

**RESOLUTION NO. 13-162****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 CENTER CITY SOUTH 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. 47-475, passed May 8, 2007, and published May 11, 2007, the City of Wichita (the "City") established a redevelopment district pursuant to the Act, known as the Center City South Redevelopment District (the "District"); and

**WHEREAS**, by Ordinance No. 48-124, passed December 9, 2008, and published December 12, 2008, 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 City has heretofore, in 2007, approved a redevelopment project plan for the Exchange Place Project Area within the District, which plan has been amended on two occasions; and

**WHEREAS**, the City due to economic conditions and the inability of the designated project developers to obtain financing, the redevelopment project plan has not been commenced, thus not completed and needs to be abandoned; and

**WHEREAS**, the City has prepared a new redevelopment project plan for the Exchange Place Project Area (the "Project Plan"), is negotiating a new 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 Exchange Place Project Redevelopment Plan (the "Project Plan") for the redevelopment of the Exchange Place Project Area (the "Project Area") within the Center City South Redevelopment District (the "District"). The proposed Project Plan includes the information required by the Act. The boundaries 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, 13<sup>th</sup> 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 1, 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 *Exhibit A* 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)

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Carl Brewer, Mayor

ATTEST:

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Karen Sublett, City Clerk

APPROVED AS TO FORM:

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Gary E. Rebenstorf, Director of Law

# EXHIBIT "A"

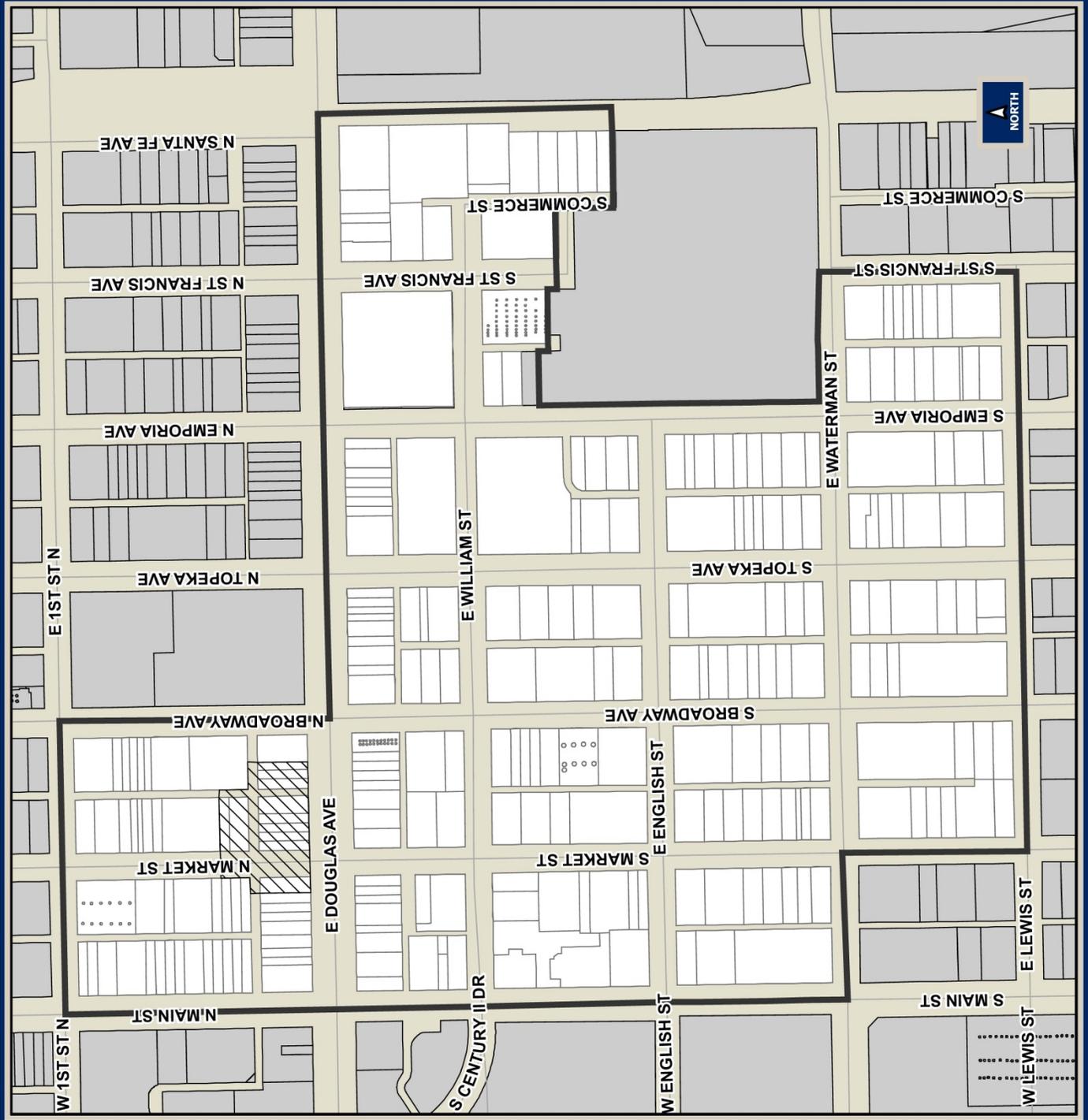
## Center City South Redevelopment District

City of Wichita, Kansas

- EXHIBIT A**
-  Exchange Place Project Area
  -  Center City South Redevelopment District
  -  Property Parcels inside Redevelopment District
  -  Property Parcels outside Redevelopment District

Software: ArcGIS 9.3  
 Hardware:  
 Printer: Xerox 7200DN  
 Map Data Source:  
 Property Parcels  
 provided by  
 Sedgwick County GIS  
 Road Centerlines  
 provided by  
 City of Wichita

Wednesday, August 19, 2009 4:36:01 PM  
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 It is understood that while the City of  
 Wichita, Center Geographical Information  
 Systems Department have no indication and reason  
 to believe that any inaccuracies or omissions  
 incorporated in this map, the State Center GIS per



## EXHIBIT B

### **Legal Description of the Exchange Place Project Area**

Lots 14, 16, 18 and the south .20 ft of lot 20 on Market Street in Griffenstein's Original Town Addition, the east 20 ½ ft of lot 106 and all of lots 108, 110, 112, 114, 116, 118, 120, 122, 124 and 126 on Douglas Avenue in Griffenstein's Original Town Addition, Wichita, Sedgwick County, Kansas.