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October 2, 2012

Mr. David Corliss
City Manager
City of Lawrence
6 East 6th Street
Lawrence, KS 66044

Dear Dave:

To follow on the expressed interest of the KU Endowment to purchase a tract of land for the development of new facilities for Kansas Athletics, I write to provide this proposal based upon our recent meetings. I know you and others with the City of Lawrence share in the enthusiasm for what this opportunity represents for the future benefit of KU and the Lawrence community. For the purposes of this proposal, KU Endowment and Kansas Athletics have selected Bliss Sports as the developer of the site and any improvements.

Subject to City approval of appropriate requests for annexation, zoning, land use permits, platting, waiving all city related fees, and approval of industrial revenue bonds for the project KU Endowment will purchase the tract of land west of George Williams Way. Initially this land will be used for the development of new facilities for KU teams competing in track and field, softball, and soccer

Beyond the development of facilities for Kansas Athletics, KU Endowment proposes to make available to the City of Lawrence:

- 1) The City recreation center of no less than 181,000 sq. ft., eight lighted tennis courts, walking trails of approximately five miles, all interior roads, access road to west of property as outlined within site map, onsite utilities (sewer, water, etc.), all professional fees and services associated with improvements, and landscaping. The proposed facilities and improvements would be completed in accordance with architectural specifications and program documents agreed upon by the City. These improvements will be designed and constructed by professionals who will be selected by KU Endowment. Upon completion of the projects and the issuance of a certificate of occupancy for all aforementioned components, the ownership of the improvements along with the land upon which the improvements were constructed would be transferred to the City as a turn-key transaction in consideration of the City's one-time payment of \$25 Million. At the conclusion of the transaction, the City will have title to the related property.

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- 2) At this time, it is anticipated that the parking lots of approximately 1,400 – 1,500 spaces, will remain under the ownership of KU Endowment. If so, KU Endowment will maintain a liability policy for which a proportional share of the policy would be paid by the City as a reimbursement to KU Endowment. Also, considering that Kansas Athletics will not have a need for use of the parking lots or private drives within the development during the winter season, the City will assume the responsibility for snow removal from the parking lots and private drives within the development. It is anticipated that the City would annually set aside a sum for future maintenance of the parking lots and private drives within the development.
- 3) Kansas Athletics will purchase water from the City based upon meters to be installed at the athletics facilities for restrooms and the irrigation of competition fields. The City will make available at no charge water for irrigation of the general landscaping of all the facilities at this location. Kansas Athletics will maintain the lawns and landscaping around the recreation center and tennis courts at no cost to the City.

The proposal represented in this letter serves to provide an update of the general parameters of how we see this project coming together for the benefit of both the University and the City of Lawrence. Certainly, we have a number of details to be worked out as we proceed, but I do want you to have these terms for consideration and acceptance.

This project represents a unique opportunity for KU and the City to achieve a unique, park-like setting with outstanding facilities and improvements unmatched in our region. With your agreement, I look forward to working together to make this a reality.

Cordially,



Dale Seufferling
President

DS:clh

cc: Sheahon Zenger, Athletics Director
Thomas Fritzel, Bliss Sports

