

Public Hearing for the Area 3B Project Plan (Chester I Lewis Reflection Park)



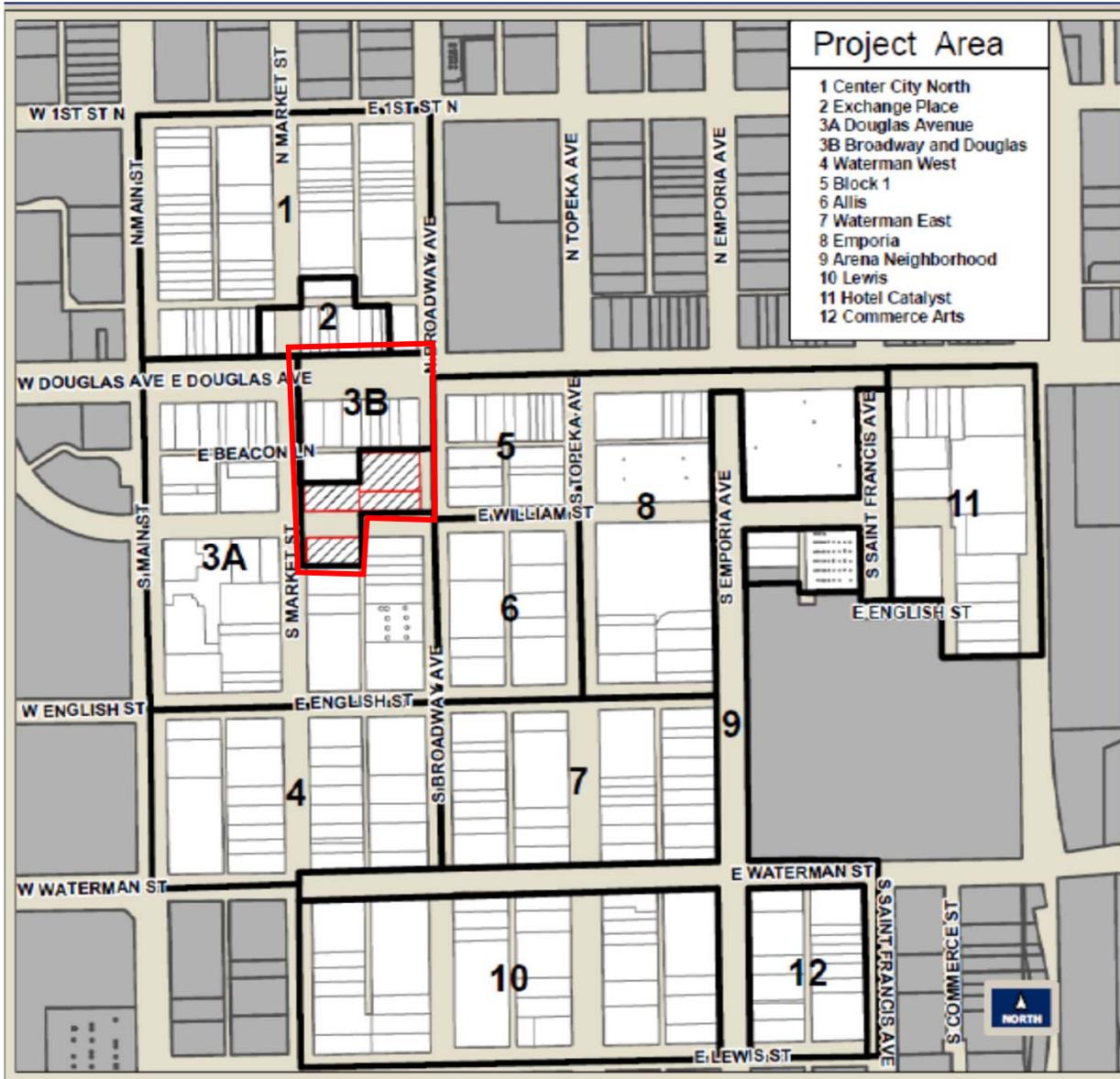
May 5, 2020



Center City South Redevelopment District

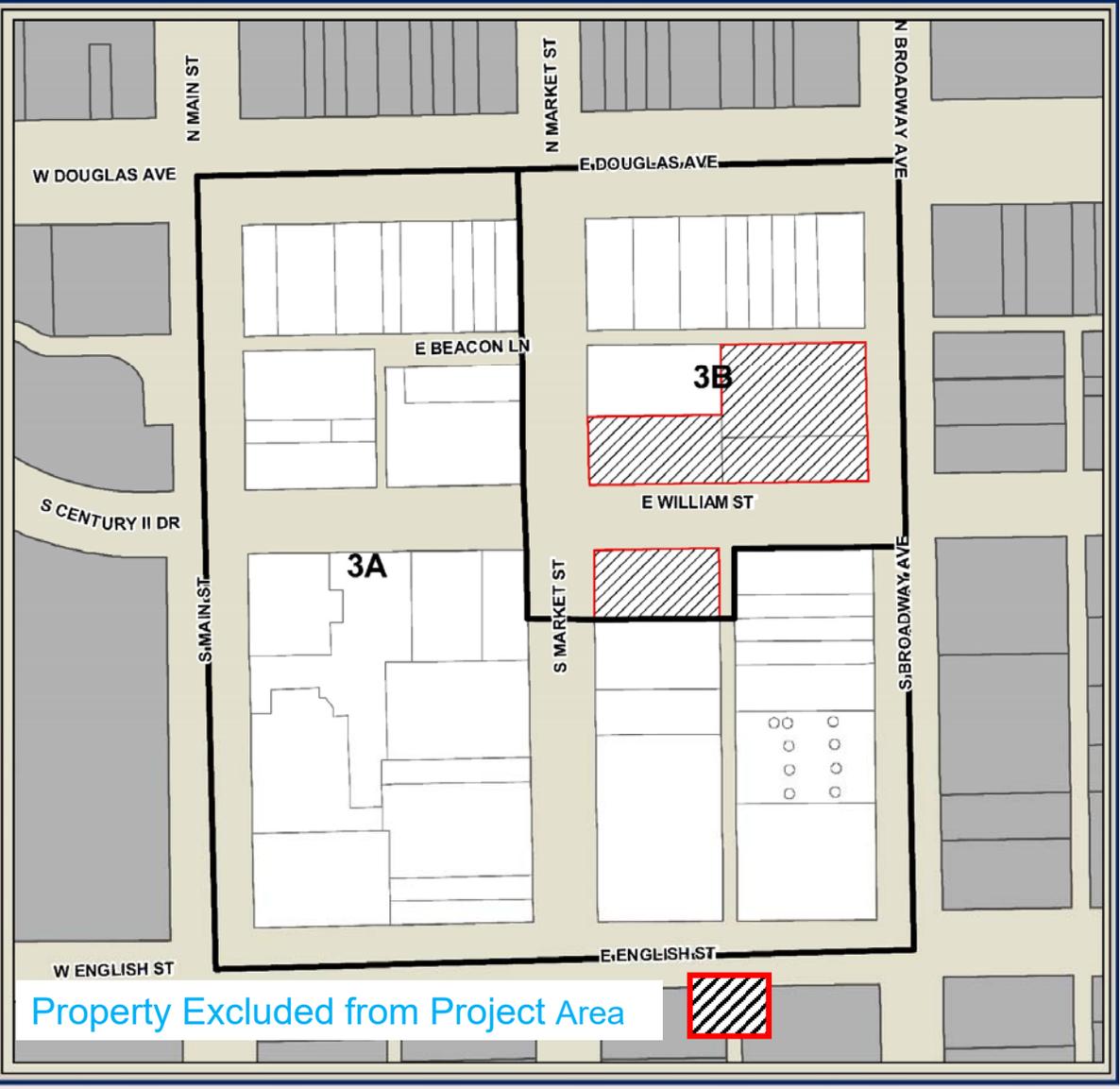
- Established in 2007
- 13 areas identified for project areas
- Redevelopment of downtown
- Current Projects
 - Exchange Place
 - Block One
 - Naftzger Park





Center City South TIF District





Project Area 3B– Private Development

- \$75,000,000 conversion of:
 - Former State Office Building to Kansas Health Science Center
 - Former Sutton Building into 119 units of student housing
 - Former Broadway Plaza into 119 room AC Marriott hotel
 - Former Henry’s Building into commercial kitchen and culinary school



Project Area 3B– TIF Project Development



- Chester I. Lewis Reflection Park
 - Construct updates
 - Repair/replace pavers
 - Open up park as gathering space
 - Retain historic and cultural elements
 - Acquire portion of land to east for expansion
- Supporting infrastructure



Park Project Process



- Process to be led by committee comprised of community stakeholders
- Public engagement on design
- Process coordinated/timed with KHSC construction



Use of Tax Increment Financing



- \$1,300,000 TIF Bonds
 - Guaranteed by developer
 - Chester I. Lewis Reflection Park
 - Acquire portion of land to east for expansion
- \$1,000,000 Pay-as-you-go
 - If TIF revenue exceeds amount needed for bond payments
 - Supporting infrastructure



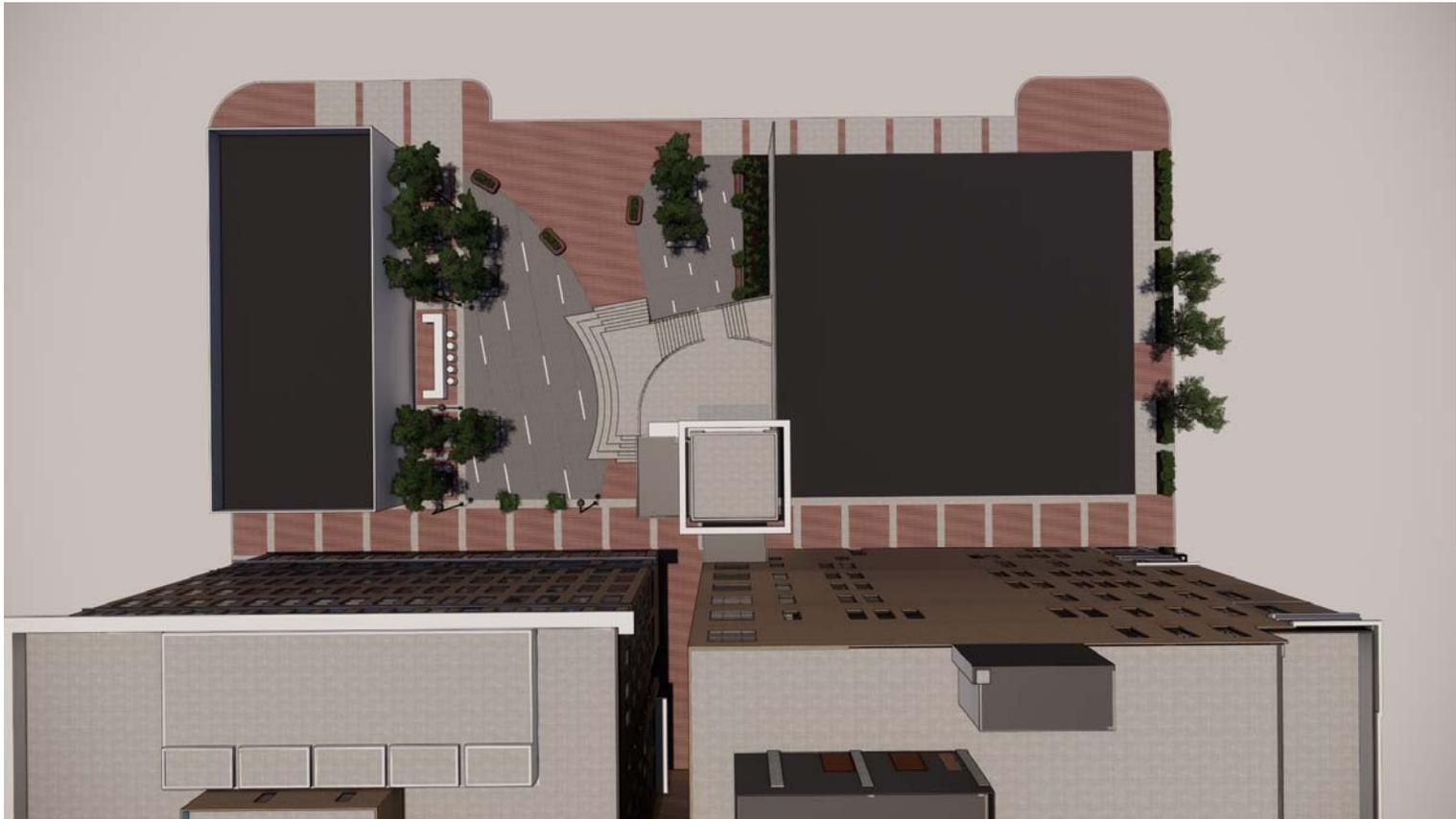
Park – Existing



Park – Concept Only



Park – Concept Only



Recommended Action

- It is recommended that the City Council close the public hearing, place on first reading of the ordinance adopting the Project Area 3B Plan and authorize the necessary signatures.

