

Approved: May 1, 1997
Date

MINUTES OF THE SENATE COMMITTEE ON TRANSPORTATION AND TOURISM

The meeting was called to order by Chairman Ben Vidricksen at 9:05 a.m. on March 11, 1997 in Room 313-S
The Old Supreme Court Room

All members were present except:

Committee staff present: Hank Avila, Legislative Research Department
Bruce Kinzie, Revisor of Statutes
Marian Holeman, Committee Secretary

Conferees appearing before the committee: Skip Palmer
Christine Baum

Others attending: See attached list

TOURISM - WONDERFUL WORLD OF OZ THEME PARK

Skip Palmer, Project Vice President for the OZ Entertainment Company narrated a CD Rom Presentation on the Wonderful World of Oz Theme Park (Attachment 1). Christine Baum, granddaughter of Frank L. Baum, author of the original OZ stories, assisted in the presentation. Additional presentations were made for the general public at noon and at 1:30 p.m. for the House Tourism Committee.

During discussion following presentation, Mr. Palmer explained the STAR bond process. They anticipate employment will be around 600 full time and up to 3,000 during peak periods. The park itself will occupy approximately 55 acres. Additional acres west of the park will be incorporated into a golf course, hotels, etc. Projected visits the first year are 3 million and when additional themes are brought on line up to 6 million per year. STAR bonds need to be locked in place because they are the base of the financial structure.

Meeting adjourned at 10:05 a.m.

The next meeting is scheduled for March 12, 1997 in Room 254-E

SENATE TRANSPORTATION AND TOURISM
COMMITTEE GUEST LIST

DATE: MARCH 11, 1997

NAME	REPRESENTING
Morine Kruse	KDOCTH - Tourism
Stacey Herman	KDOCTH - TOURISM
Carole Frederick	KDOCTH - Tourism
Tom Tunnel	Ks Grain & Feed Assn
Doug Wareham	Ks. Grain & Feed Assn.
R. Lipey	AP
Jean Barbic	TIAR
Mary & Bob Eline	visitors - Salina, Ks.
Jim Welch	Assistant Attorney General
Wendy May	KS. AUTO DEALERS ASSN.
Denny Burges & S	Sunflower Racing
Lisa Meyer	Ks Gov. Consulting
Kevin Foxworth	Ks LODGING ASSN.
Dick Carter, Jr.	KDWP
STEVE WILLIAMS	"
P. J. Omlanson	MOS.
R. Niece	Sen. Sec.
Susan Cluff	Historical Society
Mary Jean Flory	Fish Club Supervisor

SENATE TRANSPORTATION AND TOURISM
COMMITTEE GUEST LIST

DATE: MARCH 11, 1997

NAME	REPRESENTING
<i>Candice Ransley</i>	<i>KLRD Staff</i>
<i>J. Marshall</i>	<i>Harris News Service</i>
<i>N.D. Hume</i>	<i>KS Public Radio</i>
<i>W. Hume</i>	<i>Piper High School</i>
<i>Tured Shearer</i>	<i>Piper High</i>
<i>Matt Kaneill</i>	<i>Piper High School</i>
<i>Jeff Kuhn</i>	<i>Piper High School</i>
<i>Travis Jones</i>	<i>Piper High School</i>
<i>Jodi Shore</i>	<i>Piper High School</i>
<i>Amy Breshears</i>	<i>Piper High School</i>
<i>Amy Casemore</i>	<i>Piper High School</i>
<i>Sash Ferguson</i>	<i>Piper High School</i>
<i>Denise Duke</i>	<i>Piper High School</i>
<i>Deanna Grover</i>	<i>Piper High School</i>
<i>Sara Gray</i>	<i>Piper High School</i>

THE WONDERFUL WORLD OF OZ

AN OZ ENTERTAINMENT COMPANY

"Follow the Yellow Brick Road™"

F A C S I M I L E

TO: Lynne Holt
Legislative Research

FROM: Skip Palmer 

DATE: March 14, 1997

SUBJ: Project Update

The City of Kansas City and our company executed a Development Agreement that is essentially the "road map" for the project. The initial components include the 55 acre theme park, The Wonderful World of Oz, a 300 room hotel and conference center, an 18 hole golf course, a 600 site recreation vehicle park and all of the essential supporting service and infrastructure. The total investment on opening day is projected to be \$465,000,000. These components will utilize approximately 1,200 acres. We have initiated a voluntary land acquisition program.

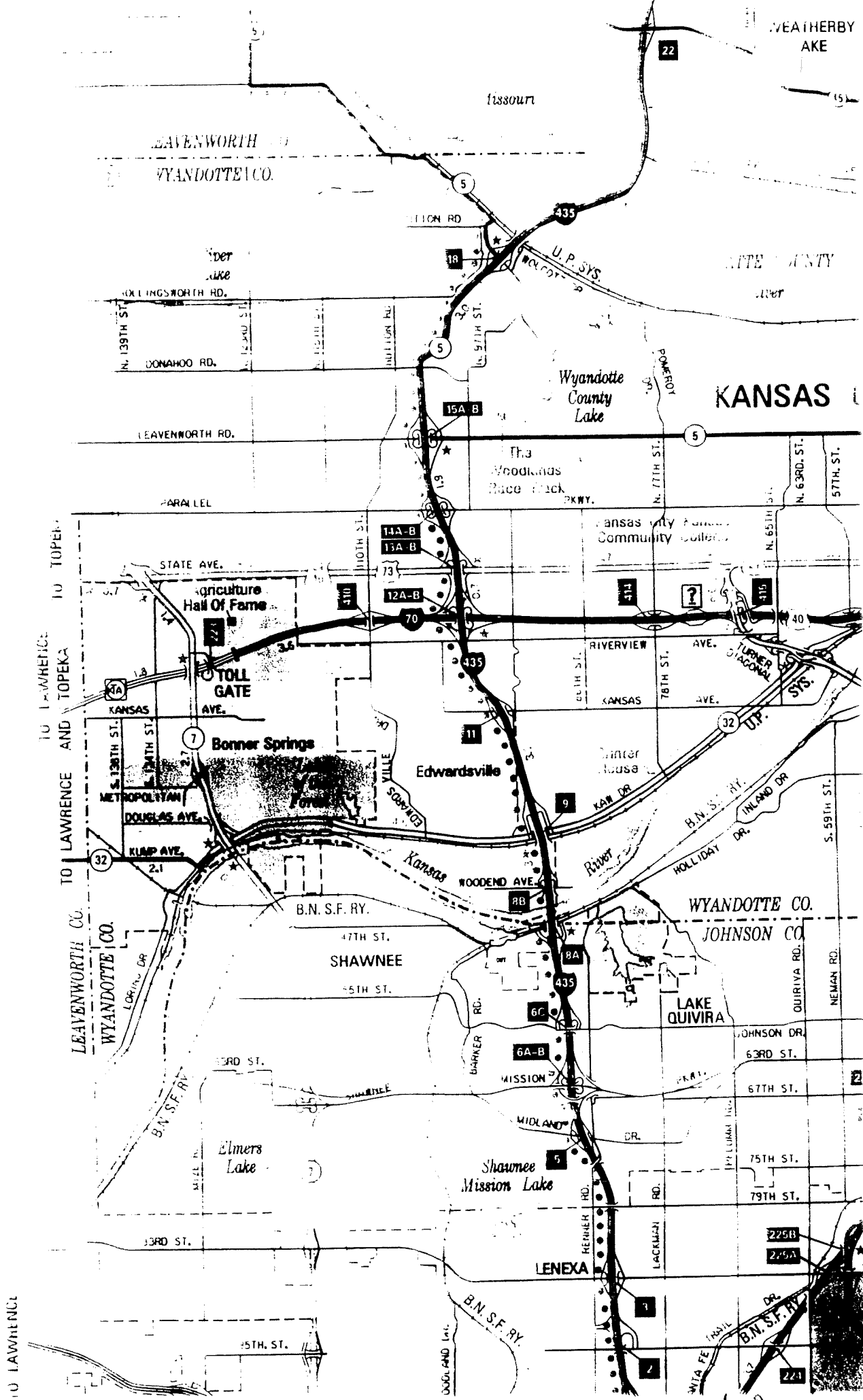
The City of Kansas City has adopted a resolution expanding the existing I-435 Corridor Enterprise Zone to include the area of principle development. It is bounded by 110 Street on the east, State Avenue on the South, K-7 on the west and Parallel Parkway to the north. The next phase of negotiation with the City will result in the establishment of a Re-development Agreement for the first elements of the project. It will include the Concept Plan and the Financing Plan. The latter will specify the specific use of the proceeds from the STAR Bonds to be issued by the City.

The current project schedule provides for the commencement of construction in the Spring of 1998 with an opening date of May 20, 2000. A draft impact study prepared by the Mid-America Regional Council estimates that almost 8,000 jobs will be created, in the metropolitan region, during the two years of construction and the first year of operation.

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SENATE TRANSPORTATION & TOURISM
3/11/97
ATTACHMENT 1

1-1



WEATHERBY
LAKE

LEAVENWORTH
WYANDOTTE CO.

WYANDOTTE COUNTY

KANSAS

TO LAWRENCE
AND TOPEKA

LEAVENWORTH CO.
WYANDOTTE CO.

WYANDOTTE CO.

JOHNSON CO.

LAKE QUIVIRA

SHAWNEE

LENEXA

TO LAWRENCE

1-2

The Management Team

Robert B. Kory (45), J.D., is a founder of the Company. He has served as President and CEO since April 1993 and he previously served as Executive Vice President, Secretary and Chief Operating Officer of OREI since its formation in August 1991. He has been principally responsible from inception of the Project for assembling and managing the entire Project team, obtaining venture capital financing, creating and managing the passage of economic development legislation, and for defining the Project's strategic direction. For two years prior to commencing the Project, he headed a law practice specializing in entertainment finance. From 1983 through late 1989, he practiced law with Gibon, Dunn & Crutcher, Lawyers, where he developed expertise in corporate entertainment, intellectual property and securities law. Prior to attending law school, Mr. Kory was a writer and published six books. He is a summa cum laude and Phi Beta Kappa graduate of Yale College and a graduate of the University of Chicago Law School.

Harold B. (Skip) Palmer, II (50), recently joined the Project as Vice President - Attractions and President of The Wonderful World of OZ, Inc., the wholly owned theme park operating subsidiary of the Company. Mr. Palmer has 25 years experience in the themed entertainment industry as an operations executive, including almost ten years with The Walt Disney Company, where he rose to Director (operations) at Disneyland. After leaving Disney at the end of 1979, he spent three years in Australia with the Grundy Organization where he opened the country's first family entertainment center and water park. From 1984 to 1989, he was a principal at Management Resources. From 1990 to the present, he has served as President of The Palmer Company which has focused on operations consulting for theme park developers. His distinguished career includes military service in Vietnam where he rose to the rank of Captain, was awarded the Silver Star, and ended his tour of duty on General Westmoreland's staff in the United States and an official spokesman for the United States Army.



Trust puts its trust in 'Oz' park

By Kirk Honeycutt

The L. Frank Baum Trust has given its OK to bring Dorothy back to K.C. from OZ.

Robert Baum, managing trustee of the Baum Trust and great-grandson of L. Frank Baum, author of "The Wizard of Oz" and 13 other Oz books, announced Monday that the trust has signed a comprehensive agreement with Landmark Entertainment Group and OZ Resorts & Entertainment Inc. to support development of "The Wonderful World of Oz" theme park in Kansas City, Kan.

Design has been under way since December, when Landmark, a creator of several major theme parks, reached an agreement with Turner Home Entertainment to use images and characters from the 1939 MGM film musical starring Judy Garland, Bert Lahr, Jack Haley and Ray Bolger.

"After reviewing Landmark's imaginative concept design and master plan and OZ Resorts' comprehensive development plans, we could not be more enthusiastic about this project," said Baum.

"This new agreement with the Baum family for us to use all the Oz books will allow us to fully

develop the park as a true representation of the world that L. Frank Baum created," said Landmark CEO Gary Goddard.

Goddard, who founded Landmark in 1980 with Tony Christopher, noted, "We're ex-Disney guys, so the appeal (of this project)

is to a theme park in the Disney tradition with rides, shows and attractions that represent the best of the Oz stories."

"The Wonderful World of Oz" will include in its first phase a 50-acre theme park, a hotel and a championship golf course. Robert Kory, one of the principals in OZ Resorts & Entertainment Inc., a privately held Kansas corporation, said the opening for the park is tentatively scheduled for spring 1996, with the hotel probably opening a year earlier.

"This is a destination resort for the Midwest," said Kory. "Sixty-eight million people live within a day's drive of Kansas City."

Future plans call for a 900-acre development with additional hotels, a water park, a recreational vehicle park and an Oz museum to house Oz memorabilia. □

