

RESOLUTION NO. 13-161**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS STATING THAT THE CITY IS CONSIDERING A REDEVELOPMENT PROJECT PLAN WITHIN THE BOUNDARIES OF THE EAST BANK REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ.**

WHEREAS, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the "Act") and Ordinance No. 42-966, passed December 12, 1995, and published December 15, 1995, the City of Wichita (the "City") established a redevelopment district pursuant to K.S.A. 12-1770 *et seq.*, as amended, known as the East Bank Redevelopment District (the "District"); and

WHEREAS, by Ordinance No. 45-339, passed June 25, 2002, and published June 29, 2002, the City removed certain property and reduced the boundaries of the District pursuant to K.S.A. 12-1771(g); and

WHEREAS, Ordinance No. 46-407, passed November 23, 2004, and published November 29, 2004, the City added certain property and increased the boundaries District pursuant to K.S.A. 12-1771(f) and made a substantial change to the District Plan for the District; and

WHEREAS, the District Plan for the District provided that redevelopment of the District would be in several project areas within the District as set forth in separate redevelopment plans to be approved by the governing body of the City pursuant to K.S.A. 12-1771; and

WHEREAS, pursuant to Ordinance No. 49-557, passed August 13, 2013, and published August 16, 2013, a non-substantial amendment to Ordinance No. 46-407 and the District Plan was made by attaching a map of the proposed project areas; and

WHEREAS, by Ordinance No. 45-983, passed January 3, 2004, and published February 6, 2004, the City adopted a redevelopment project plan for the WaterWalk Redevelopment Project Area within the District; and

WHEREAS, the City has prepared an additional redevelopment project plan for the West Bank Apartments Project Area (the "Project Plan"), is negotiating a redevelopment agreement with respect thereto and is considering adoption of the Project Plan; and

WHEREAS, on August 22, 2013, the Wichita Sedgwick County Metropolitan Area Planning Commission reviewed the proposed Project Plan and has adopted a resolution finding that the Project Plan is consistent with the comprehensive plan for the development of the City; and

WHEREAS, the City desires to call and conduct a public hearing under the provisions of the Act to consider approval of the Project Plan.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, AS FOLLOWS:

Section 1. Project Plan. The City of Wichita, Kansas (the "City") is considering the approval of the West Bank Apartments Project Area Redevelopment Plan (the "Project Plan") for the redevelopment of

the West Bank Apartments Project Area (the “Project Area”) within the East Bank Redevelopment District (the “District”). The proposed Project Plan includes the information required by the Act. The boundaries of the of the District and the proposed Project Area are set forth on *Exhibit A* attached hereto and are described as set forth in Exhibit “B” attached hereto, the provisions of which are incorporated herein by reference. Notice is hereby given pursuant to the Act that the Project Plan provides that the City may issue full faith and credit tax increment bonds to finance, in whole or in part, the costs to finance projects described in the proposed Project Plan.

Section 2. Plan Delivery; Public Records. The City Clerk is directed to deliver a copy of the Project Plan to the Board of County Commissioners of Sedgwick County, Kansas and to the Board of Education of Unified School District No. 259. A copy of the Project Plan and a map of the Project Area to be redeveloped are public records and will be on file and available for public inspection during regular office hours in the office of the City Clerk, City Hall, 13th Floor, 455 N. Main, Wichita, Kansas.

Section 3. Public Hearing; Approval. Notice is hereby given that the City Council of the City will conduct a public hearing to consider the approval of the Project Plan on October 8, 2013 at 9:00 a.m., or as soon thereafter as the matter can be heard, in the City Council Chambers, City Hall, 455 N. Main, Wichita, Kansas. At the public hearing, the City Council will receive public comment on Project Plan, and may, after the conclusion of such public hearing, consider the passage of an ordinance that makes findings necessary pursuant to the Act for approval of the Project Plan.

Section 4. Notice of Public Hearing. The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions:

(a) a copy of this Resolution shall be mailed by United States certified mail, return receipt requested, within 10 days of this date to: (i) the Board of County Commissioners of Sedgwick County, Kansas; (ii) the Board of Education of U.S.D. No. 259; and (iii) each owner and occupant of land within the proposed Project Area.

(b) a copy of this resolution, specifically including *Exhibits A and B* attached hereto, shall be published once in the official newspaper of the City not less than one week nor more than two weeks preceding the date of the public hearing.

Section 5. Further Authority. The Mayor, City Manager, City Clerk and the other officers and representatives of the City, including the City’s bond counsel, are hereby authorized and directed to take such other action as may be necessary, appropriate or desirable to accomplish the purposes of this resolution.

Section 6. Effective Date This Resolution shall be in full force and effect from and after its adoption by the City Council.

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ADOPTED by the City Council of the City of Wichita, Kansas, on August 27, 2013.

(SEAL)

Carl Brewer, Mayor

ATTEST:

Karen Sublett, City Clerk

APPROVED AS TO FORM:

Gary E. Rebenstorf, Director of Law

EXHIBIT "A"

Proposed West Bank Apartments Project Area Map

City of Wichita, Kansas

-  East Bank Redevelopment District
-  Proposed West Bank Apartments Project Area
-  Property Parcels inside Redevelopment District
-  Property Parcels outside Redevelopment District

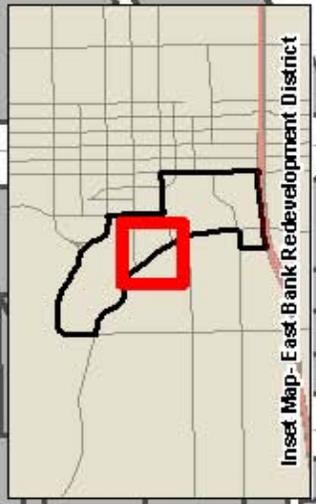
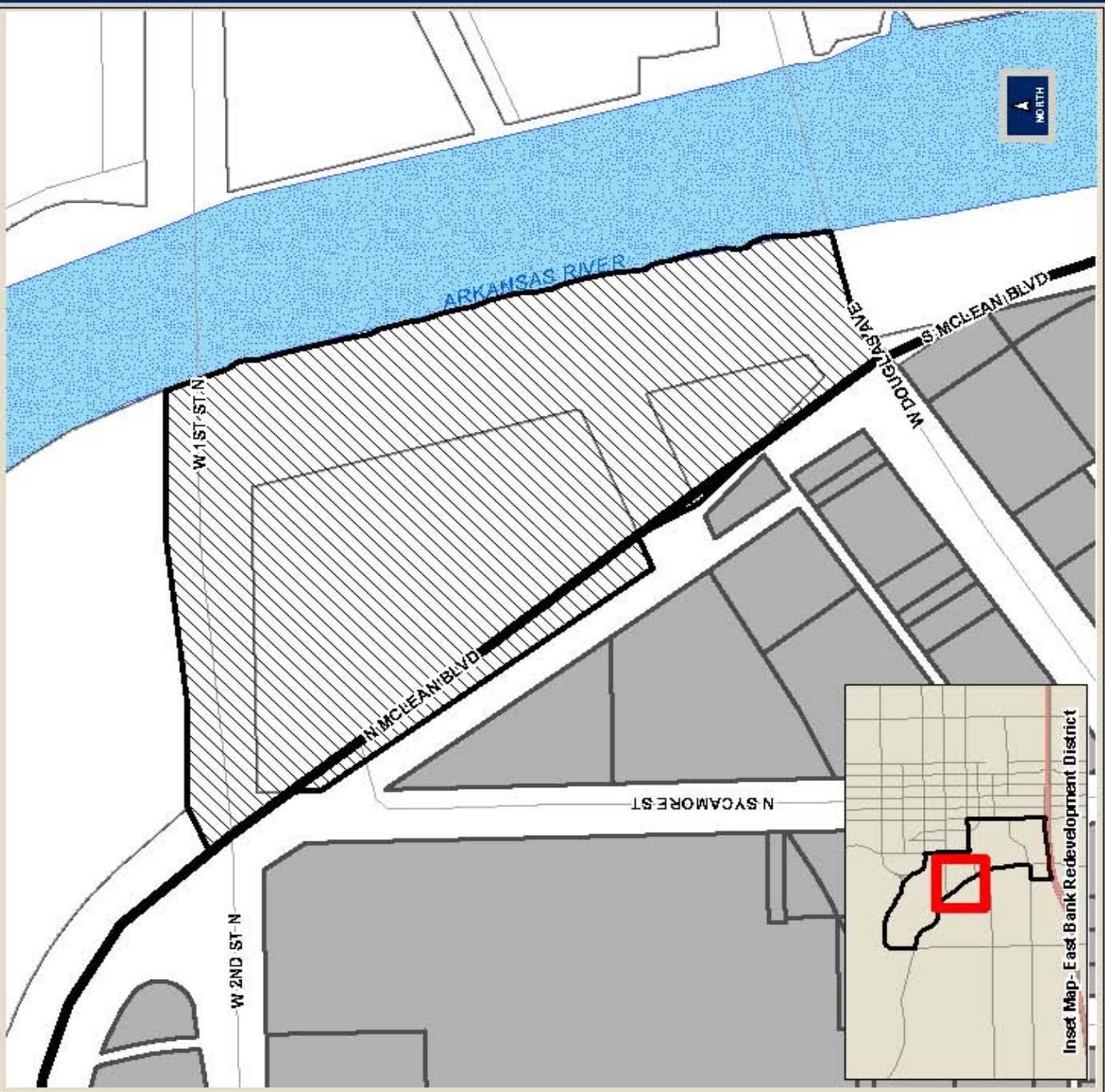
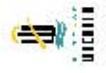
Software: ArcGIS 10.2.1
 Hardware: Dell Xeon
 Printer: HP 3000 Plotter

Map Data Source:
 Property Parcels provided by Sedgwick County GIS

Map Created by:
 City of Wichita

Map of Wichita, Kansas
 City of Wichita, Kansas
 City of Wichita, Kansas

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Inset Map - East Bank Redevelopment District

Exhibit B
Legal Description of the West Bank Apartments
Redevelopment Project Area

All property located in Wichita, Sedgwick County, Kansas within the boundaries beginning at the intersection of the centerline of Douglas Avenue and the west right of way line of McLean Boulevard; thence north to the north right of way line of Second Street North; thence east to the west bank of the Arkansas River; thence south to the centerline of Douglas Avenue; thence west to the point of beginning; and including all street rights of way within such described area