                      |                           | Similar             |          | Similar                   |          |
| Conditions of Sale                                   | N/A                       | \$0.00              |          | \$0.00                    |          |
| Adjustment                                           |                           | \$0.00              |          | \$0.00                    |          |
| Expenditures After Sale                              | N/A                       | \$0.00              |          | \$0.00                    |          |
|                                                      |                           | Similar             |          | Similar                   |          |
| Excess Land Value                                    | N/A                       | \$0.00              |          | \$0.00                    |          |
|                                                      |                           | Similar             |          | Similar                   |          |
| Market Conditions                                    | N/A                       | 06/15/2021          |          | 08/06/2019                |          |
|                                                      |                           | Similar             |          | Similar                   |          |
| Adj Price / UoC after Transactional Adj's            | N/A                       | \$68.96             |          | \$68.75                   |          |
| Property Adjustments - Quantitative (not cumulative) |                           |                     |          |                           |          |
| Basement                                             | None                      | None                |          | None                      |          |
| Adjustment                                           |                           | 0.00%               | \$0.00   | 0.00%                     | \$0.00   |
| Condition                                            | Good                      | Average             |          | Average                   |          |
| Adjustment                                           |                           | 10.00%              | \$6.90   | 10.00%                    | \$6.88   |
| Land to Building Ratio                               | 11.76                     | 6.96                |          | 2.64                      |          |
| Adjustment                                           |                           | 5.00%               | \$3.45   | 7.50%                     | \$5.16   |
| Location                                             | ---                       | ---                 |          | ---                       |          |
| Adjustment                                           |                           | -15.00%             | -\$10.34 | -15.00%                   | -\$10.31 |
| Percent Finish                                       | 100.00                    | 100.00              |          | 100.00                    |          |
| Adjustment                                           |                           | 0.00%               | \$0.00   | 0.00%                     | \$0.00   |
| Size                                                 | 47,252 sf                 | 31,177 sf           |          | 53,816 sf                 |          |
| Adjustment                                           |                           | -2.50%              | -\$1.72  | 0.00%                     | \$0.00   |
| Total Adjustments                                    |                           |                     |          |                           |          |
| Gross % Adj's                                        | N/A                       | 32.50%              |          | 32.51%                    |          |
| Gross \$ Adj's                                       | N/A                       | \$22.41             |          | \$22.35                   |          |
| Net % Adj's                                          | N/A                       | -2.48%              |          | 2.52%                     |          |
| Net \$ Adj's                                         | N/A                       | -\$1.71             |          | \$1.73                    |          |
| Net Adj Price / UoC                                  | N/A                       | \$67.25             |          | \$70.48                   |          |

| Adjusted Price Indications |         |
|----------------------------|---------|
| Minimum                    | \$62.83 |
| Maximum                    | \$91.34 |
| Average                    | \$73.79 |
| Median                     | \$70.48 |
| Standard Deviation         | 9.92    |

The adjustments are summarized in the above adjustment grid. Sale #2 is viewed as a high end outlier as its adjusted value is nearly \$15.00 per square foot higher than the next highest indicator. At the time of sale, Sale #2 was partially leased to the State of Kansas, a high credit tenant. This factor likely contributed to a higher price per square foot. Less consideration is given to this sale herein. The remaining four adjusted sale prices provide a much narrower range from \$62.83 per square foot to \$77.05 per square foot. A value for the subject at \$75.00 per square foot is considered appropriate and well supported by these four primary comparables.

| Sales Comparison Value       |                     |
|------------------------------|---------------------|
| Unit of Comparison (UoC)     | Gross Building Area |
| Sales Comparison Value / UoC | \$75.00             |
| Sales Comparison Value       | \$3,543,900         |
| Rounded                      | \$3,540,000         |



# Income Approach

## Operating Income

The subject's potential gross income is a function of rental payments under the terms of current and anticipated leases. This can include base rent as well as expense reimbursements and escalations.

## Existing Contract Leases

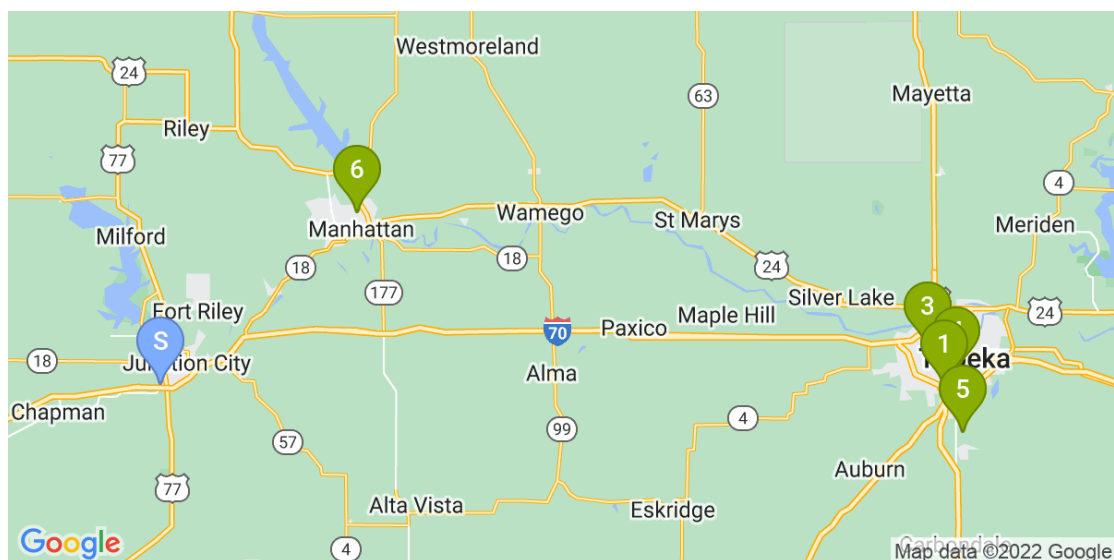
The current rent roll is shown below.

| Rent Roll                              |            |                 |           |                  |                 |                 |              |
|----------------------------------------|------------|-----------------|-----------|------------------|-----------------|-----------------|--------------|
| Lessee                                 | Start Date | Expiration Date | Leased SF | Eff. Rent per SF | LCE Rent per SF | Lease Structure | TI by Lessor |
| Advanced Call Center Technologies, LLC | 06/01/2014 | 05/31/2025      | 47,252    | \$9.24           | \$8.91          | NNN             | \$0.00       |
| Total                                  |            |                 | 47,252    | \$9.24           | \$8.91          |                 |              |

## Market Rent

In order to determine an opinion of market rent, the appraisers have reviewed both recent leases and current listings. A map of the comparables, as well as a brief summary of the comparable leases, follows. Detailed write-ups of the comparables are located on the following pages.

## Market Rent



| # | Property Name                               | Leased SF | Year Built | Lease Start Date | Initial Rent/SF | Eff Rent/SF | LE Rent/SF |
|---|---------------------------------------------|-----------|------------|------------------|-----------------|-------------|------------|
| 1 | Burlingame South Business Center            | 15,275    | 1978       | 06/01/2023       | \$12.78         | \$13.28     | \$13.23    |
| 2 | Confidential Property                       | 10,220    | 2015       | 10/01/2020       | \$15.00         | \$15.00     | \$15.00    |
| 3 | BT & Co. Office Building - Proposed Remodel | 20,052    | 1959       | 12/01/2019       | \$11.37         | \$13.19     | \$12.60    |
| 4 | Office Building                             | 42,590    | 1961       | 06/01/2019       | \$13.75         | \$15.66     | \$15.54    |
| 5 | Building #281 - Office                      | 41,751    | 1960       | 01/01/2016       | \$15.00         | \$15.63     | \$15.57    |
| 6 | Department of Agriculture Building          | 49,956    | 2014       | 09/01/2014       | \$13.95         | \$13.95     | \$13.95    |



Parcel Map

**Property Information**

|                          |                                           |
|--------------------------|-------------------------------------------|
| Property Name            | Burlingame South Business Center          |
| Property Class           | Office                                    |
| Address                  | 3712 SW Burlingame Road, Topeka, KS 66609 |
| County                   | Shawnee                                   |
| Property Type & Sub-Type | Other Office / ---                        |

**Site Information - Primary Site**

|                     |                                           |
|---------------------|-------------------------------------------|
| Land SF             | 217,329                                   |
| Land Acres          | 4.99                                      |
| Zoning Code         | C2 & C4                                   |
| Zoning Description  | Commercial District                       |
| Shape               | Irregular                                 |
| Flood Zone          | Out                                       |
| Topography          | Basically Level                           |
| Available Utilities | Electricity, Gas, Sewer, Trash, and Water |

**Improvement Information - Main Building**

|                      |         |
|----------------------|---------|
| Gross Building Area  | 63,502  |
| Rentable Area        | 62,057  |
| Year Built           | 1978    |
| Construction Quality | Average |
| Building Condition   | Good    |
| # of Stories         | 2       |
| # of Units           | 7       |
| Total Parking Spaces | 260     |

| Transaction Information      |                                                                                                                                                      |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lessee                       | Gradient Insurance Brokerage Inc                                                                                                                     |
| Lessor                       | K1 Realty Investments 03 LLC                                                                                                                         |
| Commencement Date            | 06/01/2023                                                                                                                                           |
| Lease Status                 | Contract                                                                                                                                             |
| Expiration Date              | 05/31/2030                                                                                                                                           |
| Effective Annual Rent per SF | \$13.28                                                                                                                                              |
| Lease Structure              | NNN                                                                                                                                                  |
| Lvl Equiv Rent per SF        | \$13.23                                                                                                                                              |
| Leased SF                    | 15,275                                                                                                                                               |
| Lease Remarks                | Tenant since 2008. 7th amendment to lease agreement. Base rent plus CAMS. Currently paying \$7.61SF for 20,975 square feet of space until 5/31/2023. |

| Rent Month | Amount/Month |
|------------|--------------|
| 2023-06    | \$16,263     |
| 2024-06    | \$16,470     |
| 2025-06    | \$16,680     |
| 2026-06    | \$16,895     |
| 2027-06    | \$17,114     |
| 2028-06    | \$17,338     |
| 2029-06    | \$17,566     |





Building Photo



Parcel Map (Aerial)

| Property Information                                        |                                             |
|-------------------------------------------------------------|---------------------------------------------|
| Property Name                                               | BT & Co. Office Building - Proposed Remodel |
| Property Class                                              | Office                                      |
| Address                                                     | 4301 SW Huntoon Street, Topeka, KS 66618    |
| County                                                      | Shawnee                                     |
| Property Type & Sub-Type                                    | General Purpose / ---                       |
| Site Information - Office Building                          |                                             |
| Land SF                                                     | 45,738                                      |
| Land Acres                                                  | 1.05                                        |
| Zoning Code                                                 | M-2                                         |
| Zoning Description                                          | Multiple Family Dwelling District           |
| Shape                                                       | Irregular                                   |
| Flood Zone                                                  | X                                           |
| Topography                                                  | Basically Level                             |
| Available Utilities                                         | Electricity, Gas, Water, Sewer, and Trash   |
| Improvement Information - Proposed BT & Co. Office Building |                                             |
| Gross Building Area                                         | 20,052                                      |
| Rentable Area                                               | 20,052                                      |
| Year Built                                                  | 1959                                        |
| Construction Quality                                        | Good                                        |
| Building Condition                                          | Good                                        |
| # of Stories                                                | 1                                           |
| # of Units                                                  | 1                                           |
| Total Parking Spaces                                        | 53                                          |

| Transaction Information      |                                                                                                                                                                                                                                             |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lessee                       | Barbara Trahan & Co., P.A.                                                                                                                                                                                                                  |
| Lessor                       | BT Real Estate LLC                                                                                                                                                                                                                          |
| Commencement Date            | 12/01/2019                                                                                                                                                                                                                                  |
| Lease Status                 | Contract                                                                                                                                                                                                                                    |
| Expiration Date              | 11/30/2039                                                                                                                                                                                                                                  |
| Effective Annual Rent per SF | \$13.19                                                                                                                                                                                                                                     |
| Lease Structure              | NNN                                                                                                                                                                                                                                         |
| Lvl Equiv Rent per SF        | \$12.60                                                                                                                                                                                                                                     |
| Leased SF                    | 20,052                                                                                                                                                                                                                                      |
| Lease Remarks                | The base takes into account the purchase, renovation, and improvements to the premises up to a cost of \$2.5 million. Lessee is responsible for cost exceeding \$2.5 million. Lessee pays taxes, utilities, and maintains/repairs property. |

| Rent Month | Amount/Month |
|------------|--------------|
| 2019-12    | \$19,000     |
| 2024-12    | \$20,900     |
| 2029-12    | \$22,990     |
| 2034-12    | \$25,289     |



County Photo



Parcel Map

| Property Information                    |                                           |
|-----------------------------------------|-------------------------------------------|
| Property Name                           | Office Building                           |
| Property Class                          | Office                                    |
| Address                                 | 419 SW 29th Street, Topeka, KS 66611      |
| County                                  | Shawnee                                   |
| Property Type & Sub-Type                | General Purpose / ---                     |
| Site Information - Parking Lot          |                                           |
| Land SF                                 | 134,340                                   |
| Land Acres                              | 3.08                                      |
| Zoning Code                             | C4                                        |
| Zoning Description                      | Commercial District                       |
| Shape                                   | Irregular                                 |
| Flood Zone                              | X                                         |
| Topography                              | Basically Level                           |
| Available Utilities                     | Electricity, Gas, Water, Sewer, and Trash |
| Site Information - Primary Site         |                                           |
| Land SF                                 | 150,120                                   |
| Land Acres                              | 3.45                                      |
| Zoning Code                             | OI2                                       |
| Zoning Description                      | Office & Institutional District           |
| Shape                                   | Rectangular                               |
| Flood Zone                              | X                                         |
| Topography                              | Basically Level                           |
| Available Utilities                     | Electricity, Gas, Water, Sewer, and Trash |
| Improvement Information - Main Building |                                           |
| Gross Building Area                     | 67,376                                    |
| Rentable Area                           | 58,928                                    |
| Year Built                              | 1961                                      |
| Construction Quality                    | Average                                   |
| Building Condition                      | Average                                   |
| # of Stories                            | 2                                         |
| Total Parking Spaces                    | 233                                       |

| Transaction Information      |                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lessee                       | KVC Behavioral Healthcare Inc                                                                                                                                                                                                                                                                                                                                             |
| Lessor                       | 823 Topeka LLC                                                                                                                                                                                                                                                                                                                                                            |
| Commencement Date            | 06/01/2019                                                                                                                                                                                                                                                                                                                                                                |
| Lease Status                 | Contract                                                                                                                                                                                                                                                                                                                                                                  |
| Expiration Date              | 06/30/2024                                                                                                                                                                                                                                                                                                                                                                |
| Effective Annual Rent per SF | \$15.66                                                                                                                                                                                                                                                                                                                                                                   |
| Lease Structure              | Full Service                                                                                                                                                                                                                                                                                                                                                              |
| Lvl Equiv Rent per SF        | \$15.54                                                                                                                                                                                                                                                                                                                                                                   |
| Leased SF                    | 42,590                                                                                                                                                                                                                                                                                                                                                                    |
| Lease Remarks                | The lease is for Floors 2, 3 and 4 and landlord is providing tenant access to up to 1,500 SF of unfinished storage space at no change. Tenant has the option to renew for 2 additional 2-year terms with rent increase by 3% each year. Tenant also has the option to purchase: Yr 1 \$2,050,000; Yr 2 \$2,100,000; Yr 3 \$2,200,000; Yr 4 \$2,300,000; Yr 5 \$2,350,000. |

| Rent Month | Amount/Month |
|------------|--------------|
| 2019-06    | \$0          |
| 2019-07    | \$53,237     |
| 2020-07    | \$54,834     |
| 2021-07    | \$56,467     |
| 2022-07    | \$58,170     |
| 2023-07    | \$59,909     |





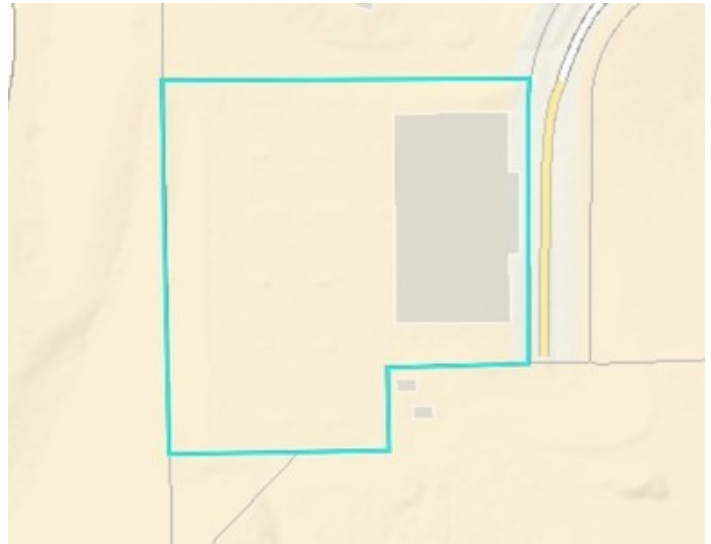
| Property Information                       |                                             |
|--------------------------------------------|---------------------------------------------|
| Property Name                              | Building #281 - Office                      |
| Property Class                             | Office                                      |
| Address                                    | 650 SE Airport Drive West, Topeka, KS 66619 |
| County                                     | Shawnee                                     |
| Property Type & Sub-Type                   | General Purpose / ---                       |
| Site Information - Maximus Building - 281  |                                             |
| Land SF                                    | 111,514                                     |
| Land Acres                                 | 2.56                                        |
| Zoning Code                                | I-1                                         |
| Zoning Description                         | Light Industrial District                   |
| Shape                                      | Irregular                                   |
| Flood Zone                                 | X                                           |
| Topography                                 | Basically Level                             |
| Available Utilities                        | Electricity, Gas, Water, and Sewer          |
| Improvement Information - Maximus Building |                                             |
| Gross Building Area                        | 46,093                                      |
| Rentable Area                              | 46,093                                      |
| Year Built                                 | 1960                                        |
| Construction Quality                       | Average                                     |
| Building Condition                         | Good                                        |
| # of Stories                               | 2                                           |
| Total Parking Spaces                       | 31                                          |

| Transaction Information      |                                                                                                                                                                                                               |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lessee                       | Maximus, Inc                                                                                                                                                                                                  |
| Lessor                       | Rural Development Corp.                                                                                                                                                                                       |
| Commencement Date            | 01/01/2016                                                                                                                                                                                                    |
| Lease Status                 | Contract                                                                                                                                                                                                      |
| Expiration Date              | 12/31/2021                                                                                                                                                                                                    |
| Effective Annual Rent per SF | \$15.63                                                                                                                                                                                                       |
| Lease Structure              | Modified Gross                                                                                                                                                                                                |
| Lvl Equiv Rent per SF        | \$15.57                                                                                                                                                                                                       |
| Leased SF                    | 41,751                                                                                                                                                                                                        |
| Lease Remarks                | Tenant pays utilities, janitorial, and trash removal. Landlord pays for insurance and provides maintenance and repairs. There is no tax expense as the property is on a ground lease with a municipal entity. |

|  | Rent Month | Amount/Month |
|--|------------|--------------|
|  | 2016-01    | \$52,189     |
|  | 2017-01    | \$53,059     |
|  | 2018-01    | \$53,928     |
|  | 2019-01    | \$54,798     |
|  | 2020-01    | \$55,668     |
|  | 2021-01    | \$56,538     |



Front



Parcel map

**Property Information**

|                          |                                               |
|--------------------------|-----------------------------------------------|
| Property Name            | Department of Agriculture Building            |
| Property Class           | Office                                        |
| Address                  | 1320 Research Park Drive, Manhattan, KS 66502 |
| County                   | Riley                                         |
| Property Type & Sub-Type | General Purpose / ---                         |

**Site Information - Department of Agriculture Building**

|                     |                                           |
|---------------------|-------------------------------------------|
| Land SF             | 115,734                                   |
| Land Acres          | 2.66                                      |
| Zoning Code         | U                                         |
| Zoning Description  | University                                |
| Shape               | Irregular                                 |
| Flood Zone          | Out                                       |
| Topography          | Basically Level                           |
| Available Utilities | Electricity, Gas, Water, Sewer, and Trash |

**Improvement Information - Main Building**

|                      |         |
|----------------------|---------|
| Gross Building Area  | 49,956  |
| Rentable Area        | 49,956  |
| Year Built           | 2014    |
| Construction Quality | Average |
| Building Condition   | Good    |
| # of Stories         | 3       |

**Transaction Information**

|                              |                 |
|------------------------------|-----------------|
| Lessee                       | State Of Kansas |
| Lessor                       | KSU Foundation  |
| Commencement Date            | 09/01/2014      |
| Lease Status                 | Contract        |
| Expiration Date              | 08/31/2034      |
| Effective Annual Rent per SF | \$13.95         |
| Lease Structure              | Modified Gross  |
| Lvl Equiv Rent per SF        | \$13.95         |
| Leased SF                    | 49,956          |

Rent Month

Amount/Month

2014-09

\$58,074

## Elements of Comparison -- Related to the Transaction

We have evaluated the comparables based on differences in various elements of comparison. The first of these are elements that must be compared in every analysis and are related to the transaction itself. These include the lease expense structure, concessions, and market conditions.

### Expense Structure

Comparable #1, #2 and #3 are leased under triple net terms which call for the tenant to reimburse most expenses. This current subject lease is also structured under these terms. No adjustments are necessary for Comparable #1-#3. Comparable #4, #5 and #6 are leased under full service gross or modified gross terms which calls for fewer expense reimbursements from the tenant to the landlord. Typically, a higher rental rate is assigned under this lease type as the landlord would look to recoup expenses from the overall rental rate. Downward adjustments are applied to these three comparables for an accurate comparison to the triple net lease type.

### Concessions

We are analyzing the comparables based on the effective average rental rate over the lease term. Any concessions built into the lease, such as free rent, are included in the effective rental rate and no adjustments for concessions are required.

### Market Conditions

Comparable #1-#4 all commenced relatively recently. Available market data does not indicate any significant change in lease rates of comparable properties during this period, and no adjustments for market conditions were required for these indicators. Comparable #5 and #6 are more dated lease comparables and upward adjustments are applied for improvement in overall market conditions.

## Elements of Comparison -- Related to the Real Estate

In addition, it is necessary to evaluate the sales based on location, physical and economic characteristics. The elements of comparison considered most appropriate for this analysis are discussed individually in the following paragraphs.

### Condition

The subject property is considered to be in good overall condition. A downward adjustment is applied to Comparable #2 as it is in superior condition. An upward adjustment is applied to Comparable #4 as it is in inferior condition. All other comparables are in similar condition to the subject and do not require adjustment.

### Land to Building (LTB) Ratio

The subject property features a land to building ratio of 11.76 to 1. Typically with office properties in this market, a larger land to building ratio translates to more off-street parking. All comparables except Comparable #2 include lower ratios and are upwardly adjusted. Comparable #2 include a higher land to building ratio and is downwardly adjusted.

### Location

The subject is located in the smaller market of Junction City. All comparables are from larger and more active markets in central and northeast Kansas and require downward adjustments. Our search for comparable office rentals in the immediate Junction City market did not yield any applicable results therefore expanding our search to the broader regional market was necessary.

### Quality

The subject improvements are of average construction quality. Comparable #2 and #3 include superior construction/building components and are downwardly adjusted. The remaining comparables are of similar quality to the subject and no other adjustments are necessary.



**Size**

Typically, larger properties tend to lease for lower rental rates, reflecting an inverse relationship between rate and size. This has to do, in part, with the fact that there is a larger pool of potential tenants for smaller spaces. We have concluded that this typical relationship applies to the subject leases. We have adjusted smaller spaces downward and larger spaces upward.

| Rent Adjustments                                     |                           |                                  |         |                       |         |                                             |         |
|------------------------------------------------------|---------------------------|----------------------------------|---------|-----------------------|---------|---------------------------------------------|---------|
| Subject                                              |                           | Lease #1                         |         | Lease #2              |         | Lease #3                                    |         |
| Name                                                 | Office Building           | Burlingame South Business Center |         | Confidential Property |         | BT & Co. Office Building - Proposed Remodel |         |
| Street Address                                       | 2031 S Spring Valley Road | 3712 SW Burlingame Road          |         | Confidential Property |         | 4301 SW Huntoon Street                      |         |
| City                                                 | Junction City             | Topeka                           |         | Manhattan             |         | Topeka                                      |         |
| Eff. Annual Rent                                     |                           | \$202,843.20                     |         | \$153,300.00          |         | \$264,537.00                                |         |
| Leased SF                                            | 47,252 sf                 | 15,275                           |         | 10,220                |         | 20,052                                      |         |
| Eff. Annual Rent / SF                                |                           | \$13.28                          |         | \$15.00               |         | \$13.19                                     |         |
| Transactional Adjustments (calculated cumulatively)  |                           |                                  |         |                       |         |                                             |         |
| Expense Structure                                    | N/A                       | NNN                              |         | NNN                   |         | NNN                                         |         |
| Adjustment                                           |                           | \$0.00                           |         | \$0.00                |         | \$0.00                                      |         |
| Concessions                                          | N/A                       | 0                                |         | 0                     |         | 0                                           |         |
|                                                      |                           | Similar                          |         | Similar               |         | Similar                                     |         |
| Market Conditions                                    | N/A                       | 06/01/2023                       |         | 10/01/2020            |         | 12/01/2019                                  |         |
| Adjustment                                           |                           | 0.00%                            | \$0.00  | 0.00%                 | \$0.00  | 0.00%                                       | \$0.00  |
| Adj Price / UoC after Transactional Adj's            | N/A                       | \$13.28                          |         | \$15.00               |         | \$13.19                                     |         |
| Property Adjustments - Quantitative (not cumulative) |                           |                                  |         |                       |         |                                             |         |
| Condition                                            | Good                      | Good                             |         | Excellent             |         | Good                                        |         |
| Adjustment                                           |                           | 0.00%                            | \$0.00  | -10.00%               | -\$1.50 | 0.00%                                       | \$0.00  |
| Land to Building Ratio                               | 11.76                     | 3.42                             |         | 14.25                 |         | 2.28                                        |         |
| Adjustment                                           |                           | 5.00%                            | \$0.66  | -2.50%                | -\$0.38 | 7.50%                                       | \$0.99  |
| Location                                             | ---                       | ---                              |         | Average               |         | Average                                     |         |
| Adjustment                                           |                           | -15.00%                          | -\$1.99 | -10.00%               | -\$1.50 | -10.00%                                     | -\$1.32 |
| Quality                                              | Average                   | Average                          |         | Good                  |         | Good                                        |         |
| Adjustment                                           |                           | 0.00%                            | \$0.00  | -5.00%                | -\$0.75 | -5.00%                                      | -\$0.66 |
| Size                                                 | 47,252 sf                 | 15,275 sf                        |         | 10,220 sf             |         | 20,052 sf                                   |         |
| Adjustment                                           |                           | -10.00%                          | -\$1.33 | -10.00%               | -\$1.50 | -7.50%                                      | -\$0.99 |
| Total Adjustments                                    |                           |                                  |         |                       |         |                                             |         |
| Gross % Adj's                                        | N/A                       | 29.97%                           |         | 37.53%                |         | 30.02%                                      |         |
| Gross \$ Adj's                                       | N/A                       | \$3.98                           |         | \$5.63                |         | \$3.96                                      |         |
| Net % Adj's                                          | N/A                       | -20.03%                          |         | -37.53%               |         | -15.01%                                     |         |
| Net \$ Adj's                                         | N/A                       | -\$2.66                          |         | -\$5.63               |         | -\$1.98                                     |         |
| Net Adj Price / SF                                   | N/A                       | \$10.62                          |         | \$9.37                |         | \$11.21                                     |         |

| Rent Adjustments                                     |                           |                    |         |                           |         |                                    |         |
|------------------------------------------------------|---------------------------|--------------------|---------|---------------------------|---------|------------------------------------|---------|
| Subject                                              |                           | Lease #4           |         | Lease #5                  |         | Lease #6                           |         |
| Name                                                 | Office Building           | Office Building    |         | Building #281 - Office    |         | Department of Agriculture Building |         |
| Street Address                                       | 2031 S Spring Valley Road | 419 SW 29th Street |         | 650 SE Airport Drive West |         | 1320 Research Park Drive           |         |
| City                                                 | Junction City             | Topeka             |         | Topeka                    |         | Manhattan                          |         |
| Eff. Annual Rent                                     |                           | \$667,161.48       |         | \$652,359.96              |         | \$696,886.20                       |         |
| Leased SF                                            | 47,252 sf                 | 42,590             |         | 41,751                    |         | 49,956                             |         |
| Eff. Annual Rent / SF                                |                           | \$15.66            |         | \$15.63                   |         | \$13.95                            |         |
| Transactional Adjustments (calculated cumulatively)  |                           |                    |         |                           |         |                                    |         |
| Expense Structure                                    | N/A                       | Full Service       |         | Modified Gross            |         | Modified Gross                     |         |
| Adjustment                                           |                           | -\$6.00            |         | -\$5.00                   |         | -\$5.00                            |         |
| Concessions                                          | N/A                       | 1                  |         | 0                         |         | 0                                  |         |
|                                                      |                           | Similar            |         | Similar                   |         | Similar                            |         |
| Market Conditions                                    | N/A                       | 06/01/2019         |         | 01/01/2016                |         | 09/01/2014                         |         |
| Adjustment                                           |                           | 0.00%              | \$0.00  | 5.00%                     | \$0.53  | 5.00%                              | \$0.45  |
| Adj Price / UoC after Transactional Adjs             | N/A                       | \$9.66             |         | \$11.16                   |         | \$9.40                             |         |
| Property Adjustments - Quantitative (not cumulative) |                           |                    |         |                           |         |                                    |         |
| Condition                                            | Good                      | Average            |         | Good                      |         | Good                               |         |
| Adjustment                                           |                           | 10.00%             | \$0.97  | 0.00%                     | \$0.00  | 0.00%                              | \$0.00  |
| Land to Building Ratio                               | 11.76                     | 4.22               |         | 2.42                      |         | 2.32                               |         |
| Adjustment                                           |                           | 5.00%              | \$0.48  | 5.00%                     | \$0.56  | 5.00%                              | \$0.47  |
| Location                                             | ---                       | ---                |         | ---                       |         | ---                                |         |
| Adjustment                                           |                           | -10.00%            | -\$0.97 | -10.00%                   | -\$1.12 | -10.00%                            | -\$0.94 |
| Quality                                              | Average                   | Average            |         | Average                   |         | Average                            |         |
| Adjustment                                           |                           | 0.00%              | \$0.00  | 0.00%                     | \$0.00  | 0.00%                              | \$0.00  |
| Size                                                 | 47,252 sf                 | 42,590 sf          |         | 41,751 sf                 |         | 49,956 sf                          |         |
| Adjustment                                           |                           | 0.00%              | \$0.00  | 0.00%                     | \$0.00  | 0.00%                              | \$0.00  |
| Total Adjustments                                    |                           |                    |         |                           |         |                                    |         |
| Gross % Adj's                                        | N/A                       | 53.77%             |         | 46.13%                    |         | 49.18%                             |         |
| Gross \$ Adj's                                       | N/A                       | \$8.42             |         | \$7.21                    |         | \$6.86                             |         |
| Net % Adj's                                          | N/A                       | -35.25%            |         | -32.18%                   |         | -35.99%                            |         |
| Net \$ Adj's                                         | N/A                       | -\$5.52            |         | -\$5.03                   |         | -\$5.02                            |         |
| Net Adj Price / SF                                   | N/A                       | \$10.14            |         | \$10.60                   |         | \$8.93                             |         |

| Adjusted Price Indications |         |
|----------------------------|---------|
| Minimum                    | \$8.93  |
| Maximum                    | \$11.21 |
| Average                    | \$10.15 |
| Median                     | \$10.37 |
| Standard Deviation         | 0.78    |

The adjustments are summarized in the above adjustment grid. Following adjustments, the comparable rental rate range tightens. No comparable emerges as a high or low end outlier. While more dated indicators, Comparable #4, #5 and #6 are all larger office properties similar in size to the subject. Some additional consideration is given to the adjusted rental rate of these three comparables. The subject's current effective rental rate at \$9.24 per square foot on NNN terms is considered to be supported by these three primary indicators.

| Market Rent              |               |
|--------------------------|---------------|
| Units                    | 47,252        |
| Unit of Comparison (UoC) | Rentable Area |
| Market Rent / UoC        | \$9.24        |

Based on our analysis on the previous pages, our estimate of rental income for the subject is shown in the table below:

| In-Place                                            |        |                    |           |            |        |           |           |
|-----------------------------------------------------|--------|--------------------|-----------|------------|--------|-----------|-----------|
| Lease                                               | Units  | Unit of Comparison | Rent / SF | As Of      | Period | Scenario  | Total     |
| Advanced Call Center Technologies, LLC   2014-06-01 | 47,252 | Rentable Area      | \$9.24    | 11/08/2022 | Annual | Effective | \$436,608 |
| Subtotal                                            |        |                    |           |            |        |           | \$436,608 |
| Total Rental Income                                 |        |                    |           |            |        |           |           |
| \$436,608                                           |        |                    |           |            |        |           |           |



## Expense Reimbursements

Expense reimbursements are based on the structure of the lease currently in place. The current triple net lease calls for the tenant to pay most operating expenses. As a single tenant building, the tenant typically pays most expenses directly, and we have not projected estimates for these individual expenses. Accordingly, only a vacancy consideration, management expense for bookkeeping and periodic leasing commissions, and a maintenance expense covering structural/roof considerations and parking lot repair is deducted in our cash flow forecast.

The following table shows the division of expense responsibilities between the owner and tenants:

|                        | Owner                               | Tenant |
|------------------------|-------------------------------------|--------|
| Real Estate Taxes      |                                     | X      |
| Insurance              |                                     | X      |
| General/Administrative | X                                   |        |
| Utilities              |                                     | X      |
| Repairs & Maintenance  | X - Structural/Roof,<br>Parking Lot | X      |

## Other Income

No significant other income is anticipated for the subject and none was included in the forecast for this analysis.

## Estimated Vacancy and Collection Loss

The subject has a current occupancy rate of 100%, based on the single tenant lease in place. It is also prudent to consider the potential loss due to bad credit and collection problems. Based on these indications, we have estimated stabilized vacancy and collection loss for the subject at 10.0% of potential gross income.

## Operating Expenses

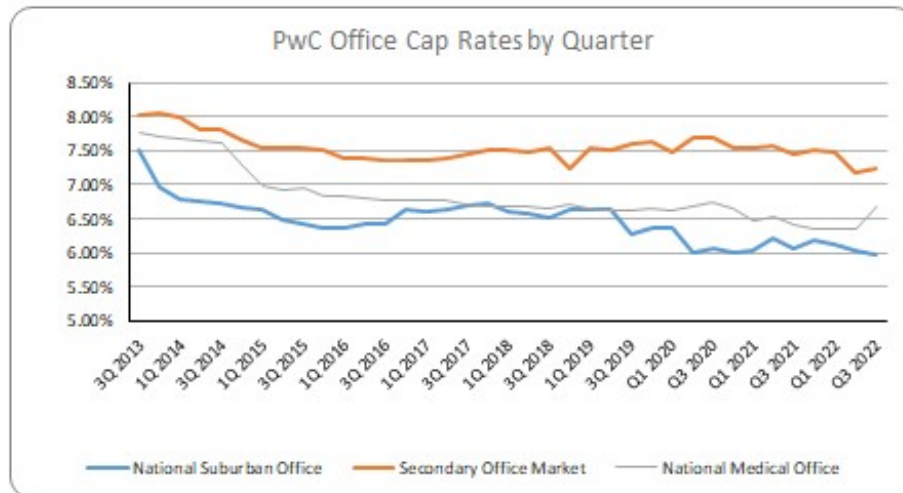
As noted above, our pro-forma includes only a minor maintenance/repair expense for the parking lot and structural/roof reserves, a bookkeeping/management expense, and the aforementioned vacancy deduction.

| Pro Forma                                           |                  |               |               |
|-----------------------------------------------------|------------------|---------------|---------------|
|                                                     | Total            | Per SF        | % of EGI      |
| <b>Income</b>                                       |                  |               |               |
| Rental Income                                       | \$436,608        | \$9.24        | 111.11%       |
| Potential Gross Income (PGI)                        | \$436,608        | \$9.24        | 111.11%       |
| Less Vacancy & Credit Loss<br>( % of PGI : 10.00% ) | \$43,661         | \$0.92        | 11.11%        |
| Effective Gross Income (EGI)                        | \$392,948        | \$8.32        | 100.00%       |
| <b>Variable Expenses</b>                            | <b>\$28,327</b>  | <b>\$0.60</b> | <b>7.21%</b>  |
| Management Fees                                     | \$11,788         | \$0.25        | 3.00%         |
| Repairs & Maintenance                               | \$16,538         | \$0.35        | 4.21%         |
| <b>Total Operating Expenses</b>                     | <b>\$28,327</b>  | <b>\$0.60</b> | <b>7.21%</b>  |
| <b>Net Operating Income</b>                         | <b>\$364,621</b> | <b>\$7.72</b> | <b>92.79%</b> |

## Direct Capitalization

In order to capitalize the estimated net operating income into a value estimate for the property, we used direct capitalization. Direct capitalization involves the capitalization of anticipated net operating income for the next year at an overall rate of return. This rate is also commonly referred to as the 'going-in' capitalization rate. When adequate data is available, the overall rate is best derived from the comparable sales. The capitalization rates from comparable sales are shown in the table below.

Additionally, we have reviewed trends from the *PwC Real Estate Investor Survey*. A chart showing the quarterly change in institutional grade capitalization rates is shown below.



The above national survey indicates average capitalization rates for secondary office market properties hovering near 7.25% as of Q3 2022. This survey is reflective of high quality, Class A investment product whereas the subject aligns more to a Class B- or C+ given the age of the improvements and location in the smaller market of Junction City. A capitalization rate falling above this national survey is appropriate.

Of significant consideration in our capitalization rate selection is the quality of tenant currently in place. The subject's tenant has physically vacated the improvements over the past two years given the operational shift of employees mainly working from home instead of at the subject. Additionally, select operations and employees have moved to another location out of state. While the representative of the tenant we spoke with during the course of this appraisal was not aware if the second of three option periods of the lease would be exercised, there is a heightened level of risk with the tenant not exercising the next option in May 2025 given the operational shift and vacancy of the property. A potential purchaser of the subject would certainly consider this factor and undoubtedly expect a higher rate of return. Additionally, the size of the subject improvement coupled with the location in a smaller market places upward pressure on our capitalization rate selection. There simply are few users in the Junction City market that have a need for a building as large as the subject. While there is potential for possible conversion of the improvements toward a multi-tenant setup, this would involve renovations and added risk for an investor.

Considering the above discussion, a capitalization rate of 10.25% is applied. This rate selection falls above the assembled comparable capitalization rate range, however, this is appropriate given the uncertainty of the existing tenant's future plans and limited demand for large office space in Junction City.

| Comparable Capitalization Rates           |            |           |                    |             |                          |                       |                     |                    |
|-------------------------------------------|------------|-----------|--------------------|-------------|--------------------------|-----------------------|---------------------|--------------------|
| Property Name                             | Year Built | Occ. Rate | Rentable Area (SF) | Sale Date   | Analysis Sale Price / SF | Scenario              | OAR Before Reserves | OAR After Reserves |
| Office Building                           | 1986       | 98.96%    | 56,378             | In-Contract | \$98.58                  | Appraiser's Pro Forma | 7.90%               | 7.90%              |
| Kansas Department of Health & Environment | 1997       | 56.00%    | 64,000             | 12/03/2021  | \$85.47                  | Appraiser's Pro Forma | 8.82%               | 8.82%              |
|                                           |            |           |                    |             |                          | Owner's Pro Forma     | 7.60%               | 7.40%              |
| Office Building                           | 2003       | 46.00%    | 12,783             | 08/19/2021  | \$65.71                  | Appraiser's Pro Forma | 10.92%              | 10.92%             |
| Two Multi-Tenant Office Buildings         | 1982       | 0.00%     | 25,760             | 08/19/2021  | \$72.01                  | Actual                | 8.81%               | 8.81%              |
|                                           |            |           |                    |             |                          | Appraiser's Pro Forma | 9.52%               | 9.52%              |
| Lawrence Office Center                    | 1986       | 78.00%    | 18,767             | 05/01/2020  | \$69.27                  | Actual                | 6.82%               | 6.82%              |
|                                           |            |           |                    |             |                          | Appraiser's Pro Forma | 8.79%               | 8.79%              |
| Direct Capitalization                     |            |           |                    |             |                          |                       |                     |                    |
| Net Operating Income                      |            |           |                    | \$364,621   |                          |                       |                     |                    |
| Overall Capitalization Rate (OAR)         |            |           |                    | 10.25%      |                          |                       |                     |                    |
| Capitalized Value                         |            |           |                    | \$3,557,278 |                          |                       |                     |                    |

As shown in the Direct Capitalization table, no adjustments were required to be made to the capitalized value.

## Discounted Cash Flow Analysis

Discounted cash flow analysis is the second method of income capitalization often used for income producing properties. It is most commonly used for multi-tenant properties, where both existing leases and market lease terms must be considered or in properties where income is projected to be variable. However, our research indicates that few market participants apply this technique to properties similar to the subject. For this reason, we have not used discounted cash flow analysis in this appraisal report.

## Income Approach Conclusions

The results from the income approach are summarized in the table below:

| Income Approach Conclusions |             |
|-----------------------------|-------------|
| Direct Capitalization       | \$3,560,000 |
| Discounted Cash Flow        | N/A         |
| Income Approach             | \$3,560,000 |



# Reconciliation

| Indicated Values          |             |
|---------------------------|-------------|
| Land Value                | N/A         |
| Cost Approach             | N/A         |
| Sales Comparison Approach | \$3,540,000 |
| Income Approach           | \$3,560,000 |

## Final Estimate of Value

### Cost Approach

The cost approach is not necessary to produce a credible value opinion and was not applied in this appraisal. The age/condition of the improvements makes accurately estimating accrued depreciation difficult. Therefore, the cost approach to value has been omitted from the scope of work. This omission does not have a material impact on our opinion of market value.

### Sales Comparison Approach

The sales comparison approach was developed and includes comparable larger office properties from the regional market. Conveyances of properties as large as the subject do not occur frequently in the immediate market, and as such our analysis includes comparables from a broader market area. The assembled data set represents the most applicable and recent sales of comparable properties. Appropriate adjustments were applied and the resulting value is considered credible and valid.

### Income Approach

In the income approach, the net operating income was estimated for the subject property. The subject's current contract rental rate was compared with office rental comparables from the broader regional area. Appropriate adjustments were applied to the comparables and the current subject lease rate is considered to be in line with market. A market extracted capitalization rate was applied to the net operating income to estimate value. The data analyzed was reliable and applicable to the appraisal problem and provides a meaningful conclusion. This type of analysis is most relevant to income-producing properties.

### Reconciliation Conclusion

Both the sales comparison and income approaches to value were considered in developing our opinion of market value. Primary consideration is given to the value developed within the Sales Comparison Approach given the uncertainty of the existing tenant's future plans at the subject property. As noted, the current option period of the lease will expire in May 2025 and the tenant has physically vacated the property following an operational shift as a result of COVID-19.

## Exposure Time and Marketing Period

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 12 months, respectively, is considered reasonable and appropriate for the subject property assuming aggressive professional marketing.

| Value Conclusions |             |               |         |                   |                |                 |
|-------------------|-------------|---------------|---------|-------------------|----------------|-----------------|
| Description       | Perspective | Type of Value | Premise | Property Interest | Effective Date | Indicated Value |
| N/A               | Current     | Market Value  | As Is   | Leased Fee        | 11/08/2022     | \$3,540,000     |

# Addenda

Appraiser Qualifications

Glossary

Client's Letter of Engagement

**Appraiser Qualifications****SAMUEL T. STRATTON**

sstratton@kellercraig.com

**Primary Real Estate Business Experience**

Keller, Craig & Associates, Lawrence, Kansas  
 Associate Appraiser  
 September 2019 - Present

The McEnergy Company, New Orleans, Louisiana  
 Staff Appraiser  
 December 2014 - July 2019

The McEnergy Company, New Orleans, Louisiana  
 Research Analyst  
 August 2013 - December 2014

**Real Estate Education**

5 Hour National USPAP Course - 2014  
 Basic Appraisal Principles - 2014  
 Basic Appraisal Procedures - 2014  
 Introduction to Green Buildings: Principles & Concepts - 2015  
 Business Practices and Ethics - 2015  
 Report Writing and Case Studies - 2015  
 Real Estate Finance, Statistics and Valuation Modeling - 2016  
 General Appraiser Sales Comparison Approach - 2016  
 General Appraiser Site Valuation and Cost Approach - 2017  
 General Appraiser Income Approach Part 1 – 2020  
 Residential Sales Comparison and Income Approaches – 2021  
 General Appraiser Market Analysis and Highest and Best Use - 2022

**Education**

University of Kansas - Bachelor of Science - Journalism - 2008  
 Texas Christian University - Master of Environmental Management - 2012

**Organizations/Licenses**

United States Green Building Council, LEED Green Associate – GBCI #10852388

**Brian A. Klahr, MAI**  
bklahr@kellercraig.com

#### **Work Experience**

Keller, Craig & Associates, Lawrence/Topeka, Kansas  
Director, Lawrence/Topeka Market  
January 2016 to present

Martens Appraisal  
Fee Appraiser  
October 1993 – December 2015

#### **Geographic Experience**

Appraisal experience throughout the Midwest United States; including Kansas, Missouri and Oklahoma.

#### **Property Types Appraised**

Experienced in appraising a wide variety of commercial properties; including office, retail, restaurants, lodging facilities, multi-family, churches/religious facilities, agricultural and development land, etc.  
Specializing in hotel/motel properties and industrial properties, including manufacturing and warehousing; particularly large facilities located in smaller, rural communities.

#### **Organizations & Licenses**

Member Appraisal Institute, Member Number 12535  
Currently certified under the Appraisal Institute Continuing Education Program.  
Certified General Real Property Appraiser - Kansas (No. G-1308)  
Certified General Real Property Appraiser - Missouri (No. 2003025245)

#### **Education**

Bachelor of Business Administration, B.B.A.  
Wichita State University - December 1993

#### **Representative Clients**

Clients include local and national lenders, attorneys, and various government entities. Have also done portfolio appraisals for estate purposes, investment analyses for holdings of individuals and corporations, condemnation appraisal, and work for litigation proceedings. A list of clients is available upon request.





## Glossary

Unless otherwise noted, the following definitions are taken from The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute in 2022.

### Appraisal

The act or process of developing an opinion of value; an opinion of value. (p. 9)

### Depreciation

In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. (p. 51)

### Effective Date

The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (p. 60)

### Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP)

### Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

### Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (p. 73)

### Furniture, Fixtures and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (p. 80)

### Gross Living Area (GLA)

The total area of finished, above-grade residential space; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) (p. 86)

## Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS) 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (p. 88)

## Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

## Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS) (p. 99)

## Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (p. 128)

## Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (p. 105)

## Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (p. 109)

### **Market Rent**

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution market support 117 of a lease as of a specified date under conditions whereby • Lessee and lessor are typically motivated; • Both parties are well informed or well advised, and acting in what they consider their best interests; • Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and • The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs). (p. 116-117)

### **Marketing Time**

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of The Appraisal Foundation address the determination of reasonable exposure and marketing time.) (p. 116)

### **Market Value**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (FIRREA)

### **Neighborhood**

1. A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. 2. A developed residential superpad within a master planned community usually having a distinguishing name and entrance. 3. A geographic area around a property that influences that property, i.e., its environment. (p. 130)

### **Personal Inspection**

A physical observation performed to assist in identifying relevant property characteristics in a valuation service. Comment: An appraiser's inspection is typically limited to those things readily observable without the use of special testing or equipment. Appraisals of some types of property, such as gems and jewelry, may require the use of specialized equipment. An inspection by an appraiser is not the equivalent of an inspection by an inspection professional (e.g., a structural engineer, home inspector, or art conservator). (USPAP)



**Replacement Cost**

Estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (p. 163)

**Reproduction Cost**

The estimated cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. (p. 163)

**Prospective Opinion of Value**

A value opinion effective as of a specified future date. The term does not define a type of value. 150 prospectus Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (p. 149-150)

**Retrospective Value Opinion**

A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (p. 166)

**Use Value**

The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use. (p. 199)

## Client's Letter of Engagement



October 31, 2022

Keller, Craig, and Associates

RE: City of Junction City

Property Address: 2031 Spring Valley Junction City KS

Dear Keller, Craig, and Associates:

Please accept this as your engagement letter to provide an appraisal report for the above captioned property. The Commercial Loan Appraisal Request Form with detailed property information is included.

Intended Use: To document the standard value for a federally related transaction.

Intended User: Emprise Bank

We would appreciate your acknowledgment of acceptance of this engagement by completing the section below and returning to me by 5:00 pm the first business day following the date of this letter. If you have any questions with regard to this engagement, please contact us. We appreciate your assistance with this request. Thank you.

Sincerely,

The Appraisal Desk  
316-383-4342

**Appraiser Certification:**

By accepting this assignment, I hereby certify that I will independently and impartially set forth an opinion as to the market value of the subject property listed above, supported by the presentation and analysis of the relevant market information. I will perform the appraisal in compliance with the Uniform Standards of Professional Appraisal Practice.

Cost of Appraisal: \$ 3,000

Expected Completion Date: 11/21/2022

A handwritten signature in blue ink that reads 'Matt Spicer'.

(Appraiser's Signature)

10/31/2022

(Date)

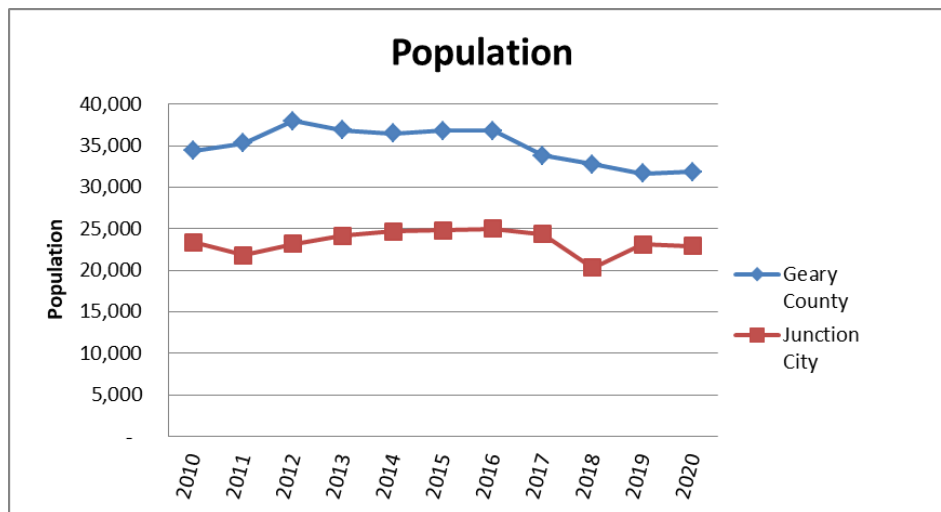
# Area Data

## Area Data

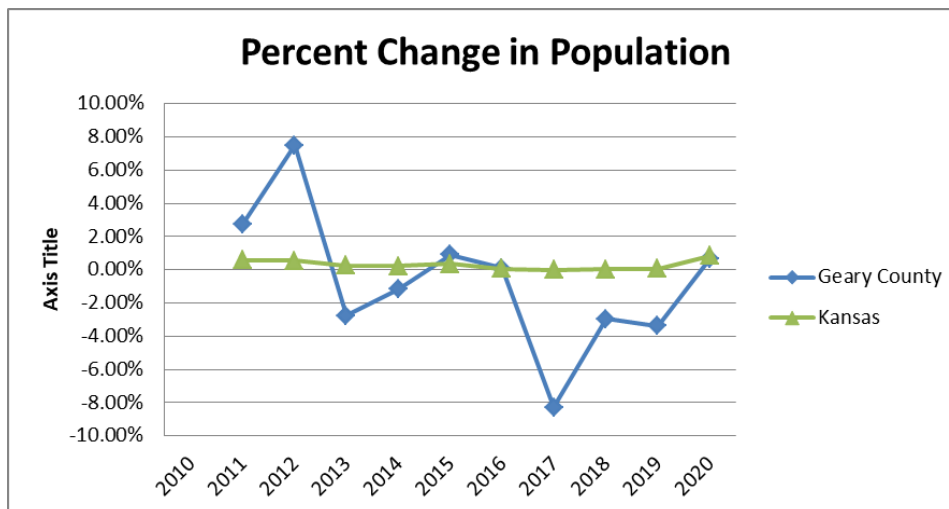
### Area Defined

Junction City is the county seat and most populous city in Geary County, a central eastern county of Kansas. US-70 and KS-57 run through the center of Junction City. The closest major city is Manhattan with a population of about 52,281 located to the northeast by a 20 mi drive. Fort Riley, a large army base is home to the 1st infantry division, and is located in between Junction City and Manhattan.

### Population



Source: U.S. Census Bureau



Source: U.S. Census Bureau

The estimated 2020 population for Junction City is 22,932 people which make up 72% of Geary County's population. Since 2010 the Junction City population has increased by 0.12% on average annually and Geary County has decreased an average of 0.67% annually. Kansas's population has increased by an annual average of 0.29% for the same time period.

## Education

Geary County USD 475 is the only school district to cover the entire county and includes 15 elementary schools, two middle schools, one high school and two miscellaneous schools. Junction City is the location of seven elementary schools, one middle school, and the high school. The following are higher education schools located near Junction City:

Cloud County Community College, Junction City, KS 0 mi

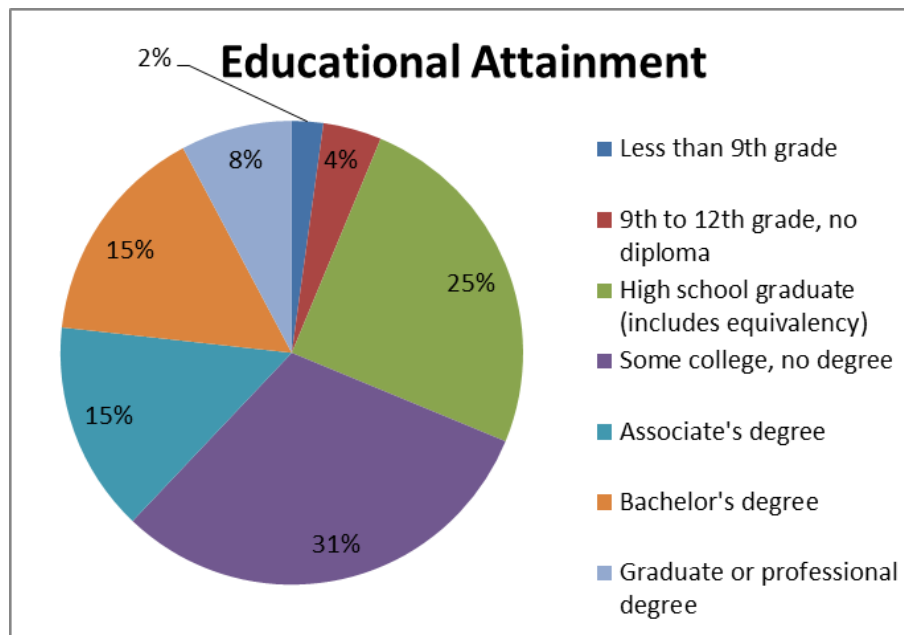
Barton County Community College, Fort Riley, KS 4.2 mi

University of Kansas, Lawrence, KS 91 mi

Washburn University, Topeka, KS 64 mi

Kansas State University, Manhattan, KS 19 mi

In Junction City 93.8% of residents graduate high school or higher, this is very similar to the Kansas percentage. However, only 23.2% will get a bachelor's degree or higher which is more than 10% less than the state.



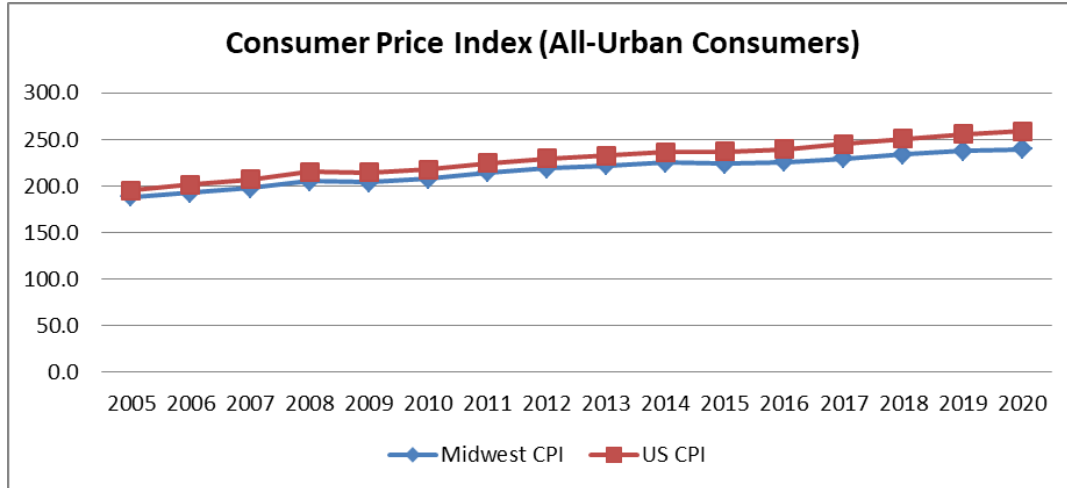
Source: American Community Survey

## Income and Expenses

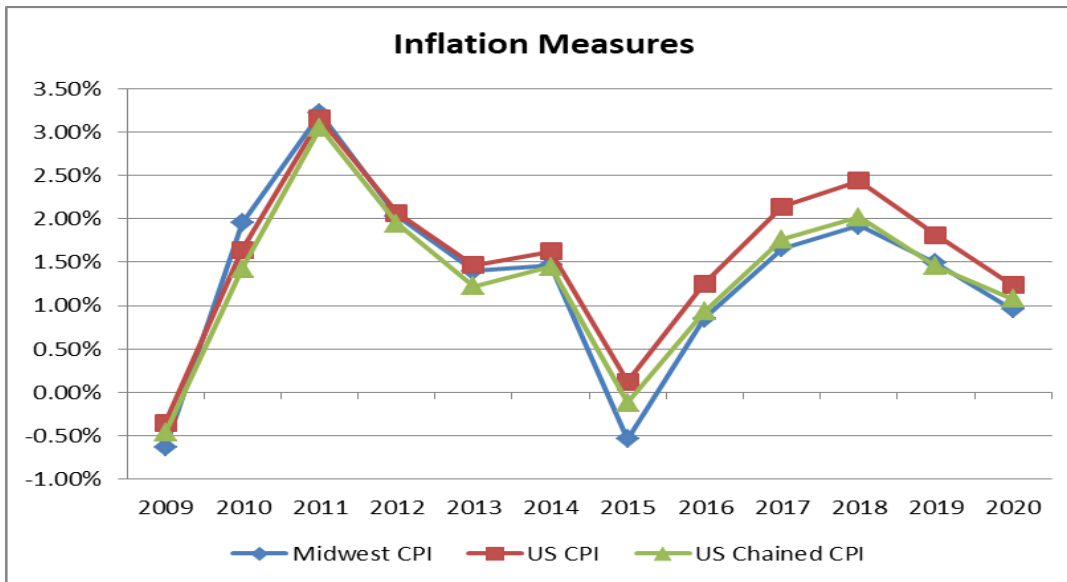
In early 2020, the Coronavirus (COVID-19) was declared a pandemic, with a national state of emergency in place. The pandemic has created substantial turmoil in various financial markets. While COVID-19 continues to impact the economy, market participants anticipate the market to maintain its positive momentum in 2022.

The Bureau of Labor Statistics encourages the use of large, regional metropolitan area CPI data over smaller metropolitan statistical area data. These larger areas are more accurately measured and less susceptible to large measurement swings caused by anomalous price fluctuations. In 2009, the nation and the Midwest area experienced slight deflation for the first time in decades, with the Midwest experiencing deflation of -0.64% and the nation at -0.36%. Still, the Midwest has had an average inflation rate of 1.63 % since 2006.



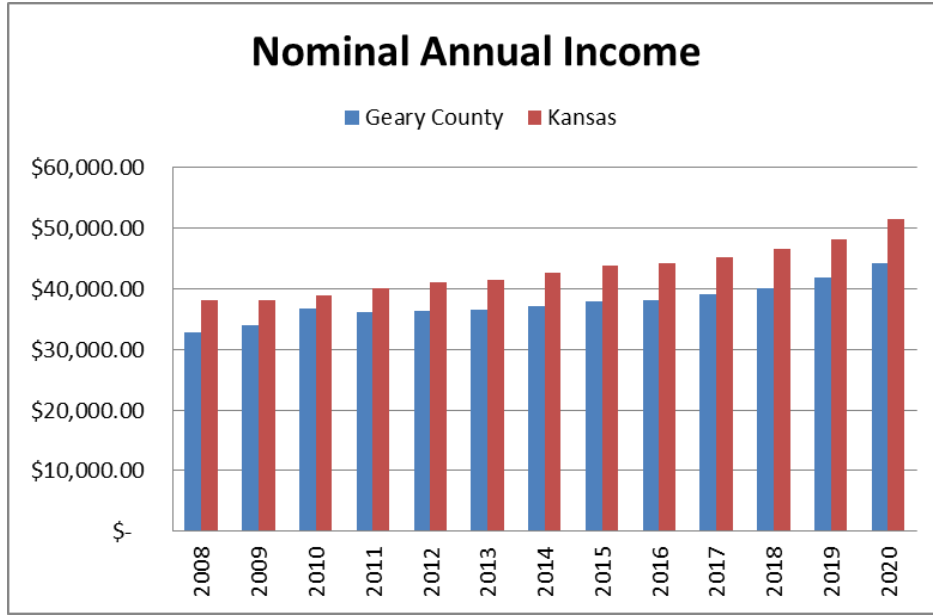


Source: Bureau of Labor Statistics

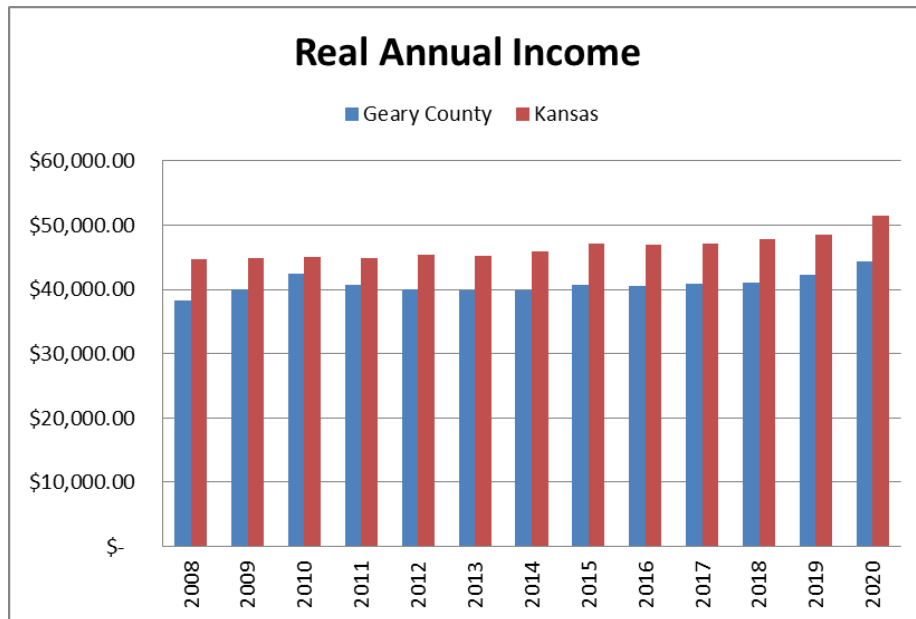


Source: Bureau of Labor Statistics

Nominal annual income in Geary County was \$44,302 for 2020, which is 14% less than the state. In the past 10 years, Geary County's real annual income has increased by an average of 1.55% annually since 2005 compared to 1.17% for Kansas.

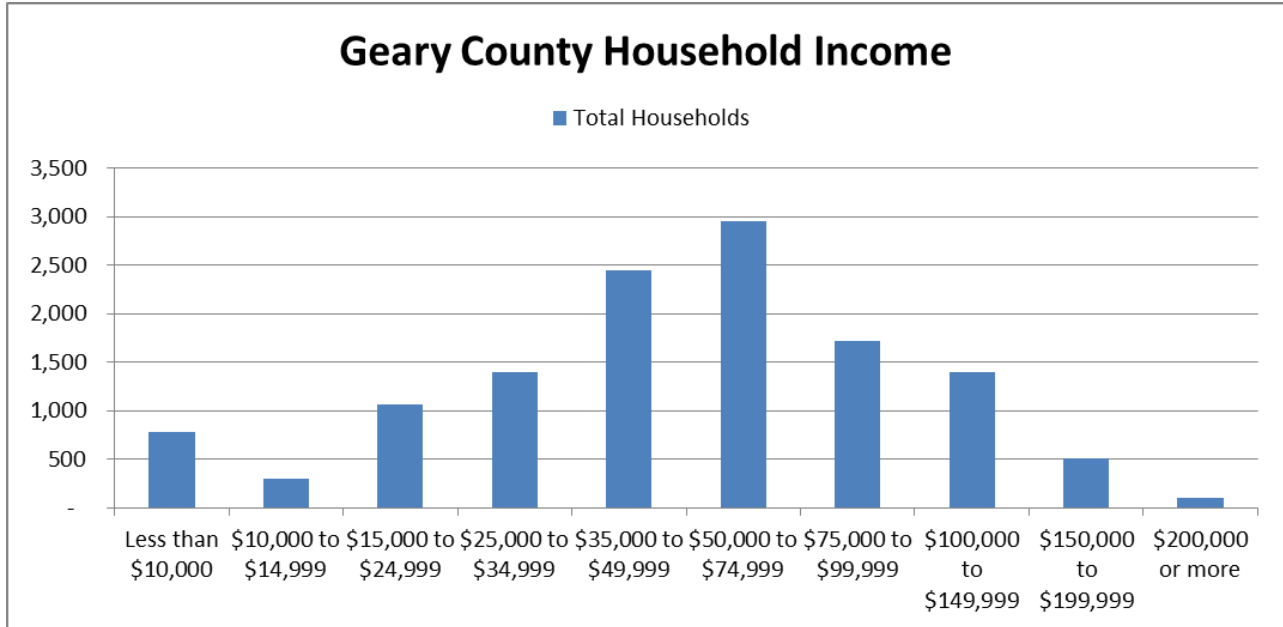


Source: Bureau of Labor Statistics



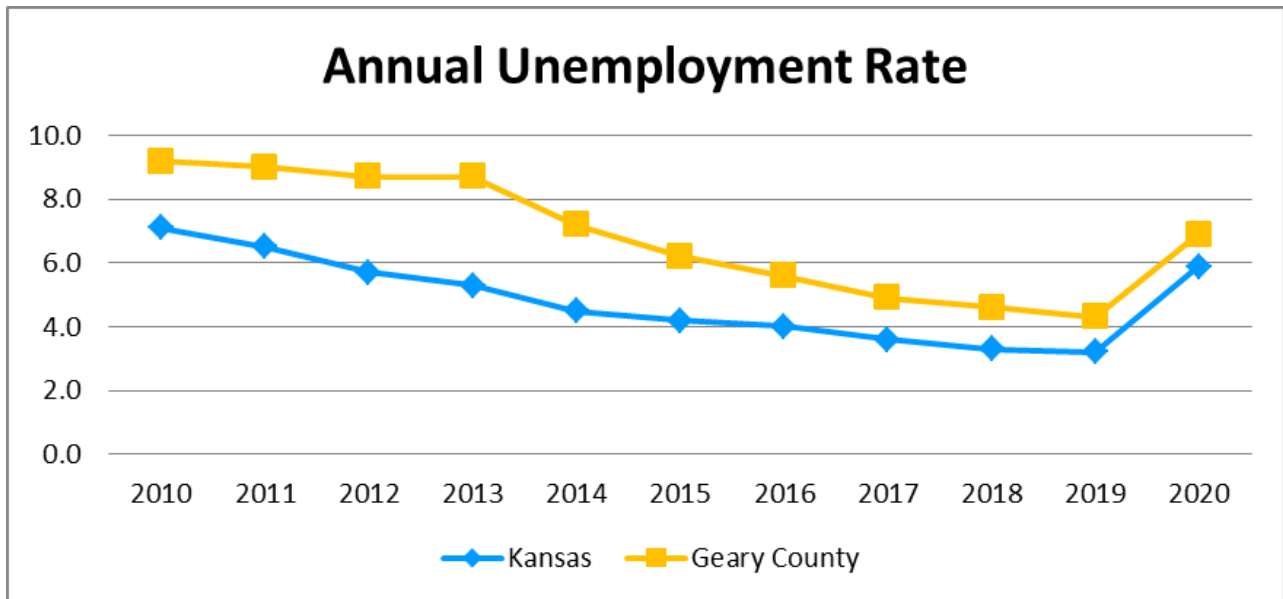
Source: Bureau of Labor Statistics; calculations by Keller, Craig, and Associates

The household income distribution for Geary County has more households in the lower income bracket, with 47.3% of households earning less than \$50,000 a year. The mean household income in 2019 was \$61,506 for Geary County and \$82,270 for Kansas.



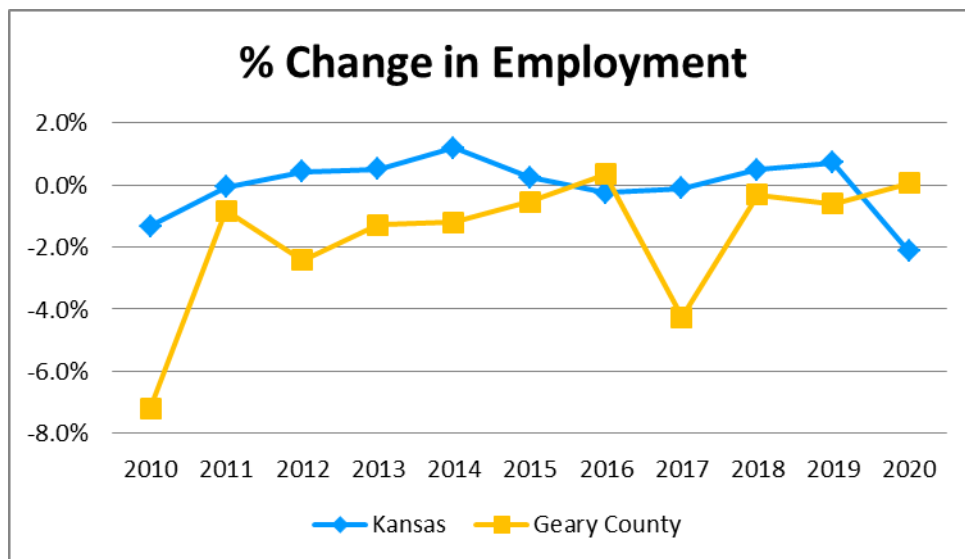
Source: American Community Survey

#### Employment and Industry



Source: Bureau of Labor Statistics

Unemployment in Geary County has trended higher than Kansas in recent years. Unemployment in 2020 increased due to the global Coronavirus (COVID-19) pandemic. Employment in Geary County hasn't seen major growth since the recession, since then Geary County had struggled to maintain a positive growth rate.



Source: Bureau of Labor Statistics

In Geary County, the largest segment with 24.6% of laborers is in educational services and healthcare and the second largest with 15.3% is public administration.

#### Geary County

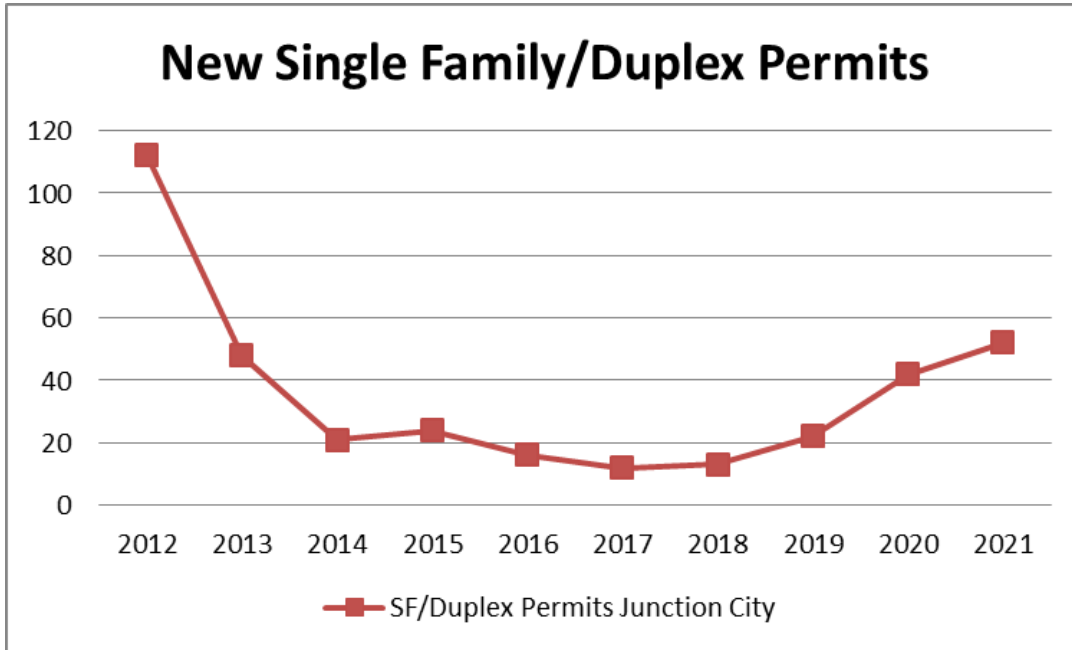
| Industry                                                                                   | Employed      | % Employed    |
|--------------------------------------------------------------------------------------------|---------------|---------------|
| Agriculture, forestry, fishing and hunting, and mining                                     | 100           | 0.8%          |
| Construction                                                                               | 570           | 4.7%          |
| Manufacturing                                                                              | 1,182         | 9.8%          |
| Wholesale trade                                                                            | 244           | 2.0%          |
| Retail trade                                                                               | 1,254         | 10.4%         |
| Transportation and warehousing, and utilities                                              | 527           | 4.4%          |
| Information                                                                                | 173           | 1.4%          |
| Finance and insurance, and real estate and rental and leasing                              | 601           | 5.0%          |
| Professional, scientific, and management, and administrative and waste management services | 1,052         | 8.8%          |
| Educational services, and health care and social assistance                                | 2,955         | 24.6%         |
| Arts, entertainment, and recreation, and accommodation and food services                   | 1,007         | 8.4%          |
| Other services, except public administration                                               | 496           | 4.1%          |
| Public administration                                                                      | 1,840         | 15.3%         |
| <b>Total Employed</b>                                                                      | <b>12,001</b> | <b>100.0%</b> |

Source: American Community Survey

#### Residential Market

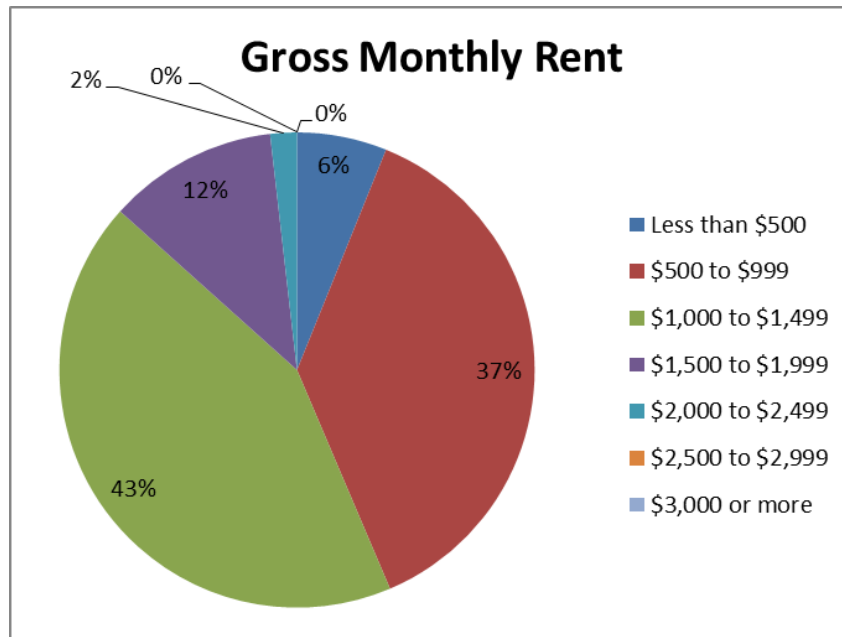
There has been limited recent development. In the fall of 2018, a major troop deployment was announced that has impacted roughly 1/3 of the approximate 15,000 troops on base. No new multifamily development has been occurring. The chart below shows the number of single family/duplex permits issued in Junction City, KS. According to city permit records, there has been no multi-family development in the last decade.



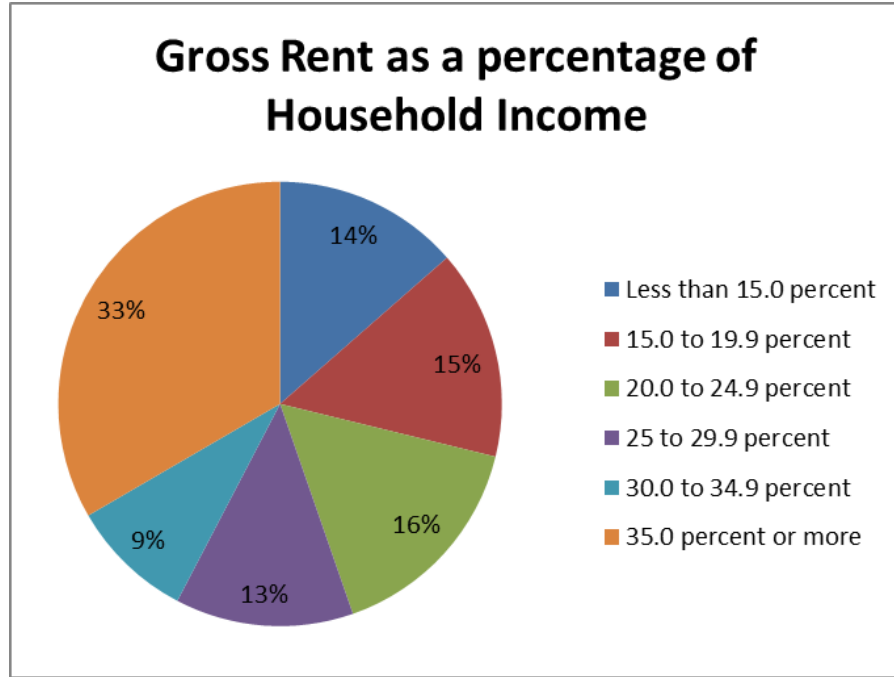


Source: Junction City, KS Zoning and Development

The median gross rent for Junction City in 2019 was \$1,052 which is much higher than the \$862 median for Kansas. 33.4% of citizens in Geary County put 35% or more of their income towards rent. The majority of households, 43%, pay rent in the \$1000 to \$1499 range.



Source: American Community Survey



Source: American Community Survey

### Cultural Attractions

Junction City is the home of the Kansas Vietnam Memorial, which lists the names of 797 Kansans who were either killed or still listed as Missing in Action from the Vietnam War. Junction City also boasts the Buffalo Soldier Memorial, Desert Storm Memorial, Geary County Historical Museum and a completed historical downtown development. The Episcopal Church in Junction City was built in 1859 and is the oldest Episcopal Church in continuous use in Kansas. The Historic Opera House opened in January 1882. The stately red brick structure with a tall four faced clock tower was a bustling site for community gatherings. In January 1898, almost 16 years to the day after it opened its doors, the Opera House was destroyed by a fire. In 1982 the theatre closed its doors and is now being restored.

Known as the fishing capital of Kansas, Milford Lake is located just five minutes from I-70. It offers outdoor activities including fishing, boating, hiking, exploring, and camping. Just below the Milford Lake Dam is the Milford Lake Fish Hatchery and Nature Center, the outlet fishing area, and a large swimming area with numerous picnic areas. The Milford Nature Center features aquatic and terrestrial exhibits, live animal displays, nature trails, and one of the world's largest antique fishing lure collections.

### Conclusion

Junction City is a large city located near the Fort Riley base and Manhattan. Household income is mostly in the lower income bracket and average nominal income in the county is 14% lower than the state. Unemployment has trended above the state for the years studied. Single family construction has slowed considerably since 2006, only having minimal construction from 2015-2020. Additionally, no new multifamily development has been occurring. Geary County and Junction City have had minimal to no growth in population, employment, and housing while renters are paying nearly double than what the rest of the state pays on average.

In early 2020, the Coronavirus (COVID-19) was declared a pandemic, with a national state of emergency in place. The pandemic created substantial turmoil in various financial markets. The impact of which has varied over the region and by property type. While headwinds remain, the outlook for 2022 appears to be more stable.

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

**From:**

**To:**

**Subject:**       **Consideration of Appropriation Ordinance A-4 dated – February 04, 2025 –  
February 14, 2025, in the amount of \$905,978.10. (p.257)**

**Objective:**

**Explanation of Issue:**

**Budget Impact:**

**Alternatives:**

**Recommendation:**

**Enclosures:**

1. MEMO 02132025 CH
2. Council Report 02132025 CH
3. Check Register 02132025 CH

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

February 13, 2025

**From:** **Libbi Hamilton**, Customer Service Manager

**To:** **City Commissioners**

**Subject:** Consideration of Appropriation Ordinance A-4 dated – February 04, 2025 – February 14, 2025, in the amount of \$905,978.10.

**Background:** Attached is a Listing and Checks - Appropriations for February 04, 2025 – February 14, 2025

**Appropriations** February 04, 2025 – February 14, 2025

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Junction City, KS

# Appropriations February 04 - February 14, 2025

By Fund

Post Dates 2/4/2025 - 2/14/2025

| Vendor Name                                                          | Payable Number | Post Date  | Description (Item)            | Amount           |
|----------------------------------------------------------------------|----------------|------------|-------------------------------|------------------|
| <b>Fund: 001 - GENERAL FUND</b>                                      |                |            |                               |                  |
| <b>Department: 000 - NON-DEPARTMENTAL</b>                            |                |            |                               |                  |
| <b>Vendor: 043380 - ADVANCE LIFE INSURANCE</b>                       |                |            |                               |                  |
| ADVANCE LIFE INSURANCE                                               | INV0032581     | 02/07/2025 | CITY OF JC EMPLOYER PD LIFE   | 224.48           |
| ADVANCE LIFE INSURANCE                                               | INV0032582     | 02/07/2025 | ADVANCE LIFE INSURANCE BE...  | 597.83           |
| ADVANCE LIFE INSURANCE                                               | INV0032641     | 02/07/2025 | CITY OF JC EMPLOYER PD LIFE   | 12.80            |
| ADVANCE LIFE INSURANCE                                               | INV0032642     | 02/07/2025 | ADVANCE LIFE INSURANCE BE...  | 2.61             |
| <b>Vendor 043380 - ADVANCE LIFE INSURANCE Total:</b>                 |                |            |                               | <b>837.72</b>    |
| <b>Vendor: 03161 - ADVANCE SHORT TERM DISABILITY</b>                 |                |            |                               |                  |
| ADVANCE SHORT TERM DISAB...                                          | INV0032621     | 02/07/2025 | CITY OF JC EMPLOYER PAID S... | 633.31           |
| ADVANCE SHORT TERM DISAB...                                          | INV0032656     | 02/07/2025 | CITY OF JC EMPLOYER PAID S... | 30.22            |
| <b>Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:</b>           |                |            |                               | <b>663.53</b>    |
| <b>Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY</b>       |                |            |                               |                  |
| AMERICAN FAMILY LIFE ASSU...                                         | INV0032583     | 02/07/2025 | AFLAC                         | 108.49           |
| AMERICAN FAMILY LIFE ASSU...                                         | INV0032584     | 02/07/2025 | AFLAC BEFORE TAX              | 838.18           |
| AMERICAN FAMILY LIFE ASSU...                                         | INV0032643     | 02/07/2025 | AFLAC BEFORE TAX              | 36.99            |
| <b>Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:</b> |                |            |                               | <b>983.66</b>    |
| <b>Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC</b>             |                |            |                               |                  |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032585     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 695.31           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032586     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 6,635.37         |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032587     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 568.34           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032588     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 610.63           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032589     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 323.74           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032590     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 3,700.27         |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032591     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 402.05           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032592     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 495.70           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032593     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 7,307.93         |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032594     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 252.39           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032595     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 16,481.07        |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032596     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 4,346.50         |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032597     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 12,711.97        |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032598     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 1,999.25         |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032599     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 1,310.70         |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032644     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 67.06            |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032645     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 528.61           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032646     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 36.55            |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032647     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 882.30           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032648     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 757.17           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032649     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 775.12           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032650     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 52.89            |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032651     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 68.00            |
| <b>Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:</b>       |                |            |                               | <b>61,008.92</b> |
| <b>Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334</b>        |                |            |                               |                  |
| CITY OF JC FLEX SPENDING AC...                                       | INV0032605     | 02/07/2025 | FLEX SPENDING-1074334         | 3,176.70         |
| CITY OF JC FLEX SPENDING AC...                                       | INV0032652     | 02/07/2025 | FLEX SPENDING-1074334         | 356.24           |
| <b>Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:</b>  |                |            |                               | <b>3,532.94</b>  |
| <b>Vendor: 012130 - CITY OF JUNCTION CITY</b>                        |                |            |                               |                  |
| CITY OF JUNCTION CITY                                                | INV0032606     | 02/07/2025 | CITY OF JUNCTION CITY (G-FEE) | 16.50            |
| CITY OF JUNCTION CITY                                                | INV0032620     | 02/07/2025 | TELEPHONE REIMBURSEMENT       | 158.37           |
| <b>Vendor 012130 - CITY OF JUNCTION CITY Total:</b>                  |                |            |                               | <b>174.87</b>    |
| <b>Vendor: 01944 - EMPOWER RETIREMENT LLC</b>                        |                |            |                               |                  |
| EMPOWER RETIREMENT LLC                                               | INV0032614     | 02/07/2025 | EMPOWER FINANCIAL SERVIC...   | 9,607.86         |

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| Vendor Name                                                               | Payable Number | Post Date  | Description (Item)            | Amount     |
|---------------------------------------------------------------------------|----------------|------------|-------------------------------|------------|
| EMPOWER RETIREMENT LLC                                                    | INV0032619     | 02/07/2025 | GREAT WEST FINANCIAL          | 1,289.00   |
| Vendor 01944 - EMPOWER RETIREMENT LLC Total:                              |                |            |                               | 10,896.86  |
| Vendor: 00029 - FAMILY SUPPORT PAYMENT CENTER                             |                |            |                               |            |
| FAMILY SUPPORT PAYMENT C...                                               | INV0032601     | 02/07/2025 | FAMILY SUPPORT MO             | 100.31     |
| Vendor 00029 - FAMILY SUPPORT PAYMENT CENTER Total:                       |                |            |                               | 100.31     |
| Vendor: 025326 - FIREMEN'S RELIEF ASSOCIATION                             |                |            |                               |            |
| FIREMEN'S RELIEF ASSOCIATI...                                             | INV0032604     | 02/07/2025 | FIREMANS RELIEF               | 260.15     |
| Vendor 025326 - FIREMEN'S RELIEF ASSOCIATION Total:                       |                |            |                               | 260.15     |
| Vendor: 050188 - FLEXIBLE SPENDING ACCOUNT #1074334                       |                |            |                               |            |
| FLEXIBLE SPENDING ACCOUNT...                                              | INV0032600     | 02/07/2025 | DEPENDENT CARE ACCT 1074...   | 148.90     |
| Vendor 050188 - FLEXIBLE SPENDING ACCOUNT #1074334 Total:                 |                |            |                               | 148.90     |
| Vendor: 001010 - INTERNAL REVENUE SERVICE                                 |                |            |                               |            |
| INTERNAL REVENUE SERVICE                                                  | INV0032627     | 02/07/2025 | SOCIAL SECURITY WITHHOLDI...  | 15,604.32  |
| INTERNAL REVENUE SERVICE                                                  | INV0032628     | 02/07/2025 | FEDERAL WITHHOLDING           | 33,337.15  |
| INTERNAL REVENUE SERVICE                                                  | INV0032629     | 02/07/2025 | MEDICARE WITHHOLDING          | 12,153.44  |
| INTERNAL REVENUE SERVICE                                                  | INV0032634     | 02/07/2025 | SOCIAL SECURITY WITHHOLDI...  | 7.40       |
| INTERNAL REVENUE SERVICE                                                  | INV0032635     | 02/07/2025 | MEDICARE WITHHOLDING          | 1.74       |
| INTERNAL REVENUE SERVICE                                                  | INV0032638     | 02/07/2025 | SOCIAL SECURITY WITHHOLDI...  | 42.78      |
| INTERNAL REVENUE SERVICE                                                  | INV0032639     | 02/07/2025 | FEDERAL WITHHOLDING           | 50.00      |
| INTERNAL REVENUE SERVICE                                                  | INV0032640     | 02/07/2025 | MEDICARE WITHHOLDING          | 55.84      |
| INTERNAL REVENUE SERVICE                                                  | INV0032660     | 02/07/2025 | SOCIAL SECURITY WITHHOLDI...  | 2,144.48   |
| INTERNAL REVENUE SERVICE                                                  | INV0032661     | 02/07/2025 | FEDERAL WITHHOLDING           | 1,350.25   |
| INTERNAL REVENUE SERVICE                                                  | INV0032662     | 02/07/2025 | MEDICARE WITHHOLDING          | 501.54     |
| Vendor 001010 - INTERNAL REVENUE SERVICE Total:                           |                |            |                               | 65,248.94  |
| Vendor: 039125 - JCPOA                                                    |                |            |                               |            |
| JCPOA                                                                     | INV0032618     | 02/07/2025 | JCPOA                         | 865.01     |
| Vendor 039125 - JCPOA Total:                                              |                |            |                               | 865.01     |
| Vendor: 037195 - JUNCTION CITY FIRE FIGHTERS ASSOCIATION LOCAL 3309       |                |            |                               |            |
| JUNCTION CITY FIRE FIGHTERS...                                            | INV0032603     | 02/07/2025 | I.A.F.F. LOCAL 3309           | 1,815.00   |
| Vendor 037195 - JUNCTION CITY FIRE FIGHTERS ASSOCIATION LOCAL 3309 Total: |                |            |                               | 1,815.00   |
| Vendor: 00813 - JUNCTION CITY FIREFIGHTERS AID ASSOCIATION                |                |            |                               |            |
| JUNCTION CITY FIREFIGHTERS...                                             | INV0032602     | 02/07/2025 | FIREFIGHTERS AID ASSOCIATI... | 280.00     |
| Vendor 00813 - JUNCTION CITY FIREFIGHTERS AID ASSOCIATION Total:          |                |            |                               | 280.00     |
| Vendor: 042540 - KANSAS DEPT OF REVENUE                                   |                |            |                               |            |
| KANSAS DEPT OF REVENUE                                                    | INV0032626     | 02/07/2025 | STATE WITHHOLDING             | 19,281.44  |
| KANSAS DEPT OF REVENUE                                                    | INV0032633     | 02/07/2025 | STATE WITHHOLDING             | 3.11       |
| KANSAS DEPT OF REVENUE                                                    | INV0032637     | 02/07/2025 | STATE WITHHOLDING             | 68.13      |
| KANSAS DEPT OF REVENUE                                                    | INV0032659     | 02/07/2025 | STATE WITHHOLDING             | 826.96     |
| Vendor 042540 - KANSAS DEPT OF REVENUE Total:                             |                |            |                               | 20,179.64  |
| Vendor: 014435 - KANSAS PAYMENT CENTER                                    |                |            |                               |            |
| KANSAS PAYMENT CENTER                                                     | INV0032608     | 02/07/2025 | INCOME WITHHOLDING ORD...     | 667.50     |
| KANSAS PAYMENT CENTER                                                     | INV0032609     | 02/07/2025 | GARNISHMENT                   | 116.26     |
| Vendor 014435 - KANSAS PAYMENT CENTER Total:                              |                |            |                               | 783.76     |
| Vendor: 043859 - KANSAS PUBLIC EMPLOYEES                                  |                |            |                               |            |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032610     | 02/07/2025 | KP&F                          | 97,853.80  |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032611     | 02/07/2025 | KPERS #1                      | 3,558.28   |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032612     | 02/07/2025 | KPERS #2                      | 3,564.65   |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032613     | 02/07/2025 | KPERS #3                      | 12,700.41  |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032615     | 02/07/2025 | KPERS INSURANCE               | 1,084.32   |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032630     | 02/07/2025 | KPERS #2                      | 9.40       |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032631     | 02/07/2025 | KPERS INSURANCE               | 0.60       |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032653     | 02/07/2025 | KPERS #2                      | 567.11     |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032654     | 02/07/2025 | KPERS #3                      | 2,328.18   |
| KANSAS PUBLIC EMPLOYEES                                                   | INV0032655     | 02/07/2025 | KPERS INSURANCE               | 184.30     |
| Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:                            |                |            |                               | 121,851.05 |

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|----------------------------------------------------------------------------|----------------|------------|-------------------------------|-------------------|
| <b>Vendor: 02713 - KAREN COMPTON</b>                                       |                |            |                               |                   |
| KAREN COMPTON                                                              | INV0032622     | 02/07/2025 | CITY OF JC EMPLOYER PAID S... | 10.83             |
| <b>Vendor 02713 - KAREN COMPTON Total:</b>                                 |                |            |                               | <b>10.83</b>      |
| <b>Vendor: 048289 - POLICE &amp; FIREMEN'S INSURANCE ASSOCIATION</b>       |                |            |                               |                   |
| POLICE & FIREMEN'S INSURA...                                               | INV0032617     | 02/07/2025 | POLICE & FIRE INSURANCE       | 798.14            |
| <b>Vendor 048289 - POLICE &amp; FIREMEN'S INSURANCE ASSOCIATION Total:</b> |                |            |                               | <b>798.14</b>     |
| <b>Vendor: 067881 - ROLLING MEADOWS GOLF COURSE</b>                        |                |            |                               |                   |
| ROLLING MEADOWS GOLF C...                                                  | INV0032607     | 02/07/2025 | ROLLING MEADOWS GOLF C...     | 270.83            |
| <b>Vendor 067881 - ROLLING MEADOWS GOLF COURSE Total:</b>                  |                |            |                               | <b>270.83</b>     |
| <b>Vendor: 03639 - STATE OF ARKANSAS</b>                                   |                |            |                               |                   |
| STATE OF ARKANSAS                                                          | INV0032616     | 02/07/2025 | GARNISHMENT                   | 173.33            |
| <b>Vendor 03639 - STATE OF ARKANSAS Total:</b>                             |                |            |                               | <b>173.33</b>     |
| <b>Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY</b>           |                |            |                               |                   |
| UNITED WAY OF JUNCTION CI...                                               | INV0032623     | 02/07/2025 | UNITED WAY                    | 14.50             |
| <b>Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:</b>     |                |            |                               | <b>14.50</b>      |
| <b>Vendor: 03938 - VSP INSURANCE CO.</b>                                   |                |            |                               |                   |
| VSP INSURANCE CO.                                                          | INV0032624     | 02/07/2025 | VSP Vision Insurance Pre-Tax  | 818.81            |
| VSP INSURANCE CO.                                                          | INV0032657     | 02/07/2025 | VSP Vision Insurance Pre-Tax  | 58.10             |
| <b>Vendor 03938 - VSP INSURANCE CO. Total:</b>                             |                |            |                               | <b>876.91</b>     |
| <b>Department 000 - NON-DEPARTMENTAL Total:</b>                            |                |            |                               | <b>291,775.80</b> |
| <b>Department: 001 - GENERAL EXPENSES</b>                                  |                |            |                               |                   |
| <b>Vendor: 04337 - ROBERT T. RACE</b>                                      |                |            |                               |                   |
| ROBERT T. RACE                                                             | 2024-JC-000899 | 02/10/2025 | 339 W 2nd St - Duplicate      | 167.25            |
| <b>Vendor 04337 - ROBERT T. RACE Total:</b>                                |                |            |                               | <b>167.25</b>     |
| <b>Department 001 - GENERAL EXPENSES Total:</b>                            |                |            |                               | <b>167.25</b>     |
| <b>Department: 003 - ADMINISTRATION</b>                                    |                |            |                               |                   |
| <b>Vendor: 053896 - COMPLIANCEONE</b>                                      |                |            |                               |                   |
| COMPLIANCEONE                                                              | 325111         | 02/10/2025 | MONTHLY CHARGE 14 PPL         | 84.00             |
| COMPLIANCEONE                                                              | 325112         | 02/10/2025 | MONTHLY CHARGE 100 PPL        | 600.00            |
| <b>Vendor 053896 - COMPLIANCEONE Total:</b>                                |                |            |                               | <b>684.00</b>     |
| <b>Vendor: 043802 - EVERGY</b>                                             |                |            |                               |                   |
| EVERGY                                                                     | 02132025.3     | 02/04/2025 | 700 N JEFFERSON               | 2,209.61          |
| <b>Vendor 043802 - EVERGY Total:</b>                                       |                |            |                               | <b>2,209.61</b>   |
| <b>Vendor: 03793 - JUNCTION CITY MAIN STREET</b>                           |                |            |                               |                   |
| JUNCTION CITY MAIN STREET                                                  | 1002           | 02/12/2025 | 2025 ALLOCATION               | 70,000.00         |
| <b>Vendor 03793 - JUNCTION CITY MAIN STREET Total:</b>                     |                |            |                               | <b>70,000.00</b>  |
| <b>Vendor: 043271 - KANSAS GAS SERVICE</b>                                 |                |            |                               |                   |
| KANSAS GAS SERVICE                                                         | INV0032666     | 02/07/2025 | 700 N JEFFERSON- City Hall    | 678.84            |
| <b>Vendor 043271 - KANSAS GAS SERVICE Total:</b>                           |                |            |                               | <b>678.84</b>     |
| <b>Vendor: 02317 - OLD TROOPER REGIMENT</b>                                |                |            |                               |                   |
| OLD TROOPER REGIMENT                                                       | 2025           | 02/04/2025 | OLD TROOPER DUES 2025         | 450.00            |
| <b>Vendor 02317 - OLD TROOPER REGIMENT Total:</b>                          |                |            |                               | <b>450.00</b>     |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                        |                |            |                               |                   |
| PITNEY BOWES PURCHASE P...                                                 | INV0032693     | 02/13/2025 | POSTAGE REFILL-CITY MANAG...  | 231.16            |
| PITNEY BOWES PURCHASE P...                                                 | INV0032693     | 02/13/2025 | POSTAGE REFILL-ACCOUNTS P...  | 231.16            |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>                  |                |            |                               | <b>462.32</b>     |
| <b>Vendor: 01167 - STAPLES ADVANTAGE</b>                                   |                |            |                               |                   |
| STAPLES ADVANTAGE                                                          | 6022339948     | 02/04/2025 | 4 DRAWER FILLING CABINETS ... | 1,919.96          |
| STAPLES ADVANTAGE                                                          | 7003972757     | 02/11/2025 | VOICE RECORDER                | 39.99             |
| <b>Vendor 01167 - STAPLES ADVANTAGE Total:</b>                             |                |            |                               | <b>1,959.95</b>   |
| <b>Department 003 - ADMINISTRATION Total:</b>                              |                |            |                               | <b>76,444.72</b>  |

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| <b>Department: 008 - BUILDING MAINTENANCE</b>               |                |            |                               |                 |
| <b>Vendor: 018500 - DAVE'S ELECTRIC, INC.</b>               |                |            |                               |                 |
| DAVE'S ELECTRIC, INC.                                       | 2025030        | 02/04/2025 | FITTED TWO LIGHTS IN BACK ... | 325.00          |
| <b>Vendor 018500 - DAVE'S ELECTRIC, INC. Total:</b>         |                |            |                               | <b>325.00</b>   |
| <b>Vendor: 01868 - WEX BANK</b>                             |                |            |                               |                 |
| WEX BANK                                                    | INV0032690     | 02/11/2025 | BUILDING MAINT-FUEL           | 289.84          |
| <b>Vendor 01868 - WEX BANK Total:</b>                       |                |            |                               | <b>289.84</b>   |
| <b>Department 008 - BUILDING MAINTENANCE Total:</b>         |                |            |                               | <b>614.84</b>   |
| <b>Department: 010 - PARKS DEPARTMENT</b>                   |                |            |                               |                 |
| <b>Vendor: 03441 - AMERICAN DIGITAL SECURITY, LLC</b>       |                |            |                               |                 |
| AMERICAN DIGITAL SECURITY,...                               | INV0037159     | 02/04/2025 | MONTHLY MONITORING, PAR...    | 35.00           |
| <b>Vendor 03441 - AMERICAN DIGITAL SECURITY, LLC Total:</b> |                |            |                               | <b>35.00</b>    |
| <b>Vendor: 03042 - CATLETT AUTOMOTIVE, INC.</b>             |                |            |                               |                 |
| CATLETT AUTOMOTIVE, INC.                                    | 539667         | 02/06/2025 | WINDOW REGULATOR, CAR 1...    | 192.80          |
| CATLETT AUTOMOTIVE, INC.                                    | 546153         | 02/06/2025 | WINSHIELD WASHER FLUID        | 22.38           |
| CATLETT AUTOMOTIVE, INC.                                    | 546932         | 02/06/2025 | SHIFTER CABLE, TRUCK 127      | 83.08           |
| CATLETT AUTOMOTIVE, INC.                                    | CM0001396      | 02/07/2025 | CREDIT ON ACCOUNT FROM ...    | -421.00         |
| <b>Vendor 03042 - CATLETT AUTOMOTIVE, INC. Total:</b>       |                |            |                               | <b>-122.74</b>  |
| <b>Vendor: 043802 - EVERGY</b>                              |                |            |                               |                 |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 1045 W 5TH ST                 | 29.46           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 900 W 13TH-RATHERT FIELD      | 278.02          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 200 N EISENHOWER DR FPUNT     | 26.55           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 104 ASH-TENNIS LIGHTS-COR...  | 26.55           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 1101 W 12TH -CLEARY PARK ...  | 26.55           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 601 W Chestnut Flag           | 26.55           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | CLEARY PARK SAL               | 565.76          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | PLAYGROUND PARK SAL           | 502.67          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 1021 GRANT-FEMA LAND          | 30.71           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 900 W 12TH-PARK LIGHT         | 31.31           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 1017 W 5TH-TENNIS             | 117.24          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 1124 1/2 S WASH SIGN          | 39.69           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 302 W 18TH-BUFFALO SOLDIER    | 381.09          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 1900 THOMPSON-CONCESSI...     | 217.14          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 145 E ASH-RIVER WALK          | 171.06          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | RIMROCK PARK & PAL            | 450.17          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 2307 N JACKSON-POLE LIGHTS    | 449.81          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | SOUTH PARK SALS               | 197.89          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 420 GRANT-BRAMLAGE            | 141.93          |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 1821 CAROLINE AVE-BLUFFS      | 62.40           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 1020 1/2 W 11TH               | 60.03           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 511 N JEFFERSON-HERITAGE      | 73.34           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 930 E GUNNER-PATH LIGHT       | 32.06           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 920 E 5TH-SERTOMA PARK LI...  | 33.05           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 920 E GUNNER-PATH LIGHT       | 45.43           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 100 GRANT-WASH-MONT PLA...    | 41.67           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 102 W ASH-BATHROOMS-CO...     | 34.28           |
| EVERGY                                                      | 02132025.3     | 02/04/2025 | 1500 ST MARY RD-FIELD         | 40.44           |
| <b>Vendor 043802 - EVERGY Total:</b>                        |                |            |                               | <b>4,132.85</b> |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>         |                |            |                               |                 |
| PITNEY BOWES PURCHASE P...                                  | INV0032693     | 02/13/2025 | POSTAGE REFILL-PARKS          | 231.16          |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>   |                |            |                               | <b>231.16</b>   |
| <b>Vendor: 01868 - WEX BANK</b>                             |                |            |                               |                 |
| WEX BANK                                                    | INV0032690     | 02/11/2025 | PARKS--FUEL                   | 676.09          |
| <b>Vendor 01868 - WEX BANK Total:</b>                       |                |            |                               | <b>676.09</b>   |
| <b>Department 010 - PARKS DEPARTMENT Total:</b>             |                |            |                               | <b>4,952.36</b> |

**Appropriations February 04 - February 14, 2025**
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| Vendor Name                                              | Payable Number | Post Date  | Description (Item)                                             | Amount          |
|----------------------------------------------------------|----------------|------------|----------------------------------------------------------------|-----------------|
| <b>Department: 011 - SWIMMING POOL</b>                   |                |            |                                                                |                 |
| <b>Vendor: 03441 - AMERICAN DIGITAL SECURITY, LLC</b>    |                |            |                                                                |                 |
| AMERICAN DIGITAL SECURITY,...                            | INV0037163     | 02/04/2025 | MONTHLY MONITORING, POOL                                       | 40.00           |
|                                                          |                |            | <b>Vendor 03441 - AMERICAN DIGITAL SECURITY, LLC Total:</b>    | <b>40.00</b>    |
| <b>Vendor: 043802 - EVERGY</b>                           |                |            |                                                                |                 |
| EVERGY                                                   | 02132025.3     | 02/04/2025 | 1017 W 5TH ST POOL                                             | 61.74           |
|                                                          |                |            | <b>Vendor 043802 - EVERGY Total:</b>                           | <b>61.74</b>    |
|                                                          |                |            | <b>Department 011 - SWIMMING POOL Total:</b>                   | <b>101.74</b>   |
| <b>Department: 013 - SPIN CITY</b>                       |                |            |                                                                |                 |
| <b>Vendor: 03441 - AMERICAN DIGITAL SECURITY, LLC</b>    |                |            |                                                                |                 |
| AMERICAN DIGITAL SECURITY,...                            | INV0037179     | 02/04/2025 | MONTHLY MONITORING, SPIN...                                    | 25.00           |
|                                                          |                |            | <b>Vendor 03441 - AMERICAN DIGITAL SECURITY, LLC Total:</b>    | <b>25.00</b>    |
| <b>Vendor: 043802 - EVERGY</b>                           |                |            |                                                                |                 |
| EVERGY                                                   | 02132025.3     | 02/04/2025 | 915 S WASHINGTON-GOLF                                          | 96.00           |
| EVERGY                                                   | 02132025.3     | 02/04/2025 | 915 S WASHINGTON-SPIN CITY                                     | 820.58          |
|                                                          |                |            | <b>Vendor 043802 - EVERGY Total:</b>                           | <b>916.58</b>   |
| <b>Vendor: 04165 - PYE-BARKER FIRE &amp; SAFETY, LLC</b> |                |            |                                                                |                 |
| PYE-BARKER FIRE & SAFETY, L...                           | IV00419666     | 02/04/2025 | RECHARGE FIRE EXTINGUISHE...                                   | 71.00           |
|                                                          |                |            | <b>Vendor 04165 - PYE-BARKER FIRE &amp; SAFETY, LLC Total:</b> | <b>71.00</b>    |
|                                                          |                |            | <b>Department 013 - SPIN CITY Total:</b>                       | <b>1,012.58</b> |
| <b>Department: 014 - jUNCTION CITY AIRPORT</b>           |                |            |                                                                |                 |
| <b>Vendor: 01295 - ALFRED BENESCH &amp; COMPANY</b>      |                |            |                                                                |                 |
| ALFRED BENESCH & COMPANY                                 | 309174         | 02/11/2025 | OBSTRUCTION REMOVAL GR...                                      | 5,592.00        |
|                                                          |                |            | <b>Vendor 01295 - ALFRED BENESCH &amp; COMPANY Total:</b>      | <b>5,592.00</b> |
| <b>Vendor: 043802 - EVERGY</b>                           |                |            |                                                                |                 |
| EVERGY                                                   | 02132025.3     | 02/04/2025 | 2619 N JACKSON-AIRPORT LI...                                   | 31.55           |
| EVERGY                                                   | 02132025.3     | 02/04/2025 | 520 AIRPORT RD                                                 | 273.41          |
| EVERGY                                                   | 02132025.3     | 02/04/2025 | 500 AIRPORT RD 1                                               | 324.45          |
| EVERGY                                                   | 02132025.3     | 02/04/2025 | 540 AIRPORT RD 100                                             | 212.21          |
|                                                          |                |            | <b>Vendor 043802 - EVERGY Total:</b>                           | <b>841.62</b>   |
|                                                          |                |            | <b>Department 014 - jUNCTION CITY AIRPORT Total:</b>           | <b>6,433.62</b> |
| <b>Department: 017 - ROLLING MEADOWS GOLF COURSE</b>     |                |            |                                                                |                 |
| <b>Vendor: 03487 - BLACK CLOVER ENTERPRISES LLC</b>      |                |            |                                                                |                 |
| BLACK CLOVER ENTERPRISES L...                            | BCE205901      | 02/04/2025 | PGA SHOW 2025                                                  | 316.86          |
|                                                          |                |            | <b>Vendor 03487 - BLACK CLOVER ENTERPRISES LLC Total:</b>      | <b>316.86</b>   |
| <b>Vendor: 066611 - CALLAWAY GOLF</b>                    |                |            |                                                                |                 |
| CALLAWAY GOLF                                            | 939626345      | 02/10/2025 | BALLS FOR RESALE                                               | 117.48          |
|                                                          |                |            | <b>Vendor 066611 - CALLAWAY GOLF Total:</b>                    | <b>117.48</b>   |
| <b>Vendor: 00952 - CASH-WA DISTRIBUTING</b>              |                |            |                                                                |                 |
| CASH-WA DISTRIBUTING                                     | 14507091       | 02/05/2025 | FOOD FOR RESALE                                                | 366.10          |
|                                                          |                |            | <b>Vendor 00952 - CASH-WA DISTRIBUTING Total:</b>              | <b>366.10</b>   |
| <b>Vendor: 017700 - DS&amp;O RURAL ELECTRIC</b>          |                |            |                                                                |                 |
| DS&O RURAL ELECTRIC                                      | INV0032691     | 02/11/2025 | GOLF COURSE                                                    | 1,148.64        |
| DS&O RURAL ELECTRIC                                      | INV0032691     | 02/11/2025 | GOLF CLUB HOUSE                                                | 1,493.96        |
| DS&O RURAL ELECTRIC                                      | INV0032691     | 02/11/2025 | GOLF COURSE-CART SHED                                          | 71.75           |
|                                                          |                |            | <b>Vendor 017700 - DS&amp;O RURAL ELECTRIC Total:</b>          | <b>2,714.35</b> |
| <b>Vendor: 028140 - GEARY COUNTY RWD #4</b>              |                |            |                                                                |                 |
| GEARY COUNTY RWD #4                                      | JAN2025        | 02/05/2025 | WATERBILL                                                      | 94.26           |
|                                                          |                |            | <b>Vendor 028140 - GEARY COUNTY RWD #4 Total:</b>              | <b>94.26</b>    |
| <b>Vendor: 01369 - PROPANE CENTRAL</b>                   |                |            |                                                                |                 |
| PROPANE CENTRAL                                          | U109E701       | 02/10/2025 | FUEL FOR SHOP HEAT                                             | 562.63          |
|                                                          |                |            | <b>Vendor 01369 - PROPANE CENTRAL Total:</b>                   | <b>562.63</b>   |
|                                                          |                |            | <b>Department 017 - ROLLING MEADOWS GOLF COURSE Total:</b>     | <b>4,171.68</b> |



| Vendor Name                                                       | Payable Number | Post Date  | Description (Item)              | Amount          |
|-------------------------------------------------------------------|----------------|------------|---------------------------------|-----------------|
| <b>Department: 018 - EMERGENCY MEDICAL SERVICES</b>               |                |            |                                 |                 |
| <b>Vendor: 03441 - AMERICAN DIGITAL SECURITY, LLC</b>             |                |            |                                 |                 |
| AMERICAN DIGITAL SECURITY,....                                    | INV0037239     | 02/11/2025 | KEYLESS DOOR ENTRY MONT...      | 25.00           |
| <b>Vendor 03441 - AMERICAN DIGITAL SECURITY, LLC Total:</b>       |                |            |                                 | <b>25.00</b>    |
| <b>Vendor: 02444 - BOUND TREE MEDICAL, LLC</b>                    |                |            |                                 |                 |
| BOUND TREE MEDICAL, LLC                                           | 85641915       | 02/11/2025 | MEDICAL SUPPLIES                | 3,759.55        |
| BOUND TREE MEDICAL, LLC                                           | 85651153       | 02/11/2025 | MEDICAL SUPPLIES                | 469.10          |
| <b>Vendor 02444 - BOUND TREE MEDICAL, LLC Total:</b>              |                |            |                                 | <b>4,228.65</b> |
| <b>Vendor: 04313 - CHENEY DOOR AQUISITION, LLC</b>                |                |            |                                 |                 |
| CHENEY DOOR AQUISITION, L...                                      | 0477613-IN     | 02/11/2025 | DOOR SPRINGS/STN 1 (50%)        | 250.05          |
| <b>Vendor 04313 - CHENEY DOOR AQUISITION, LLC Total:</b>          |                |            |                                 | <b>250.05</b>   |
| <b>Vendor: 043802 - EVERGY</b>                                    |                |            |                                 |                 |
| EVERGY                                                            | 02132025.3     | 02/04/2025 | 700 N JEFFERSON                 | 1,104.80        |
| <b>Vendor 043802 - EVERGY Total:</b>                              |                |            |                                 | <b>1,104.80</b> |
| <b>Vendor: 032790 - HELDSTAB APPLIANCE</b>                        |                |            |                                 |                 |
| HELDSTAB APPLIANCE                                                | 38400          | 02/11/2025 | REPAIR DRYER/STN 2 (50%)        | 23.00           |
| HELDSTAB APPLIANCE                                                | 38400          | 02/11/2025 | REPAIR DRYER/STN 2 (50%)        | 57.50           |
| <b>Vendor 032790 - HELDSTAB APPLIANCE Total:</b>                  |                |            |                                 | <b>80.50</b>    |
| <b>Vendor: 043271 - KANSAS GAS SERVICE</b>                        |                |            |                                 |                 |
| KANSAS GAS SERVICE                                                | INV0032666     | 02/07/2025 | 700 N JEFFERSON-                | 339.41          |
| <b>Vendor 043271 - KANSAS GAS SERVICE Total:</b>                  |                |            |                                 | <b>339.41</b>   |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>               |                |            |                                 |                 |
| PITNEY BOWES PURCHASE P...                                        | INV0032693     | 02/13/2025 | POSTAGE REFILL-AMBULANCE        | 231.16          |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>         |                |            |                                 | <b>231.16</b>   |
| <b>Vendor: 01868 - WEX BANK</b>                                   |                |            |                                 |                 |
| WEX BANK                                                          | INV0032690     | 02/11/2025 | AMBULANCE-FUEL                  | 1,008.58        |
| <b>Vendor 01868 - WEX BANK Total:</b>                             |                |            |                                 | <b>1,008.58</b> |
| <b>Vendor: 00255 - ZOLL MEDICAL CORPORATION</b>                   |                |            |                                 |                 |
| ZOLL MEDICAL CORPORATION                                          | 4131880        | 02/11/2025 | BATTERIES FOR EQUIPMENT         | 2,462.46        |
| <b>Vendor 00255 - ZOLL MEDICAL CORPORATION Total:</b>             |                |            |                                 | <b>2,462.46</b> |
| <b>Department 018 - EMERGENCY MEDICAL SERVICES Total:</b>         |                |            |                                 | <b>9,730.61</b> |
| <b>Department: 019 - ANIMAL SHELTER</b>                           |                |            |                                 |                 |
| <b>Vendor: 03441 - AMERICAN DIGITAL SECURITY, LLC</b>             |                |            |                                 |                 |
| AMERICAN DIGITAL SECURITY,....                                    | INV0037165     | 02/10/2025 | INV0037165-Feb2025-Animal...    | 35.00           |
| <b>Vendor 03441 - AMERICAN DIGITAL SECURITY, LLC Total:</b>       |                |            |                                 | <b>35.00</b>    |
| <b>Vendor: 043802 - EVERGY</b>                                    |                |            |                                 |                 |
| EVERGY                                                            | 02242025       | 02/10/2025 | 2424 N JACKSON - Animal Shel... | 361.44          |
| <b>Vendor 043802 - EVERGY Total:</b>                              |                |            |                                 | <b>361.44</b>   |
| <b>Vendor: 03282 - MIDWEST VETERINARY SUPPLY, INC.</b>            |                |            |                                 |                 |
| MIDWEST VETERINARY SUPPL...                                       | 24304957 000   | 02/10/2025 | 24304957-000-Latex Gloves       | 155.15          |
| MIDWEST VETERINARY SUPPL...                                       | 24334678 000   | 02/10/2025 | 24334678-000-Cleaner            | 543.57          |
| <b>Vendor 03282 - MIDWEST VETERINARY SUPPLY, INC. Total:</b>      |                |            |                                 | <b>698.72</b>   |
| <b>Vendor: 065885 - RAM EXTERMINATORS, LLC</b>                    |                |            |                                 |                 |
| RAM EXTERMINATORS, LLC                                            | 22788          | 02/11/2025 | 22788-Jan 2025-Monthly Spra...  | 54.00           |
| RAM EXTERMINATORS, LLC                                            | 23219          | 02/11/2025 | 23219-Feb 2025-Monthly Spr...   | 54.00           |
| <b>Vendor 065885 - RAM EXTERMINATORS, LLC Total:</b>              |                |            |                                 | <b>108.00</b>   |
| <b>Vendor: 03898 - STORMONT VAIL HEALTH FLINT HILLS LLC</b>       |                |            |                                 |                 |
| STORMONT VAIL HEALTH FLIN...                                      | INV0032683     | 02/11/2025 | DRUG SCREENING                  | 25.00           |
| STORMONT VAIL HEALTH FLIN...                                      | INV0032683     | 02/11/2025 | DRUG SCREENING                  | 70.00           |
| <b>Vendor 03898 - STORMONT VAIL HEALTH FLINT HILLS LLC Total:</b> |                |            |                                 | <b>95.00</b>    |
| <b>Vendor: 01868 - WEX BANK</b>                                   |                |            |                                 |                 |
| WEX BANK                                                          | INV0032580     | 02/04/2025 | ANIMAL SHELTER                  | 52.62           |
| WEX BANK                                                          | CM0001397      | 02/12/2025 | Animal Shelter Paid             | -52.62          |
| WEX BANK                                                          | INV0032690     | 02/11/2025 | Animal Shelter--FUEL            | 54.39           |
| <b>Vendor 01868 - WEX BANK Total:</b>                             |                |            |                                 | <b>54.39</b>    |

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| Vendor Name                                                                | Payable Number | Post Date  | Description (Item)              | Amount           |
|----------------------------------------------------------------------------|----------------|------------|---------------------------------|------------------|
| <b>Vendor: 03277 - ZOETIS US LLC</b>                                       |                |            |                                 |                  |
| ZOETIS US LLC                                                              | 9026705468     | 02/10/2025 | 9026705468-Vanguard, DAPP       | 604.50           |
| <b>Vendor 03277 - ZOETIS US LLC Total:</b>                                 |                |            |                                 | <b>604.50</b>    |
| <b>Department 019 - ANIMAL SHELTER Total:</b>                              |                |            |                                 | <b>1,957.05</b>  |
| <b>Department: 022 - BUILDING CODES &amp; INSPECTIONS</b>                  |                |            |                                 |                  |
| <b>Vendor: 03042 - CATLETT AUTOMOTIVE, INC.</b>                            |                |            |                                 |                  |
| CATLETT AUTOMOTIVE, INC.                                                   | 543047         | 02/10/2025 | Truck 569 Heater Connector      | 26.08            |
| <b>Vendor 03042 - CATLETT AUTOMOTIVE, INC. Total:</b>                      |                |            |                                 | <b>26.08</b>     |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                        |                |            |                                 |                  |
| PITNEY BOWES PURCHASE P...                                                 | INV0032693     | 02/13/2025 | POSTAGE REFILL-BLIGHTS          | 231.16           |
| PITNEY BOWES PURCHASE P...                                                 | INV0032693     | 02/13/2025 | POSTAGE REFILL-CODES            | 231.16           |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>                  |                |            |                                 | <b>462.32</b>    |
| <b>Vendor: 01868 - WEX BANK</b>                                            |                |            |                                 |                  |
| WEX BANK                                                                   | INV0032690     | 02/11/2025 | B & C--FUEL                     | 146.71           |
| <b>Vendor 01868 - WEX BANK Total:</b>                                      |                |            |                                 | <b>146.71</b>    |
| <b>Department 022 - BUILDING CODES &amp; INSPECTIONS Total:</b>            |                |            |                                 | <b>635.11</b>    |
| <b>Department: 023 - LAW ENFORCEMENT DEPARTMENT</b>                        |                |            |                                 |                  |
| <b>Vendor: 03441 - AMERICAN DIGITAL SECURITY, LLC</b>                      |                |            |                                 |                  |
| AMERICAN DIGITAL SECURITY,...                                              | INV0037253     | 02/10/2025 | INV0037253-Feb2025-JCPD-W...    | 25.00            |
| <b>Vendor 03441 - AMERICAN DIGITAL SECURITY, LLC Total:</b>                |                |            |                                 | <b>25.00</b>     |
| <b>Vendor: 043802 - EVERGY</b>                                             |                |            |                                 |                  |
| EVERGY                                                                     | 02132025.3     | 02/04/2025 | 312 E 9TH-JCPD STORAGE          | 234.94           |
| EVERGY                                                                     | 02212025       | 02/10/2025 | 230 E 9TH- Small                | 53.56            |
| <b>Vendor 043802 - EVERGY Total:</b>                                       |                |            |                                 | <b>288.50</b>    |
| <b>Vendor: 028442 - GEARY COUNTY SHERIFF</b>                               |                |            |                                 |                  |
| GEARY COUNTY SHERIFF                                                       | January 2025   | 02/10/2025 | Inmate Prescriptions-01/03/2... | 265.25           |
| GEARY COUNTY SHERIFF                                                       | January 2025   | 02/10/2025 | January 2025-Jail Expenses      | 30,000.00        |
| <b>Vendor 028442 - GEARY COUNTY SHERIFF Total:</b>                         |                |            |                                 | <b>30,265.25</b> |
| <b>Vendor: 03775 - INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE</b>       |                |            |                                 |                  |
| INTERNATIONAL ASSOCIATION..                                                | 0381858        | 02/10/2025 | 0381858-Dues-Nichols-01/01/...  | 220.00           |
| INTERNATIONAL ASSOCIATION..                                                | 0381863        | 02/10/2025 | 0381863-Dues-Odell-01/01/2...   | 220.00           |
| <b>Vendor 03775 - INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE Total:</b> |                |            |                                 | <b>440.00</b>    |
| <b>Vendor: 015300 - KA-COMM</b>                                            |                |            |                                 |                  |
| KA-COMM                                                                    | 195609         | 02/10/2025 | 195609-February 2025-Tower...   | 300.00           |
| <b>Vendor 015300 - KA-COMM Total:</b>                                      |                |            |                                 | <b>300.00</b>    |
| <b>Vendor: 043271 - KANSAS GAS SERVICE</b>                                 |                |            |                                 |                  |
| KANSAS GAS SERVICE                                                         | INV0032665     | 02/07/2025 | 312 E 9TH-WAREHOUSE             | 512.37           |
| KANSAS GAS SERVICE                                                         | INV0032694     | 02/13/2025 | 210 E 9TH-POLICE DEPARTME...    | 865.81           |
| <b>Vendor 043271 - KANSAS GAS SERVICE Total:</b>                           |                |            |                                 | <b>1,378.18</b>  |
| <b>Vendor: 041336 - KEY OFFICE PRODUCTS</b>                                |                |            |                                 |                  |
| KEY OFFICE PRODUCTS                                                        | AR140606       | 02/10/2025 | AR140606-JCPD-ThermalPaper..    | 172.00           |
| <b>Vendor 041336 - KEY OFFICE PRODUCTS Total:</b>                          |                |            |                                 | <b>172.00</b>    |
| <b>Vendor: 03565 - KRISPY CLEAN INC.</b>                                   |                |            |                                 |                  |
| KRISPY CLEAN INC.                                                          | January 2025   | 02/10/2025 | January 2025-Uniform Cleaning   | 210.00           |
| <b>Vendor 03565 - KRISPY CLEAN INC. Total:</b>                             |                |            |                                 | <b>210.00</b>    |
| <b>Vendor: 03148 - LEXISNEXIS RISK DATA MANAGEMENT INC.</b>                |                |            |                                 |                  |
| LEXISNEXIS RISK DATA MANA...                                               | 1100082885     | 02/10/2025 | January 2025-Accurint Crime ... | 797.24           |
| <b>Vendor 03148 - LEXISNEXIS RISK DATA MANAGEMENT INC. Total:</b>          |                |            |                                 | <b>797.24</b>    |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                        |                |            |                                 |                  |
| PITNEY BOWES PURCHASE P...                                                 | INV0032693     | 02/13/2025 | POSTAGE REFILL-POLICE           | 231.16           |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>                  |                |            |                                 | <b>231.16</b>    |
| <b>Vendor: 02110 - RADIOLOGY AND NUCLEAR MEDICINE</b>                      |                |            |                                 |                  |
| RADIOLOGY AND NUCLEAR M...                                                 | 1882000011     | 02/10/2025 | 1882000011-Prisoner-Lee,R-0...  | 195.98           |
| <b>Vendor 02110 - RADIOLOGY AND NUCLEAR MEDICINE Total:</b>                |                |            |                                 | <b>195.98</b>    |

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|-------------------------------------------------------------------|----------------|------------|---------------------------------|------------------|
| <b>Vendor: 01167 - STAPLES ADVANTAGE</b>                          |                |            |                                 |                  |
| STAPLES ADVANTAGE                                                 | 6022339943     | 02/11/2025 | 6022339943-Ergonomical Mo...    | 26.29            |
| STAPLES ADVANTAGE                                                 | 6022339944     | 02/11/2025 | 6022339944-Stapler.ClipDispe... | 53.80            |
| STAPLES ADVANTAGE                                                 | 6022339945     | 02/11/2025 | 6022339945-HP85A BlackTon...    | 60.20            |
| STAPLES ADVANTAGE                                                 | 6022339945     | 02/11/2025 | 6022339945- Coffee Creamer      | 37.49            |
| STAPLES ADVANTAGE                                                 | 6022339946     | 02/11/2025 | 6022339946-Jumbo Paper Clips    | 18.49            |
| STAPLES ADVANTAGE                                                 | 6023432286     | 02/11/2025 | 6023432286-Sponge,DawnDis...    | 87.92            |
| <b>Vendor 01167 - STAPLES ADVANTAGE Total:</b>                    |                |            |                                 | <b>284.19</b>    |
| <b>Vendor: 03898 - STORMONT VAIL HEALTH FLINT HILLS LLC</b>       |                |            |                                 |                  |
| STORMONT VAIL HEALTH FLIN...                                      | 5009759500     | 02/10/2025 | 5009759500-Prisoner-Garcia,R... | 62.49            |
| STORMONT VAIL HEALTH FLIN...                                      | 5010046800     | 02/10/2025 | 5010046800-Prisoner-Lee,R-O...  | 837.68           |
| STORMONT VAIL HEALTH FLIN...                                      | FH1001356230   | 02/10/2025 | FH1001356230-Prisoner-Hath...   | 299.91           |
| STORMONT VAIL HEALTH FLIN...                                      | FH1001356240   | 02/10/2025 | FH1001356240-Prisoner-Hods...   | 299.91           |
| STORMONT VAIL HEALTH FLIN...                                      | FH1001405810   | 02/10/2025 | FH1001405810-Prisoner-Lee,R...  | 143.48           |
| <b>Vendor 03898 - STORMONT VAIL HEALTH FLINT HILLS LLC Total:</b> |                |            |                                 | <b>1,643.47</b>  |
| <b>Vendor: 01868 - WEX BANK</b>                                   |                |            |                                 |                  |
| WEX BANK                                                          | INV0032690     | 02/11/2025 | POLICE-FUEL                     | 7,669.61         |
| <b>Vendor 01868 - WEX BANK Total:</b>                             |                |            |                                 | <b>7,669.61</b>  |
| <b>Department 023 - LAW ENFORCEMENT DEPARTMENT Total:</b>         |                |            |                                 | <b>43,900.58</b> |
| <b>Department: 024 - FIRE DEPARTMENT</b>                          |                |            |                                 |                  |
| <b>Vendor: 03441 - AMERICAN DIGITAL SECURITY, LLC</b>             |                |            |                                 |                  |
| AMERICAN DIGITAL SECURITY,...                                     | INV0037239     | 02/11/2025 | KEYLESS DOOR ENTRY MONT...      | 25.00            |
| <b>Vendor 03441 - AMERICAN DIGITAL SECURITY, LLC Total:</b>       |                |            |                                 | <b>25.00</b>     |
| <b>Vendor: 04313 - CHENEY DOOR AQUISITION, LLC</b>                |                |            |                                 |                  |
| CHENEY DOOR AQUISITION, L...                                      | 0477613-IN     | 02/11/2025 | DOOR SPRINGS/STN 1 (50%)        | 250.05           |
| <b>Vendor 04313 - CHENEY DOOR AQUISITION, LLC Total:</b>          |                |            |                                 | <b>250.05</b>    |
| <b>Vendor: 015900 - CONRAD FIRE EQUIPMENT</b>                     |                |            |                                 |                  |
| CONRAD FIRE EQUIPMENT                                             | 581700         | 02/11/2025 | BLOW HARD FAN                   | 4,260.85         |
| <b>Vendor 015900 - CONRAD FIRE EQUIPMENT Total:</b>               |                |            |                                 | <b>4,260.85</b>  |
| <b>Vendor: 043802 - EVERGY</b>                                    |                |            |                                 |                  |
| EVERGY                                                            | 02132025.3     | 02/04/2025 | 2245 LACY DR                    | 1,555.46         |
| EVERGY                                                            | 02132025.3     | 02/04/2025 | 700 N JEFFERSON                 | 1,104.81         |
| <b>Vendor 043802 - EVERGY Total:</b>                              |                |            |                                 | <b>2,660.27</b>  |
| <b>Vendor: 032790 - HELDSTAB APPLIANCE</b>                        |                |            |                                 |                  |
| HELDSTAB APPLIANCE                                                | 38400          | 02/11/2025 | REPAIR DRYER/STN 2 (50%)        | 23.00            |
| HELDSTAB APPLIANCE                                                | 38400          | 02/11/2025 | REPAIR DRYER/STN 2 (50%)        | 57.50            |
| <b>Vendor 032790 - HELDSTAB APPLIANCE Total:</b>                  |                |            |                                 | <b>80.50</b>     |
| <b>Vendor: 035902 - HUTCHINSON COMMUNITY COLLEGE</b>              |                |            |                                 |                  |
| HUTCHINSON COMMUNITY C...                                         | 63234          | 02/11/2025 | TUITION FEES/IRWIN AND SA...    | 3,894.00         |
| <b>Vendor 035902 - HUTCHINSON COMMUNITY COLLEGE Total:</b>        |                |            |                                 | <b>3,894.00</b>  |
| <b>Vendor: 043805 - JASON LANKAS</b>                              |                |            |                                 |                  |
| JASON LANKAS                                                      | 102911         | 02/12/2025 | STORAGE TOTES/STATION 2         | 49.98            |
| <b>Vendor 043805 - JASON LANKAS Total:</b>                        |                |            |                                 | <b>49.98</b>     |
| <b>Vendor: 043271 - KANSAS GAS SERVICE</b>                        |                |            |                                 |                  |
| KANSAS GAS SERVICE                                                | INV0032666     | 02/07/2025 | 700 N JEFFERSON-                | 339.42           |
| <b>Vendor 043271 - KANSAS GAS SERVICE Total:</b>                  |                |            |                                 | <b>339.42</b>    |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>               |                |            |                                 |                  |
| PITNEY BOWES PURCHASE P...                                        | INV0032693     | 02/13/2025 | POSTAGE REFILL-FIRE             | 231.16           |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>         |                |            |                                 | <b>231.16</b>    |
| <b>Vendor: 03511 - RUSH TRUCK CENTERS OF KANSAS, INC.</b>         |                |            |                                 |                  |
| RUSH TRUCK CENTERS OF KA...                                       | 3040374477     | 02/11/2025 | PRESSURE SENSOR/530             | 175.00           |
| <b>Vendor 03511 - RUSH TRUCK CENTERS OF KANSAS, INC. Total:</b>   |                |            |                                 | <b>175.00</b>    |

| Vendor Name                                           | Payable Number | Post Date  | Description (Item)             | Amount           |
|-------------------------------------------------------|----------------|------------|--------------------------------|------------------|
| <b>Vendor: 01868 - WEX BANK</b>                       |                |            |                                |                  |
| WEX BANK                                              | INV0032690     | 02/11/2025 | FIRE-FUEL                      | 1,806.01         |
| <b>Vendor 01868 - WEX BANK Total:</b>                 |                |            |                                | <b>1,806.01</b>  |
| <b>Department 024 - FIRE DEPARTMENT Total:</b>        |                |            |                                | <b>13,772.24</b> |
| <b>Department: 025 - STREET DEPARTMENT</b>            |                |            |                                |                  |
| <b>Vendor: 006660 - BAYER CONSTRUCTION CO.</b>        |                |            |                                |                  |
| BAYER CONSTRUCTION CO.                                | CP436.01       | 02/11/2025 | SNOW REMOVAL SERVICES          | 9,726.25         |
| BAYER CONSTRUCTION CO.                                | SMS684906      | 02/04/2025 | FILTER WASHED ROCK 1 1/4" X... | 212.26           |
| BAYER CONSTRUCTION CO.                                | SMS685040      | 02/07/2025 | ROCK CHIPS                     | 241.56           |
| <b>Vendor 006660 - BAYER CONSTRUCTION CO. Total:</b>  |                |            |                                | <b>10,180.07</b> |
| <b>Vendor: 03042 - CATLETT AUTOMOTIVE, INC.</b>       |                |            |                                |                  |
| CATLETT AUTOMOTIVE, INC.                              | 538502         | 02/10/2025 | OIL DRY FOR SHOP STOCK         | 80.83            |
| CATLETT AUTOMOTIVE, INC.                              | 539599         | 02/10/2025 | AIR FILTER STOCK               | 3.60             |
| CATLETT AUTOMOTIVE, INC.                              | 545347         | 02/10/2025 | #613 BRAKE PADS AND OIL SE...  | 1,360.12         |
| <b>Vendor 03042 - CATLETT AUTOMOTIVE, INC. Total:</b> |                |            |                                | <b>1,444.55</b>  |
| <b>Vendor: 018500 - DAVE'S ELECTRIC, INC.</b>         |                |            |                                |                  |
| DAVE'S ELECTRIC, INC.                                 | 2025040        | 02/04/2025 | MAINTENANCE ON MISC GEN...     | 825.00           |
| <b>Vendor 018500 - DAVE'S ELECTRIC, INC. Total:</b>   |                |            |                                | <b>825.00</b>    |
| <b>Vendor: 017700 - DS&amp;O RURAL ELECTRIC</b>       |                |            |                                |                  |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | 1807 LYDIA LN-WARNING SIR...   | 60.47            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | QUINTON POINT SIREN            | 60.47            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS ALONG SVR               | 378.05           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT MANN'S RANCH #2      | 33.50            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT HARGRAVES #1         | 39.80            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT RUSSUEL JOHNSON...   | 52.76            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT HARGRAVES #3         | 59.69            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT MANN'S RANCH         | 136.97           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT INDIAN RIDGE/J.CI... | 74.76            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | NORTH 1/2 BLUE JAY WAY         | 318.36           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | 2404 K-18 HWY                  | 143.60           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | ROUNABOUT LIGHTING             | 128.39           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT HILLTOP #5           | 13.13            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT HARGRAVES #4         | 19.90            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT HARGRAVES #2         | 99.49            |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT HARGRAVES#5          | 202.70           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT SUTTER HIGHLANDS     | 448.93           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT SUTTERWOODS          | 504.32           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT HUNTERS RIDGE        | 888.46           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | LIGHTS AT OLIVIA FARMS         | 290.75           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | SOUTH 1/2 BLUE JAY WAY         | 198.98           |
| DS&O RURAL ELECTRIC                                   | INV0032691     | 02/11/2025 | K-18 HWY/SPRING VALLEY RD      | 101.44           |
| <b>Vendor 017700 - DS&amp;O RURAL ELECTRIC Total:</b> |                |            |                                | <b>4,254.92</b>  |
| <b>Vendor: 043802 - EVERGY</b>                        |                |            |                                |                  |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 2324 N JACKSON-PUBLIC WO...    | 348.93           |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 100 W VINE-SIREN               | 41.04            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 1935 NORTHWIND-SIREN           | 29.39            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 137 W 15TH ST SIREN            | 29.00            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 703 W ASH-SIREN                | 30.67            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 1102 ST MARYS RD-SIREN         | 30.38            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 701 SOUTHWIND-SIREN            | 30.06            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 940 GRANT -SIREN               | 29.95            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 2631 OAKWOOD DR-SIREN          | 29.54            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 1222 W 8TH-SIREN               | 26.55            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 1804 N JACKSON SIREN           | 26.55            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 403 GRANT AVE-SIREN            | 29.82            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 1361 W 14TH ST -SIREN          | 70.81            |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 351 E CHESTNUT                 | 339.89           |
| EVERGY                                                | 02132025.3     | 02/04/2025 | 1419 N JEFFERSON-ST LIGHTS     | 26.62            |

| Vendor Name                   | Payable Number | Post Date  | Description (Item)          | Amount   |
|-------------------------------|----------------|------------|-----------------------------|----------|
| EVERGY                        | 02132025.3     | 02/04/2025 | 132 N EISENHOWER-ST LIGHT   | 26.63    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 825 CRESTVIEW-ST LIGHTS     | 26.75    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 1618 N JEFFERSON-ST LIGHTS  | 27.07    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 2800 GATEWAY-ST LIGHT       | 160.39   |
| EVERGY                        | 02132025.3     | 02/04/2025 | 219 W 7TH ST SAL            | 239.88   |
| EVERGY                        | 02132025.3     | 02/04/2025 | 807 N WASHINGTON            | 110.72   |
| EVERGY                        | 02132025.3     | 02/04/2025 | 1500 ST MARYS-ST LIGHTS     | 28.67    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 920 SPRUCE ST-ST LIGHTS     | 33.65    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 142 W 8TH ST                | 77.11    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 101 E 6TH STREET-SIGNAL     | 60.96    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 600 W 6TH-ST LIGHT          | 51.56    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 615 N WASHINGTON-ST LIGH... | 63.90    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 1632 N WASHINGTON-ST LIG... | 26.62    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 1200 S WASHINGTON-ST LIGHT  | 383.80   |
| EVERGY                        | 02132025.3     | 02/04/2025 | 716 N WASHINGTON-ST LIGH... | 136.12   |
| EVERGY                        | 02132025.3     | 02/04/2025 | 401 CAROLINE CT-ST LIGHTS   | 152.33   |
| EVERGY                        | 02132025.3     | 02/04/2025 | 902 E CHESTNUT-ST LIGHT     | 382.82   |
| EVERGY                        | 02132025.3     | 02/04/2025 | 102 GRANT AVE               | 26.55    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 1760 W ASH-SIGNAL           | 92.86    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 312 N WASHINGTON            | 27.06    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 510 1/2 N JACKSON ST        | 30.81    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 641 GARFIELD                | 25.26    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 8TH WASHINGTON              | 43.23    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 1501 N JACKSON              | 16.74    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 604 N ADAMS-ST LIGHT        | 16.36    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 6TH MADISON SIGNAL          | 44.50    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 124 E 9TH ST                | 15.38    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 117 S WASHINGTON            | 47.29    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 316 N US HIGHWAY 77 SIGNAL  | 63.75    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 439 W 8TH ST                | 13.10    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 1501 RUCKER                 | 112.06   |
| EVERGY                        | 02132025.3     | 02/04/2025 | 599 EISENHOWER              | 14.81    |
| EVERGY                        | 02132025.3     | 02/04/2025 | 127 E 6TH ST                | 27.50    |
| EVERGY                        | 02142025.3     | 02/04/2025 | 2324 N JACKSON              | 585.09   |
| EVERGY                        | 02202025       | 02/07/2025 | 133 E 6TH                   | 50.54    |
| Vendor 043802 - EVERGY Total: |                |            |                             | 4,361.07 |

**Vendor: 03399 - HONOR SCREENPRINTING & EMBROIDERY LLC**

|                                                             |      |            |                               |        |
|-------------------------------------------------------------|------|------------|-------------------------------|--------|
| HONOR SCREENPRINTING & ...                                  | 3841 | 02/06/2025 | PW SAFETY GREEN TSHIRTS 2...  | 82.44  |
| HONOR SCREENPRINTING & ...                                  | 3841 | 02/06/2025 | PW SAFETY GREEN TSHIRTS S-... | 259.61 |
| HONOR SCREENPRINTING & ...                                  | 3841 | 02/06/2025 | PW SAFETY GREEN TSHIRTS 2...  | 37.84  |
| HONOR SCREENPRINTING & ...                                  | 3841 | 02/06/2025 | PW SAFETY GREEN TSHIRTS F...  | 19.82  |
| Vendor 03399 - HONOR SCREENPRINTING & EMBROIDERY LLC Total: |      |            |                               | 399.71 |

**Vendor: 043271 - KANSAS GAS SERVICE**

|                                           |            |            |                 |        |
|-------------------------------------------|------------|------------|-----------------|--------|
| KANSAS GAS SERVICE                        | INV0032667 | 02/07/2025 | 2324 N JACKSON- | 393.46 |
| Vendor 043271 - KANSAS GAS SERVICE Total: |            |            |                 | 393.46 |

**Vendor: 044640 - KAW VALLEY ENGINEERING, INC**

|                              |        |            |                               |           |
|------------------------------|--------|------------|-------------------------------|-----------|
| KAW VALLEY ENGINEERING, I... | A51042 | 02/10/2025 | GIS WORK JUNCTION CITY KS     | 2,265.00  |
| KAW VALLEY ENGINEERING, I... | A51043 | 02/10/2025 | SPRING VALLEY RD SIDEWALK ... | 345.00    |
| KAW VALLEY ENGINEERING, I... | A51045 | 02/10/2025 | 2024 STREET MAINTENANCE       | 975.00    |
| KAW VALLEY ENGINEERING, I... | A51049 | 02/10/2025 | 2024 STREET MAINTENANCE       | 45,851.88 |
| KAW VALLEY ENGINEERING, I... | A51050 | 02/10/2025 | BRIGHTSPEED FIBER UPDATE      | 1,535.36  |
| KAW VALLEY ENGINEERING, I... | A51051 | 02/10/2025 | 2025 BRIDGE INSPECTIONS       | 1,092.50  |
| KAW VALLEY ENGINEERING, I... | A51054 | 02/10/2025 | 2025 STREET RATINGS           | 7,685.13  |
| KAW VALLEY ENGINEERING, I... | A51071 | 02/10/2025 | 2025 STREET MAINTENANCE       | 5,122.50  |
| KAW VALLEY ENGINEERING, I... | A51072 | 02/10/2025 | CITY INFRASTRUCTURE IMPR...   | 4,862.50  |
| KAW VALLEY ENGINEERING, I... | A51073 | 02/10/2025 | 2025 SIDEWALK REPAIRS         | 5,607.50  |
| KAW VALLEY ENGINEERING, I... | A51074 | 02/10/2025 | 2025 STREET MAINTENANCE ...   | 6,657.50  |
| KAW VALLEY ENGINEERING, I... | A51075 | 02/10/2025 | 2024 ALLEY REPAIRS            | 250.85    |
| KAW VALLEY ENGINEERING, I... | A51076 | 02/10/2025 | 2025 ALLEY REPAIRS            | 112.50    |



**Appropriations February 04 - February 14, 2025**
**Post Dates: 2/4/2025 - 2/14/2025**

| Vendor Name                                                                                             | Payable Number       | Post Date  | Description (Item)                 | Amount            |
|---------------------------------------------------------------------------------------------------------|----------------------|------------|------------------------------------|-------------------|
| KAW VALLEY ENGINEERING, I...                                                                            | A51085               | 02/10/2025 | REPUBLICAN RIVER/US 77 WA...       | 2,320.00          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51086               | 02/10/2025 | RETAINING WALL DEMO                | 1,122.50          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51090               | 02/10/2025 | 2024 ON CALL ENGINEERING           | 5,575.10          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51092               | 02/10/2025 | RATHERT PARK STUDY                 | 9,103.32          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51093               | 02/10/2025 | ESMT WESTWOOD & DOWNT...           | 1,537.19          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51094               | 02/10/2025 | 2024 ALLEY REPAIRS                 | 2,141.88          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51095               | 02/10/2025 | 2024 SIDEWALK REPAIRS              | 1,499.56          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51102               | 02/10/2025 | RETAINING WALL DEMO 1024...        | 5,284.79          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51122               | 02/10/2025 | 2024 STREET MAINTENANCE            | 1,400.87          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51124               | 02/10/2025 | 2024 ALLEY REPAIRS                 | 7,873.51          |
| KAW VALLEY ENGINEERING, I...                                                                            | A51125               | 02/10/2025 | 2024 SIDEWALK REPAIRS              | 13,015.79         |
| KAW VALLEY ENGINEERING, I...                                                                            | A51126               | 02/10/2025 | FIRE STATION 1 & 2 DRIVEWAY..      | 2,863.70          |
| <b>Vendor 044640 - KAW VALLEY ENGINEERING, INC Total:</b>                                               |                      |            |                                    | <b>136,101.43</b> |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                                                     |                      |            |                                    |                   |
| PITNEY BOWES PURCHASE P...                                                                              | INV0032693           | 02/13/2025 | POSTAGE REFILL-PUBLIC WOR...       | 231.16            |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>                                               |                      |            |                                    | <b>231.16</b>     |
| <b>Vendor: 04344 - PRAIRIE STONE, INC.</b>                                                              |                      |            |                                    |                   |
| PRAIRIE STONE, INC.                                                                                     | 5322                 | 02/11/2025 | IRRIGATION REPAIR, CRITES R...     | 240.03            |
| PRAIRIE STONE, INC.                                                                                     | 6559                 | 02/11/2025 | IRRIGATION REPAIR FOR CRIT...      | 242.83            |
| <b>Vendor 04344 - PRAIRIE STONE, INC. Total:</b>                                                        |                      |            |                                    | <b>482.86</b>     |
| <b>Vendor: 083160 - WELBORN SALES</b>                                                                   |                      |            |                                    |                   |
| WELBORN SALES                                                                                           | 8002                 | 02/11/2025 | 12' SNOW PLOW BLADES               | 2,656.08          |
| WELBORN SALES                                                                                           | 8002                 | 02/11/2025 | 11' SNOW PLOW BLADES               | 4,057.68          |
| <b>Vendor 083160 - WELBORN SALES Total:</b>                                                             |                      |            |                                    | <b>6,713.76</b>   |
| <b>Vendor: 01868 - WEX BANK</b>                                                                         |                      |            |                                    |                   |
| WEX BANK                                                                                                | INV0032690           | 02/11/2025 | STREET-FUEL                        | 8,247.25          |
| <b>Vendor 01868 - WEX BANK Total:</b>                                                                   |                      |            |                                    | <b>8,247.25</b>   |
| <b>Department 025 - STREET DEPARTMENT Total:</b>                                                        |                      |            |                                    | <b>173,635.24</b> |
| <b>Department: 029 - LEGAL DEPARTMENT</b>                                                               |                      |            |                                    |                   |
| <b>Vendor: 04336 - GEARY COUNTY DISTRICT COURT, 8TH JUDICIAL DISTRICT, KANSAS JUDICIAL BRANCH</b>       |                      |            |                                    |                   |
| GEARY COUNTY DISTRICT CO...                                                                             | RegAttorney          | 02/05/2025 | Legal Stites 2025 Registration ... | 50.00             |
| <b>Vendor 04336 - GEARY COUNTY DISTRICT COURT, 8TH JUDICIAL DISTRICT, KANSAS JUDICIAL BRANCH Total:</b> |                      |            |                                    | <b>50.00</b>      |
| <b>Vendor: 041336 - KEY OFFICE PRODUCTS</b>                                                             |                      |            |                                    |                   |
| KEY OFFICE PRODUCTS                                                                                     | AR140029             | 02/10/2025 | Supplies Hvy Dty Stples, File S... | 99.69             |
| <b>Vendor 041336 - KEY OFFICE PRODUCTS Total:</b>                                                       |                      |            |                                    | <b>99.69</b>      |
| <b>Vendor: 03107 - MICHAEL P. HINKIN ATTORNEY-AT-LAW, LLC</b>                                           |                      |            |                                    |                   |
| MICHAEL P. HINKIN ATTORNE...                                                                            | 02182025             | 02/10/2025 | TWICE MONTHLY                      | 2,333.00          |
| <b>Vendor 03107 - MICHAEL P. HINKIN ATTORNEY-AT-LAW, LLC Total:</b>                                     |                      |            |                                    | <b>2,333.00</b>   |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                                                     |                      |            |                                    |                   |
| PITNEY BOWES PURCHASE P...                                                                              | INV0032693           | 02/13/2025 | POSTAGE REFILL-LEGAL               | 231.16            |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>                                               |                      |            |                                    | <b>231.16</b>     |
| <b>Department 029 - LEGAL DEPARTMENT Total:</b>                                                         |                      |            |                                    | <b>2,713.85</b>   |
| <b>Department: 030 - MUNICIPAL COURT</b>                                                                |                      |            |                                    |                   |
| <b>Vendor: 03112 - ADDAIR LAW</b>                                                                       |                      |            |                                    |                   |
| ADDAIR LAW                                                                                              | INV#14527            | 02/11/2025 | Addair Law Office INV#14527        | 250.00            |
| ADDAIR LAW                                                                                              | INV#14528            | 02/11/2025 | Addair Law Office INV# 14528       | 250.00            |
| <b>Vendor 03112 - ADDAIR LAW Total:</b>                                                                 |                      |            |                                    | <b>500.00</b>     |
| <b>Vendor: 04262 - ANTONIA MONIQUE LANG</b>                                                             |                      |            |                                    |                   |
| ANTONIA MONIQUE LANG                                                                                    | Case#23-8976 Driggs  | 02/11/2025 | Restitution Case#23-8976 Dri...    | 200.00            |
| <b>Vendor 04262 - ANTONIA MONIQUE LANG Total:</b>                                                       |                      |            |                                    | <b>200.00</b>     |
| <b>Vendor: 04174 - BAILEY CRUMPTON</b>                                                                  |                      |            |                                    |                   |
| BAILEY CRUMPTON                                                                                         | Case#23-16262 Hewitt | 02/11/2025 | Restitution Case#23-16262 H...     | 40.00             |
| <b>Vendor 04174 - BAILEY CRUMPTON Total:</b>                                                            |                      |            |                                    | <b>40.00</b>      |

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| Vendor Name                                               | Payable Number         | Post Date  | Description (Item)               | Amount          |
|-----------------------------------------------------------|------------------------|------------|----------------------------------|-----------------|
| <b>Vendor: 04341 - CODY ROUSE</b>                         |                        |            |                                  |                 |
| CODY ROUSE                                                | REST Payment- Lockhart | 02/11/2025 | Restitution Payment Lockhart     | 7.68            |
| <b>Vendor 04341 - CODY ROUSE Total:</b>                   |                        |            |                                  | <b>7.68</b>     |
| <b>Vendor: 04343 - DEVANTE LEGRANDE</b>                   |                        |            |                                  |                 |
| DEVANTE LEGRANDE                                          | REST Payment Lockhart  | 02/11/2025 | Restitution Payment Lockhart     | 3.46            |
| <b>Vendor 04343 - DEVANTE LEGRANDE Total:</b>             |                        |            |                                  | <b>3.46</b>     |
| <b>Vendor: 043802 - EVERGY</b>                            |                        |            |                                  |                 |
| EVERGY                                                    | 02132025.3             | 02/04/2025 | 701 N JEFFERSON-MUNICIPAL...     | 452.71          |
| <b>Vendor 043802 - EVERGY Total:</b>                      |                        |            |                                  | <b>452.71</b>   |
| <b>Vendor: 028442 - GEARY COUNTY SHERIFF</b>              |                        |            |                                  |                 |
| GEARY COUNTY SHERIFF                                      | Dec 2025 Booking       | 02/10/2025 | December 2025-Booking Fees       | 1,168.59        |
| <b>Vendor 028442 - GEARY COUNTY SHERIFF Total:</b>        |                        |            |                                  | <b>1,168.59</b> |
| <b>Vendor: 01469 - JOSHUA DOUGLASS</b>                    |                        |            |                                  |                 |
| JOSHUA DOUGLASS                                           | 02182025               | 02/10/2025 | PAYMENT-TWICE MONTHLY            | 3,229.16        |
| <b>Vendor 01469 - JOSHUA DOUGLASS Total:</b>              |                        |            |                                  | <b>3,229.16</b> |
| <b>Vendor: 04245 - MICHELLE L. BROWN</b>                  |                        |            |                                  |                 |
| MICHELLE L. BROWN                                         | INV022025              | 02/10/2025 | Michelle Brown INV022025         | 500.00          |
| <b>Vendor 04245 - MICHELLE L. BROWN Total:</b>            |                        |            |                                  | <b>500.00</b>   |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>       |                        |            |                                  |                 |
| PITNEY BOWES PURCHASE P...                                | INV0032693             | 02/13/2025 | POSTAGE REFILL-COURT             | 231.16          |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b> |                        |            |                                  | <b>231.16</b>   |
| <b>Vendor: 04339 - RUIZ-MORALES, EDGAR JOSE</b>           |                        |            |                                  |                 |
| RUIZ-MORALES, EDGAR JOSE                                  | INV0032664             | 02/05/2025 | RUIZ-MORALES, EDGAR JOSE         | 205.00          |
| <b>Vendor 04339 - RUIZ-MORALES, EDGAR JOSE Total:</b>     |                        |            |                                  | <b>205.00</b>   |
| <b>Vendor: 02561 - SAPP BROS INC.</b>                     |                        |            |                                  |                 |
| SAPP BROS INC.                                            | REST Payment Lockhart  | 02/11/2025 | Restitution Payment Lockhart     | 8.28            |
| <b>Vendor 02561 - SAPP BROS INC. Total:</b>               |                        |            |                                  | <b>8.28</b>     |
| <b>Vendor: 04342 - SOPHIA RIZZOTTO</b>                    |                        |            |                                  |                 |
| SOPHIA RIZZOTTO                                           | Rest Payment Lockhart  | 02/11/2025 | Restitution Payment Lockhart     | 6.58            |
| <b>Vendor 04342 - SOPHIA RIZZOTTO Total:</b>              |                        |            |                                  | <b>6.58</b>     |
| <b>Vendor: 04266 - VERTEX CORPORATION</b>                 |                        |            |                                  |                 |
| VERTEX CORPORATION                                        | INV-13667              | 02/10/2025 | Translation Perfect Chuukese ... | 220.00          |
| <b>Vendor 04266 - VERTEX CORPORATION Total:</b>           |                        |            |                                  | <b>220.00</b>   |
| <b>Vendor: 04338 - YOUNG, ADRIAN LE MARCUS</b>            |                        |            |                                  |                 |
| YOUNG, ADRIAN LE MARCUS                                   | INV0032663             | 02/05/2025 | YOUNG, ADRIAN LE MARCUS          | 500.00          |
| <b>Vendor 04338 - YOUNG, ADRIAN LE MARCUS Total:</b>      |                        |            |                                  | <b>500.00</b>   |
| <b>Department 030 - MUNICIPAL COURT Total:</b>            |                        |            |                                  | <b>7,272.62</b> |
| <b>Department: 048 - RECREATION DEPARTMENT</b>            |                        |            |                                  |                 |
| <b>Vendor: 01548 - C &amp; K CONSTRUCTION</b>             |                        |            |                                  |                 |
| C & K CONSTRUCTION                                        | I1156                  | 02/04/2025 | WALL REMOVAL, 12TH ST, ES...     | 3,056.00        |
| <b>Vendor 01548 - C &amp; K CONSTRUCTION Total:</b>       |                        |            |                                  | <b>3,056.00</b> |
| <b>Vendor: 04313 - CHENEY DOOR AQUISITION, LLC</b>        |                        |            |                                  |                 |
| CHENEY DOOR AQUISITION, L...                              | 0478145-IN             | 02/11/2025 | Bottom Door Section Hit-Door...  | 125.00          |
| <b>Vendor 04313 - CHENEY DOOR AQUISITION, LLC Total:</b>  |                        |            |                                  | <b>125.00</b>   |
| <b>Vendor: 02854 - CRAIG BENDER</b>                       |                        |            |                                  |                 |
| CRAIG BENDER                                              | INV0032680             | 02/10/2025 | RefereePay                       | 40.00           |
| <b>Vendor 02854 - CRAIG BENDER Total:</b>                 |                        |            |                                  | <b>40.00</b>    |
| <b>Vendor: 04340 - DJ D-NICE ENTERTAINMENT</b>            |                        |            |                                  |                 |
| DJ D-NICE ENTERTAINMENT                                   | 02142025               | 02/11/2025 | Dj-Entertainment Valentines P... | 250.00          |
| <b>Vendor 04340 - DJ D-NICE ENTERTAINMENT Total:</b>      |                        |            |                                  | <b>250.00</b>   |
| <b>Vendor: 03997 - EMILYN P SMILEY</b>                    |                        |            |                                  |                 |
| EMILYN P SMILEY                                           | INV0032676             | 02/10/2025 | Instructor Pay                   | 28.00           |
| <b>Vendor 03997 - EMILYN P SMILEY Total:</b>              |                        |            |                                  | <b>28.00</b>    |

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| Vendor Name                                                          | Payable Number | Post Date  | Description (Item)           | Amount            |
|----------------------------------------------------------------------|----------------|------------|------------------------------|-------------------|
| <b>Vendor: 04226 - FERNANDA RUIZ</b>                                 |                |            |                              |                   |
| FERNANDA RUIZ                                                        | INV0032677     | 02/10/2025 | Instructor Pay               | 45.00             |
| <b>Vendor 04226 - FERNANDA RUIZ Total:</b>                           |                |            |                              | <b>45.00</b>      |
| <b>Vendor: 04088 - JACOB BENDER</b>                                  |                |            |                              |                   |
| JACOB BENDER                                                         | INV0032679     | 02/10/2025 | Referee Pay                  | 260.00            |
| <b>Vendor 04088 - JACOB BENDER Total:</b>                            |                |            |                              | <b>260.00</b>     |
| <b>Vendor: 03496 - MARITZA RINEHART</b>                              |                |            |                              |                   |
| MARITZA RINEHART                                                     | INV0032675     | 02/10/2025 | Instructor Pay               | 30.00             |
| <b>Vendor 03496 - MARITZA RINEHART Total:</b>                        |                |            |                              | <b>30.00</b>      |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                  |                |            |                              |                   |
| PITNEY BOWES PURCHASE P...                                           | INV0032693     | 02/13/2025 | POSTAGE REFILL-RECREATION    | 231.16            |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>            |                |            |                              | <b>231.16</b>     |
| <b>Vendor: 03301 - TATIANA FERRACIOLI-SILVA</b>                      |                |            |                              |                   |
| TATIANA FERRACIOLI-SILVA                                             | INV0032674     | 02/10/2025 | Instructor Pay               | 60.00             |
| <b>Vendor 03301 - TATIANA FERRACIOLI-SILVA Total:</b>                |                |            |                              | <b>60.00</b>      |
| <b>Vendor: 03930 - ZACHARY CRAIG BENDER</b>                          |                |            |                              |                   |
| ZACHARY CRAIG BENDER                                                 | INV0032678     | 02/10/2025 | Referee Pay                  | 400.00            |
| <b>Vendor 03930 - ZACHARY CRAIG BENDER Total:</b>                    |                |            |                              | <b>400.00</b>     |
| <b>Department 048 - RECREATION DEPARTMENT Total:</b>                 |                |            |                              | <b>4,525.16</b>   |
| <b>Fund 001 - GENERAL FUND Total:</b>                                |                |            |                              | <b>643,817.05</b> |
| <b>Fund: 002 - GRANT FUND</b>                                        |                |            |                              |                   |
| <b>Department: 000 - NON-DEPARTMENTAL</b>                            |                |            |                              |                   |
| <b>Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY</b>       |                |            |                              |                   |
| AMERICAN FAMILY LIFE ASSU...                                         | INV0032584     | 02/07/2025 | AFLAC BEFORE TAX             | 8.12              |
| <b>Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:</b> |                |            |                              | <b>8.12</b>       |
| <b>Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC</b>             |                |            |                              |                   |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032585     | 02/07/2025 | BLUE CROSS BLUE SHIELD       | 417.13            |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032587     | 02/07/2025 | BLUE CROSS BLUE SHIELD       | 25.14             |
| <b>Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:</b>       |                |            |                              | <b>442.27</b>     |
| <b>Vendor: 001010 - INTERNAL REVENUE SERVICE</b>                     |                |            |                              |                   |
| INTERNAL REVENUE SERVICE                                             | INV0032628     | 02/07/2025 | FEDERAL WITHHOLDING          | 88.32             |
| INTERNAL REVENUE SERVICE                                             | INV0032629     | 02/07/2025 | MEDICARE WITHHOLDING         | 46.32             |
| <b>Vendor 001010 - INTERNAL REVENUE SERVICE Total:</b>               |                |            |                              | <b>134.64</b>     |
| <b>Vendor: 039125 - JCPOA</b>                                        |                |            |                              |                   |
| JCPOA                                                                | INV0032618     | 02/07/2025 | JCPOA                        | 14.99             |
| <b>Vendor 039125 - JCPOA Total:</b>                                  |                |            |                              | <b>14.99</b>      |
| <b>Vendor: 042540 - KANSAS DEPT OF REVENUE</b>                       |                |            |                              |                   |
| KANSAS DEPT OF REVENUE                                               | INV0032626     | 02/07/2025 | STATE WITHHOLDING            | 58.59             |
| <b>Vendor 042540 - KANSAS DEPT OF REVENUE Total:</b>                 |                |            |                              | <b>58.59</b>      |
| <b>Vendor: 043859 - KANSAS PUBLIC EMPLOYEES</b>                      |                |            |                              |                   |
| KANSAS PUBLIC EMPLOYEES                                              | INV0032610     | 02/07/2025 | KP&F                         | 581.16            |
| <b>Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:</b>                |                |            |                              | <b>581.16</b>     |
| <b>Vendor: 03938 - VSP INSURANCE CO.</b>                             |                |            |                              |                   |
| VSP INSURANCE CO.                                                    | INV0032624     | 02/07/2025 | VSP Vision Insurance Pre-Tax | 5.61              |
| <b>Vendor 03938 - VSP INSURANCE CO. Total:</b>                       |                |            |                              | <b>5.61</b>       |
| <b>Department 000 - NON-DEPARTMENTAL Total:</b>                      |                |            |                              | <b>1,245.38</b>   |
| <b>Fund 002 - GRANT FUND Total:</b>                                  |                |            |                              | <b>1,245.38</b>   |
| <b>Fund: 014 - WATER UTILITY FUND</b>                                |                |            |                              |                   |
| <b>Department: 000 - NON-DEPARTMENTAL</b>                            |                |            |                              |                   |
| <b>Vendor: 043380 - ADVANCE LIFE INSURANCE</b>                       |                |            |                              |                   |
| ADVANCE LIFE INSURANCE                                               | INV0032581     | 02/07/2025 | CITY OF JC EMPLOYER PD LIFE  | 9.52              |
| ADVANCE LIFE INSURANCE                                               | INV0032582     | 02/07/2025 | ADVANCE LIFE INSURANCE BE... | 44.59             |
| <b>Vendor 043380 - ADVANCE LIFE INSURANCE Total:</b>                 |                |            |                              | <b>54.11</b>      |

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| Vendor Name                                                            | Payable Number | Post Date  | Description (Item)            | Amount           |
|------------------------------------------------------------------------|----------------|------------|-------------------------------|------------------|
| <b>Vendor: 03161 - ADVANCE SHORT TERM DISABILITY</b>                   |                |            |                               |                  |
| ADVANCE SHORT TERM DISAB...                                            | INV0032621     | 02/07/2025 | CITY OF JC EMPLOYER PAID S... | 28.17            |
| <b>Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:</b>             |                |            |                               | <b>28.17</b>     |
| <b>Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY</b>         |                |            |                               |                  |
| AMERICAN FAMILY LIFE ASSU...                                           | INV0032583     | 02/07/2025 | AFLAC                         | 3.88             |
| AMERICAN FAMILY LIFE ASSU...                                           | INV0032584     | 02/07/2025 | AFLAC BEFORE TAX              | 88.84            |
| <b>Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:</b>   |                |            |                               | <b>92.72</b>     |
| <b>Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC</b>               |                |            |                               |                  |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032586     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 124.72           |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032587     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 28.51            |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032593     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 249.72           |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032595     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 996.95           |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032597     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 581.38           |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032598     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 79.41            |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032599     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 74.88            |
| <b>Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:</b>         |                |            |                               | <b>2,135.57</b>  |
| <b>Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334</b>          |                |            |                               |                  |
| CITY OF JC FLEX SPENDING AC...                                         | INV0032605     | 02/07/2025 | FLEX SPENDING-1074334         | 83.03            |
| <b>Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:</b>    |                |            |                               | <b>83.03</b>     |
| <b>Vendor: 012130 - CITY OF JUNCTION CITY</b>                          |                |            |                               |                  |
| CITY OF JUNCTION CITY                                                  | INV0032606     | 02/07/2025 | CITY OF JUNCTION CITY (G-FEE) | 3.77             |
| CITY OF JUNCTION CITY                                                  | INV0032620     | 02/07/2025 | TELEPHONE REIMBURSEMENT       | 20.56            |
| <b>Vendor 012130 - CITY OF JUNCTION CITY Total:</b>                    |                |            |                               | <b>24.33</b>     |
| <b>Vendor: 01944 - EMPOWER RETIREMENT LLC</b>                          |                |            |                               |                  |
| EMPOWER RETIREMENT LLC                                                 | INV0032614     | 02/07/2025 | EMPOWER FINANCIAL SERVIC...   | 224.22           |
| <b>Vendor 01944 - EMPOWER RETIREMENT LLC Total:</b>                    |                |            |                               | <b>224.22</b>    |
| <b>Vendor: 001010 - INTERNAL REVENUE SERVICE</b>                       |                |            |                               |                  |
| INTERNAL REVENUE SERVICE                                               | INV0032627     | 02/07/2025 | SOCIAL SECURITY WITHHOLDI...  | 2,161.62         |
| INTERNAL REVENUE SERVICE                                               | INV0032628     | 02/07/2025 | FEDERAL WITHHOLDING           | 1,140.53         |
| INTERNAL REVENUE SERVICE                                               | INV0032629     | 02/07/2025 | MEDICARE WITHHOLDING          | 505.68           |
| <b>Vendor 001010 - INTERNAL REVENUE SERVICE Total:</b>                 |                |            |                               | <b>3,807.83</b>  |
| <b>Vendor: 00973 - KANSAS DEPARTMENT OF LABOR</b>                      |                |            |                               |                  |
| KANSAS DEPARTMENT OF LA...                                             | INV0032625     | 02/07/2025 | QUARTERLY UNEMPLOYMENT ..     | 17.49            |
| <b>Vendor 00973 - KANSAS DEPARTMENT OF LABOR Total:</b>                |                |            |                               | <b>17.49</b>     |
| <b>Vendor: 042540 - KANSAS DEPT OF REVENUE</b>                         |                |            |                               |                  |
| KANSAS DEPT OF REVENUE                                                 | INV0032626     | 02/07/2025 | STATE WITHHOLDING             | 762.24           |
| <b>Vendor 042540 - KANSAS DEPT OF REVENUE Total:</b>                   |                |            |                               | <b>762.24</b>    |
| <b>Vendor: 014435 - KANSAS PAYMENT CENTER</b>                          |                |            |                               |                  |
| KANSAS PAYMENT CENTER                                                  | INV0032608     | 02/07/2025 | INCOME WITHHOLDING ORD...     | 81.51            |
| KANSAS PAYMENT CENTER                                                  | INV0032609     | 02/07/2025 | GARNISHMENT                   | 96.88            |
| <b>Vendor 014435 - KANSAS PAYMENT CENTER Total:</b>                    |                |            |                               | <b>178.39</b>    |
| <b>Vendor: 043859 - KANSAS PUBLIC EMPLOYEES</b>                        |                |            |                               |                  |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032611     | 02/07/2025 | KPERS #1                      | 307.03           |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032612     | 02/07/2025 | KPERS #2                      | 392.69           |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032613     | 02/07/2025 | KPERS #3                      | 2,128.91         |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032615     | 02/07/2025 | KPERS INSURANCE               | 156.40           |
| <b>Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:</b>                  |                |            |                               | <b>2,985.03</b>  |
| <b>Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY</b>       |                |            |                               |                  |
| UNITED WAY OF JUNCTION CI...                                           | INV0032623     | 02/07/2025 | UNITED WAY                    | 2.00             |
| <b>Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:</b> |                |            |                               | <b>2.00</b>      |
| <b>Vendor: 03938 - VSP INSURANCE CO.</b>                               |                |            |                               |                  |
| VSP INSURANCE CO.                                                      | INV0032624     | 02/07/2025 | VSP Vision Insurance Pre-Tax  | 54.47            |
| <b>Vendor 03938 - VSP INSURANCE CO. Total:</b>                         |                |            |                               | <b>54.47</b>     |
| <b>Department 000 - NON-DEPARTMENTAL Total:</b>                        |                |            |                               | <b>10,449.60</b> |

| Vendor Name                                                            | Payable Number | Post Date  | Description (Item)           | Amount           |
|------------------------------------------------------------------------|----------------|------------|------------------------------|------------------|
| <b>Department: 532 - WATER DISTRIBUTION SYSTEM</b>                     |                |            |                              |                  |
| <b>Vendor: 03042 - CATLETT AUTOMOTIVE, INC.</b>                        |                |            |                              |                  |
| CATLETT AUTOMOTIVE, INC.                                               | 538502         | 02/10/2025 | OIL DRY FOR SHOP STOCK       | 67.35            |
| CATLETT AUTOMOTIVE, INC.                                               | 539599         | 02/10/2025 | AIR FILTER STOCK             | 3.00             |
| <b>Vendor 03042 - CATLETT AUTOMOTIVE, INC. Total:</b>                  |                |            |                              | <b>70.35</b>     |
| <b>Vendor: 02719 - CORE &amp; MAIN LP</b>                              |                |            |                              |                  |
| CORE & MAIN LP                                                         | W353359        | 02/12/2025 | METERS AND RADIOS            | 5,019.63         |
| <b>Vendor 02719 - CORE &amp; MAIN LP Total:</b>                        |                |            |                              | <b>5,019.63</b>  |
| <b>Vendor: 03399 - HONOR SCREENPRINTING &amp; EMBROIDERY LLC</b>       |                |            |                              |                  |
| HONOR SCREENPRINTING & ...                                             | 3841           | 02/06/2025 | PW SAFETY GREEN TSHIRTS 2... | 37.83            |
| HONOR SCREENPRINTING & ...                                             | 3841           | 02/06/2025 | PW SAFETY GREEN TSHIRTS F... | 19.80            |
| HONOR SCREENPRINTING & ...                                             | 3841           | 02/06/2025 | PW SAFETY GREEN TSHIRTS 2... | 82.42            |
| HONOR SCREENPRINTING & ...                                             | 3841           | 02/06/2025 | PW SAFETY GREEN TSHIRTS S... | 259.61           |
| <b>Vendor 03399 - HONOR SCREENPRINTING &amp; EMBROIDERY LLC Total:</b> |                |            |                              | <b>399.66</b>    |
| <b>Vendor: 043271 - KANSAS GAS SERVICE</b>                             |                |            |                              |                  |
| KANSAS GAS SERVICE                                                     | INV0032667     | 02/07/2025 | 2324 N JACKSON-              | 393.47           |
| <b>Vendor 043271 - KANSAS GAS SERVICE Total:</b>                       |                |            |                              | <b>393.47</b>    |
| <b>Vendor: 044640 - KAW VALLEY ENGINEERING, INC</b>                    |                |            |                              |                  |
| KAW VALLEY ENGINEERING, I...                                           | A51047         | 02/10/2025 | 2024 JC UTILITY AS BUILTS    | 472.10           |
| KAW VALLEY ENGINEERING, I...                                           | A51048         | 02/10/2025 | 2024 JCKS UTILITY INSPECTION | 2,797.79         |
| KAW VALLEY ENGINEERING, I...                                           | A51083         | 02/10/2025 | 2025 WATER SYSTEM IMPRO...   | 4,242.50         |
| KAW VALLEY ENGINEERING, I...                                           | A51090         | 02/10/2025 | 2024 ON CALL ENGINEERING     | 5,575.10         |
| KAW VALLEY ENGINEERING, I...                                           | A51123         | 02/10/2025 | 2024 WATER SYSTEM IMPRO...   | 9,412.97         |
| <b>Vendor 044640 - KAW VALLEY ENGINEERING, INC Total:</b>              |                |            |                              | <b>22,500.46</b> |
| <b>Vendor: 01810 - MUNICIPAL SUPPLY, INC. OF WICHITA</b>               |                |            |                              |                  |
| MUNICIPAL SUPPLY, INC. OF ...                                          | 0933557-IN     | 02/12/2025 | ULTRA PIPE, COUPLINGS        | 3,325.14         |
| <b>Vendor 01810 - MUNICIPAL SUPPLY, INC. OF WICHITA Total:</b>         |                |            |                              | <b>3,325.14</b>  |
| <b>Vendor: 01868 - WEX BANK</b>                                        |                |            |                              |                  |
| WEX BANK                                                               | INV0032690     | 02/11/2025 | WATER DIST--FUEL             | 1,563.04         |
| <b>Vendor 01868 - WEX BANK Total:</b>                                  |                |            |                              | <b>1,563.04</b>  |
| <b>Department 532 - WATER DISTRIBUTION SYSTEM Total:</b>               |                |            |                              | <b>33,271.75</b> |
| <b>Department: 534 - WATER ADMINISTRATION</b>                          |                |            |                              |                  |
| <b>Vendor: 03576 - ALL COPY PRODUCTS, INC.</b>                         |                |            |                              |                  |
| ALL COPY PRODUCTS, INC.                                                | 38501752       | 02/11/2025 | Folding Machine lease        | 214.47           |
| <b>Vendor 03576 - ALL COPY PRODUCTS, INC. Total:</b>                   |                |            |                              | <b>214.47</b>    |
| <b>Vendor: 03441 - AMERICAN DIGITAL SECURITY, LLC</b>                  |                |            |                              |                  |
| AMERICAN DIGITAL SECURITY,...                                          | INV0037181     | 02/10/2025 | Customer Service Monthly     | 35.00            |
| AMERICAN DIGITAL SECURITY,...                                          | INV0037183     | 02/10/2025 | CS Panic Button              | 18.00            |
| <b>Vendor 03441 - AMERICAN DIGITAL SECURITY, LLC Total:</b>            |                |            |                              | <b>53.00</b>     |
| <b>Vendor: 043802 - EVERGY</b>                                         |                |            |                              |                  |
| EVERGY                                                                 | 02132025.3     | 02/04/2025 | 2100 N JACKSON-WATER         | 324.71           |
| EVERGY                                                                 | 02132025.3     | 02/04/2025 | 2232 W ASH-WATER TOWER       | 250.16           |
| <b>Vendor 043802 - EVERGY Total:</b>                                   |                |            |                              | <b>574.87</b>    |
| <b>Vendor: 01662 - HDR ENGINEERING INC</b>                             |                |            |                              |                  |
| HDR ENGINEERING INC                                                    | 1200695603     | 02/10/2025 | WATER TREATMENT PLANT C...   | 3,858.75         |
| <b>Vendor 01662 - HDR ENGINEERING INC Total:</b>                       |                |            |                              | <b>3,858.75</b>  |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                    |                |            |                              |                  |
| PITNEY BOWES PURCHASE P...                                             | INV0032693     | 02/13/2025 | POSTAGE REFILL-CUSTOMER S... | 58.09            |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>              |                |            |                              | <b>58.09</b>     |
| <b>Vendor: 03283 - PRAIRIEFIELD WATER, INC.</b>                        |                |            |                              |                  |
| PRAIRIEFIELD WATER, INC.                                               | INV472362      | 02/10/2025 | 2 BOTTLED WATER              | 10.50            |
| <b>Vendor 03283 - PRAIRIEFIELD WATER, INC. Total:</b>                  |                |            |                              | <b>10.50</b>     |



| Vendor Name                                                          | Payable Number | Post Date  | Description (Item)             | Amount           |
|----------------------------------------------------------------------|----------------|------------|--------------------------------|------------------|
| <b>Vendor: 01671 - UNDERGROUND VAULTS &amp; STORAGE, INC.</b>        |                |            |                                |                  |
| UNDERGROUND VAULTS & ST...                                           | INV0032670     | 02/10/2025 | Shred Service 64 gallon - 5516 | 5.00             |
| <b>Vendor 01671 - UNDERGROUND VAULTS &amp; STORAGE, INC. Total:</b>  |                |            |                                | <b>5.00</b>      |
| <b>Department 534 - WATER ADMINISTRATION Total:</b>                  |                |            |                                | <b>4,774.68</b>  |
| <b>Fund 014 - WATER UTILITY FUND Total:</b>                          |                |            |                                | <b>48,496.03</b> |
| <b>Fund: 015 - WASTEWATER UTILITY FUND</b>                           |                |            |                                |                  |
| <b>Department: 000 - NON-DEPARTMENTAL</b>                            |                |            |                                |                  |
| <b>Vendor: 043380 - ADVANCE LIFE INSURANCE</b>                       |                |            |                                |                  |
| ADVANCE LIFE INSURANCE                                               | INV0032581     | 02/07/2025 | CITY OF JC EMPLOYER PD LIFE    | 9.91             |
| ADVANCE LIFE INSURANCE                                               | INV0032582     | 02/07/2025 | ADVANCE LIFE INSURANCE BE...   | 45.55            |
| <b>Vendor 043380 - ADVANCE LIFE INSURANCE Total:</b>                 |                |            |                                | <b>55.46</b>     |
| <b>Vendor: 03161 - ADVANCE SHORT TERM DISABILITY</b>                 |                |            |                                |                  |
| ADVANCE SHORT TERM DISAB...                                          | INV0032621     | 02/07/2025 | CITY OF JC EMPLOYER PAID S...  | 29.50            |
| <b>Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:</b>           |                |            |                                | <b>29.50</b>     |
| <b>Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY</b>       |                |            |                                |                  |
| AMERICAN FAMILY LIFE ASSU...                                         | INV0032583     | 02/07/2025 | AFLAC                          | 3.88             |
| AMERICAN FAMILY LIFE ASSU...                                         | INV0032584     | 02/07/2025 | AFLAC BEFORE TAX               | 98.22            |
| <b>Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:</b> |                |            |                                | <b>102.10</b>    |
| <b>Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC</b>             |                |            |                                |                  |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032586     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 124.72           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032587     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 31.86            |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032593     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 251.05           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032595     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 1,097.88         |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032597     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 581.30           |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032598     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 79.33            |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032599     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 79.97            |
| <b>Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:</b>       |                |            |                                | <b>2,246.11</b>  |
| <b>Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334</b>        |                |            |                                |                  |
| CITY OF JC FLEX SPENDING AC...                                       | INV0032605     | 02/07/2025 | FLEX SPENDING-1074334          | 82.96            |
| <b>Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:</b>  |                |            |                                | <b>82.96</b>     |
| <b>Vendor: 012130 - CITY OF JUNCTION CITY</b>                        |                |            |                                |                  |
| CITY OF JUNCTION CITY                                                | INV0032606     | 02/07/2025 | CITY OF JUNCTION CITY (G-FEE)  | 3.75             |
| CITY OF JUNCTION CITY                                                | INV0032620     | 02/07/2025 | TELEPHONE REIMBURSEMENT        | 21.85            |
| <b>Vendor 012130 - CITY OF JUNCTION CITY Total:</b>                  |                |            |                                | <b>25.60</b>     |
| <b>Vendor: 01944 - EMPOWER RETIREMENT LLC</b>                        |                |            |                                |                  |
| EMPOWER RETIREMENT LLC                                               | INV0032614     | 02/07/2025 | EMPOWER FINANCIAL SERVIC...    | 224.22           |
| <b>Vendor 01944 - EMPOWER RETIREMENT LLC Total:</b>                  |                |            |                                | <b>224.22</b>    |
| <b>Vendor: 001010 - INTERNAL REVENUE SERVICE</b>                     |                |            |                                |                  |
| INTERNAL REVENUE SERVICE                                             | INV0032627     | 02/07/2025 | SOCIAL SECURITY WITHHOLDI...   | 2,261.82         |
| INTERNAL REVENUE SERVICE                                             | INV0032628     | 02/07/2025 | FEDERAL WITHHOLDING            | 1,190.07         |
| INTERNAL REVENUE SERVICE                                             | INV0032629     | 02/07/2025 | MEDICARE WITHHOLDING           | 528.92           |
| <b>Vendor 001010 - INTERNAL REVENUE SERVICE Total:</b>               |                |            |                                | <b>3,980.81</b>  |
| <b>Vendor: 00973 - KANSAS DEPARTMENT OF LABOR</b>                    |                |            |                                |                  |
| KANSAS DEPARTMENT OF LA...                                           | INV0032625     | 02/07/2025 | QUARTERLY UNEMPLOYMENT ..      | 18.13            |
| <b>Vendor 00973 - KANSAS DEPARTMENT OF LABOR Total:</b>              |                |            |                                | <b>18.13</b>     |
| <b>Vendor: 042540 - KANSAS DEPT OF REVENUE</b>                       |                |            |                                |                  |
| KANSAS DEPT OF REVENUE                                               | INV0032626     | 02/07/2025 | STATE WITHHOLDING              | 796.82           |
| <b>Vendor 042540 - KANSAS DEPT OF REVENUE Total:</b>                 |                |            |                                | <b>796.82</b>    |
| <b>Vendor: 014435 - KANSAS PAYMENT CENTER</b>                        |                |            |                                |                  |
| KANSAS PAYMENT CENTER                                                | INV0032608     | 02/07/2025 | INCOME WITHHOLDING ORD...      | 81.49            |
| KANSAS PAYMENT CENTER                                                | INV0032609     | 02/07/2025 | GARNISHMENT                    | 96.88            |
| <b>Vendor 014435 - KANSAS PAYMENT CENTER Total:</b>                  |                |            |                                | <b>178.37</b>    |
| <b>Vendor: 043859 - KANSAS PUBLIC EMPLOYEES</b>                      |                |            |                                |                  |
| KANSAS PUBLIC EMPLOYEES                                              | INV0032611     | 02/07/2025 | KPERS #1                       | 306.99           |
| KANSAS PUBLIC EMPLOYEES                                              | INV0032612     | 02/07/2025 | KPERS #2                       | 392.69           |
| KANSAS PUBLIC EMPLOYEES                                              | INV0032613     | 02/07/2025 | KPERS #3                       | 2,258.54         |

**Appropriations February 04 - February 14, 2025**
**Post Dates: 2/4/2025 - 2/14/2025**

| Vendor Name                                                            | Payable Number | Post Date  | Description (Item)            | Amount            |
|------------------------------------------------------------------------|----------------|------------|-------------------------------|-------------------|
| KANSAS PUBLIC EMPLOYEES                                                | INV0032615     | 02/07/2025 | KPERS INSURANCE               | 164.58            |
| <b>Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:</b>                  |                |            |                               | <b>3,122.80</b>   |
| <b>Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY</b>       |                |            |                               |                   |
| UNITED WAY OF JUNCTION CI...                                           | INV0032623     | 02/07/2025 | UNITED WAY                    | 2.00              |
| <b>Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:</b> |                |            |                               | <b>2.00</b>       |
| <b>Vendor: 03938 - VSP INSURANCE CO.</b>                               |                |            |                               |                   |
| VSP INSURANCE CO.                                                      | INV0032624     | 02/07/2025 | VSP Vision Insurance Pre-Tax  | 57.52             |
| <b>Vendor 03938 - VSP INSURANCE CO. Total:</b>                         |                |            |                               | <b>57.52</b>      |
| <b>Department 000 - NON-DEPARTMENTAL Total:</b>                        |                |            |                               | <b>10,922.40</b>  |
| <b>Department: 532 - WATER DISTRIBUTION SYSTEM</b>                     |                |            |                               |                   |
| <b>Vendor: 043802 - EVERGY</b>                                         |                |            |                               |                   |
| EVERGY                                                                 | 02142025.3     | 02/04/2025 | 2324 N JACKSON                | 585.09            |
| <b>Vendor 043802 - EVERGY Total:</b>                                   |                |            |                               | <b>585.09</b>     |
| <b>Vendor: 044640 - KAW VALLEY ENGINEERING, INC</b>                    |                |            |                               |                   |
| KAW VALLEY ENGINEERING, I...                                           | A51090         | 02/10/2025 | 2024 ON CALL ENGINEERING      | 5,576.78          |
| <b>Vendor 044640 - KAW VALLEY ENGINEERING, INC Total:</b>              |                |            |                               | <b>5,576.78</b>   |
| <b>Department 532 - WATER DISTRIBUTION SYSTEM Total:</b>               |                |            |                               | <b>6,161.87</b>   |
| <b>Department: 540 - WASTEWATER DISTRIBUTION SYSTEM</b>                |                |            |                               |                   |
| <b>Vendor: 03042 - CATLETT AUTOMOTIVE, INC.</b>                        |                |            |                               |                   |
| CATLETT AUTOMOTIVE, INC.                                               | 538502         | 02/10/2025 | OIL DRY FOR SHOP STOCK        | 67.35             |
| CATLETT AUTOMOTIVE, INC.                                               | 539599         | 02/10/2025 | AIR FILTER STOCK              | 3.00              |
| <b>Vendor 03042 - CATLETT AUTOMOTIVE, INC. Total:</b>                  |                |            |                               | <b>70.35</b>      |
| <b>Vendor: 043802 - EVERGY</b>                                         |                |            |                               |                   |
| EVERGY                                                                 | 02142025.3     | 02/04/2025 | 2324 N JACKSON                | 585.09            |
| <b>Vendor 043802 - EVERGY Total:</b>                                   |                |            |                               | <b>585.09</b>     |
| <b>Vendor: 01662 - HDR ENGINEERING INC</b>                             |                |            |                               |                   |
| HDR ENGINEERING INC                                                    | 12006956011    | 02/10/2025 | WASTERWATER TREATMENT ...     | 95,487.25         |
| <b>Vendor 01662 - HDR ENGINEERING INC Total:</b>                       |                |            |                               | <b>95,487.25</b>  |
| <b>Vendor: 03399 - HONOR SCREENPRINTING &amp; EMBROIDERY LLC</b>       |                |            |                               |                   |
| HONOR SCREENPRINTING & ...                                             | 3841           | 02/06/2025 | PW SAFETY GREEN TSHIRTS F...  | 19.82             |
| HONOR SCREENPRINTING & ...                                             | 3841           | 02/06/2025 | PW SAFETY GREEN TSHIRTS 2...  | 37.84             |
| HONOR SCREENPRINTING & ...                                             | 3841           | 02/06/2025 | PW SAFETY GREEN TSHIRTS S...  | 259.61            |
| HONOR SCREENPRINTING & ...                                             | 3841           | 02/06/2025 | PW SAFETY GREEN TSHIRTS 2...  | 82.42             |
| <b>Vendor 03399 - HONOR SCREENPRINTING &amp; EMBROIDERY LLC Total:</b> |                |            |                               | <b>399.69</b>     |
| <b>Vendor: 043271 - KANSAS GAS SERVICE</b>                             |                |            |                               |                   |
| KANSAS GAS SERVICE                                                     | INV0032667     | 02/07/2025 | 2324 N JACKSON-               | 393.47            |
| <b>Vendor 043271 - KANSAS GAS SERVICE Total:</b>                       |                |            |                               | <b>393.47</b>     |
| <b>Vendor: 044640 - KAW VALLEY ENGINEERING, INC</b>                    |                |            |                               |                   |
| KAW VALLEY ENGINEERING, I...                                           | A51044         | 02/10/2025 | SANITARY SEWER CLEANING ...   | 600.00            |
| KAW VALLEY ENGINEERING, I...                                           | A51047         | 02/10/2025 | 2024 JC UTILITY AS BUILTS     | 472.10            |
| KAW VALLEY ENGINEERING, I...                                           | A51048         | 02/10/2025 | 2024 JCKS UTILITY INSPECTION  | 2,797.78          |
| KAW VALLEY ENGINEERING, I...                                           | A51082         | 02/10/2025 | SOUTH SEWER PLANT BANK S...   | 632.50            |
| KAW VALLEY ENGINEERING, I...                                           | A51100         | 02/10/2025 | SANITARY SEWER EXTENSION...   | 3,528.68          |
| KAW VALLEY ENGINEERING, I...                                           | A51128         | 02/10/2025 | SOUTH SEWER PLAN BANK ST...   | 614.20            |
| <b>Vendor 044640 - KAW VALLEY ENGINEERING, INC Total:</b>              |                |            |                               | <b>8,645.26</b>   |
| <b>Vendor: 03283 - PRAIRIEFIELD WATER, INC.</b>                        |                |            |                               |                   |
| PRAIRIEFIELD WATER, INC.                                               | INV472362      | 02/10/2025 | 2 BOTTLED WATTER              | 10.50             |
| <b>Vendor 03283 - PRAIRIEFIELD WATER, INC. Total:</b>                  |                |            |                               | <b>10.50</b>      |
| <b>Vendor: 066189 - REEVES-WIEDEMAN CO.</b>                            |                |            |                               |                   |
| REEVES-WIEDEMAN CO.                                                    | 6523166        | 02/04/2025 | SEWER SADDLE, SAWZALL, A...   | 162.50            |
| REEVES-WIEDEMAN CO.                                                    | 6523166        | 02/04/2025 | TORQUE WRENCH                 | 34.99             |
| REEVES-WIEDEMAN CO.                                                    | 6523166        | 02/04/2025 | SAWZALL BLADE                 | 47.89             |
| REEVES-WIEDEMAN CO.                                                    | 6523940        | 02/05/2025 | PVC DUAL RATED PIPE, 1830 ... | 34.50             |
| <b>Vendor 066189 - REEVES-WIEDEMAN CO. Total:</b>                      |                |            |                               | <b>279.88</b>     |
| <b>Department 540 - WASTEWATER DISTRIBUTION SYSTEM Total:</b>          |                |            |                               | <b>105,871.49</b> |

| Vendor Name                                                          | Payable Number | Post Date  | Description (Item)             | Amount            |
|----------------------------------------------------------------------|----------------|------------|--------------------------------|-------------------|
| <b>Department: 541 - WASTEWATER ADMINISTRATION</b>                   |                |            |                                |                   |
| <b>Vendor: 03576 - ALL COPY PRODUCTS, INC.</b>                       |                |            |                                |                   |
| ALL COPY PRODUCTS, INC.                                              | 38501752       | 02/11/2025 | Folding Machine lease          | 208.17            |
| <b>Vendor 03576 - ALL COPY PRODUCTS, INC. Total:</b>                 |                |            |                                | <b>208.17</b>     |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                  |                |            |                                |                   |
| PITNEY BOWES PURCHASE P...                                           | INV0032693     | 02/13/2025 | POSTAGE REFILL-CUSTOMER S...   | 58.08             |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>            |                |            |                                | <b>58.08</b>      |
| <b>Department 541 - WASTEWATER ADMINISTRATION Total:</b>             |                |            |                                | <b>266.25</b>     |
| <b>Department: 547 - WASTEWATER PLANT OPERATIONS</b>                 |                |            |                                |                   |
| <b>Vendor: 017700 - DS&amp;O RURAL ELECTRIC</b>                      |                |            |                                |                   |
| DS&O RURAL ELECTRIC                                                  | INV0032691     | 02/11/2025 | BROOKEBEND LIFT STATION        | 234.62            |
| DS&O RURAL ELECTRIC                                                  | INV0032691     | 02/11/2025 | SEWER LIFT                     | 133.78            |
| DS&O RURAL ELECTRIC                                                  | INV0032691     | 02/11/2025 | 2515 WILMA-OLIVIA FARMS-L...   | 130.68            |
| DS&O RURAL ELECTRIC                                                  | INV0032691     | 02/11/2025 | 2542/2548 JAGER DR SWR LIFT    | 165.73            |
| DS&O RURAL ELECTRIC                                                  | INV0032691     | 02/11/2025 | 2326/2321 OSPREY SWR LIFT      | 155.05            |
| DS&O RURAL ELECTRIC                                                  | INV0032691     | 02/11/2025 | LIFT STATION- HILLTOP #5       | 269.78            |
| <b>Vendor 017700 - DS&amp;O RURAL ELECTRIC Total:</b>                |                |            |                                | <b>1,089.64</b>   |
| <b>Vendor: 01671 - UNDERGROUND VAULTS &amp; STORAGE, INC.</b>        |                |            |                                |                   |
| UNDERGROUND VAULTS & ST...                                           | INV0032670     | 02/10/2025 | Shred Service 64 gallon - 5516 | 5.00              |
| <b>Vendor 01671 - UNDERGROUND VAULTS &amp; STORAGE, INC. Total:</b>  |                |            |                                | <b>5.00</b>       |
| <b>Department 547 - WASTEWATER PLANT OPERATIONS Total:</b>           |                |            |                                | <b>1,094.64</b>   |
| <b>Fund 015 - WASTEWATER UTILITY FUND Total:</b>                     |                |            |                                | <b>124,316.65</b> |
| <b>Fund: 018 - STORM WATER UTILITY FUND</b>                          |                |            |                                |                   |
| <b>Department: 000 - NON-DEPARTMENTAL</b>                            |                |            |                                |                   |
| <b>Vendor: 043380 - ADVANCE LIFE INSURANCE</b>                       |                |            |                                |                   |
| ADVANCE LIFE INSURANCE                                               | INV0032581     | 02/07/2025 | CITY OF JC EMPLOYER PD LIFE    | 2.95              |
| ADVANCE LIFE INSURANCE                                               | INV0032582     | 02/07/2025 | ADVANCE LIFE INSURANCE BE...   | 33.79             |
| <b>Vendor 043380 - ADVANCE LIFE INSURANCE Total:</b>                 |                |            |                                | <b>36.74</b>      |
| <b>Vendor: 03161 - ADVANCE SHORT TERM DISABILITY</b>                 |                |            |                                |                   |
| ADVANCE SHORT TERM DISAB...                                          | INV0032621     | 02/07/2025 | CITY OF JC EMPLOYER PAID S...  | 8.10              |
| <b>Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:</b>           |                |            |                                | <b>8.10</b>       |
| <b>Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY</b>       |                |            |                                |                   |
| AMERICAN FAMILY LIFE ASSU...                                         | INV0032584     | 02/07/2025 | AFLAC BEFORE TAX               | 17.97             |
| <b>Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:</b> |                |            |                                | <b>17.97</b>      |
| <b>Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC</b>             |                |            |                                |                   |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032586     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 49.89             |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032587     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 6.70              |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032593     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 29.27             |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032595     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 113.59            |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032597     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 38.75             |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032598     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 5.32              |
| BLUE CROSS BLUE SHIELD OF ...                                        | INV0032599     | 02/07/2025 | BLUE CROSS BLUE SHIELD         | 9.39              |
| <b>Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:</b>       |                |            |                                | <b>252.91</b>     |
| <b>Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334</b>        |                |            |                                |                   |
| CITY OF JC FLEX SPENDING AC...                                       | INV0032605     | 02/07/2025 | FLEX SPENDING-1074334          | 9.50              |
| <b>Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:</b>  |                |            |                                | <b>9.50</b>       |
| <b>Vendor: 012130 - CITY OF JUNCTION CITY</b>                        |                |            |                                |                   |
| CITY OF JUNCTION CITY                                                | INV0032606     | 02/07/2025 | CITY OF JUNCTION CITY (G-FEE)  | 0.50              |
| CITY OF JUNCTION CITY                                                | INV0032620     | 02/07/2025 | TELEPHONE REIMBURSEMENT        | 3.33              |
| <b>Vendor 012130 - CITY OF JUNCTION CITY Total:</b>                  |                |            |                                | <b>3.83</b>       |
| <b>Vendor: 01944 - EMPOWER RETIREMENT LLC</b>                        |                |            |                                |                   |
| EMPOWER RETIREMENT LLC                                               | INV0032614     | 02/07/2025 | EMPOWER FINANCIAL SERVIC...    | 103.86            |
| <b>Vendor 01944 - EMPOWER RETIREMENT LLC Total:</b>                  |                |            |                                | <b>103.86</b>     |
| <b>Vendor: 001010 - INTERNAL REVENUE SERVICE</b>                     |                |            |                                |                   |
| INTERNAL REVENUE SERVICE                                             | INV0032627     | 02/07/2025 | SOCIAL SECURITY WITHHOLDI...   | 827.74            |
| INTERNAL REVENUE SERVICE                                             | INV0032628     | 02/07/2025 | FEDERAL WITHHOLDING            | 449.64            |

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| Vendor Name                                                            | Payable Number | Post Date  | Description (Item)            | Amount           |
|------------------------------------------------------------------------|----------------|------------|-------------------------------|------------------|
| INTERNAL REVENUE SERVICE                                               | INV0032629     | 02/07/2025 | MEDICARE WITHHOLDING          | 193.62           |
| <b>Vendor 001010 - INTERNAL REVENUE SERVICE Total:</b>                 |                |            |                               | <b>1,471.00</b>  |
| <b>Vendor: 042540 - KANSAS DEPT OF REVENUE</b>                         |                |            |                               |                  |
| KANSAS DEPT OF REVENUE                                                 | INV0032626     | 02/07/2025 | STATE WITHHOLDING             | 309.18           |
| <b>Vendor 042540 - KANSAS DEPT OF REVENUE Total:</b>                   |                |            |                               | <b>309.18</b>    |
| <b>Vendor: 014435 - KANSAS PAYMENT CENTER</b>                          |                |            |                               |                  |
| KANSAS PAYMENT CENTER                                                  | INV0032609     | 02/07/2025 | GARNISHMENT                   | 38.76            |
| <b>Vendor 014435 - KANSAS PAYMENT CENTER Total:</b>                    |                |            |                               | <b>38.76</b>     |
| <b>Vendor: 043859 - KANSAS PUBLIC EMPLOYEES</b>                        |                |            |                               |                  |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032611     | 02/07/2025 | KPERS #1                      | 49.84            |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032612     | 02/07/2025 | KPERS #2                      | 120.27           |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032613     | 02/07/2025 | KPERS #3                      | 893.02           |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032615     | 02/07/2025 | KPERS INSURANCE               | 61.40            |
| <b>Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:</b>                  |                |            |                               | <b>1,124.53</b>  |
| <b>Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY</b>       |                |            |                               |                  |
| UNITED WAY OF JUNCTION CL...                                           | INV0032623     | 02/07/2025 | UNITED WAY                    | 1.00             |
| <b>Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:</b> |                |            |                               | <b>1.00</b>      |
| <b>Vendor: 03938 - VSP INSURANCE CO.</b>                               |                |            |                               |                  |
| VSP INSURANCE CO.                                                      | INV0032624     | 02/07/2025 | VSP Vision Insurance Pre-Tax  | 11.42            |
| <b>Vendor 03938 - VSP INSURANCE CO. Total:</b>                         |                |            |                               | <b>11.42</b>     |
| <b>Department 000 - NON-DEPARTMENTAL Total:</b>                        |                |            |                               | <b>3,388.80</b>  |
| <b>Department: 618 - STORM WATER ADMINISTRATION</b>                    |                |            |                               |                  |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                    |                |            |                               |                  |
| PITNEY BOWES PURCHASE P...                                             | INV0032693     | 02/13/2025 | POSTAGE REFILL-CUSTOMER S...  | 58.08            |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>              |                |            |                               | <b>58.08</b>     |
| <b>Department 618 - STORM WATER ADMINISTRATION Total:</b>              |                |            |                               | <b>58.08</b>     |
| <b>Department: 619 - STORM WATER DISTRIBUTION</b>                      |                |            |                               |                  |
| <b>Vendor: 044640 - KAW VALLEY ENGINEERING, INC</b>                    |                |            |                               |                  |
| KAW VALLEY ENGINEERING, I...                                           | 48162          | 02/10/2025 | 2024 STORMWATER IMPROV...     | 1,131.20         |
| KAW VALLEY ENGINEERING, I...                                           | A51078         | 02/10/2025 | HOMER'S POND ANALYSIS         | 9,308.20         |
| KAW VALLEY ENGINEERING, I...                                           | A51081         | 02/10/2025 | 2024 STORMWATER IMPROV...     | 2,612.50         |
| KAW VALLEY ENGINEERING, I...                                           | A51084         | 02/10/2025 | SOUTH PARK SOTRM PIPE IM...   | 2,952.50         |
| KAW VALLEY ENGINEERING, I...                                           | A51091         | 02/10/2025 | HOMER'S POND ANALYSIS         | 2,972.91         |
| KAW VALLEY ENGINEERING, I...                                           | A51097         | 02/10/2025 | 2024 STORMWATER IMPROV...     | 2,518.32         |
| KAW VALLEY ENGINEERING, I...                                           | A51127         | 02/10/2025 | 2024 STORMWATER IMPROV...     | 1,932.49         |
| <b>Vendor 044640 - KAW VALLEY ENGINEERING, INC Total:</b>              |                |            |                               | <b>23,428.12</b> |
| <b>Department 619 - STORM WATER DISTRIBUTION Total:</b>                |                |            |                               | <b>23,428.12</b> |
| <b>Fund 018 - STORM WATER UTILITY FUND Total:</b>                      |                |            |                               | <b>26,875.00</b> |
| <b>Fund: 023 - SANITATION FUND</b>                                     |                |            |                               |                  |
| <b>Department: 000 - NON-DEPARTMENTAL</b>                              |                |            |                               |                  |
| <b>Vendor: 043380 - ADVANCE LIFE INSURANCE</b>                         |                |            |                               |                  |
| ADVANCE LIFE INSURANCE                                                 | INV0032581     | 02/07/2025 | CITY OF JC EMPLOYER PD LIFE   | 8.88             |
| ADVANCE LIFE INSURANCE                                                 | INV0032582     | 02/07/2025 | ADVANCE LIFE INSURANCE BE...  | 105.63           |
| <b>Vendor 043380 - ADVANCE LIFE INSURANCE Total:</b>                   |                |            |                               | <b>114.51</b>    |
| <b>Vendor: 03161 - ADVANCE SHORT TERM DISABILITY</b>                   |                |            |                               |                  |
| ADVANCE SHORT TERM DISAB...                                            | INV0032621     | 02/07/2025 | CITY OF JC EMPLOYER PAID S... | 24.33            |
| <b>Vendor 03161 - ADVANCE SHORT TERM DISABILITY Total:</b>             |                |            |                               | <b>24.33</b>     |
| <b>Vendor: 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY</b>         |                |            |                               |                  |
| AMERICAN FAMILY LIFE ASSU...                                           | INV0032583     | 02/07/2025 | AFLAC                         | 30.44            |
| AMERICAN FAMILY LIFE ASSU...                                           | INV0032584     | 02/07/2025 | AFLAC BEFORE TAX              | 118.13           |
| <b>Vendor 066230 - AMERICAN FAMILY LIFE ASSURANCE COMPANY Total:</b>   |                |            |                               | <b>148.57</b>    |
| <b>Vendor: 007921 - BLUE CROSS BLUE SHIELD OF KS INC</b>               |                |            |                               |                  |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032586     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 49.90            |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032587     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 10.05            |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032593     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 985.03           |

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| Vendor Name                                                            | Payable Number | Post Date  | Description (Item)            | Amount          |
|------------------------------------------------------------------------|----------------|------------|-------------------------------|-----------------|
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032595     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 492.15          |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032597     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 38.76           |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032598     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 5.18            |
| BLUE CROSS BLUE SHIELD OF ...                                          | INV0032599     | 02/07/2025 | BLUE CROSS BLUE SHIELD        | 106.06          |
| <b>Vendor 007921 - BLUE CROSS BLUE SHIELD OF KS INC Total:</b>         |                |            |                               | <b>1,687.13</b> |
| <b>Vendor: 044005 - CITY OF JC FLEX SPENDING ACCT 1074334</b>          |                |            |                               |                 |
| CITY OF JC FLEX SPENDING AC...                                         | INV0032605     | 02/07/2025 | FLEX SPENDING-1074334         | 203.76          |
| <b>Vendor 044005 - CITY OF JC FLEX SPENDING ACCT 1074334 Total:</b>    |                |            |                               | <b>203.76</b>   |
| <b>Vendor: 012130 - CITY OF JUNCTION CITY</b>                          |                |            |                               |                 |
| CITY OF JUNCTION CITY                                                  | INV0032606     | 02/07/2025 | CITY OF JUNCTION CITY (G-FEE) | 10.48           |
| CITY OF JUNCTION CITY                                                  | INV0032620     | 02/07/2025 | TELEPHONE REIMBURSEMENT       | 7.89            |
| <b>Vendor 012130 - CITY OF JUNCTION CITY Total:</b>                    |                |            |                               | <b>18.37</b>    |
| <b>Vendor: 01944 - EMPOWER RETIREMENT LLC</b>                          |                |            |                               |                 |
| EMPOWER RETIREMENT LLC                                                 | INV0032614     | 02/07/2025 | EMPOWER FINANCIAL SERVIC...   | 160.84          |
| <b>Vendor 01944 - EMPOWER RETIREMENT LLC Total:</b>                    |                |            |                               | <b>160.84</b>   |
| <b>Vendor: 050188 - FLEXIBLE SPENDING ACCOUNT #1074334</b>             |                |            |                               |                 |
| FLEXIBLE SPENDING ACCOUNT...                                           | INV0032600     | 02/07/2025 | DEPENDENT CARE ACCT 1074...   | 127.08          |
| <b>Vendor 050188 - FLEXIBLE SPENDING ACCOUNT #1074334 Total:</b>       |                |            |                               | <b>127.08</b>   |
| <b>Vendor: 001010 - INTERNAL REVENUE SERVICE</b>                       |                |            |                               |                 |
| INTERNAL REVENUE SERVICE                                               | INV0032627     | 02/07/2025 | SOCIAL SECURITY WITHHOLDI...  | 1,709.76        |
| INTERNAL REVENUE SERVICE                                               | INV0032628     | 02/07/2025 | FEDERAL WITHHOLDING           | 1,056.78        |
| INTERNAL REVENUE SERVICE                                               | INV0032629     | 02/07/2025 | MEDICARE WITHHOLDING          | 399.68          |
| <b>Vendor 001010 - INTERNAL REVENUE SERVICE Total:</b>                 |                |            |                               | <b>3,166.22</b> |
| <b>Vendor: 00973 - KANSAS DEPARTMENT OF LABOR</b>                      |                |            |                               |                 |
| KANSAS DEPARTMENT OF LA...                                             | INV0032625     | 02/07/2025 | QUARTERLY UNEMPLOYMENT ..     | 13.63           |
| <b>Vendor 00973 - KANSAS DEPARTMENT OF LABOR Total:</b>                |                |            |                               | <b>13.63</b>    |
| <b>Vendor: 042540 - KANSAS DEPT OF REVENUE</b>                         |                |            |                               |                 |
| KANSAS DEPT OF REVENUE                                                 | INV0032626     | 02/07/2025 | STATE WITHHOLDING             | 584.95          |
| <b>Vendor 042540 - KANSAS DEPT OF REVENUE Total:</b>                   |                |            |                               | <b>584.95</b>   |
| <b>Vendor: 014435 - KANSAS PAYMENT CENTER</b>                          |                |            |                               |                 |
| KANSAS PAYMENT CENTER                                                  | INV0032608     | 02/07/2025 | INCOME WITHHOLDING ORD...     | 246.00          |
| KANSAS PAYMENT CENTER                                                  | INV0032609     | 02/07/2025 | GARNISHMENT                   | 243.72          |
| <b>Vendor 014435 - KANSAS PAYMENT CENTER Total:</b>                    |                |            |                               | <b>489.72</b>   |
| <b>Vendor: 043859 - KANSAS PUBLIC EMPLOYEES</b>                        |                |            |                               |                 |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032611     | 02/07/2025 | KPERS #1                      | 49.85           |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032612     | 02/07/2025 | KPERS #2                      | 1,000.70        |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032613     | 02/07/2025 | KPERS #3                      | 1,231.36        |
| KANSAS PUBLIC EMPLOYEES                                                | INV0032615     | 02/07/2025 | KPERS INSURANCE               | 132.29          |
| <b>Vendor 043859 - KANSAS PUBLIC EMPLOYEES Total:</b>                  |                |            |                               | <b>2,414.20</b> |
| <b>Vendor: 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY</b>       |                |            |                               |                 |
| UNITED WAY OF JUNCTION CI...                                           | INV0032623     | 02/07/2025 | UNITED WAY                    | 1.50            |
| <b>Vendor 079629 - UNITED WAY OF JUNCTION CITY-GEARY COUNTY Total:</b> |                |            |                               | <b>1.50</b>     |
| <b>Vendor: 03938 - VSP INSURANCE CO.</b>                               |                |            |                               |                 |
| VSP INSURANCE CO.                                                      | INV0032624     | 02/07/2025 | VSP Vision Insurance Pre-Tax  | 45.62           |
| <b>Vendor 03938 - VSP INSURANCE CO. Total:</b>                         |                |            |                               | <b>45.62</b>    |
| <b>Department 000 - NON-DEPARTMENTAL Total:</b>                        |                |            |                               | <b>9,200.43</b> |
| <b>Department: 644 - SANITATION OPERATIONS</b>                         |                |            |                               |                 |
| <b>Vendor: 03042 - CATLETT AUTOMOTIVE, INC.</b>                        |                |            |                               |                 |
| CATLETT AUTOMOTIVE, INC.                                               | 538502         | 02/10/2025 | OIL DRY FOR SHOP STOCK        | 53.88           |
| CATLETT AUTOMOTIVE, INC.                                               | 539599         | 02/10/2025 | AIR FILTER STOCK              | 2.40            |
| CATLETT AUTOMOTIVE, INC.                                               | 543048         | 02/10/2025 | #580 AIR BRAKE PARTS          | 46.49           |
| <b>Vendor 03042 - CATLETT AUTOMOTIVE, INC. Total:</b>                  |                |            |                               | <b>102.77</b>   |
| <b>Vendor: 043802 - EVERGY</b>                                         |                |            |                               |                 |
| EVERGY                                                                 | 02142025.3     | 02/04/2025 | 2324 N JACKSON                | 585.08          |
| <b>Vendor 043802 - EVERGY Total:</b>                                   |                |            |                               | <b>585.08</b>   |



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| Vendor Name                                                            | Payable Number  | Post Date  | Description (Item)               | Amount            |
|------------------------------------------------------------------------|-----------------|------------|----------------------------------|-------------------|
| <b>Vendor: 03399 - HONOR SCREENPRINTING &amp; EMBROIDERY LLC</b>       |                 |            |                                  |                   |
| HONOR SCREENPRINTING & ...                                             | 3841            | 02/06/2025 | PW SAFETY GREEN TSHIRTS 2...     | 82.42             |
| HONOR SCREENPRINTING & ...                                             | 3841            | 02/06/2025 | PW SAFETY GREEN TSHIRTS S-...    | 259.62            |
| HONOR SCREENPRINTING & ...                                             | 3841            | 02/06/2025 | PW SAFETY GREEN TSHIRTS F...     | 19.82             |
| HONOR SCREENPRINTING & ...                                             | 3841            | 02/06/2025 | PW SAFETY GREEN TSHIRTS 2...     | 37.84             |
| <b>Vendor 03399 - HONOR SCREENPRINTING &amp; EMBROIDERY LLC Total:</b> |                 |            |                                  | <b>399.70</b>     |
| <b>Vendor: 043271 - KANSAS GAS SERVICE</b>                             |                 |            |                                  |                   |
| KANSAS GAS SERVICE                                                     | INV0032667      | 02/07/2025 | 2324 N JACKSON-                  | 393.46            |
| <b>Vendor 043271 - KANSAS GAS SERVICE Total:</b>                       |                 |            |                                  | <b>393.46</b>     |
| <b>Vendor: 03898 - STORMONT VAIL HEALTH FLINT HILLS LLC</b>            |                 |            |                                  |                   |
| STORMONT VAIL HEALTH FLIN...                                           | INV0032683      | 02/11/2025 | DRUG SCREENING                   | 25.00             |
| STORMONT VAIL HEALTH FLIN...                                           | INV0032683      | 02/11/2025 | DRUG SCREENING                   | 70.00             |
| <b>Vendor 03898 - STORMONT VAIL HEALTH FLINT HILLS LLC Total:</b>      |                 |            |                                  | <b>95.00</b>      |
| <b>Vendor: 01868 - WEX BANK</b>                                        |                 |            |                                  |                   |
| WEX BANK                                                               | INV0032690      | 02/11/2025 | SOLID WASTE-FUEL                 | 5,343.12          |
| <b>Vendor 01868 - WEX BANK Total:</b>                                  |                 |            |                                  | <b>5,343.12</b>   |
| <b>Department 644 - SANITATION OPERATIONS Total:</b>                   |                 |            |                                  | <b>6,919.13</b>   |
| <b>Department: 645 - SANITATION ADMINISTRATION</b>                     |                 |            |                                  |                   |
| <b>Vendor: 03576 - ALL COPY PRODUCTS, INC.</b>                         |                 |            |                                  |                   |
| ALL COPY PRODUCTS, INC.                                                | 38501752        | 02/11/2025 | Folding Machine lease            | 208.17            |
| <b>Vendor 03576 - ALL COPY PRODUCTS, INC. Total:</b>                   |                 |            |                                  | <b>208.17</b>     |
| <b>Vendor: 063663 - PITNEY BOWES PURCHASE POWER</b>                    |                 |            |                                  |                   |
| PITNEY BOWES PURCHASE P...                                             | INV0032693      | 02/13/2025 | POSTAGE REFILL-CUSTOMER S...     | 58.08             |
| <b>Vendor 063663 - PITNEY BOWES PURCHASE POWER Total:</b>              |                 |            |                                  | <b>58.08</b>      |
| <b>Department 645 - SANITATION ADMINISTRATION Total:</b>               |                 |            |                                  | <b>266.25</b>     |
| <b>Fund 023 - SANITATION FUND Total:</b>                               |                 |            |                                  | <b>16,385.81</b>  |
| <b>Fund: 035 - EMPLOYEE BENEFITS FUND</b>                              |                 |            |                                  |                   |
| <b>Department: 140 - EMPLOYEE BENEFITS</b>                             |                 |            |                                  |                   |
| <b>Vendor: 02155 - FREEDOM CLAIMS MGT.INC CLAIMS ACCOUNT</b>           |                 |            |                                  |                   |
| FREEDOM CLAIMS MGT.INC C...                                            | 911152-02-07-25 | 02/10/2025 | CLAIMS WEEK OF 02072025          | 139.88            |
| <b>Vendor 02155 - FREEDOM CLAIMS MGT.INC CLAIMS ACCOUNT Total:</b>     |                 |            |                                  | <b>139.88</b>     |
| <b>Department 140 - EMPLOYEE BENEFITS Total:</b>                       |                 |            |                                  | <b>139.88</b>     |
| <b>Fund 035 - EMPLOYEE BENEFITS FUND Total:</b>                        |                 |            |                                  | <b>139.88</b>     |
| <b>Fund: 050 - SPECIAL LAW ENFORCEMENT TRUST FUND</b>                  |                 |            |                                  |                   |
| <b>Department: 440 - SPECIAL LAW ENFORCEMENT</b>                       |                 |            |                                  |                   |
| <b>Vendor: 01787 - CELLEBRITE USA, INC.</b>                            |                 |            |                                  |                   |
| CELLEBRITE USA, INC.                                                   | 440545-1        | 02/10/2025 | 440545-CCO&CCPA-Training-...     | 4,607.50          |
| <b>Vendor 01787 - CELLEBRITE USA, INC. Total:</b>                      |                 |            |                                  | <b>4,607.50</b>   |
| <b>Vendor: 002590 - GEARY COUNTY ATTORNEY</b>                          |                 |            |                                  |                   |
| GEARY COUNTY ATTORNEY                                                  | 2020 CV 105     | 02/10/2025 | 2020CV105-Attorney Fees (JC...   | 367.50            |
| <b>Vendor 002590 - GEARY COUNTY ATTORNEY Total:</b>                    |                 |            |                                  | <b>367.50</b>     |
| <b>Vendor: 063239 - PAXTON WELDING</b>                                 |                 |            |                                  |                   |
| PAXTON WELDING                                                         | 1539            | 02/11/2025 | 1539-Vest,Boot Rack-Install a... | 2,950.96          |
| <b>Vendor 063239 - PAXTON WELDING Total:</b>                           |                 |            |                                  | <b>2,950.96</b>   |
| <b>Vendor: 068240 - TOPEKA POLICE DEPARTMENT</b>                       |                 |            |                                  |                   |
| TOPEKA POLICE DEPARTMENT                                               | 2020 CV 105     | 02/10/2025 | 2020CV105-Asset Sharing (JC...   | 104.13            |
| <b>Vendor 068240 - TOPEKA POLICE DEPARTMENT Total:</b>                 |                 |            |                                  | <b>104.13</b>     |
| <b>Department 440 - SPECIAL LAW ENFORCEMENT Total:</b>                 |                 |            |                                  | <b>8,030.09</b>   |
| <b>Fund 050 - SPECIAL LAW ENFORCEMENT TRUST FUND Total:</b>            |                 |            |                                  | <b>8,030.09</b>   |
| <b>Grand Total:</b>                                                    |                 |            |                                  | <b>869,305.89</b> |

**Report Summary****Fund Summary**

| <b>Fund</b>                              | <b>Payment Amount</b> |
|------------------------------------------|-----------------------|
| 001 - GENERAL FUND                       | 643,817.05            |
| 002 - GRANT FUND                         | 1,245.38              |
| 014 - WATER UTILITY FUND                 | 48,496.03             |
| 015 - WASTEWATER UTILITY FUND            | 124,316.65            |
| 018 - STORM WATER UTILITY FUND           | 26,875.00             |
| 023 - SANITATION FUND                    | 16,385.81             |
| 035 - EMPLOYEE BENEFITS FUND             | 139.88                |
| 050 - SPECIAL LAW ENFORCEMENT TRUST FUND | 8,030.09              |
| <b>Grand Total:</b>                      | <b>869,305.89</b>     |

**Account Summary**

| <b>Account Number</b> | <b>Account Name</b>      | <b>Payment Amount</b> |
|-----------------------|--------------------------|-----------------------|
| 001-2-00000-0250      | F.I.T PAYABLE            | 34,737.40             |
| 001-2-00000-0251      | FICA PAYABLE             | 30,511.54             |
| 001-2-00000-0252      | SIT PAYABLE              | 20,179.64             |
| 001-2-00000-0254      | UNITED WAY PAYABLE       | 14.50                 |
| 001-2-00000-0255      | KPERS PAYABLE            | 23,997.25             |
| 001-2-00000-0256      | KPFR PAYABLE             | 97,853.80             |
| 001-2-00000-0257      | EMP MEDICAL INS PAYA...  | 56,504.08             |
| 001-2-00000-0259      | GARNISHMENTS PAYABLE     | 1,057.40              |
| 001-2-00000-0260      | JCPOA UNION DUES PAY...  | 865.01                |
| 001-2-00000-0261      | AETNA DEFERRED COMP...   | 10,896.86             |
| 001-2-00000-0267      | DENTAL INSURANCE PAY     | 4,504.84              |
| 001-2-00000-0275      | I.A.F.F.                 | 1,815.00              |
| 001-2-00000-0276      | FIREMANS RELIEF ASSN     | 540.15                |
| 001-2-00000-0279      | GARNISHMENT FEE          | 16.50                 |
| 001-2-00000-0735      | TELEPHONE REIMBURS...    | 158.37                |
| 001-2-00000-1282      | AFLAC                    | 1,860.57              |
| 001-2-00000-1283      | GOLF COURSE FEES         | 270.83                |
| 001-2-00000-1287      | ADVANCE LIFE             | 1,512.08              |
| 001-2-00000-2377      | MED REIMB/DEP CARE       | 3,681.84              |
| 001-2-00000-2380      | P & F INS. ASSOCIATION   | 798.14                |
| 001-2-03000-0204      | BOOKING FEE              | 1,168.59              |
| 001-2-03000-9203      | COURT REFUNDS            | 971.00                |
| 001-4-00100-0000-0331 | CITY PERMITS             | 167.25                |
| 001-5-00300-0000-0667 | OFFICE SUPPLIES          | 1,959.95              |
| 001-5-00300-0000-0668 | POSTAGE & DELIVERY C...  | 462.32                |
| 001-5-00300-0000-0736 | ELECTRIC UTILITIES       | 2,209.61              |
| 001-5-00300-0000-0737 | GAS UTILITIES            | 678.84                |
| 001-5-00300-0000-0768 | DUES                     | 450.00                |
| 001-5-00300-0000-0785 | ANNUAL CONTRIB - MAI...  | 70,000.00             |
| 001-5-00302-0000-0749 | OTHER SERVICES           | 684.00                |
| 001-5-00800-0000-0648 | MOTOR FUEL               | 289.84                |
| 001-5-00800-0000-0715 | BUILDING MAINT. & RE...  | 325.00                |
| 001-5-01000-0000-0645 | OIL, ANTI-FREEZE, GRE... | 22.38                 |
| 001-5-01000-0000-0648 | MOTOR FUEL               | 676.09                |
| 001-5-01000-0000-0651 | PARTS FOR VEHICLES, E... | -145.12               |
| 001-5-01000-0000-0668 | POSTAGE & DELIVERY C...  | 231.16                |
| 001-5-01000-0000-0736 | ELECTRIC UTILITIES       | 4,132.85              |
| 001-5-01000-0000-0749 | OTHER SERVICES           | 35.00                 |
| 001-5-01100-0000-0736 | ELECTRIC UTILITIES       | 61.74                 |
| 001-5-01100-0000-0749 | OTHER SERVICES           | 40.00                 |
| 001-5-01300-0000-0670 | MISC. & SAFETY SUPPLIES  | 71.00                 |
| 001-5-01300-0000-0736 | ELECTRIC UTILITIES       | 916.58                |
| 001-5-01300-0000-0749 | OTHER SERVICES           | 25.00                 |
| 001-5-01400-0000-0736 | ELECTRIC UTILITIES       | 841.62                |
| 001-5-01400-0000-0749 | OTHER SERVICES           | 5,592.00              |

### Account Summary

| Account Number        | Account Name             | Payment Amount |
|-----------------------|--------------------------|----------------|
| 001-5-01700-0000-0673 | FOOD SUPPLIES            | 366.10         |
| 001-5-01700-0000-0677 | MERCHANDISE FOR RES...   | 434.34         |
| 001-5-01700-0000-0736 | ELECTRIC UTILITIES       | 2,714.35       |
| 001-5-01700-0000-0737 | GAS UTILITIES            | 562.63         |
| 001-5-01700-0000-0749 | OTHER SERVICES           | 94.26          |
| 001-5-01800-0000-0603 | BUILDING MAINTENANC...   | 273.05         |
| 001-5-01800-0000-0648 | MOTOR FUEL               | 1,008.58       |
| 001-5-01800-0000-0651 | PARTS FOR VEHICLES, E... | 2,462.46       |
| 001-5-01800-0000-0659 | MEDICAL SUPPLIES         | 4,228.65       |
| 001-5-01800-0000-0668 | POSTAGE & DELIVERY C...  | 231.16         |
| 001-5-01800-0000-0710 | SOFTWARE MAINTENAN...    | 25.00          |
| 001-5-01800-0000-0736 | ELECTRIC UTILITIES       | 1,104.80       |
| 001-5-01800-0000-0737 | GAS UTILITIES            | 339.41         |
| 001-5-01800-0000-0747 | MAINT & REPAIR EQUIP...  | 57.50          |
| 001-5-01900-0000-0610 | CHEMICALS                | 543.57         |
| 001-5-01900-0000-0616 | ANIMAL MED SUPPLIES ...  | 604.50         |
| 001-5-01900-0000-0648 | MOTOR FUEL               | 54.39          |
| 001-5-01900-0000-0670 | MISC. & SAFETY SUPPLIES  | 155.15         |
| 001-5-01900-0000-0725 | VET MEDICAL EXPENSES     | 95.00          |
| 001-5-01900-0000-0736 | ELECTRIC UTILITIES       | 361.44         |
| 001-5-01900-0000-0749 | OTHER SERVICES           | 143.00         |
| 001-5-02200-0000-0646 | OPERATIONAL SUPPLIES     | 26.08          |
| 001-5-02200-0000-0648 | MOTOR FUEL               | 146.71         |
| 001-5-02200-0000-0668 | POSTAGE & DELIVERY C...  | 462.32         |
| 001-5-02300-0000-0603 | BUILDING MAINTENANC...   | 87.92          |
| 001-5-02300-0000-0635 | JAIL & PRISONER EXPEN... | 30,265.25      |
| 001-5-02300-0000-0648 | MOTOR FUEL               | 7,669.61       |
| 001-5-02300-0000-0666 | SUBSCRIPTIONS, BOOKS...  | 797.24         |
| 001-5-02300-0000-0667 | OFFICE SUPPLIES          | 158.78         |
| 001-5-02300-0000-0668 | POSTAGE & DELIVERY C...  | 231.16         |
| 001-5-02300-0000-0673 | FOOD SUPPLIES            | 37.49          |
| 001-5-02300-0000-0713 | REP. & MAINT. OF COM...  | 472.00         |
| 001-5-02300-0000-0731 | PRISONER EXPENSES        | 1,839.45       |
| 001-5-02300-0000-0736 | ELECTRIC UTILITIES       | 288.50         |
| 001-5-02300-0000-0737 | GAS UTILITIES            | 1,378.18       |
| 001-5-02300-0000-0749 | OTHER SERVICES           | 25.00          |
| 001-5-02300-0000-0750 | LAUNDRY SERVICES         | 210.00         |
| 001-5-02300-0000-0768 | DUES                     | 440.00         |
| 001-5-02400-0000-0603 | BUILDING MAINTENANC...   | 323.03         |
| 001-5-02400-0000-0648 | MOTOR FUEL               | 1,806.01       |
| 001-5-02400-0000-0651 | PARTS FOR VEHICLES, E... | 175.00         |
| 001-5-02400-0000-0668 | POSTAGE & DELIVERY C...  | 231.16         |
| 001-5-02400-0000-0710 | SOFTWARE MAINTENAN...    | 25.00          |
| 001-5-02400-0000-0736 | ELECTRIC UTILITIES       | 2,660.27       |
| 001-5-02400-0000-0737 | GAS UTILITIES            | 339.42         |
| 001-5-02400-0000-0747 | MAINT & REPAIR EQUIP...  | 57.50          |
| 001-5-02400-0000-0765 | TRAVEL & TRAINING EXP... | 3,894.00       |
| 001-5-02400-0000-0802 | FIRE EQUIPMENT           | 4,260.85       |
| 001-5-02500-0000-0632 | STREET MAINTENANCE(...   | 453.82         |
| 001-5-02500-0000-0645 | OIL, ANTI-FREEZE, GRE... | 80.83          |
| 001-5-02500-0000-0648 | MOTOR FUEL               | 8,247.25       |
| 001-5-02500-0000-0651 | PARTS FOR VEHICLES, E... | 8,077.48       |
| 001-5-02500-0000-0668 | POSTAGE & DELIVERY C...  | 231.16         |
| 001-5-02500-0000-0682 | UNIFORMS                 | 399.71         |
| 001-5-02500-0000-0728 | ENGINEERING SERVICES     | 133,237.73     |
| 001-5-02500-0000-0736 | ELECTRIC UTILITIES       | 934.02         |
| 001-5-02500-0000-0737 | GAS UTILITIES            | 393.46         |
| 001-5-02500-0000-0739 | SIREN ELECTRICITY        | 524.70         |

## Account Summary

| Account Number        | Account Name               | Payment Amount |
|-----------------------|----------------------------|----------------|
| 001-5-02500-0000-0749 | OTHER SERVICES             | 11,034.11      |
| 001-5-02500-0000-0762 | STREET LIGHTING            | 6,414.58       |
| 001-5-02500-0000-0769 | TRAFFIC LIGHT ELECTRIC...  | 742.69         |
| 001-5-02500-0000-0797 | CONTRACT OPERATIONS        | 2,863.70       |
| 001-5-02900-0000-0667 | OFFICE SUPPLIES            | 99.69          |
| 001-5-02900-0000-0668 | POSTAGE & DELIVERY C...    | 231.16         |
| 001-5-02900-0000-0702 | CONTRACTOR SERVICES ...    | 2,333.00       |
| 001-5-02900-0000-0740 | LEGAL FEES (OTHER THA...   | 50.00          |
| 001-5-03000-0000-0668 | POSTAGE & DELIVERY C...    | 231.16         |
| 001-5-03000-0000-0702 | CONTRACTOR SERVICES ...    | 3,229.16       |
| 001-5-03000-0000-0736 | ELECTRIC UTILITIES         | 452.71         |
| 001-5-03000-0000-0740 | LEGAL FEES (OTHER THA...   | 1,220.00       |
| 001-5-04800-0000-0668 | POSTAGE & DELIVERY C...    | 231.16         |
| 001-5-04800-0000-0715 | BUILDING MAINT. & RE...    | 3,056.00       |
| 001-5-04800-0000-0720 | REC INSTRUCTORS FEE        | 163.00         |
| 001-5-04800-0000-0721 | OFFICIALS FEES             | 700.00         |
| 001-5-04800-0000-0749 | OTHER SERVICES             | 375.00         |
| 002-2-00000-0250      | F.I.T PAYABLE              | 88.32          |
| 002-2-00000-0251      | FICA PAYABLE               | 46.32          |
| 002-2-00000-0252      | SIT PAYABLE                | 58.59          |
| 002-2-00000-0256      | KPFR PAYABLE               | 581.16         |
| 002-2-00000-0257      | EMP MEDICAL INS PAYA...    | 417.13         |
| 002-2-00000-0260      | JCPOA UNION DUES PAY...    | 14.99          |
| 002-2-00000-0267      | DENTAL INSURANCE PAY       | 25.14          |
| 002-2-00000-1282      | AFLAC                      | 13.73          |
| 014-2-00000-0249      | LEASES PAYABLE- CURR...    | 17.49          |
| 014-2-00000-0250      | F.I.T PAYABLE              | 1,140.53       |
| 014-2-00000-0251      | FICA PAYABLE               | 2,667.30       |
| 014-2-00000-0252      | SIT PAYABLE                | 762.24         |
| 014-2-00000-0254      | UNITED FUND PAYABLE        | 2.00           |
| 014-2-00000-0255      | KPERS PAYABLE              | 2,985.03       |
| 014-2-00000-0257      | EMP MEDICAL INS PAYA...    | 1,952.77       |
| 014-2-00000-0259      | GARNISHMENTS PAYABLE       | 178.39         |
| 014-2-00000-0261      | AETNA DEFERRED COMP...     | 224.22         |
| 014-2-00000-0267      | DENTAL INSURANCE PAY       | 182.80         |
| 014-2-00000-0279      | GARNISHMENT FEE            | 3.77           |
| 014-2-00000-0735      | TELEPHONE REIMBURS...      | 20.56          |
| 014-2-00000-1282      | AFLAC                      | 147.19         |
| 014-2-00000-1287      | ADVANCE LIFE               | 82.28          |
| 014-2-00000-2377      | MED REIMB/DEP CARE         | 83.03          |
| 014-5-53200-0000-0645 | OIL, ANTI-FREEZE, GRE...   | 67.35          |
| 014-5-53200-0000-0646 | OPERATIONAL SUPPLIES       | 8,344.77       |
| 014-5-53200-0000-0648 | MOTOR FUEL                 | 1,563.04       |
| 014-5-53200-0000-0651 | PARTS FOR VEHICLES, E...   | 3.00           |
| 014-5-53200-0000-0682 | UNIFORMS                   | 399.66         |
| 014-5-53200-0000-0728 | ENGINEERING SERVICES       | 22,500.46      |
| 014-5-53200-0000-0737 | GAS UTILITIES              | 393.47         |
| 014-5-53400-0000-0668 | POSTAGE & DELIVERY C...    | 58.09          |
| 014-5-53400-0000-0736 | ELECTRIC UTILITIES         | 574.87         |
| 014-5-53400-0000-0749 | OTHER SERVICES             | 68.50          |
| 014-5-53400-0000-0755 | OFFICE EQUIP. SVC. (SVC... | 214.47         |
| 014-5-53400-0000-0836 | CAPITAL IMPROVEMENT        | 3,858.75       |
| 015-2-00000-0249      | LEASE PAYABLE-CURRENT      | 18.13          |
| 015-2-00000-0250      | F.I.T PAYABLE              | 1,190.07       |
| 015-2-00000-0251      | FICA PAYABLE               | 2,790.74       |
| 015-2-00000-0252      | SIT PAYABLE                | 796.82         |
| 015-2-00000-0254      | UNITED FUND PAYABLE        | 2.00           |
| 015-2-00000-0255      | KPERS PAYABLE              | 3,122.80       |

### Account Summary

| Account Number        | Account Name               | Payment Amount |
|-----------------------|----------------------------|----------------|
| 015-2-00000-0257      | EMP MEDICAL INS PAYA...    | 2,054.95       |
| 015-2-00000-0259      | GARNISHMENTS PAYABLE       | 178.37         |
| 015-2-00000-0261      | AETNA DEFERRED COMP...     | 224.22         |
| 015-2-00000-0267      | DENTAL INSURANCE PAY       | 191.16         |
| 015-2-00000-0279      | GARNISHMENT FEE            | 3.75           |
| 015-2-00000-0735      | TELEPHONE REIMBURS...      | 21.85          |
| 015-2-00000-1282      | AFLAC                      | 159.62         |
| 015-2-00000-1287      | ADVANCE LIFE               | 84.96          |
| 015-2-00000-2377      | MED REIMB/DEP CARE         | 82.96          |
| 015-5-53200-0000-0728 | ENGINEERING SERVICES       | 5,576.78       |
| 015-5-53200-0000-0736 | ELECTRIC UTILITIES         | 585.09         |
| 015-5-54000-0000-0645 | OIL, ANTI-FREEZE, GRE...   | 67.35          |
| 015-5-54000-0000-0646 | OPERATIONAL SUPPLIES       | 197.00         |
| 015-5-54000-0000-0651 | PARTS FOR VEHICLES, E...   | 3.00           |
| 015-5-54000-0000-0652 | TOOLS                      | 82.88          |
| 015-5-54000-0000-0682 | UNIFORMS                   | 399.69         |
| 015-5-54000-0000-0728 | ENGINEERING SERVICES       | 8,645.26       |
| 015-5-54000-0000-0736 | ELECTRIC UTILITIES         | 585.09         |
| 015-5-54000-0000-0737 | GAS UTILITIES              | 393.47         |
| 015-5-54000-0000-0749 | OTHER SERVICES             | 10.50          |
| 015-5-54000-0000-0836 | CAPITAL IMPROVEMENT        | 95,487.25      |
| 015-5-54100-0000-0668 | POSTAGE & DELIVERY C...    | 58.08          |
| 015-5-54100-0000-0755 | OFFICE EQUIP. SVC. (SVC... | 208.17         |
| 015-5-54700-0000-0736 | ELECTRIC UTILITIES         | 1,089.64       |
| 015-5-54700-0000-0749 | OTHER SERVICES             | 5.00           |
| 018-2-00000-0250      | F.I.T. PAYABLE             | 449.64         |
| 018-2-00000-0251      | FICA PAYABLE               | 1,021.36       |
| 018-2-00000-0252      | SIT PAYABLE                | 309.18         |
| 018-2-00000-0254      | UNITED FUND PAYALBE        | 1.00           |
| 018-2-00000-0255      | KPERS PAYABLE              | 1,124.53       |
| 018-2-00000-0257      | EMP MEDICAL INS PAYA...    | 231.50         |
| 018-2-00000-0259      | GARNISHMENTS               | 38.76          |
| 018-2-00000-0261      | DEFERRED COMP              | 103.86         |
| 018-2-00000-0267      | DENTAL INSURANCE PAY       | 21.41          |
| 018-2-00000-0279      | GARNISHMENT FEE            | 0.50           |
| 018-2-00000-0735      | TELEPHONE REIMBURS...      | 3.33           |
| 018-2-00000-1282      | AFLAC                      | 29.39          |
| 018-2-00000-1287      | ADVANCE LIFE               | 44.84          |
| 018-2-00000-2377      | FLEX SPENDING              | 9.50           |
| 018-5-61800-0000-0668 | POSTAGE & DELIVERY C...    | 58.08          |
| 018-5-61900-0000-0728 | ENGINEERING SERVICES       | 23,428.12      |
| 023-2-00000-0249      | CURRENT LEASES PAYAB...    | 13.63          |
| 023-2-00000-0250      | F.I.T PAYABLE              | 1,056.78       |
| 023-2-00000-0251      | FICA PAYABLE               | 2,109.44       |
| 023-2-00000-0252      | SIT PAYABLE                | 584.95         |
| 023-2-00000-0254      | UNITED FUND PAYABLE        | 1.50           |
| 023-2-00000-0255      | KPERS PAYABLE              | 2,414.20       |
| 023-2-00000-0257      | EMP MEDICAL INS PAYA...    | 1,565.84       |
| 023-2-00000-0259      | GARNISHMENTS PAYABLE       | 489.72         |
| 023-2-00000-0261      | AETNA DEFERRED COMP...     | 160.84         |
| 023-2-00000-0267      | DENTAL INSURANCE PAY       | 121.29         |
| 023-2-00000-0279      | GARNISHMENT FEE            | 10.48          |
| 023-2-00000-0735      | TELEPHONE REIMBURS...      | 7.89           |
| 023-2-00000-1282      | AFLAC                      | 194.19         |
| 023-2-00000-1287      | ADVANCE LIFE               | 138.84         |
| 023-2-00000-2377      | MED REIMB/DEP CARE         | 330.84         |
| 023-5-64400-0000-0645 | OIL, ANTI-FREEZE, ETC      | 53.88          |
| 023-5-64400-0000-0648 | MOTOR FUEL                 | 5,343.12       |



**Account Summary**

| Account Number        | Account Name               | Payment Amount    |
|-----------------------|----------------------------|-------------------|
| 023-5-64400-0000-0651 | PARTS FOR VEHICLES         | 48.89             |
| 023-5-64400-0000-0682 | UNIFORMS                   | 399.70            |
| 023-5-64400-0000-0725 | MEDICAL EXPENSES           | 95.00             |
| 023-5-64400-0000-0736 | ELECTRIC UTILITIES         | 585.08            |
| 023-5-64400-0000-0737 | GAS UTILITIES              | 393.46            |
| 023-5-64500-0000-0668 | POSTAGE & DELIVERY C...    | 58.08             |
| 023-5-64500-0000-0755 | OFFICE EQUIP. SVC. (SVC... | 208.17            |
| 035-5-14000-0000-0749 | OTHER SERVICES             | 139.88            |
| 050-5-44000-0000-0646 | OPERATIONAL SUPPLIES       | 3,422.59          |
| 050-5-44000-0000-0765 | TRAVEL & TRAINING EXP...   | 4,607.50          |
|                       | <b>Grand Total:</b>        | <b>869,305.89</b> |

**Project Account Summary**

| Project Account Key | Payment Amount    |
|---------------------|-------------------|
| **None**            | 869,305.89        |
| <b>Grand Total:</b> | <b>869,305.89</b> |



Junction City, KS

# Bank Transaction Report

## Transaction Detail

Issued Date Range: 02/04/2025 - 02/14/2025

Cleared Date Range: -

| Issued Date             | Cleared Date | Number                     | Description                            | Module           | Status      | Type       | Amount     |
|-------------------------|--------------|----------------------------|----------------------------------------|------------------|-------------|------------|------------|
| <b>Accounts Payable</b> |              |                            |                                        |                  |             |            |            |
| <b>Outstanding</b>      |              |                            |                                        |                  |             |            |            |
| <b>Bank Draft</b>       |              |                            |                                        |                  |             |            |            |
| 02/07/2025              |              | <a href="#">DFT0015628</a> | ADVANCE LIFE INSURANCE                 | Accounts Payable | Outstanding | Bank Draft | -256.94    |
| 02/07/2025              |              | <a href="#">DFT0015629</a> | ADVANCE LIFE INSURANCE                 | Accounts Payable | Outstanding | Bank Draft | -834.51    |
| 02/07/2025              |              | <a href="#">DFT0015630</a> | AMERICAN FAMILY LIFE ASSURANCE COMPANY | Accounts Payable | Outstanding | Bank Draft | -146.69    |
| 02/07/2025              |              | <a href="#">DFT0015631</a> | AMERICAN FAMILY LIFE ASSURANCE COMPANY | Accounts Payable | Outstanding | Bank Draft | -1,169.46  |
| 02/07/2025              |              | <a href="#">DFT0015632</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -1,112.44  |
| 02/07/2025              |              | <a href="#">DFT0015633</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -6,984.60  |
| 02/07/2025              |              | <a href="#">DFT0015634</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -670.60    |
| 02/07/2025              |              | <a href="#">DFT0015635</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -610.63    |
| 02/07/2025              |              | <a href="#">DFT0015636</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -323.74    |
| 02/07/2025              |              | <a href="#">DFT0015637</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -3,700.27  |
| 02/07/2025              |              | <a href="#">DFT0015638</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -402.05    |
| 02/07/2025              |              | <a href="#">DFT0015639</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -495.70    |
| 02/07/2025              |              | <a href="#">DFT0015640</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -8,823.00  |
| 02/07/2025              |              | <a href="#">DFT0015641</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -252.39    |
| 02/07/2025              |              | <a href="#">DFT0015642</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -19,181.64 |
| 02/07/2025              |              | <a href="#">DFT0015643</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -4,346.50  |
| 02/07/2025              |              | <a href="#">DFT0015644</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -13,952.16 |
| 02/07/2025              |              | <a href="#">DFT0015645</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -2,168.49  |
| 02/07/2025              |              | <a href="#">DFT0015646</a> | BLUE CROSS BLUE SHIELD OF KS INC       | Accounts Payable | Outstanding | Bank Draft | -1,581.00  |
| 02/07/2025              |              | <a href="#">DFT0015647</a> | KANSAS PUBLIC EMPLOYEES                | Accounts Payable | Outstanding | Bank Draft | -98,434.96 |
| 02/07/2025              |              | <a href="#">DFT0015648</a> | KANSAS PUBLIC EMPLOYEES                | Accounts Payable | Outstanding | Bank Draft | -4,271.99  |
| 02/07/2025              |              | <a href="#">DFT0015649</a> | KANSAS PUBLIC EMPLOYEES                | Accounts Payable | Outstanding | Bank Draft | -5,471.00  |
| 02/07/2025              |              | <a href="#">DFT0015650</a> | KANSAS PUBLIC EMPLOYEES                | Accounts Payable | Outstanding | Bank Draft | -19,212.24 |
| 02/07/2025              |              | <a href="#">DFT0015651</a> | EMPOWER RETIREMENT LLC                 | Accounts Payable | Outstanding | Bank Draft | -10,321.00 |
| 02/07/2025              |              | <a href="#">DFT0015652</a> | KANSAS PUBLIC EMPLOYEES                | Accounts Payable | Outstanding | Bank Draft | -1,598.99  |
| 02/07/2025              |              | <a href="#">DFT0015653</a> | EMPOWER RETIREMENT LLC                 | Accounts Payable | Outstanding | Bank Draft | -1,289.00  |
| 02/07/2025              |              | <a href="#">DFT0015654</a> | ADVANCE SHORT TERM DISABILITY          | Accounts Payable | Outstanding | Bank Draft | -726.79    |
| 02/07/2025              |              | <a href="#">DFT0015655</a> | KAREN COMPTON                          | Accounts Payable | Outstanding | Bank Draft | -10.83     |
| 02/07/2025              |              | <a href="#">DFT0015656</a> | VSP INSURANCE CO.                      | Accounts Payable | Outstanding | Bank Draft | -993.45    |
| 02/07/2025              |              | <a href="#">DFT0015657</a> | KANSAS DEPARTMENT OF LABOR             | Accounts Payable | Outstanding | Bank Draft | -476.34    |
| 02/07/2025              |              | <a href="#">DFT0015658</a> | KANSAS DEPT OF REVENUE                 | Accounts Payable | Outstanding | Bank Draft | -21,793.22 |
| 02/07/2025              |              | <a href="#">DFT0015659</a> | INTERNAL REVENUE SERVICE               | Accounts Payable | Outstanding | Bank Draft | -22,565.26 |
| 02/07/2025              |              | <a href="#">DFT0015660</a> | INTERNAL REVENUE SERVICE               | Accounts Payable | Outstanding | Bank Draft | -37,262.49 |
| 02/07/2025              |              | <a href="#">DFT0015661</a> | INTERNAL REVENUE SERVICE               | Accounts Payable | Outstanding | Bank Draft | -13,827.66 |

# Bank Transaction Report

Issued Date Range: -

| Issued Date            | Cleared Date | Number                     | Description                                           | Module           | Status      | Type       | Amount      |
|------------------------|--------------|----------------------------|-------------------------------------------------------|------------------|-------------|------------|-------------|
| 02/07/2025             |              | <a href="#">DFT0015662</a> | KANSAS PUBLIC EMPLOYEES                               | Accounts Payable | Outstanding | Bank Draft | -9.40       |
| 02/07/2025             |              | <a href="#">DFT0015663</a> | KANSAS PUBLIC EMPLOYEES                               | Accounts Payable | Outstanding | Bank Draft | -0.60       |
| 02/07/2025             |              | <a href="#">DFT0015664</a> | KANSAS DEPARTMENT OF LABOR                            | Accounts Payable | Outstanding | Bank Draft | -0.06       |
| 02/07/2025             |              | <a href="#">DFT0015665</a> | KANSAS DEPT OF REVENUE                                | Accounts Payable | Outstanding | Bank Draft | -3.11       |
| 02/07/2025             |              | <a href="#">DFT0015666</a> | INTERNAL REVENUE SERVICE                              | Accounts Payable | Outstanding | Bank Draft | -7.40       |
| 02/07/2025             |              | <a href="#">DFT0015668</a> | INTERNAL REVENUE SERVICE                              | Accounts Payable | Outstanding | Bank Draft | -1.74       |
| 02/07/2025             |              | <a href="#">DFT0015669</a> | KANSAS DEPARTMENT OF LABOR                            | Accounts Payable | Outstanding | Bank Draft | -1.93       |
| 02/07/2025             |              | <a href="#">DFT0015670</a> | KANSAS DEPT OF REVENUE                                | Accounts Payable | Outstanding | Bank Draft | -68.13      |
| 02/07/2025             |              | <a href="#">DFT0015671</a> | INTERNAL REVENUE SERVICE                              | Accounts Payable | Outstanding | Bank Draft | -42.78      |
| 02/07/2025             |              | <a href="#">DFT0015672</a> | INTERNAL REVENUE SERVICE                              | Accounts Payable | Outstanding | Bank Draft | -50.00      |
| 02/07/2025             |              | <a href="#">DFT0015673</a> | INTERNAL REVENUE SERVICE                              | Accounts Payable | Outstanding | Bank Draft | -55.84      |
| 02/07/2025             |              | <a href="#">DFT0015674</a> | ADVANCE LIFE INSURANCE                                | Accounts Payable | Outstanding | Bank Draft | -12.80      |
| 02/07/2025             |              | <a href="#">DFT0015675</a> | ADVANCE LIFE INSURANCE                                | Accounts Payable | Outstanding | Bank Draft | -2.61       |
| 02/07/2025             |              | <a href="#">DFT0015676</a> | AMERICAN FAMILY LIFE ASSURANCE COMPANY                | Accounts Payable | Outstanding | Bank Draft | -36.99      |
| 02/07/2025             |              | <a href="#">DFT0015677</a> | BLUE CROSS BLUE SHIELD OF KS INC                      | Accounts Payable | Outstanding | Bank Draft | -67.06      |
| 02/07/2025             |              | <a href="#">DFT0015678</a> | BLUE CROSS BLUE SHIELD OF KS INC                      | Accounts Payable | Outstanding | Bank Draft | -528.61     |
| 02/07/2025             |              | <a href="#">DFT0015679</a> | BLUE CROSS BLUE SHIELD OF KS INC                      | Accounts Payable | Outstanding | Bank Draft | -36.55      |
| 02/07/2025             |              | <a href="#">DFT0015680</a> | BLUE CROSS BLUE SHIELD OF KS INC                      | Accounts Payable | Outstanding | Bank Draft | -882.30     |
| 02/07/2025             |              | <a href="#">DFT0015681</a> | BLUE CROSS BLUE SHIELD OF KS INC                      | Accounts Payable | Outstanding | Bank Draft | -757.17     |
| 02/07/2025             |              | <a href="#">DFT0015682</a> | BLUE CROSS BLUE SHIELD OF KS INC                      | Accounts Payable | Outstanding | Bank Draft | -775.12     |
| 02/07/2025             |              | <a href="#">DFT0015683</a> | BLUE CROSS BLUE SHIELD OF KS INC                      | Accounts Payable | Outstanding | Bank Draft | -52.89      |
| 02/07/2025             |              | <a href="#">DFT0015684</a> | BLUE CROSS BLUE SHIELD OF KS INC                      | Accounts Payable | Outstanding | Bank Draft | -68.00      |
| 02/07/2025             |              | <a href="#">DFT0015685</a> | KANSAS PUBLIC EMPLOYEES                               | Accounts Payable | Outstanding | Bank Draft | -567.11     |
| 02/07/2025             |              | <a href="#">DFT0015686</a> | KANSAS PUBLIC EMPLOYEES                               | Accounts Payable | Outstanding | Bank Draft | -2,328.18   |
| 02/07/2025             |              | <a href="#">DFT0015687</a> | KANSAS PUBLIC EMPLOYEES                               | Accounts Payable | Outstanding | Bank Draft | -184.30     |
| 02/07/2025             |              | <a href="#">DFT0015688</a> | ADVANCE SHORT TERM DISABILITY                         | Accounts Payable | Outstanding | Bank Draft | -30.22      |
| 02/07/2025             |              | <a href="#">DFT0015689</a> | VSP INSURANCE CO.                                     | Accounts Payable | Outstanding | Bank Draft | -58.10      |
| 02/07/2025             |              | <a href="#">DFT0015690</a> | KANSAS DEPARTMENT OF LABOR                            | Accounts Payable | Outstanding | Bank Draft | -17.29      |
| 02/07/2025             |              | <a href="#">DFT0015691</a> | KANSAS DEPT OF REVENUE                                | Accounts Payable | Outstanding | Bank Draft | -826.96     |
| 02/07/2025             |              | <a href="#">DFT0015692</a> | INTERNAL REVENUE SERVICE                              | Accounts Payable | Outstanding | Bank Draft | -2,144.48   |
| 02/07/2025             |              | <a href="#">DFT0015693</a> | INTERNAL REVENUE SERVICE                              | Accounts Payable | Outstanding | Bank Draft | -1,350.25   |
| 02/07/2025             |              | <a href="#">DFT0015694</a> | INTERNAL REVENUE SERVICE                              | Accounts Payable | Outstanding | Bank Draft | -501.54     |
| Bank Draft Total: (66) |              |                            |                                                       |                  |             |            | -316,737.55 |
| Check                  |              |                            |                                                       |                  |             |            |             |
| 02/04/2025             |              | <a href="#">386036</a>     | C & K CONSTRUCTION                                    | Accounts Payable | Outstanding | Check      | -3,056.00   |
| 02/04/2025             |              | <a href="#">386037</a>     | EVERGY                                                | Accounts Payable | Outstanding | Check      | -76,080.06  |
| 02/04/2025             |              | <a href="#">386039</a>     | BECKEM, MALCOLM EARL                                  | Accounts Payable | Outstanding | Check      | -712.00     |
| 02/04/2025             |              | <a href="#">386040</a>     | MOGOYOROS, MICHELLE MARIE                             | Accounts Payable | Outstanding | Check      | -1,000.00   |
| 02/06/2025             |              | <a href="#">386047</a>     | RUIZ-MORALES, EDGAR JOSE                              | Accounts Payable | Outstanding | Check      | -205.00     |
| 02/06/2025             |              | <a href="#">386048</a>     | YOUNG, ADRIAN LE MARCUS                               | Accounts Payable | Outstanding | Check      | -500.00     |
| 02/06/2025             |              | <a href="#">386055</a>     | GEARY COUNTY DISTRICT COURT, 8TH JUDICIAL DISTRICT, I | Accounts Payable | Outstanding | Check      | -50.00      |
| 02/07/2025             |              | <a href="#">386049</a>     | FAMILY SUPPORT PAYMENT CENTER                         | Accounts Payable | Outstanding | Check      | -100.31     |

## Bank Transaction Report

Issued Date Range: -

| Issued Date              | Cleared Date | Number                   | Description                                        | Module           | Status      | Type  | Amount            |
|--------------------------|--------------|--------------------------|----------------------------------------------------|------------------|-------------|-------|-------------------|
| 02/07/2025               |              | <a href="#">386050</a>   | FLEXIBLE SPENDING ACCOUNT #1074334                 | Accounts Payable | Outstanding | Check | -275.98           |
| 02/07/2025               |              | <a href="#">386051</a>   | KANSAS PAYMENT CENTER                              | Accounts Payable | Outstanding | Check | -1,669.00         |
| 02/07/2025               |              | <a href="#">386052</a>   | POLICE & FIREMEN'S INSURANCE ASSOCIATION           | Accounts Payable | Outstanding | Check | -798.14           |
| 02/07/2025               |              | <a href="#">386053</a>   | STATE OF ARKANSAS                                  | Accounts Payable | Outstanding | Check | -173.33           |
| 02/07/2025               |              | <a href="#">386054</a>   | UNITED WAY OF JUNCTION CITY-GEARY COUNTY           | Accounts Payable | Outstanding | Check | -21.00            |
| 02/10/2025               |              | <a href="#">386056</a>   | EVERGY                                             | Accounts Payable | Outstanding | Check | -50.54            |
| 02/10/2025               |              | <a href="#">386057</a>   | KANSAS GAS SERVICE                                 | Accounts Payable | Outstanding | Check | -3,443.90         |
| 02/10/2025               |              | <a href="#">386058</a>   | JC Animal Shelter                                  | Accounts Payable | Outstanding | Check | -109.00           |
| 02/11/2025               |              | <a href="#">386059</a>   | BAILEY CRUMPTON                                    | Accounts Payable | Outstanding | Check | -40.00            |
| 02/11/2025               |              | <a href="#">386060</a>   | ANTONIA MONIQUE LANG                               | Accounts Payable | Outstanding | Check | -200.00           |
| 02/11/2025               |              | <a href="#">386061</a>   | CODY ROUSE                                         | Accounts Payable | Outstanding | Check | -7.68             |
| 02/11/2025               |              | <a href="#">386062</a>   | DEVANTE LEGRANDE                                   | Accounts Payable | Outstanding | Check | -3.46             |
| 02/11/2025               |              | <a href="#">386063</a>   | SAPP BROS INC.                                     | Accounts Payable | Outstanding | Check | -8.28             |
| 02/11/2025               |              | <a href="#">386064</a>   | SOPHIA RIZZOTTO                                    | Accounts Payable | Outstanding | Check | -6.58             |
| 02/12/2025               |              | <a href="#">386068</a>   | DS&O RURAL ELECTRIC                                | Accounts Payable | Outstanding | Check | -8,058.91         |
| 02/12/2025               |              | <a href="#">386069</a>   | EVERGY                                             | Accounts Payable | Outstanding | Check | -415.00           |
| 02/13/2025               |              | <a href="#">386079</a>   | KANSAS GAS SERVICE                                 | Accounts Payable | Outstanding | Check | -865.81           |
| <b>Check Total: (25)</b> |              |                          |                                                    |                  |             |       | <b>-97,849.98</b> |
| <b>EFT</b>               |              |                          |                                                    |                  |             |       |                   |
| 02/04/2025               |              | <a href="#">10003163</a> | FREEDOM CLAIMS MGT.INC CLAIMS ACCOUNT              | Accounts Payable | Outstanding | EFT   | -2,858.12         |
| 02/05/2025               |              | <a href="#">10003146</a> | CB&I GROUP, INC                                    | Accounts Payable | Outstanding | EFT   | -400.00           |
| 02/05/2025               |              | <a href="#">10003147</a> | COLUMBIA CAPITAL MANAGEMENT LLC                    | Accounts Payable | Outstanding | EFT   | -1,290.00         |
| 02/05/2025               |              | <a href="#">10003148</a> | EMILYN P SMILEY                                    | Accounts Payable | Outstanding | EFT   | -14.00            |
| 02/05/2025               |              | <a href="#">10003149</a> | JOSHUA DOUGLASS                                    | Accounts Payable | Outstanding | EFT   | -3,229.16         |
| 02/05/2025               |              | <a href="#">10003150</a> | KANSAS STATE TREASURER                             | Accounts Payable | Outstanding | EFT   | -1,188,564.88     |
| 02/05/2025               |              | <a href="#">10003151</a> | KAW VALLEY ENGINEERING, INC                        | Accounts Payable | Outstanding | EFT   | -74,290.31        |
| 02/05/2025               |              | <a href="#">10003152</a> | KDHE-BUREAU OF ENVIRON                             | Accounts Payable | Outstanding | EFT   | -671,106.68       |
| 02/05/2025               |              | <a href="#">10003153</a> | MARITZA RINEHART                                   | Accounts Payable | Outstanding | EFT   | -60.00            |
| 02/05/2025               |              | <a href="#">10003154</a> | PRAIRIEFIELD WATER, INC.                           | Accounts Payable | Outstanding | EFT   | -15.00            |
| 02/05/2025               |              | <a href="#">10003155</a> | RAVEN AERO SERVICE, INC.                           | Accounts Payable | Outstanding | EFT   | -850.00           |
| 02/05/2025               |              | <a href="#">10003156</a> | STRYKER SALES CORPORATION                          | Accounts Payable | Outstanding | EFT   | -14.41            |
| 02/05/2025               |              | <a href="#">10003157</a> | T & M CONCRETE CONSTRUCTION CO                     | Accounts Payable | Outstanding | EFT   | -91,647.52        |
| 02/05/2025               |              | <a href="#">10003158</a> | TATIANA FERRACIOLI-SILVA                           | Accounts Payable | Outstanding | EFT   | -270.00           |
| 02/05/2025               |              | <a href="#">10003159</a> | UNDERGROUND VAULTS & STORAGE, INC.                 | Accounts Payable | Outstanding | EFT   | -275.00           |
| 02/05/2025               |              | <a href="#">10003160</a> | VEOLIA WATER NORTH AMERICA                         | Accounts Payable | Outstanding | EFT   | -330,603.90       |
| 02/05/2025               |              | <a href="#">10003161</a> | XEROX CORPORATION                                  | Accounts Payable | Outstanding | EFT   | -2,489.12         |
| 02/05/2025               |              | <a href="#">10003162</a> | ZOLL MEDICAL CORPORATION                           | Accounts Payable | Outstanding | EFT   | -7,550.00         |
| 02/07/2025               |              | <a href="#">10003164</a> | CITY OF JC FLEX SPENDING ACCT 1074334              | Accounts Payable | Outstanding | EFT   | -3,555.95         |
| 02/07/2025               |              | <a href="#">10003165</a> | CITY OF JUNCTION CITY                              | Accounts Payable | Outstanding | EFT   | -247.00           |
| 02/07/2025               |              | <a href="#">10003166</a> | FIREMEN'S RELIEF ASSOCIATION                       | Accounts Payable | Outstanding | EFT   | -260.15           |
| 02/07/2025               |              | <a href="#">10003167</a> | JCPOA                                              | Accounts Payable | Outstanding | EFT   | -880.00           |
| 02/07/2025               |              | <a href="#">10003168</a> | JUNCTION CITY FIRE FIGHTERS ASSOCIATION LOCAL 3309 | Accounts Payable | Outstanding | EFT   | -1,815.00         |

# Bank Transaction Report

Issued Date Range: -

| Issued Date                   | Cleared Date | Number                   | Description                                | Module           | Status      | Type | Amount        |
|-------------------------------|--------------|--------------------------|--------------------------------------------|------------------|-------------|------|---------------|
| 02/07/2025                    |              | <a href="#">10003169</a> | JUNCTION CITY FIREFIGHTERS AID ASSOCIATION | Accounts Payable | Outstanding | EFT  | -280.00       |
| 02/07/2025                    |              | <a href="#">10003170</a> | ROLLING MEADOWS GOLF COURSE                | Accounts Payable | Outstanding | EFT  | -270.83       |
| 02/07/2025                    |              | <a href="#">10003171</a> | CITY OF JC FLEX SPENDING ACCT 1074334      | Accounts Payable | Outstanding | EFT  | -356.24       |
| 02/10/2025                    |              | <a href="#">10003172</a> | WEX BANK                                   | Accounts Payable | Outstanding | EFT  | -52.62        |
| 02/12/2025                    |              | <a href="#">10003173</a> | FREEDOM CLAIMS MGT.INC CLAIMS ACCOUNT      | Accounts Payable | Outstanding | EFT  | -139.88       |
| 02/12/2025                    |              | <a href="#">10003174</a> | WEX BANK                                   | Accounts Payable | Outstanding | EFT  | -26,752.02    |
| EFT Total: (29)               |              |                          |                                            |                  |             |      | -2,410,137.79 |
| Outstanding Total: (120)      |              |                          |                                            |                  |             |      | -2,824,725.32 |
| Accounts Payable Total: (120) |              |                          |                                            |                  |             |      | -2,824,725.32 |

## Payroll

### Outstanding

| EFT                    |  |                            |             |         |             |     |               |
|------------------------|--|----------------------------|-------------|---------|-------------|-----|---------------|
| 02/07/2025             |  | <a href="#">EFT0000395</a> | Payroll EFT | Payroll | Outstanding | EFT | -346,746.79   |
| 02/07/2025             |  | <a href="#">EFT0000396</a> | Payroll EFT | Payroll | Outstanding | EFT | -48.56        |
| 02/07/2025             |  | <a href="#">EFT0000397</a> | Payroll EFT | Payroll | Outstanding | EFT | -1,758.23     |
| 02/07/2025             |  | <a href="#">EFT0000398</a> | Payroll EFT | Payroll | Outstanding | EFT | -12,688.15    |
| EFT Total: (4)         |  |                            |             |         |             |     | -361,241.73   |
| Outstanding Total: (4) |  |                            |             |         |             |     | -361,241.73   |
| Payroll Total: (4)     |  |                            |             |         |             |     | -361,241.73   |
| Report Total: (124)    |  |                            |             |         |             |     | -3,185,967.05 |



Summary

| Bank Account                               | Count | Amount        |
|--------------------------------------------|-------|---------------|
| <a href="#">1074318 POOLED CASH MASTER</a> | 124   | -3,185,967.05 |
| Report Total:                              | 124   | -3,185,967.05 |

| Cash Account                                            | Count | Amount        |
|---------------------------------------------------------|-------|---------------|
| <a href="#">999 999-1-00000-0101 POOLED CASH MASTER</a> | 124   | -3,185,967.05 |
| Report Total:                                           | 124   | -3,185,967.05 |

| Transaction Type | Count | Amount        |
|------------------|-------|---------------|
| Bank Draft       | 66    | -316,737.55   |
| Check            | 25    | -97,849.98    |
| EFT              | 33    | -2,771,379.52 |
| Report Total:    | 124   | -3,185,967.05 |

# City of Junction City

## City Commission

### Agenda Memo

February 4, 2025

**From:** Kelly Heindel, Office Manager  
**To:** City Commission and City Manager  
**Subject:** **January 2025 Ambulance Adjustments**

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**Objective:** Approval of ambulance contractual obligation adjustments and bad debt adjustments.

**Explanation of Issue:** Contractual obligations are required write-off adjustments by contractual insurance providers such as Medicare, Medicaid, Blue Cross, etc. Bad debt adjustments are accounts in which we have exhausted billing efforts to collect. After the bad debt adjustments, these accounts are forwarded to a collection agency who may also forward the debts onto the Kansas Setoff Program.

**Budget Impact:**

|                                   |              |
|-----------------------------------|--------------|
| Contractual Obligation Adjustment | \$ 21,625.87 |
| Bad Debt Adjustment               | \$ 33,697.11 |

**Staff Recommendation:** Staff recommends approval of adjustments as listed

**Suggested Motion:** I move to approve the ambulance contractual obligation and bad debt adjustments in the amounts listed above.

**Alternatives:** It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Deny the request
2. Table the request
3. Modify the request

**Enclosures:** None



700 N. Jefferson  
Junction City, KS 66441  
(785) 238-3103

**February 18th, 2025**

**Subject: Letter of Support for the U.S. Forest Service Community Wildfire Defense Grant Application**

Dear Selection Committee,

On behalf of The City of Junction City, we are pleased to express our support for the Kansas Forest Service at Kansas State University in its application for the U.S. Forest Service Community Wildfire Defense Grant. We understand that funding is essential for strengthening wildfire preparedness, mitigation strategies, and overall community resilience across our region.

As wildfire risks continue to increase, proactive planning and resource allocation are more important than ever. The Community Wildfire Defense Grant will provide much-needed support for the development and implementation of Community Wildfire Protection Plans (CWPPs), equipping our communities with the tools necessary to prevent and respond effectively to wildfire threats.

The Kansas Forest Service has a well-established history of working closely with local governments, emergency responders, landowners, and key stakeholders. Their expertise in wildfire mitigation, hazard planning, and resource management makes them a trusted leader in this field. With this grant, the Kansas Forest Service will be able to conduct risk assessments, improve fuel reduction efforts, expand community education initiatives, and enhance emergency response capabilities—ultimately making our region safer and more resilient.

The City of Junction City supports this application and looks forward to collaborating with the Kansas Forest Service and our regional partners to implement comprehensive wildfire mitigation strategies. Thank you for your consideration of this important initiative. We

appreciate your commitment to protecting Kansas communities from the growing threat of wildfires.

**Sincerely,**

Mayor  
City of Junction City  
785-238-3103

**Cc:** Kansas Forest Service at Kansas State University

## **CITY COMMISSION MINUTES**

January 21, 2025

7:00 p.m.

### **CALL TO ORDER**

The scheduled meeting of the Junction City Commission was held on Tuesday, January 21st, 2025 with Mayor Pat Landes presiding.

Election of Mayor and Vice Mayor. Commissioner Larson moved to appoint Commissioner Underhill as Mayor, seconded by Mayor Landes. Ayes: Landes, Larson, Underhill. Nays: Gordon, & Pinaire. Motion carried.

Commissioner Larson moved to appoint Commissioner Landes as Vice Mayor, seconded by Mayor Underhill. Ayes: Landes, Larson, Underhill, & Pinaire. Nays: Gordon. Motion carried.

The following members of the Commission were present: Pat Landes, Ronna Larson, Jeff Underhill, Al Gordon and Richard Pinaire. Staff present was: City Manager Zimmerman, City Clerk Diaz Lorenzo, Finance Director Wilcox, and City Attorney Stites.

### **SPECIAL PRESENTATION**

Presentation by JC Eagles 830 on the placement of a plaque at Heritage Park for service members. Commissioner Pinaire moved to approve the proposal from JC Eagles 830 to place the plaque at Heritage Park with the city to fund the placement of the base, seconded by Commissioner Larson. Ayes: Underhill, Landes, Larson, Pinaire, & Gordon. Nays: None. Motion carried.

Directors Joe & Shirley Markley presented proposal on the transfer of the Opera House to the city. City Finance Director Wilcox stated he will have the final cash carryover figures at end of this week. Commissioner Gordon moved to table this item until the next commission meeting, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Pinaire, & Gordon. Nays: Underhill. Motion carried.

Special presentation by Rob Wilson, MAC Director of Military Affairs discussed the 2024 Installation Innovation Forum he attended in San Antonio in October 2024.

### **PUBLIC COMMENT**

Roy Johnson 3rd, 224 East 5<sup>th</sup> Street, Junction City Kansas, discussed his property that is item G under Unfinished Business. Community Sarah gave details and answered questions.

January 21, 2025



Veronica Nixon, 1309 Skyline Drive, Junction City, Kansas, thanked the commission for the changes to the fire ordinance. Discussed the ordinance discussing snow removal on sidewalks.

Desree Pettera, 3224 Old Highway 40, Junction City Kansas, discussed concerns regarding the McFarland Roundabout, MPO, & welcomed the new City Manager Zimmerman.

Abigail Danner, 2805 Claflin Suite 100, Manhattan Kansas, Flint Hills MPO, discussed an invitation to their open house February 4<sup>th</sup>, 2024 at the Junction City Library.

Carl Taylor & Charles Osbourn, 4409 Lamont Circle, Manhattan, Kansas, discussed four women's homes they have completed work on for items under Unfinished Business.

Kenadi Wind, 1352 Thompson Drive, Junction City, Kansas discussed the chicken ordinance.

## **CONSENT AGENDA**

Commissioner Gordon moved to approve seconded by Commissioner Larson to approve the consent agenda as presented. Ayes: Landes, Larson, Gordon, Underhill, & Pinaire. Nays: None. Motion carried.

- a. Consideration of Appropriation Ordinance A-2 dated – December 17, 2024 – January 22, 2025, in the amount of \$3,194,352.13.
- b. Consideration of December 2024 ambulance contractual obligation adjustments for \$10,981.56 & bad debt adjustments for \$181.12.
- c. Consideration & approval of the Cereal Malt Beverage license from January 1, 2025 – December 31, 2025, for The Spot, LLC.
- d. Consideration of the request to waive fees for the Heritage Park reservation for the 4th Annual Easter Egg-Stravaganza on April 19th, 2025.
- e. Consideration of the request for approval for the consumption of alcohol at the City Gymnasium for the Geary County Crime Stoppers Law Enforcement Appreciation Banquet.
- f. Consideration of the JCPD request to pay the yearly budgeted Flock Safety Camera contract, in the amount of \$62,500.
- g. Consideration of Payroll No. 25 & 26, Longevity, Vacation Buy Back.
- h. Consideration of the City Commission Minutes from the December 17th, 2024 meeting.

January 21, 2025

## **APPOINTMENTS**

- a. Appointments of City Commissioners to Boards and Committees. The following decisions were made:

### **Military Affairs Council**

Commissioner Gordon

### **Chamber of Commerce Board of Directors**

Mayor Underhill

### **Economic Development Advisory Committee (EDC)**

Commissioner Landes

### **Library Board**

Vice Mayor Landes

### **Flint Hills Metropolitan Planning Organization**

Commissioner Larson with Mayor Underhill as Alternate.

### **ATA Bus**

Commissioner Pinaire

### **Flint Hills Regional Council**

Commissioner Pinaire

Commissioner Landes moved to approve to continue the current positions for the city commissioners on the various committees as described including Flint Hills Regional Council, seconded by Commissioner Gordon. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

- b. The Request to appoint George Savage to the Junction City Planning Commission & Board of Zoning Appeals for a 3-year term was presented. City Community Development Director Srackangast gave details & answered questions. Commissioner Larson moved to re-appoint George Savage to the Junction City Planning Commission & Board of Zoning Appeals for a 3-year term, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.
- c. The Request to appoint Don Haffner to the Junction City Housing Authority Board for a 3-year term was presented. Commissioner Pinaire moved to approve the appointment of Don Haffner to the Junction City Housing Authority Board for a 3-year term, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

January 21, 2025

The Request to extend Jeff Underhill's & Matt Paquette's appointment to the Junction City Housing Authority Board for a 1-year term was presented. Commissioner Pinaire moved to approve to extend Jeff Underhill's & Matt Paquette's appointment to the Junction City Housing Board for a 1-year term, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

## **NEW BUSINESS**

- a. The 2023 Comprehensive Annual Financial Report/Audit was presented by the Deputy City Manager, Jamel Wilcox, Danielle Hollingshead, & Jami Benyshek from Adams Brown, LLC. Commissioner Landes moved to approve to approve the 2023 Comprehensive Annual Financial Report/Audit, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.
- b. The Junction City Chamber of Commerce President, Mickey Fornaro-Dean requested matching funds to support 1 or 2 youth group events in 2025 in the amount of \$2,500. Commissioner Gordon moved to table till next meeting to get additional information, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.
- c. Public Works Director Ibarra presented the request to remove the traffic signal at the intersection of 8th & Jefferson. JCFD Chief Lankas gave opinion regarding the impact to his department. Commissioner Gordon moved to approve the request to remove the traffic signal at the intersection of 8th & Jefferson as presented, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.
- d. Public Works Director Ibarra requested to award the KDOT Transportation Alternatives Bid Award for the Spring Valley Road Sidewalk Improvement Project in the amount of \$185,475.

Commissioner Landes moved to approve to award the KDOT Transportation Alternatives Bid Award for the Spring Valley Road Sidewalk Improvement Project as presented, seconded by Commissioner Larson. Ayes: Landes, Gordon, Pinaire, Underhill, & Larson. Nays: None. Motion carried.

- e. JCFD Chief Lankas requested to purchase a Pierce Fire Truck using Fire Equipment Reserve Funds not to exceed \$1,000,000.00.

Commissioner Larson moved to approve to award the purchase a Pierce Fire Truck using Fire Equipment Reserve Funds not to exceed

January 21, 2025

\$1,000,000.00, seconded by Commissioner Landes. Ayes: Landes, Gordon, Pinaire, Underhill, & Larson. Nays: None. Motion carried.

- f. JCFD Chief Lankas requested to purchase an administration vehicle & equipment using the Equipment Reserve Fund in an amount not to exceed \$80,000.

Commissioner Landes moved to approve the vehicle purchase as presented, seconded by Commissioner Larson. Ayes: Landes, Gordon, Pinaire, Underhill, & Larson. Nays: None. Motion carried.

- g. JCFD Chief Lankas requested to purchase an Ambulance Power Load System using the Sole Source Purchase to Stryker Salles, LLC. in the amount of \$56,270.42.

Commissioner Larson moved to approve to award the purchase an Ambulance Power Load System using the Sole Source Purchase to Stryker Salles, LLC. in the amount of \$56,270.42, seconded by Commissioner Pinaire. Ayes: Landes, Gordon, Pinaire, Underhill, & Larson. Nays: None. Motion carried.

## **UNFINISHED BUSINESS**

- a. There was a discussion on 338 West 15th Street, being a dangerous & unsafe structure. Community Development Director Srackangast gave details and answered questions. Commissioner Landes moved to approve a 90-day extension, seconded by Commissioner Larson. Ayes: Landes, Gordon, Underhill, & Larson. Nays: None. Pinaire Abstained. Motion carried.
- b. There was a discussion on 430 W 12th Street, being a dangerous & unsafe structure. Community Development Director Srackangast gave details and answered questions. Commissioner Gordon moved to approve a 90-day extension, seconded by Commissioner Landes. Ayes: Landes, Gordon, Underhill, & Larson. Nays: None. Pinaire Abstained. Motion carried.
- c. There was a discussion on 432 W 12th Street, being a dangerous & unsafe structure. Community Development Director Srackangast gave details and answered questions. Commissioner Gordon moved to approve a 90-day extension, seconded by Commissioner Landes. Ayes: Landes, Gordon, Underhill, & Larson. Nays: None. Pinaire Abstained. Motion carried.
- d. There was a discussion on 617 N Washington Street, being a dangerous & unsafe structure. Community Development Director Srackangast gave

January 21, 2025

details and answered questions. Commissioner Pinaire moved to approve a 180-day extension, seconded by Commissioner Larson. Ayes: Landes, Gordon, Underhill, & Larson. Nays: None. Pinaire Abstained. Motion carried.

- e. There was a discussion on 424 W 13th Street, being a dangerous & unsafe structure and requested to solicit for bid for the demolition of this property. Community Development Director Srackangast gave details and answered questions. Owner, Mr. Taylor gave details & answered questions. Commissioner Gordon moved to approve a 180-day extension for 424 W 13th Street, seconded by Commissioner Larson. Ayes: Landes, Larson, Gordon, & Underhill. Nays: None. Pinaire Abstained. Motion carried.
- f. The award of bid to Pearson Excavating for the demolition of 211 East 5th Street, being a dangerous & unsafe structure in the amount of \$6,000 was presented. Community Development Director Srackangast gave details and answered questions. Ms. Brown, homeowner gave details. Commissioner Pinaire moved to extend for 30 days to hear plan from potential buyer of home with a plan of repair, seconded by Commissioner Gordon. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.
- g. The award of bid to Glessner Dirt Contracting for the demolition of 224 East 5th Street, being a dangerous & unsafe structure in the amount of \$10,335 was presented. Owner, Mr. Johnson gave details & answered questions. Community Development Director Srackangast gave details and answered questions. Commissioner Pinaire moved to approve a 30-day extension, asking for a plan for the exterior to be provided to the Codes Department for the dangerous & unsafe structure at 224 East 5th Street, seconded by Commissioner Gordon. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.
- h. The award of bid to Pearson Excavating for the demolition of 428 West 13th Street, being a dangerous & unsafe structure in the amount of \$10,000 was presented. Community Development Director Srackangast gave details and answered questions. Commissioner Landes moved to approve the award of bid to Pearson Excavating for the demolition of 428 West 13th Street, being a dangerous & unsafe structure in the amount of \$10,000, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, & Gordon. Nays: None. Pinaire Abstained. Motion carried.
- i. The award of bid to Pearson Excavating for the demolition of 508 South Adams Street, being a dangerous & unsafe structure in the amount of \$9,985 was presented. Community Development Director Srackangast gave details and answered questions. Owner Ms. Aguigui gave details &



answered questions. Commissioner Landes moved to reject the bid & approve a 90-day extension to continue repairs on the dangerous & unsafe structure at 508 South Adams Street, seconded by Commissioner Pinaire. Ayes: Landes, Larson, Underhill, Gordon, & Pinaire. Nays: None. Motion carried.

- j. The award of bid to Glessner Dirt Contracting for the demolition of 1402 Rucker Road, being a dangerous & unsafe structure in the amount of \$6,935 was presented. Community Development Director Srackangast gave details and answered questions. Commissioner Landes moved to approve the award of bid to Glessner Dirt Contracting for the demolition of 1402 Rucker Road, being a dangerous & unsafe structure in the amount of \$6,935, seconded by Commissioner Gordon. Ayes: Landes, Larson, Underhill, & Gordon. Nays: None. Motion carried.

Commissioner Landes moved to reject the bids for 211 East 5th Street & 224 East 5th Street, seconded by Commissioner Larson. Ayes: Landes, Larson, Underhill, Pinaire, & Gordon. Nays: None. Motion carried.

#### **MAYOR, COMMISSIONER & STAFF COMMENTS**

Mayor, Commissioners and Staff provided reports on Committees and Community Events.

#### **ADJOURNMENT**

Commissioner Underhill moved, seconded by Commissioner Pinaire to adjourn at 9:54 p.m. Ayes: Landes, Larson, Underhill, Gordon & Pinaire. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 18TH DAY OF FEBRAURY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JANUARY 21ST, 2025.

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Ariana Diaz Lorenzo, City Clerk

, Mayor

January 21, 2025

## **CITY COMMISSION MINUTES**

February 4, 2025

7:00 p.m.

### **CALL TO ORDER**

The following members of the Commission were present: Pat Landes, Ronna Larson, Al Gordon and Richard Pinaire. Staff present was: City Manager Zimmerman, City Clerk Diaz Lorenzo, Finance Director Wilcox, and City Attorney Stites.

Commissioner Gordon moved to accept the resignation of Mayor Underhill, seconded by Commissioner Larson. Ayes: Landes, Pinaire, Larson, & Gordon. Nays: None. Motion Carried.

### **PUBLIC COMMENT**

Desree Pettera, 3224 Old Highway 40, Junction City Kansas, discussed concerns regarding FTIIP Grant.

Steve Capizzi, 1926 Lydia Lane, Junction City Kansas discussed concerns regarding commissioners and duties and poverty,

Scott Kellog, 1415 Forest Park Lane, Junction City Kansas, discussed snow removal concerns. City Manager Zimmerman spoke and gave snow removal details.

Mary Snipes, 222 East 15th Street, Junction City Kansas discussed the recent shooting in Junction City and support groups for those affected by gun violence.

Samantha Noriega, 1039 West 10th Street, Junction City Kansas discussed concerns with the McFarland roundabout.

Cassie Teixeira, 1820 Nicole Lane, Junction City Kansas discussed concerns with snow removal, pot holes, & property taxes.

Martine Cheryl, 1704 Lydia Lane, Junction City Kansas discussed the Harmony Center, her concern with Commissioner Landes, child care, homelessness, & a overnight shelter.

### **CONSENT AGENDA**

Commissioner Gordon moved to approve consent agenda with the exception of Item C, seconded by Commissioner Larson to approve the consent agenda with the exception of Item C. Ayes: Landes, Larson, Gordon, & Pinaire. Nays: None. Motion carried.

January 21, 2025

- a. Consideration of Appropriation Ordinance A-3 dated – January 21, 2025 – February 5, 2025, in the amount of \$3,885,914.43 and pre-approval for items listed below in the amount of \$3,000.00.  
Pitney Bowes \$3,000.00
- b. Consideration of Payroll No. 1 & 2.
- c. Consideration of the City Commission Minutes for the January 21st, 2025 Meeting.

## **APPOINTMENTS**

- a. Commissioner Gordon moved to approve to appoint Fire Chief Lankas & Assistant Police Chief Odell to the 911 Board as the City of Junction City Representatives for one-year terms, seconded by Commissioner Larson. Ayes: Landes, Larson, Gordon, & Pinaire. Nays: None. Motion carried.
- b. Commissioner Gordon moved to approve to appoint Fire Chief Lankas to the Northeast Kansas Homeland Security Council for a two-year term, seconded by Commissioner Larson. Ayes: Landes, Larson, Gordon, & Pinaire. Nays: None. Motion carried.

## **NEW BUSINESS**

- a. Tabled till plan is brought forward.
- a. Commissioner Pinaire moved to approve the JCFD request for the purchase of a command vehicle not to exceed \$75,000, seconded by Commissioner Gordon. Ayes: Landes, Larson, Pinaire, & Gordon. Nays: None. Motion Carried.

## **UNFINISHED BUSINESS**

- a. Tabled till plan is brought forward.

## **MAYOR, COMMISSIONER & STAFF COMMENTS**

Mayor, Commissioners and Staff provided reports on Committees and Community Events.

## **ADJOURNMENT**

January 21, 2025

Commissioner Gordon moved, seconded by Commissioner Pinaire to adjourn at 8:44 p.m. Ayes: Landes, Larson, Gordon & Pinaire. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 18TH DAY OF FEBRAURY AS THE  
OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR  
FEBRUARY 4TH, 2025.

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Ariana Diaz Lorenzo, City Clerk

, Mayor

January 21, 2025

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

02-12-2025

**From:** Cory Odell, Assistant Chief of Police  
**To:** Kim Zimmerman, City Manager  
**Subject:** **MOU with Geary County Sheriff's Office**

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**Objective:** The Police Department seeks approval to enter into an Memorandum of Understanding with the Geary County Sheriff's Office for Criminal Interdiction Jurisdiction and Asset Sharing.

**Explanation of Issue:** The Junction City Police Department previously had an agreement for criminal interdiction activities and sharing of asset forfeiture funds with the Geary County Sheriff's Office that was discontinued in 2019. This MOU will allow JCPD Officers to be cross-sworn in as GESO deputies and conduct criminal interdiction activities in Geary County. This MOU also agrees to share of asset forfeiture funds seized during this activity in a 50/50 split. JCPD currently has similar MOU's with Wabaunsee County, Marshal County, Dickinson County, and Osage County.

**Budget Impact:** There is no budgetary impact.

**Special Considerations:** None

**Alternatives:** The Commission may approve, deny or postpone this item.

**Recommendation:** Staff recommends approval of the MOU.

**Enclosures:** MOU for Criminal Interdiction Jurisdiction and Asset Sharing



# Memorandum of Understanding

## Criminal Interdiction Jurisdiction and Asset Sharing

The Geary County Sheriff's Office ("GCSO") and the Junction City Police Department ("JCPD") enter into this Memorandum of Understanding ("MOU") for the purpose of enhancing the coordination, cooperation, and operational capacities of Criminal Interdiction elements for the benefit of all citizens of Geary County. The Criminal Interdiction elements referenced in this MOU pertains to members primarily assigned to criminal interdiction roles within their respective agencies.

For the purposes of this MOU, the jurisdiction of the GCSO and the JCPD will be identified as the geographical boundaries of such, and does not include any jurisdiction granted through MOUs between that agency and another. In explanation, this MOU does not bind either agency into adhering to prior agreements made between the Geary County Sheriff's Office or the Junction City Police Department and any other agency/jurisdiction. This MOU also does not prohibit the Geary County Sheriff's Office or the Junction City Police Department from entering into or maintaining agreements with any other agency/jurisdiction.

JCPD Officers working in a criminal interdiction capacity outside of the jurisdiction of JCPD, but within the boundaries of Geary County, will be deputized solely at the discretion of the Sheriff. JCPD Officers working under the authority of the Sheriff will adhere to the policies and procedures of the Geary County Sheriff's Office and will be subject to the supervision of the Sheriff, or their designee. Continuous efforts should be made to ensure the operational policies and procedures of both agencies are comparable to sustain efficiency and effectiveness.

GCSO and JCPD come to an agreement as it relates to sharing of assets. The sharing of assets will be 50% to each participating agency after all fees and expenses are satisfied to include asset sharing agreements with other agencies. This agreement only applies to State Asset Forfeiture investigations. Any assets or other seizures which are affected by federal laws, federal agencies, or federal guidelines shall not be governed or controlled by this MOU.

This memorandum may be amended with the consent of the Agencies involved.

This memorandum will renew every year on the first day and either Agency may withdraw at any time with written notification provided.

Sheriff of Geary County

Chief of Police, Junction City Police Department

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Nate Boeckman

---

Kirt Nichols

Sheriff

Chief of Police

Date of Agreement: \_\_\_\_\_



## **Proposal for the transfer of the property at 131 W. 7<sup>th</sup> Street from Junction City Opera House Inc. to the City of Junction City**

**along with a narrative reviewing the Historic Rehabilitation Tax Credits used in  
the completion of the project.**

On June 4, 2024 Joe & Sheila Markley presented to the City Commission regarding the transfer of the property 131 West 7th Street to the City and remaining balance after we received the State Rehabilitation Tax Credits. Final costs for the project exceeded 2.5 million dollars. It is a beautiful and functional addition to the Opera House complex. Because the exact remaining amount was not known at that time, the commission moved to table the discussion to a later date.

All construction costs have been paid. Junction City Opera House, Inc. is pleased to report that we have received payment from the Kraft Heinze Company for their purchase of the tax credits. As you can see from the spreadsheet below, after paying the brokerage fees, we netted \$671,036.99. With this amount applied to our line of credit with Exchange Bank, (as of December 9, 2024) a balance of \$167,248.90 remains.

We ask the City Commission if they would receive property at 131 West 7th Street and assume the balance on the property (\$167,246.90) at Exchange Bank.

Joe & Sheila Markley, Directors  
C. L. Hoover Opera House

|                                                                                        |              |
|----------------------------------------------------------------------------------------|--------------|
| Payment from Kraft Heinze for Tax Credits:                                             | \$691,260.02 |
| Payment to Clocktower Tax Credits (broker)                                             | -\$20,223.03 |
| Payment from Tax Credits applied to J. C. Opera House line of Credit at Exchange Bank. | \$671,036.99 |
| Balance remaining on J. C. Opera Houe line of credit at Exchange Bank*                 | \$167,248.90 |

\*This is as of December 9, 2024. Each day will accrue more interest.

## **Building Finances – Update April 16, 2024**

Prepared by Joe Markley, Director, C. L. Hoover Opera House

It is really wonderful seeing our new spaces along with the rest of the Opera House Complex being used by our community. With our building project complete, I wanted to share with the Board some information and thoughts about where we are in our financing and options for the near future.

On Tuesday, April 16, 2024 I met Darwin Bickford, President of Exchange Bank and then had a meeting with Jeff Mortensen to discuss our line of credit and long term planning. Darwin said he was very supportive of the Opera House and was willing to work with our schedule as we conclude our 131 West 7<sup>th</sup> building project. Jeff Mortenson informed me that we will be receiving an additional \$10,000 from Karen Salyer's estate. That will probably be in August.

We will have one more payment to ICON after this month. This last payment will max our \$750,000 line of credit. We will need to supplement the final payment with funds from our Greater Geary Community Foundation funds. The positive spin on this is that we have the savings to cover it.

Our line of credit matures in September 2024. That means we have until September before we need to convert the balance into a long-term mortgage. We continue however to rack up a considerable interest amount.

We have applied to and received confirmation from the State Historic Society that our part 3 application was received. Most recently the State contacted us with a list of photos they needed. Even though they ask for more documentation, everything seems positive. As I stated in my April report, we expect to net over \$530,000 from our Phase 1 tax credits.

Once the final payment to ICON has been made, we will apply for our phase 2 tax credits. We estimate these should net \$100,000. After all tax credits have been received and sold my guess is that we will have a remaining balance of \$120,000 to \$150,000.

After the tax credits are completed and sold, we will have several options. We can convert the balance in the line of credit to a mortgage. Ultimately, we will transfer ownership of 131 West 7th to the City. After the sales of the tax credits are completed, the City could elect to receive the building and assume the final balance owed. This would be an ideal solution for us.

# City of Junction City

## City Commission

### Agenda Memo

February 12, 2025

**From:** Ray Ibarra, Public Works Director  
**To:** Kim Zimmerman City Manager and City Commission  
**Subject:** **Award of Bid for 2024 Stormwater Improvements Phase 2 & Phase 3**

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**Objective:** The consideration and approval of the award of bid for the 2024 Stormwater Improvements Phase 2 & Phase 3 in the amount of \$648,500.00.

**Explanation of Issue:** The Prices Ravine Channel on the north side of K-57 and the Sutterwoods pond were eroded during the June 28, 2024, 500-year rainstorm event. The Prices Ravine Channel bank has eroded on the west side of the channel and needs repaired to keep the channel from eroding towards Parks & Recreation Building. The Sutterwoods pond has eroded the overflow spillway washing all the riprap down into the drainage channel and needs to be repaired before it washes out the spillway and the drainage below.

Kaw Valley Engineering developed the preliminary plans, construction estimates and material quantities for the project. Kaw Valley Engineering advertised for bids through The Daily Union City website and direct solicitation and a formal bid opening held on February 5, 2025.

Kaw Valley Engineering received two qualified bids for the 2024 Stormwater Improvements project. The two bidders were Olgoonik Prime, LLC and Smoky Hill, LLC, Salina, KS. Listed below are the two bidders and their bid price:

| BIDDER              | BID AMOUNT     |
|---------------------|----------------|
| Olgoonik Prime, LLC | \$648,500.00   |
| Smoky Hill, LLC     | \$1,012,615.00 |

The Engineer's estimate for the project was \$861,640.00 and Olgoonik's bid was \$213,140.00 below the estimate.

**Budget Impact:** Funding for this project is available within the Storm Water Fund

**Alternatives:** The City Commission may approve, modify, table, or deny the bid request

**Recommendation:** City Staff recommends approval to award the bid to Olgoonik Prime, LLC in the amount of \$648,500.00 for the 2024 Stormwater Improvements Phase 2 & Phase 3 project.

**Suggested Motion:** Commissioner \_\_\_\_\_ moves to approve the award of the 2024 Stormwater Improvements Phase 2 & Phase 3 in the amount not to exceed \$648,500.00 to Olgoonik Prime, LLC as presented.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:** Kaw Valley Engineering letter dated 2/5/2025, Bid Tabulation Sheet and Notice of Award



**KAW VALLEY ENGINEERING, INC.**

Office: 785.762.5040  
Web: [www.kveng.com](http://www.kveng.com)  
Address: 2319 N. Jackson  
P.O. Box 1304  
Junction City, KS 66441

February 5, 2025  
A24D1964

Mr. Ray Ibarra, Public Works Director  
City of Junction City  
700 N. Jefferson Street  
Junction City, Kansas 66441

**RE: Recommendation of Award of Contract  
2024 Stormwater Improvements Phase 2 & Phase 3 – Junction City, Kansas**

Dear Mr. Ibarra:

Please find enclosed the Bid Tabulation Sheet for the above-referenced improvements.

Olgoonik Prime, LLC is the low bidder and is below the Engineer's Estimate.

We, therefore, recommend award of this contract to **Olgoonik Prime, LLC** in the amount of **\$648,500.00**.

If you could present this to the City Commission for award of contract at their next regular meeting it would be appreciated.

Sincerely,

Randy Purdue, P.E.  
Project Manager

Attachment: Bid Tabulation Sheet

XC: Olgoonik Prime, LLC  
Smoky Hill, LLC

RCP:bt

\\\\VMJC-FILE\\Projects\\A24\_1964\\DSN\\Spec\\Phase 2 & 3\\Ltr To R Ibarra City Of JC Re Rec Of Award 2024 Stormwater Improv Ph 2 & Ph 3 .Docx



KAW VALLEY ENGINEERING, INC.  
2319 North Jackson, PO Box 1304  
Junction City, KS 66441  
Tel: 785-762-5040

BID TABULATION SHEET

2024 STORMWATER IMPROVEMENTS PHASE 2 & PHASE 3  
JUNCTION CITY, KANSAS

Project No.: A24D1964  
Date: February 5, 2025  
Page: 1 of 1

| Item                   | Qty   | Unit | Engineer's Estimate |              | Olgoonik Prime, LLC |              | Smoky Hill, LLC |              |
|------------------------|-------|------|---------------------|--------------|---------------------|--------------|-----------------|--------------|
|                        |       |      | Unit Price          | Total Price  | Unit Price          | Total Price  | Unit Price      | Total Price  |
| PHASE 2                |       |      |                     |              |                     |              |                 |              |
| 1. Mobilization        | 1     | L.S. | \$10,000.00         | \$10,000.00  | \$22,000.00         | \$22,000.00  | \$80,000.00     | \$80,000.00  |
| 2. Clearing & Grubbing | 1     | L.S. | \$2,500.00          | \$2,500.00   | \$3,500.00          | \$3,500.00   | \$21,000.00     | \$21,000.00  |
| 3. Grading             | 1     | L.S. | \$5,000.00          | \$5,000.00   | \$16,000.00         | \$16,000.00  | \$205,000.00    | \$205,000.00 |
| 4. Erosion Control     | 1     | L.S. | \$3,500.00          | \$3,500.00   | \$4,000.00          | \$4,000.00   | \$5,000.00      | \$5,000.00   |
| 5. 1/2 Ton Rip Rap     | 3,849 | Ton  | \$105.00            | \$404,145.00 | \$63.70             | \$245,181.30 | \$50.00         | \$192,450.00 |
| 6. 6" Filter Course    | 472   | Ton  | \$65.00             | \$30,680.00  | \$61.50             | \$29,028.00  | \$45.00         | \$21,240.00  |
| 7. Seeding             | 1     | L.S. | \$2,000.00          | \$2,000.00   | \$8,500.00          | \$8,500.00   | \$8,000.00      | \$8,000.00   |
| 8. 24" RCP             | 12    | L.F. | \$125.00            | \$1,500.00   | \$340.00            | \$4,080.00   | \$400.00        | \$4,800.00   |
| 9. Grout for Rip Rap   | 10    | C.Y. | \$500.00            | \$5,000.00   | \$445.00            | \$4,450.00   | \$480.00        | \$4,800.00   |
| TOTAL FOR PHASE 2      |       |      | \$464,325.00        |              | \$336,739.30        |              | \$642,290.00    |              |

|                         |       |      |             |              |             |              |              |              |
|-------------------------|-------|------|-------------|--------------|-------------|--------------|--------------|--------------|
| PHASE 3                 |       |      |             |              |             |              |              |              |
| 10. Mobilization        | 1     | L.S. | \$10,000.00 | \$10,000.00  | \$20,000.00 | \$20,000.00  | \$40,000.00  | \$40,000.00  |
| 11. Cleaning & Grubbing | 1     | L.S. | \$2,500.00  | \$2,500.00   | \$5,600.00  | \$5,600.00   | \$30,000.00  | \$30,000.00  |
| 12. Grading             | 1     | L.S. | \$45,000.00 | \$45,000.00  | \$53,500.00 | \$53,500.00  | \$228,000.00 | \$228,000.00 |
| 13. Erosion Control     | 1     | L.S. | \$3,500.00  | \$3,500.00   | \$3,600.00  | \$3,600.00   | \$4,000.00   | \$4,000.00   |
| 14. 1/2 Ton Rip Rap     | 2,958 | Ton  | \$105.00    | \$310,590.00 | \$66.90     | \$197,890.20 | \$50.00      | \$147,900.00 |
| 15. 6" Filter Course    | 365   | Ton  | \$65.00     | \$23,725.00  | \$71.70     | \$26,170.50  | \$45.00      | \$16,425.00  |
| 16. Seeding             | 1     | L.S. | \$2,000.00  | \$2,000.00   | \$5,000.00  | \$5,000.00   | \$4,000.00   | \$4,000.00   |
| TOTAL FOR PHASE 3       |       |      |             | \$397,316.00 |             |              | \$311,760.70 | \$470,326.00 |

TOTAL BID FOR IMPROVEMENT

\$861,640.00

\$648,500.00

\$1,012,615.00

# City of Junction City

## City Commission

### Agenda Memo

February 12, 2025

**From:** Ray Ibarra, Public Works Director  
**To:** Kim Zimmerman, City Manager and City Commission  
**Subject:** **Award of Bid for the 2025 Water System Improvements**

---

**Objective:** The consideration and approval of the award of bid for the 2025 Water System Improvements in the amount of \$780,850.00.

**Explanation of Issue:** Public Works continues to identify issues in the City's water distribution system and has worked with Kaw Valley Engineering to address correcting the problem areas. This project will be the fourth phase in improving the City's water distribution system.

Kaw Valley Engineering developed the preliminary plans, construction estimates and material quantities for the project. Kaw Valley Engineering advertised for bids through the Daily Union, City website and direct solicitation and the City held a formal bid opening on February 5, 2025.

Kaw Valley Engineering received two qualified bids for the 2025 Water System Improvements project. The two bidders were J & K Contracting, LC, Junction City, KS; and Lakeside Construction, LLC, Milford, KS. Listed below are the two bidders and their base bid price:

| BIDDER                     | BID AMOUNT   |
|----------------------------|--------------|
| J & K Contracting, LC      | \$780,850.00 |
| Lakeside Construction, LLC | \$891,808.00 |

The Engineer's estimate for the project was \$1,089,545.00 and J & K Contracting bid is below the Engineer's estimate by \$308,695.00. Due to the nature of this project with all the unknown issues that are underground with the water system the City is requesting the Commission also approve an Allowance Authorization of \$250,000.00 which any unexcepted costs be charged against the allowance.

**Budget Impact:** Funding for this project is available within the Water Fund

**Alternatives:** The City Commission may approve, modify, table, or deny the bid request

**Recommendation:** City Staff recommends approval to award the bid to J & K Contracting, LC in the amount of \$780,850.00 for the 2025 Water System Improvements.

**Suggested Motion:** Commissioner \_\_\_\_\_ moves to approve the award of the 2024 Water System Improvements in the amount of \$780,850.00 to J & K Contracting, LC as presented.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:** Kaw Valley Engineering letter dated 2/5/2025, Bid Tabulation Sheet, and Notice of Award



**KAW VALLEY ENGINEERING, INC.**

Office: 785.762.5040  
Web: www.kveng.com  
Address: 2319 N. Jackson  
P.O. Box 1304  
Junction City, KS 66441

February 5, 2025  
A24D2021

Mr. Ray Ibarra, Public Works Director  
City of Junction City  
700 N. Jefferson Street  
Junction City, Kansas 66441

**RE: Recommendation of Award of Contract  
2025 Water System Improvements – Junction City, Kansas**

Dear Mr. Ibarra:

Please find enclosed the Bid Tabulation Sheet for the above-referenced improvements.

J & K Contracting, L.C. is the low bidder and is below the Engineer's Estimate.

We, therefore, recommend award of this contract to **J & K Contracting, L.C.** in the amount of **\$780,850.00.**

If you could present this to the City Commission for award of contract at their next regular meeting it would be appreciated.

Sincerely,

Randy Purdue, P.E.  
Project Manager

Attachment: Bid Tabulation Sheet

XC: J & K Contracting, L.C.  
Lakeside Construction, LLC

RCP:bt

\\\\VMIC-FILE\\Projects\\A24\_2021\\DSN\\Spec\\Ltr To R Ibarra City Of JC Re Rec Of Award 2025 Water System Improv.Docx

KAW VALLEY ENGINEERING, INC.  
2319 North Jackson, PO Box 1304  
Junction City, KS 68441  
Tel: 785-762-5040

2025 WATER SYSTEM IMPROVEMENTS  
JUNCTION CITY, KANSAS

Project No.:

A24D2021

Date:

February 5, 2025

Page:

1 of 1

| Item                                      | Qty   | Unit | Engineer's Estimate |                       | J & K Contracting, LC |                     | Lakeside Construction, LLC |                     |
|-------------------------------------------|-------|------|---------------------|-----------------------|-----------------------|---------------------|----------------------------|---------------------|
|                                           |       |      | Unit Price          | Total Price           | Unit Price            | Total Price         | Unit Price                 | Total Price         |
| 1. Mobilization                           | 1     | L.S. | \$25,000.00         | \$25,000.00           | \$9,000.00            | \$9,000.00          | \$30,000.00                | \$30,000.00         |
| 2. Connection to Existing Water Main      | 12    | Each | \$5,200.00          | \$62,400.00           | \$1,300.00            | \$15,600.00         | \$2,700.00                 | \$32,400.00         |
| 3. 8" C900 Water Main                     | 1,137 | L.F. | \$80.00             | \$90,960.00           | \$72.00               | \$81,864.00         | \$97.00                    | \$110,289.00        |
| 4. 6" C900 Water Main                     | 977   | L.F. | \$80.00             | \$78,160.00           | \$58.00               | \$56,666.00         | \$72.00                    | \$70,344.00         |
| 5. 1" Copper Service Line                 | 1,610 | L.F. | \$40.00             | \$64,400.00           | \$32.00               | \$51,520.00         | \$30.00                    | \$48,300.00         |
| 6. Service Line Tap and Meter Connections | 51    | Each | \$1,200.00          | \$61,200.00           | \$800.00              | \$40,800.00         | \$775.00                   | \$39,525.00         |
| 7. Meter Can Relocation                   | 6     | Each | \$1,000.00          | \$6,000.00            | \$650.00              | \$3,900.00          | \$500.00                   | \$3,000.00          |
| 8. Fire Hydrant with Gate Valve           | 2     | Each | \$7,500.00          | \$15,000.00           | \$6,900.00            | \$13,800.00         | \$7,000.00                 | \$14,000.00         |
| 9. Fittings                               | 1     | L.S. | \$20,000.00         | \$20,000.00           | \$15,000.00           | \$15,000.00         | \$14,000.00                | \$14,000.00         |
| 10. 12" Gate Valve                        | 1     | Each | \$9,000.00          | \$9,000.00            | \$5,250.00            | \$5,250.00          | \$5,000.00                 | \$5,000.00          |
| 11. 10" Gate Valve                        | 5     | Each | \$5,500.00          | \$27,500.00           | \$3,800.00            | \$19,000.00         | \$4,000.00                 | \$20,000.00         |
| 12. 8" Gate Valve                         | 4     | Each | \$2,500.00          | \$10,000.00           | \$2,500.00            | \$10,000.00         | \$3,000.00                 | \$12,000.00         |
| 13. 6" Gate Valve                         | 11    | Each | \$2,000.00          | \$22,000.00           | \$1,700.00            | \$18,700.00         | \$2,600.00                 | \$28,600.00         |
| 14. 4" Gate Valve                         | 28    | Each | \$1,500.00          | \$42,000.00           | \$1,350.00            | \$37,800.00         | \$1,500.00                 | \$42,000.00         |
| 15. Riser Only Repair                     | 21    | Each | \$1,200.00          | \$25,200.00           | \$1,200.00            | \$25,200.00         | \$1,050.00                 | \$22,050.00         |
| 16. Missing Valve Locate                  | 16    | Each | \$2,000.00          | \$32,000.00           | \$1,000.00            | \$16,000.00         | \$1,100.00                 | \$17,600.00         |
| 17. Valve Installation (10" through 14")  | 6     | Each | \$5,000.00          | \$30,000.00           | \$3,400.00            | \$20,400.00         | \$3,700.00                 | \$22,200.00         |
| 18. Valve Installation (2" through 8")    | 43    | Each | \$4,000.00          | \$172,000.00          | \$3,050.00            | \$131,150.00        | \$3,100.00                 | \$133,300.00        |
| 19. Erosion Control                       | 1     | L.S. | \$12,000.00         | \$12,000.00           | \$2,000.00            | \$2,000.00          | \$6,500.00                 | \$6,500.00          |
| 20. Traffic Control                       | 1     | L.S. | \$22,000.00         | \$22,000.00           | \$10,000.00           | \$10,000.00         | \$8,000.00                 | \$8,000.00          |
| 21. Seeding                               | 1     | L.S. | \$12,000.00         | \$12,000.00           | \$8,000.00            | \$8,000.00          | \$10,000.00                | \$10,000.00         |
| 22. Concrete Curb and Gutter              | 75    | L.F. | \$85.00             | \$6,375.00            | \$55.00               | \$4,125.00          | \$80.00                    | \$6,000.00          |
| 23. Asphalt Paving Patch                  | 125   | S.Y. | \$150.00            | \$18,750.00           | \$105.00              | \$13,125.00         | \$120.00                   | \$15,000.00         |
| 24. Concrete Paving Patch                 | 35    | S.Y. | \$230.00            | \$8,050.00            | \$105.00              | \$3,675.00          | \$120.00                   | \$4,200.00          |
| 25. Off Season Asphalt Patch              | 50    | C.Y. | \$350.00            | \$17,500.00           | \$200.00              | \$10,000.00         | \$100.00                   | \$5,000.00          |
| 26. Sidewalk                              | 50    | S.Y. | \$100.00            | \$5,000.00            | \$80.00               | \$4,000.00          | \$100.00                   | \$5,000.00          |
| 27. Sidewalk Ramp                         | 2     | S.Y. | \$350.00            | \$700.00              | \$500.00              | \$1,000.00          | \$225.00                   | \$450.00            |
| 28. Pavement Removal                      | 160   | S.Y. | \$35.00             | \$5,600.00            | \$30.00               | \$4,800.00          | \$30.00                    | \$4,800.00          |
| 29. Remove Cross                          | 2     | Each | \$1,500.00          | \$3,000.00            | \$2,500.00            | \$5,000.00          | \$2,500.00                 | \$5,000.00          |
| 30. Remove Tee                            | 2     | Each | \$2,500.00          | \$5,000.00            | \$2,500.00            | \$5,000.00          | \$2,000.00                 | \$4,000.00          |
| 31. Abandoned Existing Valve              | 5     | Each | \$1,500.00          | \$7,500.00            | \$800.00              | \$4,000.00          | \$1,000.00                 | \$5,000.00          |
| 32. Abandoned Valve/Hydrant Retrieval     | 2     | Each | \$1,000.00          | \$2,000.00            | \$800.00              | \$1,600.00          | \$750.00                   | \$1,500.00          |
| 33. Granular Fill                         | 675   | C.Y. | \$110.00            | \$74,250.00           | \$73.00               | \$49,275.00         | \$70.00                    | \$47,250.00         |
| 34. 14" Inserta Valve                     | 1     | Each | \$42,000.00         | \$42,000.00           | \$37,900.00           | \$37,900.00         | \$40,500.00                | \$40,500.00         |
| 35. 12" Inserta Valve                     | 1     | Each | \$21,000.00         | \$21,000.00           | \$18,000.00           | \$18,000.00         | \$21,500.00                | \$21,500.00         |
| 36. 10" Inserta Valve                     | 1     | Each | \$19,000.00         | \$19,000.00           | \$15,200.00           | \$15,200.00         | \$18,500.00                | \$18,500.00         |
| 37. 8" Inserta Valve                      | 1     | Each | \$15,000.00         | \$15,000.00           | \$12,000.00           | \$12,000.00         | \$18,000.00                | \$18,000.00         |
| <b>Total Bid For Improvements</b>         |       |      |                     | <b>\$1,089,545.00</b> |                       | <b>\$780,850.00</b> |                            | <b>\$891,808.00</b> |

## 00410

**PO Box 306**

**Junction City, Kansas 66441**

The OWNER has considered the BID submitted by you for the above-described WORK in response to its Advertisement for Bids dated **January 13, 2025**, and Information for Bidders.

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance BOND, Payment BOND, Statutory BOND (if applicable) and certificates of insurance within ten (10) calendar days from the date of this Notice to you.

**You are required to return and acknowledge copy of this NOTICE OF AWARD to the OWNER.**

## City of Junction City

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: Mayor

Title: **City Clerk**

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By **J & K Contracting, L.C.**

This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

KAW VALLEY ENGINEERING, INC. - 10.11  
 \\VMJC-FILE\projects\A24 2021\DSN\Spec\00410.jc.1011.doc

A24D2021 – 2025 Water System Improvements – Junction City, Kansas  
NOTICE OF AWARD – SECTION 00410  
Page 1 of 1



# City of Junction City

## City Commission

### Agenda Memo

February 18, 2024

**From:** Chris Srackangast, Community Development Director  
**To:** Governing Body  
**Subject:** Dangerous and Unsafe Structures located at 1024 South Washington Street – Award of Bid

**Objective:** Award bid in the amount of \$18,500.00 to Glessner Dirt Contracting for the demolition of 1024 S Washington St, due to its dangerous and unsafe condition.

**Explanation of Issue:** The property located at 1024 S Washington St was originally deemed dangerous and unsafe by Resolution No. R-3014 on June 21, 2022. At that time there was a motel on the property that included a basement. A demolition permit was issued to GTL Construction LLC, and demolition work began. The work on the property was not completed, and no inspections were requested or conducted. The permit expired on March 15, 2023.

Section 235.360 of the City Code mandates that, upon removal of any structure, the owner shall fill any basement or excavation on the property and take necessary actions to ensure the premises are left in a safe and sanitary condition, including filling all excavation to grade.

City staff was advised that the demolition process needed to start over. Subsequently, on May 7, 2024, the Commission approved Resolution No. R-3091, scheduling a public hearing for July 2, 2024, to address the ongoing dangerous and unsafe conditions at 1024 S Washington St. Resolution No. R-3091 was sent to the property owner of record, Certified Mail Restricted Delivery on May 8, 2024, and published in the Daily Union on May 15, 2024, and May 22, 2024.

The following hazards remain on the property:

- The basement, which was previously filled in, has sunk by approximately 3 feet, causing unlevelled ground and a hazardous condition around the concrete.
- A severe sinkhole has developed where the basement stairs were located.
- There is an 8-foot wall remaining on the property with no safeguards, posing a risk of vehicles driving off the wall or people falling.
- Portions of wood and metal beams are protruding from the ground, creating additional hazards.

On November 19, 2024, the City Commission approved to solicit bids for the demolition to make the premises safe.

The bid advertisement was published in the Daily Union and posted on the City's website. Additionally, five contractors were direct solicited. A mandatory pre-bid meeting took place on-site January 30, 2025, with six contractors in attendance. A total of five bids were received.

The scope of the bid includes removing the wall, stairs and parking area on the west side of the property, then filling and compacting the area with dirt as per the engineer's design. It also covers the removal of all remaining concrete and beams, the removal of existing signs, and properly filling the existing basement. The dirt will be provided, but the contractor will handle the hauling.

| <u>Contractor</u>         | <u>Bid Amount</u> |
|---------------------------|-------------------|
| Lakeside Construction     | \$70,500.00       |
| Glessner Dirt Contracting | \$18,500.00       |
| Outdoors Unlimited        | \$82,600.00       |
| Marty Grist Demolition    | \$147,950.00      |
| Holmes Construction Plus  | \$47,500.00       |

After bids were received, the owner, Bob Bhandari, did contact City staff, asking if a fence along the wall would suffice in making this property safe. City staff did send him pictures of the property and what was remaining on the property. He received pictures of the beams, the walls, the sunken basement and the concrete. He is interested in selling the property.

City staff recommends to award bid in the amount of \$18,500.00 to Glessner Dirt Contracting for the demolition of 1024 S Washington St, due to its dangerous and unsafe condition.

**Budget Impact:** The project will be funded through Demolition Removal in the General Fund. \$200,000.00 was budgeted for 2025. Costs will be billed to the property owner of record and will reimburse any charges to this account.

**Alternatives:**

1. Approve bid in the amount of \$18,500.00 to Glessner Dirt Contracting for the demolition of 1024 S Washington St, due to its dangerous and unsafe condition.
2. Disapprove bid in the amount of \$18,500.00 to Glessner Dirt Contracting for the demolition of 1024 S Washington St, due to its dangerous and unsafe condition.
3. Modify the request.
4. Table the request.

**Recommendation:** Staff recommends a motion to approve bid in the amount of \$18,500.00 to Glessner Dirt Contracting for the demolition of 1024 S Washington St, due to its dangerous and unsafe condition.

**Enclosures:** Bid Tabulation, Bids

# City of Junction City

## City Clerk's Office

February 5, 2025



Building & Codes Department

Closing Time: 2:00 pm

1024 South Washington Street Demo

| No. | Direct Solicited | Bidder                    | Local Vendor      | Bid Bond | Performance Bond | Addendum | Signed Bid | Bid Amount   | Bid Rank |
|-----|------------------|---------------------------|-------------------|----------|------------------|----------|------------|--------------|----------|
| 1.  |                  | Lakeside Construction     | Milford, KS       |          |                  |          |            | \$70,500.00  |          |
| 2.  |                  | Glessner Dirt Contracting | Junction City, KS |          |                  |          |            | \$18,500.00  |          |
| 3.  |                  | Outdoors Unlimited        | Milford, KS       |          |                  |          |            | \$82,600.00  |          |
| 4.  |                  | Marty Grist Demolition    |                   |          |                  |          |            | \$147,950.00 |          |
| 5.  |                  | Holmes Construction Plus  |                   |          |                  |          |            | \$47,500.00  |          |
| 6.  |                  |                           |                   |          |                  |          |            |              |          |
| 7.  |                  |                           |                   |          |                  |          |            |              |          |
| 8.  |                  |                           |                   |          |                  |          |            |              |          |
| 9.  |                  |                           |                   |          |                  |          |            |              |          |



DEMOLITION OF STRUCTURE(S)  
BID AND CONTRACT DOCUMENT

AFFIRMATIVE ACTION PLAN

Successful bidders must supply the City with a current copy of their company's Affirmative Action plan and have said plan approved by the City.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure, and any material associated with making the premises safe and sanitary.

BIDS

Bids shall be submitted in accordance with the Invitation to Bid. The City reserves the right to reject any and all bids for any reason. All Contractors interested in bidding on subject structures shall attend a mandatory pre-bid meeting to be held starting at 9:00 am on January 30, 2025. This meeting will be held at 1024 S Washington St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 1024 S Washington St" and shall be accepted until 2:00 pm on February 5, 2025.

Bid Amount for 1024 S Washington St:

\$ 70,500.00 Bid  
Seventy thousand and five hundred Dollars  
and  
zero Cents

Number of days to complete: 10

By Lakeside Constactor LLC.

Signature Jeff Pock

Date 2-4-2025

- ★ Bid includes everything discussed in walk through.
- ★ We will meet all Kaw Valley Specs & plans for removal of wall & hill side.



DEMOLITION OF STRUCTURE(S)  
BID AND CONTRACT DOCUMENT

AFFIRMATIVE ACTION PLAN

Successful bidders must supply the City with a current copy of their company's Affirmative Action plan and have said plan approved by the City.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure, and any material associated with making the premises safe and sanitary.

BIDS

Bids shall be submitted in accordance with the Invitation to Bid. The City reserves the right to reject any and all bids for any reason. All Contractors interested in bidding on subject structures shall attend a mandatory pre-bid meeting to be held starting at 9:00 am on January 30, 2025. This meeting will be held at 1024 S Washington St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 1024 S Washington St" and shall be accepted until 2:00 pm on February 5, 2025.

Bid Amount for 1024 S Washington St:

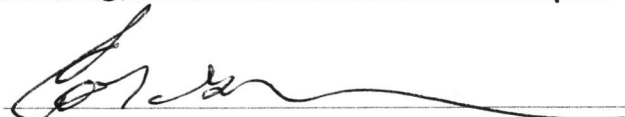
\$ 18,500.<sup>00</sup> Bid

Eighteen thousand five hundred Dollars  
and

zero Cents

Number of days to complete: 30

By Gleasoner Dirt Contracting

Signature 

Date 4 Feb 2025

DEMOLITION OF STRUCTURE(S)  
BID AND CONTRACT DOCUMENT

SITES

Structure(s) located at 1024 S Washington St to Junction City, Geary County, Kansas.

LIABILITY

The City of Junction City (hereinafter called "Owner") shall not be held liable for any action or cause of action, nor be responsible for any damages or claims whatsoever which may arise out of and from the performance of the proposed contract.

SCOPE

The work to be done under this contract includes the furnishing of all labor, materials, equipment, barricades and services necessary for, and incidental to, the proper and safe demolition of all buildings on the site. The Contractor shall also be responsible for the complete removal of all debris to include existing trash, brush, limbs and scrub trees under 6" diameter from the entire lot. Contractor is responsible for obtaining all necessary permits. The Contractor receiving the award for demolition of any structures covered in the contract shall have 60 days after the awards of bids to demolish said structures. If said structures are not demolished in this time this contract will be voided and the demolition will be awarded to the next lowest bidding Contractor.

DEMOLITION

All structures and portions thereof on the site shall be removed. All excavations shall be filled, compacted and graded so lot is level with the adjoining grades and lots. Until actual demolition of structures starts, structures shall remain secured and not accessible to the public. After demolition has started, the Contractor shall have a maximum of seven (7) days to remove said structure.

FOUNDATION & BACKFILL

The excavation will be backfilled with a homogenous soil material approved by the City of Junction City Building & Codes staff. No concrete, rocks, bricks, trash or other construction debris is to be placed in any backfilled area. The Contractor shall contact the City of Junction Building & Codes department prior to start of any backfilling.

PUBLIC UTILITIES AND IMPROVEMENTS

The City shall take care of all public utilities encountered in connection with this work. The Contractor shall make all necessary arrangements, and provide all services required in the care of gas pipes, water pipes, sewer pipes, electric wires, telephone and TV cables. The Contractor will seal the sanitary sewer in an approved manner, below grade at the foundation location. The Contractor shall call the City of Junction City Building & Codes Department for a sewer cap inspection before any backfill is placed.

Improvements not part of the project, such as sidewalks, curbs, driveways, roadway pavement and any other improvements removed, broken or damaged by the Contractor shall be replaced or reconstructed with the same kind of materials found on the work or the material of equal quality. The new work shall be left in serviceable conditions satisfactory to the Codes Administrator whenever a part of a square of slab or existing concrete sidewalk shall be removed and the concrete reconstructed. Damaged improvements shall be repaired at the Contractor's expense.

DEMOLITION OF STRUCTURE(S)  
BID AND CONTRACT DOCUMENT

AFFIRMATIVE ACTION PLAN

Successful bidders must supply the City with a current copy of their company's Affirmative Action plan and have said plan approved by the City.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure, and any material associated with making the premises safe and sanitary.

BIDS

Bids shall be submitted in accordance with the Invitation to Bid. The City reserves the right to reject any and all bids for any reason. All Contractors interested in bidding on subject structures shall attend a mandatory pre-bid meeting to be held starting at 9:00 am on January 30, 2025. This meeting will be held at 1024 S Washington St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 1024 S Washington St" and shall be accepted until 2:00 pm on February 5, 2025.

Bid Amount for 1024 S Washington St:

\$ 82,600 Bid

Eighty two thousand, six hundred Dollars  
and

0 Cents

Number of days to complete: 10

By Brad White

Signature [Signature]

Date 2-5-25

# Marty Grist Demolition

February 04, 2025

City of Junction City, Kansas  
700 N Jefferson St.  
Junction City, KS 66441

Bid Proposal – Demolition of 1024 S Washington St.

To whom this may concern,

The following is a proposal for the demolition of retaining wall and foundation.

Scope of work:

- Saw cut all perimeter of structure to ensure clean edges
- Place silt fence/sock
- Remove and haul off- one single pole sign and one 3-pole sign (Cut flush with pavement and backfill holes with sand or rock)
- Remove and haul off asphalt parking area from sidewalk to front of building
- Remove and haul off concrete sidewalk in front of retaining wall.
- Remove and haul off retaining wall, stairs and rock walls.
- Remove and haul off concrete slab, foundation and all curbs and sidewalks surrounding the slab
- Remove and haul off footings (Break footings off just below grade NOT removing footing completely out)
- Load fill with our loader at Wastewater Treatment Plant and haul to job, compact fill where foundation and retaining wall was. No more than 8-inch lifts.
- Haul fill in and track in for low spot where basement was to level up to grade
- Haul in topsoil and spread then spread grass seed

**TOTAL BID: \$147,950 + applicable sales tax**

**\*\*\*If subgrade below asphalt and concrete is too wet or unstable there will be an up charge to fix right\*\*\***

Please contact Marty, 785-249-0407 or Jacob, 785-220-8468 if you have any questions regarding this bid proposal.

Best Regards,

Marty

DEMOLITION OF STRUCTURE(S)  
BID AND CONTRACT DOCUMENT

SITES

Structure(s) located at 1024 S Washington St to Junction City, Geary County, Kansas.

LIABILITY

The City of Junction City (hereinafter called "Owner") shall not be held liable for any action or cause of action, nor be responsible for any damages or claims whatsoever which may arise out of and from the performance of the proposed contract.

SCOPE

The work to be done under this contract includes the furnishing of all labor, materials, equipment, barricades and services necessary for, and incidental to, the proper and safe demolition of all buildings on the site. The Contractor shall also be responsible for the complete removal of all debris to include existing trash, brush, limbs and scrub trees under 6" diameter from the entire lot. Contractor is responsible for obtaining all necessary permits. The Contractor receiving the award for demolition of any structures covered in the contract shall have 60 days after the awards of bids to demolish said structures. If said structures are not demolished in this time this contract will be voided and the demolition will be awarded to the next lowest bidding Contractor.

DEMOLITION

All structures and portions thereof on the site shall be removed. All excavations shall be filled, compacted and graded so lot is level with the adjoining grades and lots. Until actual demolition of structures starts, structures shall remain secured and not accessible to the public. After demolition has started, the Contractor shall have a maximum of seven (7) days to remove said structure.

FOUNDATION & BACKFILL

The excavation will be backfilled with a homogenous soil material approved by the City of Junction City Building & Codes staff. No concrete, rocks, bricks, trash or other construction debris is to be placed in any backfilled area. The Contractor shall contact the City of Junction Building & Codes department prior to start of any backfilling.

PUBLIC UTILITIES AND IMPROVEMENTS

The City shall take care of all public utilities encountered in connection with this work. The Contractor shall make all necessary arrangements, and provide all services required in the care of gas pipes, water pipes, sewer pipes, electric wires, telephone and TV cables. The Contractor will seal the sanitary sewer in an approved manner, below grade at the foundation location. The Contractor shall call the City of Junction City Building & Codes Department for a sewer cap inspection before any backfill is placed.

Improvements not part of the project, such as sidewalks, curbs, driveways, roadway pavement and any other improvements removed, broken or damaged by the Contractor shall be replaced or reconstructed with the same kind of materials found on the work or the material of equal quality. The new work shall be left in serviceable conditions satisfactory to the Codes Administrator whenever a part of a square of slab or existing concrete sidewalk shall be removed and the concrete reconstructed. Damaged improvements shall be repaired at the Contractor's expense.



DEMOLITION OF STRUCTURE(S)  
BID AND CONTRACT DOCUMENT

AFFIRMATIVE ACTION PLAN

Successful bidders must supply the City with a current copy of their company's Affirmative Action plan and have said plan approved by the City.

SALVAGE RIGHTS

The successful bidder will have salvage rights to the structure, structure materials, any contents associated with the structure, and any material associated with making the premises safe and sanitary.

BIDS

Bids shall be submitted in accordance with the Invitation to Bid. The City reserves the right to reject any and all bids for any reason. All Contractors interested in bidding on subject structures shall attend a mandatory pre-bid meeting to be held starting at 9:00 am on January 30, 2025. This meeting will be held at 1024 S Washington St.

Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 1024 S Washington St" and shall be accepted until 2:00 pm on February 5, 2025.

Bid Amount for 1024 S Washington St:

\$ 147,950 Bid

One hundred forty-seven thousand nine hundred fifty Dollars  
and

no Cents

Number of days to complete: 60

By Owner Marty Grist Marty Grist Demolition

Signature 

Date 04 Feb 2025

## DEMOLITION OF STRUCTURE(S) BID AND CONTRACT DOCUMENT

### SITES

Structure(s) located at 1024 S Washington St to Junction City, Geary County, Kansas.

### LIABILITY

The City of Junction City (hereinafter called "Owner") shall not be held liable for any action or cause of action, nor be responsible for any damages or claims whatsoever which may arise out of and from the performance of the proposed contract.

### SCOPE

The work to be done under this contract includes the furnishing of all labor, materials, equipment, barricades and services necessary for, and incidental to, the proper and safe demolition of all buildings on the site. The Contractor shall also be responsible for the complete removal of all debris to include existing trash, brush, limbs and scrub trees under 6" diameter from the entire lot. Contractor is responsible for obtaining all necessary permits. The Contractor receiving the award for demolition of any structures covered in the contract shall have 60 days after the awards of bids to demolish said structures. If said structures are not demolished in this time this contract will be voided and the demolition will be awarded to the next lowest bidding Contractor.

### DEMOLITION

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### FOUNDATION & BACKFILL

The excavation will be backfilled with a homogenous soil material approved by the City of Junction City Building & Codes staff. No concrete, rocks, bricks, trash or other construction debris is to be placed in any backfilled area. The Contractor shall contact the City of Junction Building & Codes department prior to start of any backfilling.

### PUBLIC UTILITIES AND IMPROVEMENTS

The City shall take care of all public utilities encountered in connection with this work. The Contractor shall make all necessary arrangements, and provide all services required in the care of gas pipes, water pipes, sewer pipes, electric wires, telephone and TV cables. The Contractor will seal the sanitary sewer in an approved manner, below grade at the foundation location. The Contractor shall call the City of Junction City Building & Codes Department for a sewer cap inspection before any backfill is placed.

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DEMOLITION OF STRUCTURE(S)  
BID AND CONTRACT DOCUMENT

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Bids shall be directed to the City Clerk's office, securely sealed and endorsed upon the outside "Demolition of 1024 S Washington St" and shall be accepted until 2:00 pm on February 5, 2025.

Bid Amount for 1024 S Washington St:

\$ 47,500 Bid

Forty Seven Thousand Five Hundred Dollars  
and

— Cents

Number of days to complete: 7

By Holmes construction plus 1 cody Holmes

Signature Cody Holmes

Date 2-4-25



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/31/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| <b>PRODUCER</b><br>C&W Insurance<br>555 Poyntz Avenue, Suite 205<br>P.O. Box 1989<br>Manhattan KS 66505-1989 | <b>CONTACT NAME:</b> Christi Hursh<br><b>PHONE (A/C, No, Ext):</b> (785) 537-1600<br><b>E-MAIL ADDRESS:</b> chursh@charlsonwilson.com<br><b>FAX (A/C, No):</b> (785) 537-1657                                                                                                                                                     |                               |        |                                  |  |            |  |            |  |            |  |            |  |            |  |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------|----------------------------------|--|------------|--|------------|--|------------|--|------------|--|------------|--|
| <b>INSURED</b><br>Holmes Construction Plus, LLC<br>120 W 7th St<br>Lebo KS 66856                             | <table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Auto-Owners Insurance</td><td></td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Auto-Owners Insurance |  | INSURER B: |  | INSURER C: |  | INSURER D: |  | INSURER E: |  | INSURER F: |  |
| INSURER(S) AFFORDING COVERAGE                                                                                | NAIC #                                                                                                                                                                                                                                                                                                                            |                               |        |                                  |  |            |  |            |  |            |  |            |  |            |  |
| INSURER A: Auto-Owners Insurance                                                                             |                                                                                                                                                                                                                                                                                                                                   |                               |        |                                  |  |            |  |            |  |            |  |            |  |            |  |
| INSURER B:                                                                                                   |                                                                                                                                                                                                                                                                                                                                   |                               |        |                                  |  |            |  |            |  |            |  |            |  |            |  |
| INSURER C:                                                                                                   |                                                                                                                                                                                                                                                                                                                                   |                               |        |                                  |  |            |  |            |  |            |  |            |  |            |  |
| INSURER D:                                                                                                   |                                                                                                                                                                                                                                                                                                                                   |                               |        |                                  |  |            |  |            |  |            |  |            |  |            |  |
| INSURER E:                                                                                                   |                                                                                                                                                                                                                                                                                                                                   |                               |        |                                  |  |            |  |            |  |            |  |            |  |            |  |
| INSURER F:                                                                                                   |                                                                                                                                                                                                                                                                                                                                   |                               |        |                                  |  |            |  |            |  |            |  |            |  |            |  |

## COVERAGES

CERTIFICATE NUMBER: 2024-2025

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                                               | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                          |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER:                                                  |           |          | 75512883      | 08/23/2024              | 08/23/2025              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000<br>MED EXP (Any one person) \$ 10,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000<br>\$ |
| A        | <input type="checkbox"/> AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input checked="" type="checkbox"/> OWNED AUTOS ONLY<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY<br><input checked="" type="checkbox"/> 19<br><input checked="" type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY |           |          | 5351288300    | 08/23/2024              | 08/23/2025              | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>Underinsured motorist \$ 1,000,000                                                 |
|          | <input type="checkbox"/> UMBRELLA LIAB<br><input type="checkbox"/> EXCESS LIAB<br>DED RETENTION \$<br>OCCUR CLAIMS-MADE                                                                                                                                                                                                                                         |           |          |               |                         |                         | COMBINED SINGLE LIMIT<br>EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                                               |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below<br>Y/N<br>N/A                                                                                                                                                            |           |          |               |                         |                         | PER STATUTE<br>OTH-ER<br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                                                                                                                               |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

\*\*\*INFORMATIONAL USE ONLY\*\*\*

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

## Contact Information

Cody Holmes

[Holmesconstructionplus@gmail.com](mailto:Holmesconstructionplus@gmail.com)

620-794-8361