

Brown Stone 3 Development, LLC

Real Estate Investment

July 12, 2019

Dean Haselhorst, Chairman
Ellis County Board of Commissioners
718 Main Street
Hays, Kansas 67601

RE: Letter of Support – Northwest Business Corridor in Ellis, County

Dear Mr. Chairman,

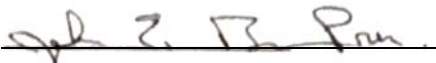
D&J Development, LLC is pleased to submit this letter of support to Ellis County for the Federal BUILD Grant Application. As the developer of the I-70 West Development, we have formally submitted our application for Tax Increment Financing (TIF) to fund infrastructure improvements for a new \$40M Commercial Development that will be constructed along the proposed Northwest Business Corridor. This proposed development project is located in the northwest corner of 230th Avenue and 55th Street. The proposed Northwest Business Corridor provides four principal advantages to our project and the Ellis County community:

- Better access to federal highways for the transportation-dependent businesses located along the corridor.
- Improved safety for the workers and visitors who travel the corridor on a daily basis.
- Provides a bypass route around the City of Hays for large loads that cannot safely pass under the I-70 bridge over U.S. Route 183.
- The potential for continued development of the business corridor, including new developments to serve the traveling public.

As a partner to the City of Hays on this commercial development project, D&J Development, LLC have committed approximately \$400,000 of TIF eligible project cost towards the construction of the 230th Avenue and 55th Street Intersection Improvement project. This project has been awarded \$1.5M in funds from the Kansas Department of Transportation through their Economic Development Fund. This intersection improvement project is generally referred to as Phase 1 of the proposed Northwest Business Corridor. The total estimated cost of this project is approximately \$1.9M.

Please accept our support for this important project and feel free to include this letter with your grant application. We hope that the U.S. Department of Transportation will look favorably upon Ellis County's grant request. Do not hesitate to contact me if I can answer further questions about our support for the Northwest Business Corridor.

Sincerely,



John E. Brown
President - D&J Development, LLC