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John L. Schlegel, Secretary

Wichita-Sedgwick County Metropolitan Area Planning Commission

STAFF REPORT

CASE NUMBER: SUB2014-00036 – CAMPBELL’S GREENHOUSE ADDITION

OWNER/APPLICANT: Gene M. Campbell, 3560 South Broadway, Wichita, KS 67216

SURVEYOR/AGENT: Savoy Company, P.A., Attn: Mark Savoy, 433 South Hydraulic, Wichita, KS 67211

LOCATION: East of Broadway, North of MacArthur Road (District III)

SITE SIZE: 6.6 acres

NUMBER OF LOTS

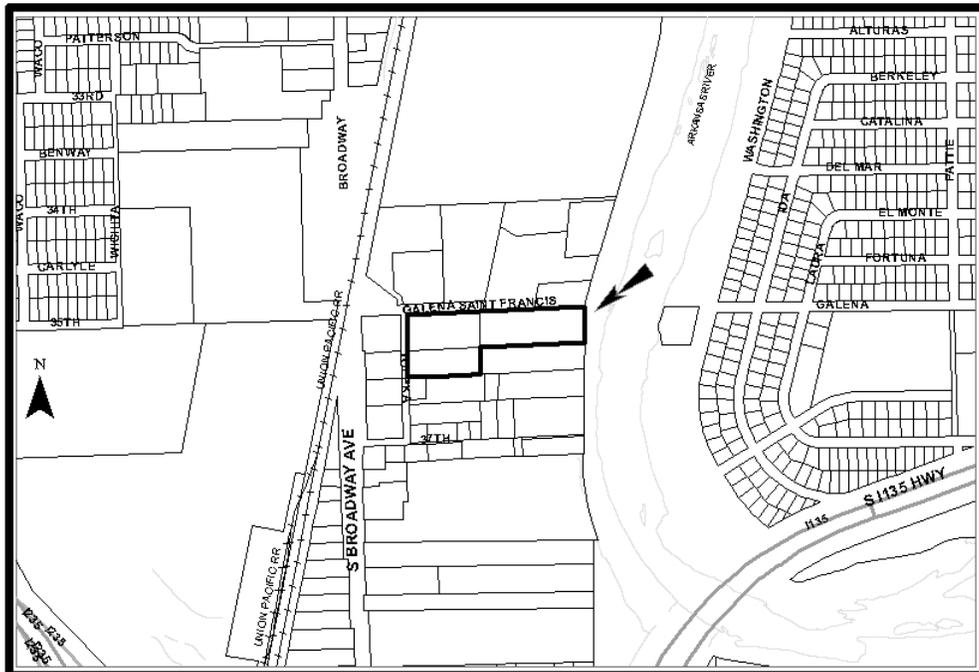
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 6.6 acres

CURRENT ZONING: SF-5 Single-family Residential, GC General Commercial

PROPOSED ZONING: GC General Commercial

VICINITY MAP



**SUB2014-00036 -- Final Plat of CAMPBELL'S GREENHOUSE ADDITION
October 23, 2014 - Page 2**

NOTE: This is an unplatted site located within the City of Wichita. The site has been approved for a zone change (ZON2013-00028) from SF-5 Single-Family Residential to GC General Commercial.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests a No Protest Agreement for the extension of sewer. Water services are available.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Management has approved the drainage plan.
- D. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.
- E. The platlor's text needs to delete the reference to access controls.
- F. The reference in the platlor's text to "stormwater" shall be spelled correctly.
- G. County Surveying requests to be contacted regarding the plat boundary and other details.
- H. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- I. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- J. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- L. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- M. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

SUB2014-00036 -- Final Plat of CAMPBELL'S GREENHOUSE ADDITION
October 23, 2014 - Page 3

- N. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Westar Energy requests additional easements. LaDonna Vanderford is the contact for this plat and can be reached at 261-6490. Any removal or relocation of existing equipment made necessary by this plat will be at the applicant's expense.
- Q. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

STAFF REPORT

CASE NUMBER: VAC2014-00031 - Request to vacate a portion of a platted front yard setback

OWNER/AGENT: Elma Johnson (owner)

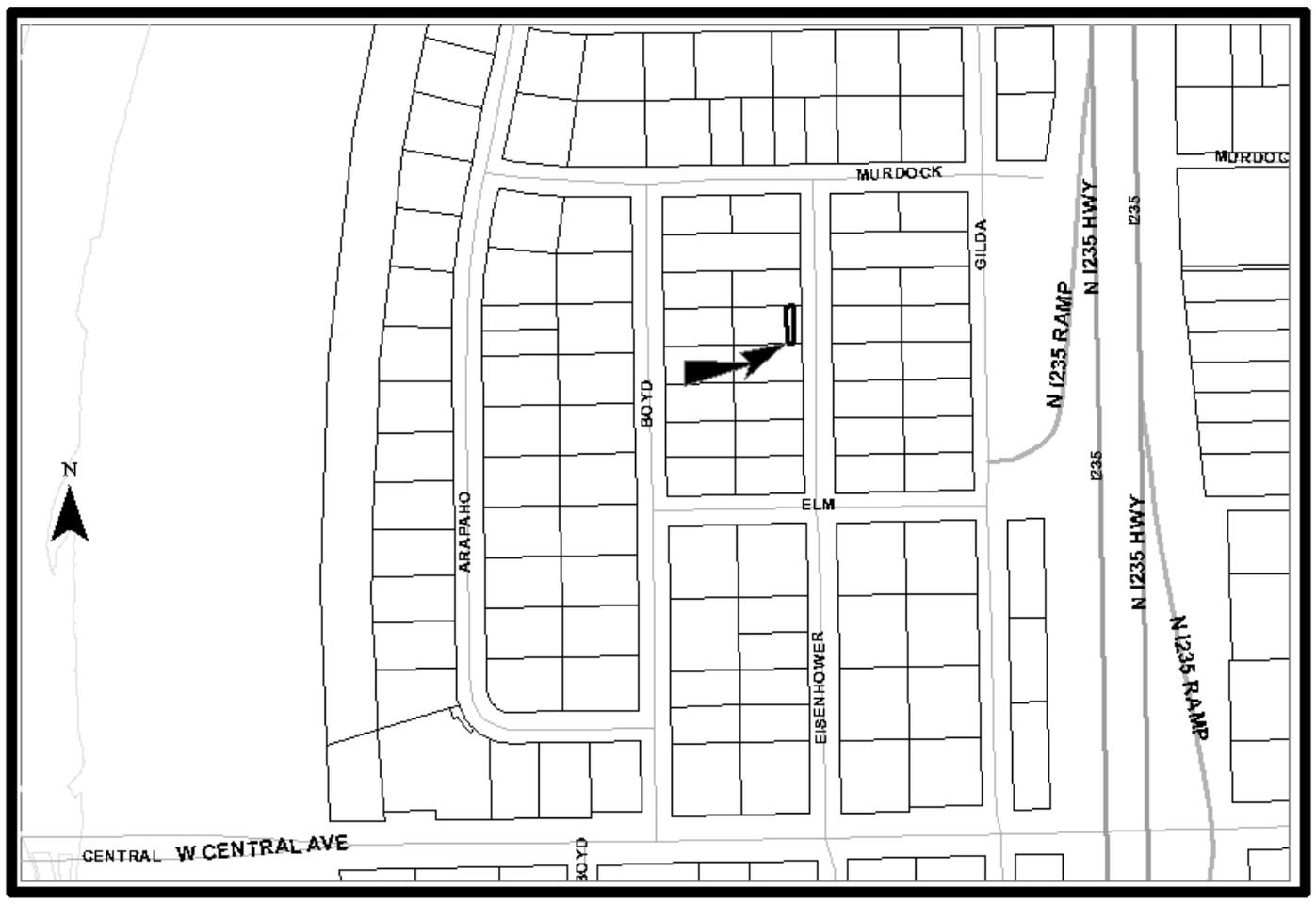
LEGAL DESCRIPTION: Generally described as vacating the west 10 feet of the platted 30-foot front yard setback located parallel to the east property line of the east half of Lot 4, Block A, West Central Gardens Addition and the Eisenhower Avenue right-of-way, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located midway between the Big Ditch Floodway and I-235 Highway, north of Central Avenue on the west side Eisenhower Avenue (745 N Eisenhower Avenue, WCC #V)

REASON FOR REQUEST: Garage encroaches into setback

CURRENT ZONING: Subject property and all adjacent and abutting properties are zoned SF-5 Single-Family Residential

VICINITY MAP:



The applicant is requesting consideration for the vacation of the west 10 feet of the platted 30-foot front yard setback located parallel to the east property line of the east half of Lot 4, Block A, West Central Gardens Addition and the Eisenhower Avenue right-of-way. Per the applicant's site plan there is a garage that encroaches 14 ½ feet into the 30-foot platted front setback. The subject corner lot is zoned SF-5 Single-Family Residential. The Unified Zoning Code's (UZC) minimum front yard setback for the SF-5 zoning district is 25 feet, which is five feet less than the subject setback. If the setback was not platted, but was the UZC's minimum 25-foot front yard setback, the applicant could have applied for an Administrative Adjustment to reduce the front yard setback by 20%, resulting in a 20-foot front yard setback. Even with the setback reduced to 20 feet, the garage still encroaches 4 ½ feet. To reduce the subject setback by more than 20% requires a variance, which is a separate public hearing process; the applicant will need to apply for a variance for consideration to remove the remaining existing encroachment. There are no platted easements located within the setback. Water is located in the right-of-way and sewer is located in the back yard of the subject site. Stormwater and franchise utilities are not impacted. The West Central Gardens Addition was recorded with the Register of Deeds September 23, 1952.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Storm Water, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted front yard setback.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time October 2, 2014, which was at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the described portion of the platted front yard setback, and that the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Vacate only the west 10 feet of the platted 30-foot front yard setback located parallel to the east property line of the east half of Lot 4, Block A, West Central Gardens Addition and the Eisenhower Avenue right-of-way.
- (2) Further reduction of the 20-foot front yard setback established by VAC2014-00031 is contingent on approval of a variance by the BZA.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Public Works/Water & Sewer and franchised utilities/Westar with any needed plans for review for location of utilities. Provide a guarantee or approved plans for the relocation of any utilities. This must be provided to Planning prior going to City Council for final action

- (4) All improvements shall be according to City Standards.
- (5) Per MAPC Policy Statement #7, all conditions to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation request are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE’S RECOMMENDED ACTION:

The Subdivision Committee recommends approval subject to the following conditions:

- (1) Vacate only the west 10 feet of the platted 30-foot front yard setback located parallel to the east property line of the east half of Lot 4, Block A, West Central Gardens Addition and the Eisenhower Avenue right-of-way.
- (2) Further reduction of the 20-foot front yard setback established by VAC2014-00031 is contingent on approval of a variance by the BZA.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Public Works/Water & Sewer and franchised utilities/Westar with any needed plans for review for location of utilities. Provide a guarantee or approved plans for the relocation of any utilities. This must be provided to Planning prior going to City Council for final action
- (4) All improvements shall be according to City Standards.
- (5) Per MAPC Policy Statement #7, all conditions to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation request are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: October 23, 2014
TO: Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM: David Barber AICP, Advanced Plans Manager *WJB*
RE: DER 2014-00004: THE CITY OF DERBY SEEKS UNILATERAL ANNEXATION OF VARIOUS TRACTS LOCATED ADJACENT TO THE CITY OF DERBY – Resolution No. 56-2014.

Background: On September 23, 2014, the City of Derby passed Resolution No. 56-2014 authorizing a public hearing on November 25, 2014, for the purposes of considering the unilateral annexation of several properties eligible under KSA 12-520(a) and located immediately adjacent to the City of Derby.

Prior to unilaterally annexing property, Kansas statutes require that a plan be prepared indicating the means by which city services will be extended to the area proposed for annexation. The City of Derby has submitted to the MAPD, a copy of the service plan that describes in a very thorough and comprehensive way the extension of services to the annexation area.

Analysis: Kansas statutes governing unilateral annexations provide for official notification to certain local officials, including planning commissions having jurisdiction in the area. Additionally, Kansas statutes require that the planning commission review the proposal and make a finding of compatibility or incompatibility with any adopted land use or comprehensive plans related to the area and the annexing city.

After review by staff, it has been determined that three tracts (Tracts 3, 4 and 5) of the five tracts proposed for unilateral annexation fall within the City of Derby 2030 Urban Growth Area as designated within the Wichita-Sedgwick County Comprehensive Plan *Preparing for Change*, adopted and updated by the Metropolitan Area Planning Commission and the Board of County Commission in May 2005. Two tracts (Tracts 1 and 2) are designated as 'Rural' on the aforementioned map and do not fall within the urban growth area of any city in Sedgwick County. However, all five tracts do fall within Derby's future urban growth area as identified in the latest version (December 2006) of the City of Derby Comprehensive Plan Growth Areas Map.

Recognizing the dated nature of the 2030 Urban Growth Areas Map and the fact that the proposed annexation of Tracts 1 and 2 represents a logical westward extension of the City of Derby, staff is of the view that the proposed unilateral annexation by the City of Derby is substantially consistent with the intent of the Wichita-Sedgwick County Comprehensive Plan.

Recommended Action: That the Metropolitan Area Planning Commission pass a motion finding the unilateral annexation proposed by Resolution No. 56-2014 of the City of Derby to be substantially consistent with the adopted Wichita-Sedgwick County Comprehensive Plan.

Attachments: Attachment No. 1 - Resolution No. 56-2014 and map.
Attachment No. 2 - 2030 Urban Growth Areas Map, May 2005.

(Published in *The Derby Informer* _____, 2014)

Resolution No. 56-2014

A RESOLUTION SETTING FORTH THE INTENTION OF THE CITY OF DERBY, KANSAS, TO CONSIDER ANNEXATION OF CERTAIN LANDS, ALL PURSUANT TO K.S.A. 12-519 *ET SEQ.*

WHEREAS, the City of Derby, Kansas (the “City”), seeks to plan for incorporation of certain unincorporated lands into the City and for extension of municipal services to such lands; and

WHEREAS, K.S.A. 12-519 *et seq.* provides a process by which unincorporated areas may be annexed;

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF DERBY, KANSAS:

SECTION 1. A public hearing shall be conducted to consider annexation and incorporation of certain lands, hereinafter described, into the City of Derby, Kansas. Such public hearing shall be held in the Council Room at City Hall, 611 N. Mulberry, Derby, Kansas 67037, and shall commence at 6:30 p.m., Tuesday, November 25, 2014.

SECTION 2. The Governing Body finds and determines that the place designated for such hearing is the most convenient place reasonably available to accommodate all persons who may be interested in the proposed annexation, and that adequate facilities for the conduct of such hearing are not available within the lands to be considered for annexation. The Governing Body further finds and determines that the time and date of the hearing, being a regular meeting date for the City Council, is most convenient for the greatest number of interested persons.

SECTION 3. At such public hearing, the Governing Body will consider annexation of the following described lands:

Beginning at a Point 2335.59 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 520.00 feet; thence Northwesterly 377.35 feet to a Point 367.00 feet North and 701.60 feet West of the Point of Beginning; thence East 701.60 feet to the East line of Government Lot 1; thence South 367.00 feet to the Point of Beginning; EXCEPT the East 40.00 feet for road right-of-way, the described tract lying within the Southwest Quarter and Northwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian;

AND,

Beginning at a Point 2157.795 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 520.00 feet; thence North 177.795 feet; thence East 520.00 feet; thence South 177.795 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way;

AND,

Beginning at a Point 120.00 rods North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 177.795 feet; thence West 520.00 feet; thence South 177.795 feet; thence East 520.00 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way;

AND,

Beginning at a Point 1829.00 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 151.00 feet; thence West 1320.00 feet more or less to the West line of Government Lot 1; thence South 151.00 feet; thence East 1320.00 feet more or less to the Point of Beginning; EXCEPT the East 30.00 feet for street right-of-way;

AND,

Beginning at a Point 894.50 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 662.00 feet; thence North 131.60 feet; thence East 656.00 feet; thence South 131.60 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way;

AND,

Beginning at a Point 707.50 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 703.00 feet; thence Northerly 75.00 feet; thence Northeasterly 119.48 feet; thence Easterly 662.00 feet; thence South 187 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way;

AND,

Beginning at a Point 596.50 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 111.00 feet; thence West 554.00 feet to the East Bank of the Arkansas River; thence Southeast along the river to a Point 596.50 feet North of the South line of Government Lot 1; thence East 500.00 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way;

AND,

Beginning at the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 596.50 feet; thence West 500.00 feet; thence South along the Arkansas River to the South line of Government Lot 1; thence East 400.00 feet to the Point of Beginning; EXCEPT beginning at a Point 195.00 feet North of the Southeast Corner of said Government Lot 1; thence North 198.00 feet; thence West 252.00 feet; thence Southwesterly 200.26 feet; thence East 282.00 feet to the Point of Beginning; AND, EXCEPT J. Christians Addition to Derby, Sedgwick County, Kansas; AND, EXCEPT the East 30.00 feet for road right-of-way;

AND,

Beginning at a Point 195.00 feet North of the Southeast Corner of Government Lot 1 in the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 198.00 feet; thence West 252.00 feet; thence Southwesterly 200.26 feet; thence East 282.00 feet to the Point of Beginning; EXCEPT the East 30.00 feet for road right-of-way;

AND,

Beginning at a Point 30.00 feet West of the Southwest Corner of the Southeast Quarter of the Southwest Quarter in Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence West 410.00 feet to the bank of the Arkansas River; thence Southeast to a Point 530.00 feet South of the North line of Section 12, Township 29 South, Range 1 East, of the 6th Principal Meridian in said County and State; thence East 377.00 feet; thence Northwest to the Point of Beginning; EXCEPT the Southerly 50.00 feet thereof;

AND,

Beginning at a Point 30.00 feet West and 483.75 feet Southeasterly of the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick

County, Kansas; thence Southeasterly 283.52 feet; thence Westerly to the Arkansas River; thence Northwesterly along the River to a Point West of the Point of Beginning; thence East to the Point of Beginning, the described tract being part of Government Lot 1 lying within the Northwest Quarter of Section 12, Township 29 South, Range 1 East, of the 6th Principal Meridian in said County and State;

AND,

Part of Government Lot 1 described as Beginning at a Point 30.00 feet West and 767.27 feet Southeasterly of the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 1, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence Southeasterly to a Point 536.00 feet, more or less, to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 12, Township 29, Range 1 East, of the 6th Principal Meridian of said county and state; thence Northwesterly along the Arkansas River to a Point West of the Point of Beginning; thence East to the Point of Beginning; EXCEPT 0.19 acre for road right-of-way on the South;

AND,

The North 275.00 feet of all that part of the North 1320.00 feet of the West Half of the Northeast Quarter of Section 13, lying West of the Santa Fe Railroad Right-of-Way, in Section 13, Township 29 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the West 30.00 feet thereof for road;

AND,

A tract of land lying within the Northwest Quarter of Section 13, Township 29 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas, more fully described as the South 282.00 feet of the North 378.00 feet of Government Lot 1; EXCEPT the South 107.00 feet of the North 152.00 feet of the East 203.55 feet; AND EXCEPT the South 130.00 feet of the East 159.84 feet; AND EXCEPT road right-of-way on the east;

AND,

A tract in the Northeast Quarter of Section 13, Township 29 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as beginning at a point on the East line of said Quarter Section 2283.45 feet North of the Southeast Corner thereof; thence West parallel to the South line of said Quarter Section 300.00 feet; thence North parallel with the East line of said Quarter Section 357.20 feet more or less to the North line of said Quarter Section; thence East 300.00 feet to the Northeast Corner of said Quarter Section; thence South 353.45 feet to the Beginning;

4

AND,

A tract in the Northwest Quarter of Section 18, Township 29 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as Beginning at the Northwest Corner of said Quarter Section; thence South along the West line thereof, 353.45 feet; thence East with an angle to the Left of 90 degrees, 16 minutes, 45 seconds, 107.4 feet; thence Northwesterly with an angle to the Left of 100 Degrees, 20 Minutes, 41 seconds, 157.70 feet; thence Westerly with an angle to the Left of 89 degrees, 19 minutes, 04 seconds, 11.06 feet; thence Northwesterly 210.60 feet more or less to the Northwest Corner of said Northwest Quarter and the place of Beginning, all in Sedgwick County, Kansas;

AND,

Beginning at a Point 1964.69 feet North of the Southeast Corner of the Northeast Quarter of Section 13, Township 29 South, Range 1 East, of the 6th Principal Meridian; thence North 318.76 feet; thence West 300 feet; thence South 228.37 feet; thence Southeast 38.33 feet; thence Southeast 274.70 feet to the Point of Beginning;

AND,

Beginning at a Point 1964.69 feet North of the Southwest Corner of the Northwest Quarter of Section 18, Township 29 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence North 318.76 feet; thence East 107.40 feet; thence Southwest 339.75 feet; thence Northwest 66.38 feet to the Point of Beginning; EXCEPT that part for road right-of-way;

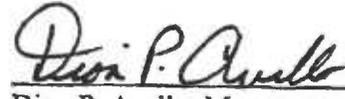
which lands meet one or more of the conditions set forth in K.S.A. 12-520(a), as amended.

SECTION 4. The City's plans for the extension of major municipal services to the lands proposed to be annexed, as required under the provisions of K.S.A. 12-520b, are available for inspection during regular office hours in the office of the city clerk.

SECTION 5. A copy of this resolution, together with a sketch clearly delineating the lands proposed for annexation, shall be mailed by certified mail to each owner of land proposed to be annexed and to all other persons or entities entitled by law to notice thereof, on or before October 3, 2014.

SECTION 6. This resolution, together with a sketch clearly delineating the area proposed for annexation, shall be published once in the official newspaper of the City on November 12, 2014.

ADOPTED BY THE GOVERNING BODY of the City of Derby, Kansas, this 23rd day of September, 2014.



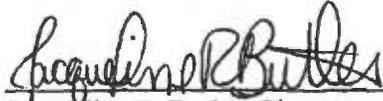
Dion P. Avello, Mayor

Attest:

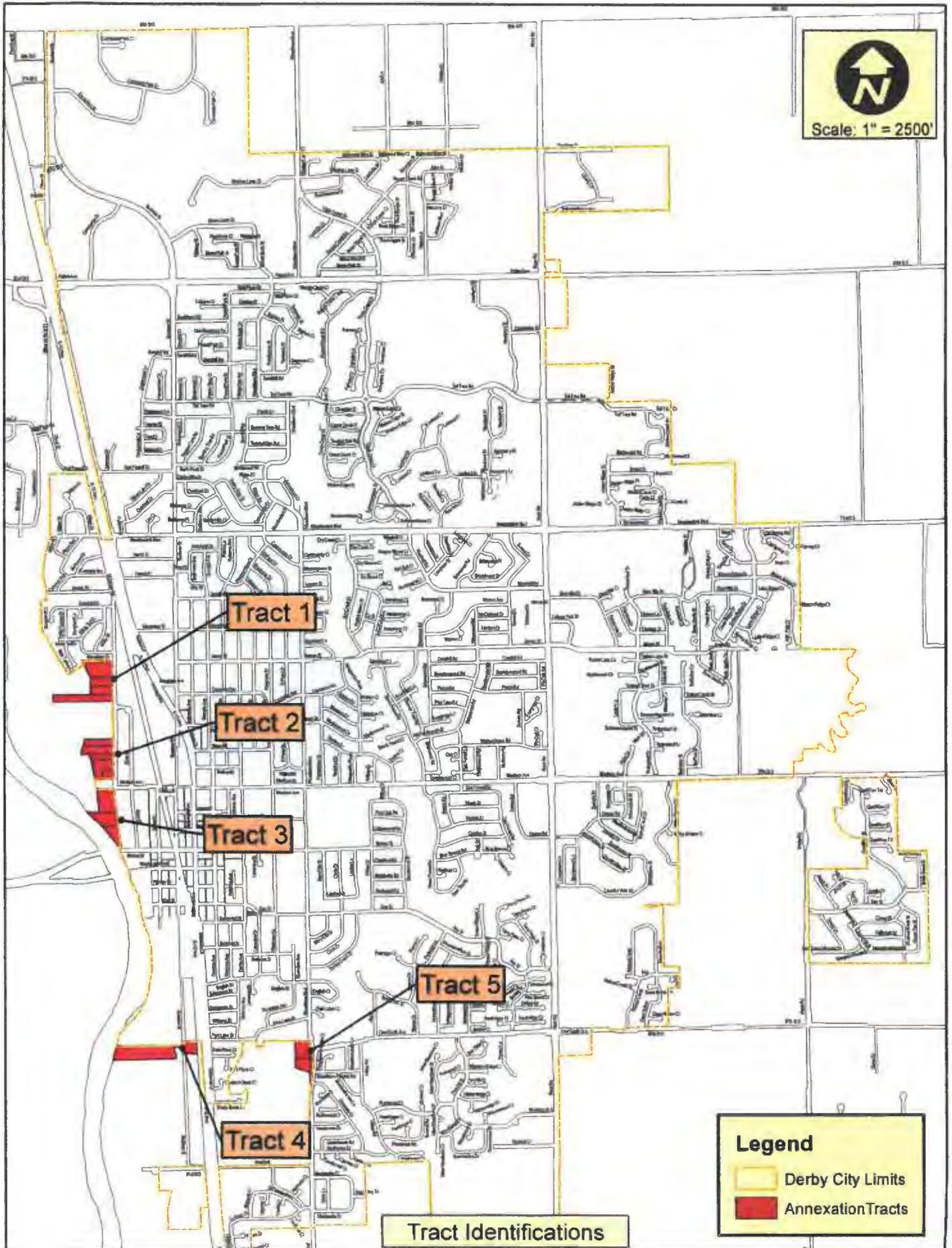


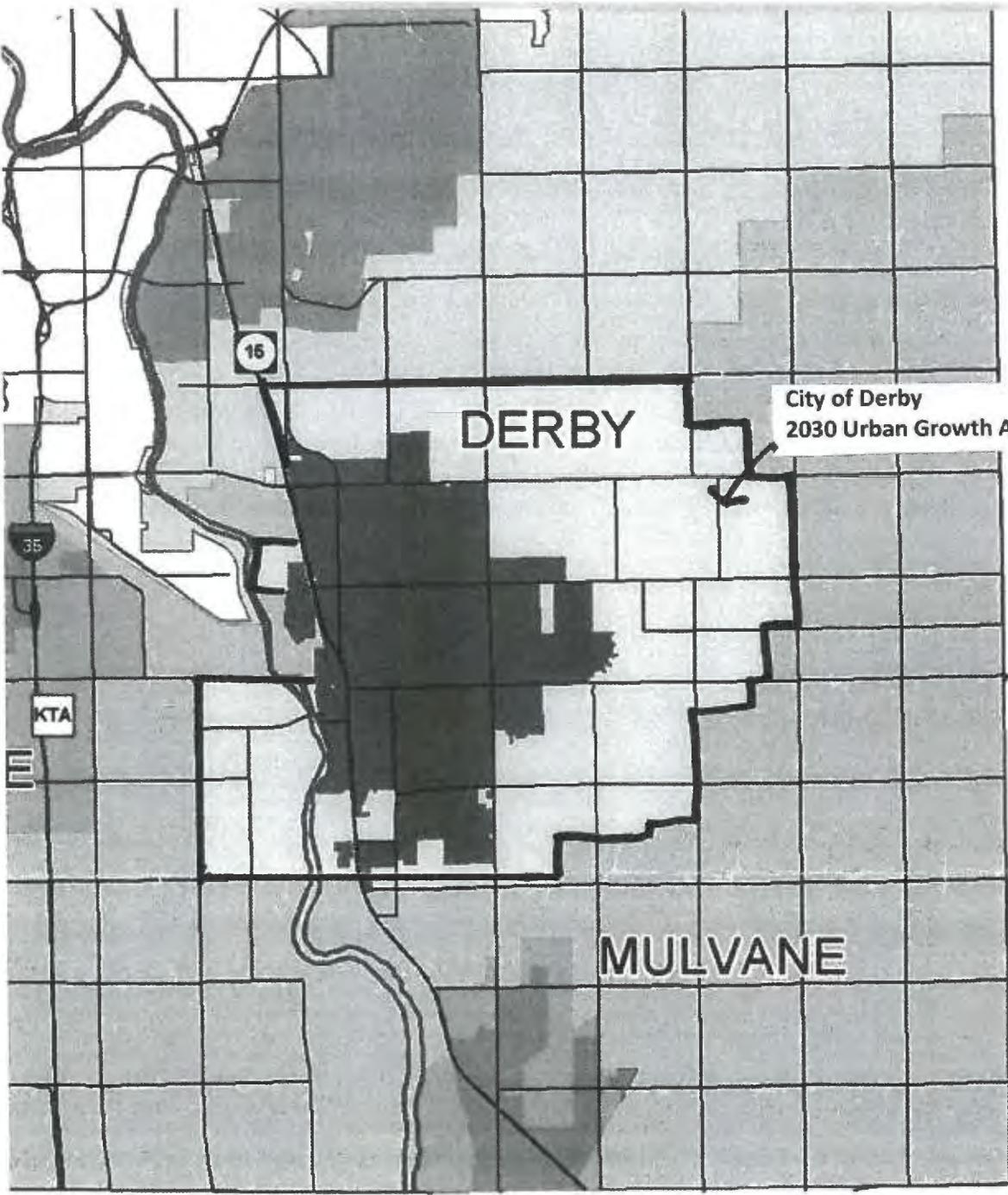
Karen Friend, City Clerk

Approved as to form:



Jacqueline R. Butler, City Attorney





- 31ST S
- MAC ARTHUR
- 47TH S
- 55TH S
- 63RD S
- 71ST S
- 79TH S
- 87TH S
- 95TH S
- 103RD S
- 111TH S
- 119TH S

- BROADWAY
- HYDRAULIC
- HILLSIDE
- OLIVER
- WOODLAWN
- ROCK
- WEBB
- GREENWICH
- 127TH E
- 143RD E
- 159TH E

Attachment No. 2 – 2030 Urban Growth Areas Map, May 2005

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: October 23, 2014
TO: Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM: Dave Barber AICP, Advanced Plans Manager *WDB*
SUBJECT: Conformity of the Mosely Avenue Project Plan for the Old Town Cinema Redevelopment District with the Wichita-Sedgwick County Comprehensive Plan

Background: A tax increment finance district is a tool available under Kansas Statutes to stimulate economic redevelopment. It allows a city to finance in blighted or deteriorating areas, all or a portion of public infrastructure and redevelopment costs using captured incremental real estate tax revenues or sales tax revenues generated by the redevelopment activity.

The City of Wichita via Ordinance No. 45-157 (adopted in December 2001) removed property and reduced the boundaries of the Old Town Cinema Redevelopment TIF District as originally established in 1999, in order to encourage (using tax increment financing) the redevelopment of a 43 parcel area within the City's older warehouse district. The current TIF redevelopment district is bounded on the west by Santa Fe Avenue, on the east by Washington Street, on the north by Third Street North and on the south by Second Street North. A separate document summarizing the current financial performance of the Old Town Cinema Redevelopment TIF District (City Finance Department, September 19, 2014) has been included as an attachment to this report.

Most of the structures in the District were built in the early 1900's, with a majority in warehouse use. A few retail businesses are located along Second and Washington. The condition of this area is typical of that of a seventy to ninety year old industrial section, with building structures slowly deteriorating over time. Public infrastructure (curbs, gutters, streets and street lighting) in portions of the redevelopment area is intermittent and well below current City standards.

Project Details - The Mosley Avenue Project involves the commercial redevelopment of three former warehouse buildings along both sides of Mosley Avenue between 2nd Street and 3rd Street (Project Area 2). This redevelopment will consist of roughly 62,000 sq. ft. of new commercial uses representing an extension of Old Town. The commercial redevelopment project will begin in 2015 and be completed before the end of 2018.

Public infrastructure improvements planned within Project Area 2 will be the reconstruction of Mosely Avenue from 2nd to 3rd Street, and the reconstruction of Rock Island for one-half block south of 3rd Street as brick streets with streetscape amenities and on-street parking consistent with the design of other streets in Old Town. Improvements include brick streets, approximately 33 on-street parking stalls along with a loading area near the Marriott Courtyard, nine feet wide sidewalks

along each side of the streets, ornamental lighting, landscaping, benches, trash cans, and bicycle racks. It is estimated that street construction will begin in the summer of 2015 and be completed before the end of 2016 at a total cost of \$1,550,000. Tax increment financing will be used to finance these public infrastructure improvements.

The original total assessed valuation of Project Area 2 as of January 2014 for taxes payable in 2014-2015 is \$272,245. The projected total assessed valuation as of January 1, 2019 is estimated to be \$928,937. Therefore, the captured assessed valuation for Project Area 2 as of January 1, 2019 is estimated at \$656,692. It is estimated that in 2018, the property tax increment will be \$65,079. Excess TIF revenue generated by the Old Town Cinema Project Plan (Project Area 1) within the Old Town Cinema Redevelopment District will contribute to the Mosely Avenue debt service until such time as the Old Town Cinema Project Plan ends. The projected tax increment from the District will be sufficient to pay for all eligible project costs including the projected debt service on general obligation bonds issued to finance such costs.

Analysis: The MAPC is advised that the Mosley Avenue Project Plan for the Old Town Cinema Redevelopment District falls within the *Project Downtown Master Plan* which has been adopted as an element of the *Wichita-Sedgwick County Comprehensive Plan*.

Project Downtown Master Plan - The Mosley Avenue Project Plan area falls within the Downtown Master Plan's designated Old Town District, one of 15 unique districts that constitute Downtown Wichita. A key vision theme for the Old Town District is encouraging the creation of infill development opportunities through the creation of improved walkability, access and parking improvements.

The City's adopted 2011-2020 Capital Improvement Program identifies proposed public improvements to Mosley Avenue and Rock Island Street. TIF will be the funding source for these improvements.

Legal Considerations: Pursuant to K.S.A. 12-1772, each redevelopment project plan undertaken as part of a tax increment finance district must be prepared in consultation with the planning commission. Accordingly, the MAPC has a responsibility to review the proposed Mosely Avenue Project Plan and make a determination of its consistency with the Wichita-Sedgwick County Comprehensive Plan.

Recommended Action: That the Metropolitan Area Planning Commission pass a resolution finding the proposed Mosely Avenue Project Plan for the Old Town Cinema Redevelopment District to be consistent with the adopted Wichita-Sedgwick County Comprehensive Plan.

Attachments:

1. Exhibit 1 - Mosely Avenue Project Area Map (Area 2) for the Old Town Cinema Redevelopment District
2. Mosely Avenue Project Plan for the Old Town Cinema Redevelopment District, October 23, 2014
3. Old Town Cinema TIF District Update, Department of Finance, September 19, 2014

EXHIBIT I

**Old Town Cinema
Redevelopment
District**

City of Wichita, Kansas

-  Old Town Cinema
-  Tax Increment District
-  Property Parcels
Inside District
-  Property Parcels
Outside District
-  Mosley Avenue
Project Area

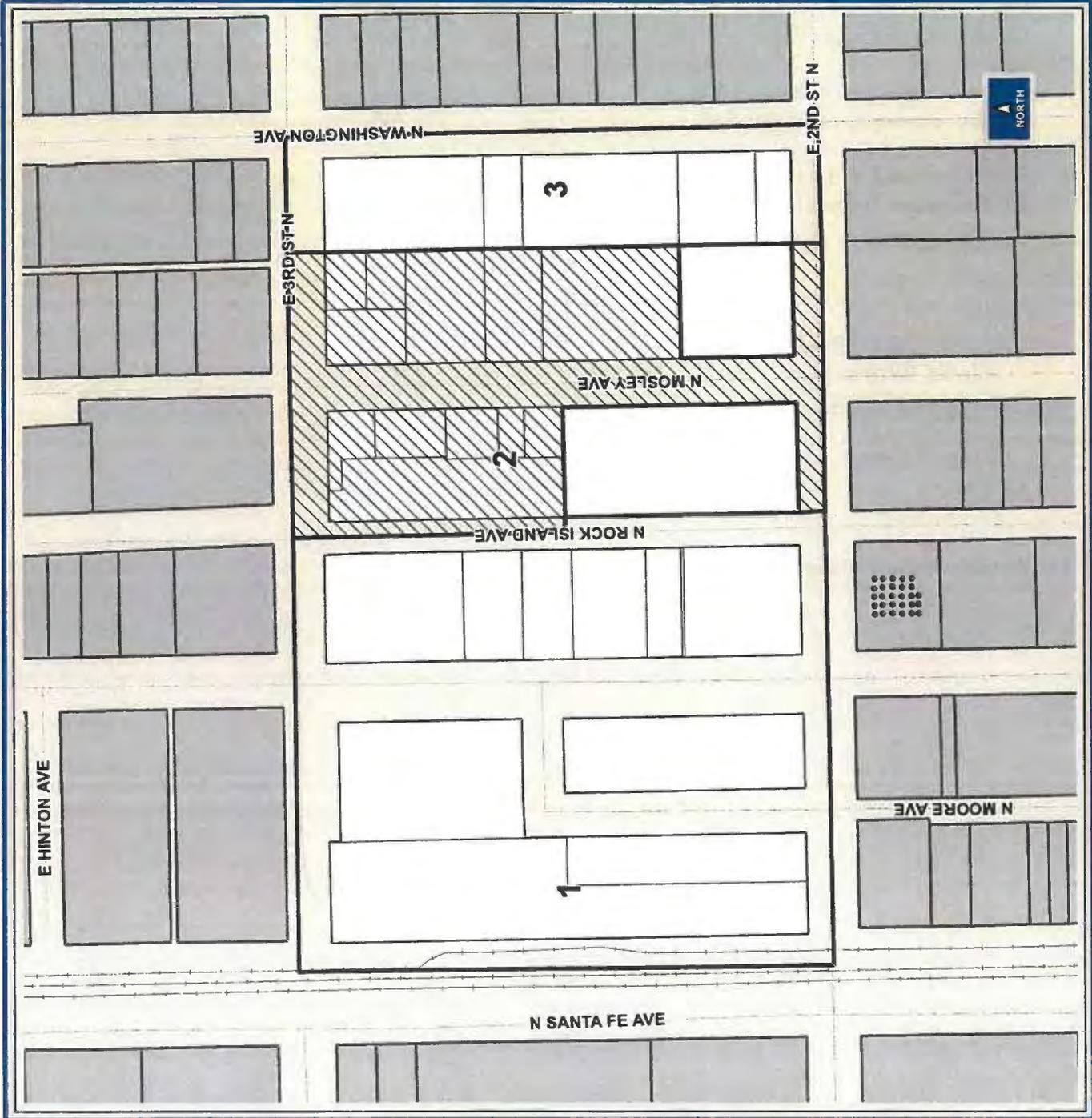
Software: ArcGIS 10.1
Hardware: Dell Precision
Printer: HP 5000 Plotter

Map Data Source:
Property Parcels
provided by
Sedgewick County GIS.

Road Centerlines
provided by
City of Wichita

Friday, October 15, 2011 1:31:58 PM
C:\GIS\Projects\Map\MapDoc\OTM\Map\ProjectMap.mxd

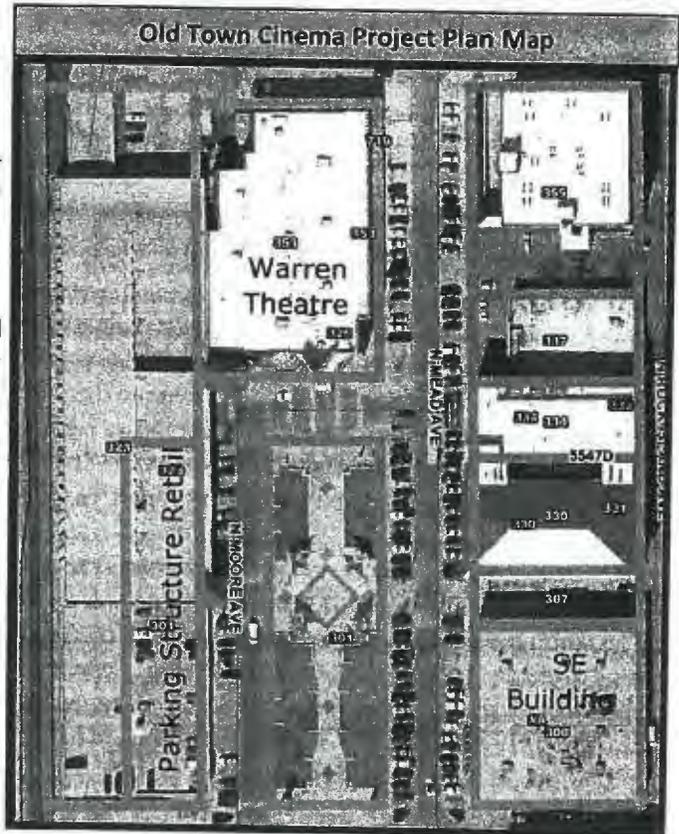
It is understood that while the City of Wichita Data Center
Geographical Information Systems Department have no indication
and reason to believe that there are inaccuracies in information
incorporated in this base map, the Data Center-GIS per



The Old Town Cinema Tax Increment Financing (TIF) District has been stressed by reappraisals, slow valuation growth, and underperforming parking revenue. However, the TIF is projected to pay off all existing debt obligations within the twenty-year time limit permitted for the current project plan. Debt payment is possible because of the unanticipated revenues provided by the Courtyard by Marriott (that is in the TIF District, but not in the TIF project plan), which (in 2017) will begin significantly increasing the financial capacity of the TIF.

TIF District - On November 9, 1999, the City Council established the Old Town Cinema TIF District to collect tax increment financing to pay for eligible public improvements between East 2nd Street North, East 3rd Street North, North Santa Fe Avenue, and North Washington Street. The base year for the TIF District is 1999 and the original project plan may extend for a period of twenty years.

Project Plan - On December 10, 2002, the City Council adopted a project plan for the TIF, which included debt service capacity for approximately \$5.0 million in TIF improvements, paid over a fifteen-year period from \$3.9 million in TIF resources and \$1.1 million in parking revenue. A total of \$4.5 million in General Obligation (GO) bonds were also included in the project plan, which were to be paid from general property tax revenues. The combined funding amount of \$9.5 million was projected for development of a cinema and mixed-use commercial development between East 2nd



Street North, East 3rd Street North, North Santa Fe Avenue, and North

Rock Island Avenue. Planned improvements included construction of a 35,000 square foot Warren Theatre, two 42,000 square foot commercial retail and office buildings, a 600-car public parking garage with 14,000 square feet of commercial retail space within the garage, and a central public plaza. Debt service capacity assumed a 4.5% interest rate, with projected expenditures totaling \$9.5 million plus financing costs.

Old Town Cinema TIF Project Plan	
Revenue:	(15 Years)
- Increment	\$3,928,611
- Parking	\$1,061,926
- GO Bonds	\$4,494,463
Revenue Total	\$9,485,000
Expenditure:	(15 Years)
- Parking Garage	\$4,250,000
- Plaza Improvements	\$2,962,500
- Land Acquisition	\$1,767,500
- Design	\$320,000
- Construction Financing	\$185,000
Expenditure Total	\$9,485,000

Reappraisals and Valuation Growth - The appraised value of properties in the TIF District needed to increase by an estimated \$5.3 million in order to realize the property tax revenue estimates included in the project plan. Properties specifically identified in the project plan, which were critical to the TIF District include the northeast and southeast retail buildings and the Warren Theatre. In 2009, the appraised value of the southeast retail building and the Warren Theatre declined 12% (from \$4.5 to



OLD TOWN CINEMA TIF UPDATE

\$3.9 million) and 33% from (\$4.4 to \$2.9 million), respectively. These declines occurred as a result of property tax appeals, which were made by the TIF District's primary developer. In addition, the total appraised value of the northeast and southeast retail buildings and the Warren Theatre remains more than \$3.6 million below estimates in the project plan and overall values have not yet recovered to pre-2009 levels.

Valuation of Select Properties - Project Plan Versus 2013					
Property	Project Plan Estimate	2008 Actual	2009 Actual	2013 Actual	2013 Shortfall to Proj. Plan
- SE Retail Building	\$4,410,000	\$4,456,700	\$3,932,100	\$4,233,700	(\$176,300)
- NE Retail Building	\$4,410,000	\$3,714,630	\$3,714,630	\$3,714,630	(\$695,370)
- Warren Theatre	\$5,770,000	\$4,355,920	\$2,900,000	\$3,000,000	(\$2,770,000)
TOTAL VALUATION	\$14,590,000	\$12,527,250	\$10,546,730	\$10,948,330	(\$3,641,670)

Parking Revenue - The project plan assumed sufficient parking revenue cash flow over a fifteen-year period to provide \$1.1 million towards principal debt obligations, assuming an interest rate of 4.5%. The Old Town Cinema TIF Fund has received substantially less parking revenue than was expected in the project plan. In some years, the TIF Fund has received no revenue from parking, and the highest amount received in any year was \$51,130 (in 2008). From 2007, when the District first began receiving parking revenue, through 2013, a total of \$153,130 in parking revenue has been transferred to the TIF Fund. Based on historical experience, additional parking revenue is not assumed and total parking revenue from 2004 to 2019 is conservatively projected at \$153,130.

Old Town Cinema District parking revenue has two competing purposes. The first purpose is debt repayment in the TIF Fund and the second purpose is to pay for parking garage maintenance, including the garage elevator. The total amount of parking revenue received by the District since 2007 (through 2013) is \$493,926 (with an annual average of about \$82,320). Annual maintenance expenses over this period average \$55,285. The administration of District finances dictate that maintenance expenses be paid first, with remaining funds applied towards TIF Fund transfers to cover debt service obligations. Maintenance expenses were not initially considered in the project plan, and these regular expenses have diverted parking revenue away from debt service obligations to operating activities.

Parking revenue collections are also substantially less than projected, because fees have not been increased as originally planned. The City's general parking fee, which predates the Old Town Cinema TIF District, started at \$7.50 per parking space per month. The fee was to increase to \$25 per month over an eighteen-year period, with increases starting in approximately 1996, according to Property Management. Fee increases never occurred, which were needed to pay for City parking activities. The general City fee differed slightly from that originally charged in the Old Town Cinema District, because the District initially charged a \$10 per month fee, but this was reduced in about 2009 to \$7.50 per month consistent with the parking fee charged elsewhere in the City, again according to Property Management.

Although the project plan provided for payment of debt service over a fifteen-year period, actual cash flows lagged projections and it will now take an estimated sixteen years to pay for all existing debt service. In the longer sixteen-year period, parking revenue is conservatively estimated to total only slightly more than \$150,000.

Parking Revenue - Project Plan Versus Projected			
Revenue Source	Project Plan (15 Years)	Projected Outcome (16 Years)	Shortfall
- Parking Revenue	\$1,061,926	\$153,130	(\$908,796)



OLD TOWN CINEMA TIF UPDATE

Courtyard by Marriott - On December 28, 2006, the City of Wichita issued \$14.1 million in Industrial Revenue Bonds (IRBs) to finance the conversion of a warehouse into the Courtyard by Marriott. The IRBs abated 100% of the property taxes owed from 2007 to 2011, plus a second five-year abatement period from 2012 to 2016, with annual payment of a bond origination fee of approximately \$45,000 during the extension period. The bond origination fee was received by the Old Town Cinema TIF Fund in 2013 and is expected to be received annually by the Fund through 2016. However, in 2012, the fee was credited to the IRB Payment In Lieu of Taxes Fund and later paid to the Sedgwick County Treasurer instead of the TIF Fund. Even with the abatement period, the Courtyard by Marriott already provides about \$35,000 more to the TIF through its bond origination fee than it would have provided had it remained a warehouse, and it will contribute an estimated increment of \$254,484¹ to the TIF beginning in 2017 upon expiration of the abatement period. The Courtyard by Marriott will be a significant contributor to the TIF beginning in 2017, which will increase TIF capacity to retire existing debt and/or fund additional project plan improvements, if desired.

Annual Financial Impact of Courtyard by Marriott Property			
Property	Warehouse Value (2005)	Annual Bond Origination Fee (2012-2016)	Property Tax Increment (2017+)
820 E. 2nd	\$9,854	\$45,000	\$254,484+

Conclusion - Although the original project plan called for full payment of debt service and project plan implementation within a fifteen-year period of time and the Old Town Cinema TIF is currently in arrears on existing debt requirements, TIF revenue is expected to be more than adequate to fulfill all debt service requirements prior to the end of the allowed twenty-year term. The TIF has underperformed compared to the project plan in several areas. The increment from the expected valuation increase has not yet materialized, primarily because the projected assessed valuation increases have not been realized. Parking revenues have underperformed as well. A reappraisal of properties in 2009 also reduced the property tax increment, increasing the stress on the fund. However, on the positive side, the Courtyard by Marriott is expected to add over \$2 million in assessed valuation by 2017, and contribute an increment of at least \$254,484. With the Marriott valuation, the Old Town Cinema TIF should cover all debt service requirements by 2019 (or year sixteen of the TIF).

After the debt service requirements are met in 2019, the TIF could remain open for four more years, generating a surplus of \$2,421,056² or more. If desired, the project plan could be modified and additional improvements could be financed using the estimated available Old Town Cinema TIF surplus. A new project plan might also be developed and approved that would extend the TIF by the life of the new plan, or up to an additional twenty years. Alternatively, the TIF could be closed in 2019, generating an estimated \$153,788³ annually in property tax revenue for the General Fund and Debt Service Fund as a result of improvements made to infrastructure and properties in the project plan area.

¹ 2013 appraised value (\$8,349,260) of Courtyard by Marriott multiplied by commercial assessment rate (25%), assessed value divided by 1,000 (\$2,087,315/1,000=\$2,087), this figure multiplied by 2013 levy (\$2,087*126.6411=\$264,340), and this figure subtracted by 2005 tax bill (\$264,340-\$9,854=\$254,484).

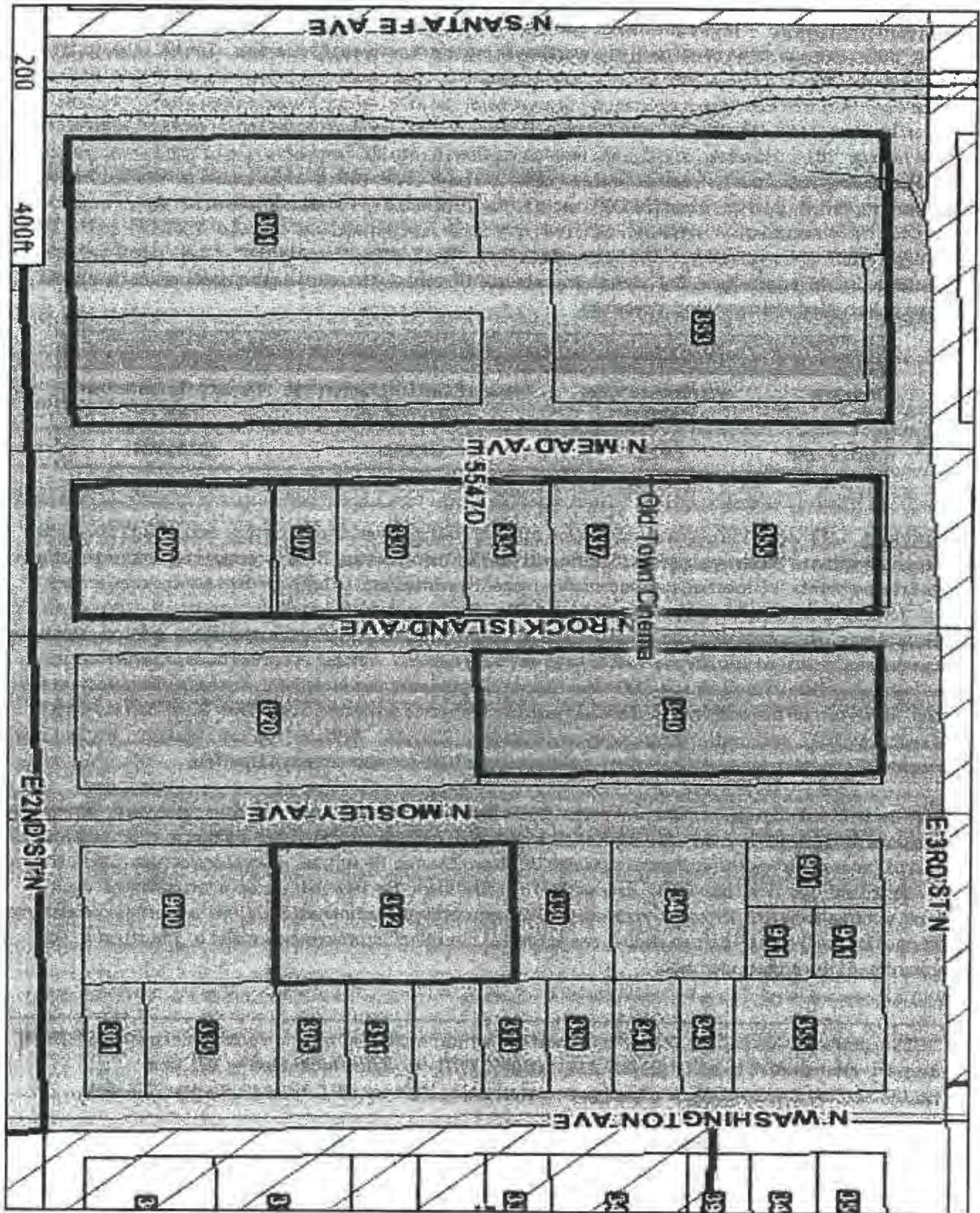
² \$605,264 (2019 projected property taxes) * 4 years.

³ (2013 City mill levy/2013 total mill levy)*2017 projected property taxes; (32.509/120.601)*\$570,520.



OLD TOWN CINEMA TIF UPDATE

Old Town Cinema TIF District Map





OLD TOWN CINEMA TIF UPDATE

Old Town Cinema TIF Multi-Year Financial Overview

MULTI-YEAR FUND OVERVIEW - OLD TOWN CINEMA TIF (2004-2019)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Budgeted Revenues:																
Property Taxes	51,916	186,120	250,657	272,949	362,379	240,661	332,390	403,013	182,782	289,217	289,217	297,894	306,830	570,520	587,635	605,264
Other Revenue	336	284,967	6,501	44,934	96,610	35,287	47,438	49,080	100,409	94,296	45,000	45,000	45,000	0	0	0
Total Budgeted Revenues	52,252	471,087	257,158	317,883	458,989	275,948	379,828	452,073	283,191	383,513	334,217	342,894	351,830	570,520	587,635	605,264
Budgeted Expenditures:																
Other	52,000	471,000	255,000	319,537	370,000	366,775	326,229	440,000	348,868	383,513	334,217	342,894	351,830	570,520	587,635	599,163
Total Budgeted Expenditures	52,000	471,000	255,000	319,537	370,000	366,775	326,229	440,000	348,868	383,513	334,217	342,894	351,830	570,520	587,635	599,163
Budgeted Income (Loss)	252	87	2,158	(1,654)	88,989	(89,827)	53,599	12,073	(65,677)	0	0	0	0	0	0	6,101
Fund Balance January 1	0	252	339	2,497	843	89,832	5	53,804	65,677	0						
Fund Balance December 31	252	339	2,497	843	89,832	5	53,804	65,677	0	0	0	0	0	0	0	6,101
Bond Series 957 Debt Service	93,568	435,666	432,306	433,906	433,206	441,956	449,081	449,181	0	0	0	0	0	0	0	0
Bond Series 2011C - Refunding 957	0	0	0	0	0	0	0	0	442,070	439,400	444,200	435,000	427,000	423,500	404,250	0
Transfer Over/(Under) Debt Service Req.	(41,568)	35,444	(110,306)	(14,369)	(66,206)	(75,181)	(122,852)	(9,181)	(93,302)	(55,987)	(109,953)	(92,106)	(75,170)	(47,020)	(83,385)	599,163
Cumulative Surplus/(Deficit)	(41,568)	(6,124)	(136,430)	(230,799)	(296,005)	(371,186)	(494,038)	(603,219)	(696,421)	(662,308)	(762,293)	(854,398)	(929,568)	(782,548)	(599,163)	0
Budgeted Property Tax Revenue Detail:																
Property Taxes	51,916	186,120	250,657	272,949	362,379	240,661	332,390	403,013	182,782	289,217	289,217	297,894	306,830	316,035	325,516	335,282
Maint at End of Abatement Period	0	0	0	0	0	0	0	0	0	0	0	0	0	254,484	262,119	269,982
TOTAL PROPERTY TAX REVENUE	51,916	186,120	250,657	272,949	362,379	240,661	332,390	403,013	182,782	289,217	289,217	297,894	306,830	570,520	587,635	605,264
Budgeted Other Revenue Detail:																
Other Transfer	0	279,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rent City Owned Facilities	0	0	0	0	40,429	20,413	47,710	49,060	50,409	49,296	0	0	0	0	0	0
Parking Revenue	0	0	0	37,000	51,130	15,000	0	0	50,000	0	0	0	0	0	0	0
Interest Earnings	336	5,628	6,501	7,934	5,051	874	(272)	0	0	0	0	0	0	0	0	0
Bond Origination Fee	0	0	0	0	0	0	0	0	0	45,000	45,000	45,000	45,000	0	0	0
TOTAL OTHER REVENUE	336	284,967	6,501	44,934	96,610	35,287	47,438	49,080	100,409	94,296	45,000	45,000	45,000	0	0	0
Budgeted Other Expenditure Detail:																
Transfer - Debt Service Fund	52,000	471,000	255,000	319,537	370,000	366,775	326,229	440,000	348,868	383,513	334,217	342,894	351,830	570,520	587,635	599,163
TOTAL OTHER EXPENDITURES	52,000	471,000	255,000	319,537	370,000	366,775	326,229	440,000	348,868	383,513	334,217	342,894	351,830	570,520	587,635	599,163



OLD TOWN CINEMA TIF UPDATE

Valuation Data for Properties in the Old Town Cinema TIF Project Area

VALUATION DATA FOR PROPERTIES IN THE OLD TOWN CINEMA TIF PROJECT AREA*													
SE Retail Building	300 N. Mead	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		Actual Appraised Commercial Value	2,242,300	2,537,000	4,456,700	4,456,700	3,932,100	4,086,600	4,086,600	4,233,700	4,233,700		
		Actual Assessed Commercial Value	560,575	634,250	1,114,175	1,114,175	983,025	1,021,650	1,021,650	1,058,425	1,058,425		
Parking Garage	301 N. Mead	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		Actual Appraised Exempt Value	233,700	233,700	233,700	233,700	233,700	233,700	233,700	233,700	233,700		
		Actual Assessed Exempt Value	-	-	-	-	-	-	-	-	-	-	
Parking Garage	323 N. Mead	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		Actual Appraised Exempt Value	4,145,310	4,209,910	4,320,160	4,470,350	4,357,620	4,777,740	5,053,370	5,421,810	4,604,490		
		Actual Assessed Exempt Value	-	-	-	-	-	-	-	-	-	-	
City of Wichita Retail	325 N. Mead	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		(Parking Garage) Actual Appraised Commercial Value	1,638,330	1,926,020	2,666,250	2,666,250	1,894,100	1,864,200	1,864,200	1,864,200	1,864,200		
		Actual Assessed Commercial Value	409,583	481,505	666,563	666,563	473,525	473,525	466,050	466,050			
NE Retail Building	330 N. Mead	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		Actual Appraised Commercial Value	1,591,690	1,591,690	2,308,400	2,308,400	2,308,400	2,308,400	2,308,400	2,308,400	2,308,400		
		Actual Appraised Residential Value	1,406,230	1,406,230	1,406,230	1,406,230	1,406,230	1,406,230	1,406,230	1,406,230			
		Actual Assessed Commercial Value	397,923	397,923	577,100	577,100	577,100	577,100	577,100	577,100			
		Actual Assessed Residential Value	161,716	161,716	161,716	161,716	161,716	161,716	161,716	161,716			
CityArts	334 N. Mead	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		Actual Appraised Exempt Value	2,243,850	2,507,940	2,612,750	2,681,170	2,681,170	2,681,170	2,681,170	2,681,170	2,469,630		
		Actual Assessed Exempt Value	-	-	-	-	-	-	-	-	-	-	
Warren Theatre	353 N. Mead	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		Actual Appraised Commercial Value	4,060,030	4,085,910	4,249,250	4,355,920	2,900,000	3,000,000	3,000,000	3,000,000	3,000,000		
		Actual Assessed Commercial Value	1,015,008	1,021,478	1,062,313	1,088,980	725,000	750,000	750,000	750,000			
City of Wichita	307 N. Rock Island	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		Actual Appraised Exempt Value	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400		
		Actual Assessed Exempt Value	-	-	-	-	-	-	-	-	-	-	
Beyond Napa	337 N. Rock Island	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		Actual Appraised Commercial Value	85,550	167,660	175,660	204,660	204,660	247,500	247,500	247,500	247,500		
		Actual Assessed Commercial Value	21,388	41,915	43,915	51,165	51,165	61,875	61,875	61,875			
Harvester Apartments	355 N. Rock Island	2005	2006	2007	2008	2009	2010	2011	2012	2013			
		Actual Appraised Residential Value	1,888,400	1,417,000	1,417,000	1,620,700	1,620,700	1,620,700	1,732,100	1,732,100	1,732,100		
		Actual Assessed Residential Value	217,167	162,956	162,956	186,381	186,381	186,381	199,192	199,192			
TOTAL ASSESSED TAXABLE VALUE		2,783,360	2,901,743	3,788,738	3,846,080	3,157,912	3,232,247	3,237,583	3,274,358	3,274,358			

* The Project Plan area is a part of the Old Town Cinema TIF District area; the list excludes properties in the TIF District outside the Project Plan area, including the Courtyard by Marriott.

City of Wichita
Old Town Cinema Redevelopment District
Mosley Avenue
Project Plan

October 23, 2014

Prepared by City of Wichita
Office of Urban Development

I N D E X

1. Comprehensive Financial Feasibility Study
2. Redevelopment District Plan
3. Map and Legal Description of Property to be Redeveloped
4. Relocation Assistance Plan
5. Description of Proposed Redevelopment Project
6. City Council Ordinances and Resolutions
7. Metropolitan Area Planning Commission Resolution

Comprehensive Financial Feasibility Study

*Comprehensive Financing Feasibility Study for the
Mosley Avenue Project
within the
Old Town Cinema Redevelopment District
City of Wichita, Kansas*

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PROJECT DESCRIPTION	3
PROJECTED REVENUE (BENEFITS)	4-5
PROJECTED EXPENDITURES (COSTS)	5
CONCLUSIONS	5
Map of the Redevelopment District and Project Area.....	EXHIBIT I
Assumptions Report	EXHIBIT II
Projected Tax Increment Report	EXHIBIT III
Projected Bond Cash Flow Report	EXHIBIT IV

Overview

Sections 12-1770 through 12-1780g of the Kansas Statutes (“the Act”) provide a means for cities to finance all or a portion of public infrastructure and redevelopment costs with incremental real estate and sales taxes. The purpose of the Act is to “promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities, and to assist in the development and redevelopment of blighted areas and deteriorating areas which are not yet blighted, but may be so in the future, located within cities...”.

A city may exercise the powers conferred under the Act provided that the governing body of the city has adopted a resolution finding that the specific area sought to be developed or redeveloped is a blighted area, a conservation area or was designated an enterprise zone prior to July 1, 1992. In addition, the city must find that the conservation, development or redevelopment of such an area is necessary to promote the general and economic welfare of the city.

One or more redevelopment projects may be undertaken within a Redevelopment District created pursuant to the Act (“District”). Kansas Statutes require projects to be completed within 20 years from transmittal of the redevelopment project plan pursuant to K.S.A. 12-1776, with the exception of environmental investigation and remediation projects which must be completed within 20 years from the date the City enters into a consent decree with the Kansas Department of Health and Environment or the U.S. Environmental Protection Agency, unless the County and School District have expressly consented to a 10-year extension of the term.

For each redevelopment project undertaken within the District, a redevelopment project plan (“the Project Plan”) must be prepared in consultation with the City Planning Commission. The Project Plan must include the following:

1. A summary or copy of the Comprehensive Financial Feasibility Study.
2. A reference to the statutorily required district plan for the District.
3. A description and map of the area to be redeveloped (“the Project”).
4. The Relocation Assistance Plan (if applicable).
5. A detailed description of all buildings and facilities proposed to be constructed or improved.
6. Any other information the City deems necessary to advise the general public of the intent of the Project Plan.

The Comprehensive Financial Feasibility Study (this document) must show that the benefits derived from the specified redevelopment project will exceed the costs, and that the income therefrom will be sufficient to pay for the applicable project costs. Benefits are determined to be the aggregate revenues of the redevelopment project including increment income, assessment income, interest income, private party contributions and any other available funding sources. Costs are determined to be the total of eligible project expenditures as defined by K.S.A. 12-1770a, including the payment of principal and interest of debt used to finance the redevelopment project.

Pursuant to all the provisions of the Act, the City of Wichita has, by Ordinance No. 44-464 dated December 21, 1999, found a portion of the City to be an area of slum and blight and that redevelopment of the area is necessary to promote the general and economic welfare of the City. With Ordinance No. 44-464, the City also established and designated such area as the Old Town Cinema Redevelopment District (“the District”). The District boundaries are shown in Exhibit I. Ordinance No. 44-464 also includes the statutorily required district plan for the redevelopment of the District.

The City is currently considering the adoption of a Project Plan for the proposed Mosley Avenue Project (“the Project”) within the Old Town Cinema Redevelopment District. Adoption of the Project Plan is being considered to finance eligible redevelopment costs associated with the redevelopment of the block from Rock Island to Mosley Avenue and from Second Street to Third Street (the “Project Area”). Specifically, the City will provide public amenities, including reconstruction of Mosley from 2nd Street to 3rd Street and Rock Island for one-half block south of 3rd Street as brick streets with streetscape amenities and on-street parking in the Project Area as its contribution to the development. The development consists of redevelopment of the former warehouse buildings along both sides of Mosley Street between 2nd Street and 3rd Street.

The City’s 2011-2020 adopted Capital Improvement Program identifies the public infrastructure improvements for construction and financing. The City will provide public funding, including tax increment financing and general obligation bond financing to finance the costs of paving Rock Island and Mosley Avenues, including streetscaping.

General Description of Tax Increment

Property tax increment financing involves the creation of an increment (increase over a base value) in the real estate taxes that are generated from a defined geographic area of a community. Upon establishment of a redevelopment district, the total assessed value of all taxable real estate within the district for that year is determined. This valuation is referred to as the district's "Original Assessed Value." Property taxes attributable to the district's Original Assessed Value are annually collected and distributed by the county treasurer to the appropriate city, county, school district and all other applicable taxing jurisdictions in the same manner as other property taxes.

As new development occurs within the redevelopment district, the total assessed value of the district, in any given year, will normally exceed its Original Assessed Value. Property taxes generated by applying the sum of the property tax rates of all applicable taxing jurisdictions to the incremental increase in assessed value (over and above the Original Assessed Valuation) is referred to as the "property tax increment". All property tax increment is collected by the County and distributed to the City to be deposited in a special tax increment fund.

Sales tax increment financing involves the creation of an increment (increase over a base value) in the local sales taxes that are generated from a defined geographic area of a community. Upon establishment of a redevelopment district, a base value of local sales tax collections within the district is determined. As new commercial development occurs within the redevelopment district, sales tax collections are expected to increase above the base value. Pursuant to city law governing the use of local sales tax revenue, the City does not intend to collect incremental sales tax revenues as "sales tax increment".

Tax increment funds may only be used to pay for certain statutorily-defined eligible project costs, including principal and interest on debt issued, in whole or in part, to finance eligible project costs within the redevelopment district. Such debt includes notes, special obligation bonds, full faith and credit tax increment bonds, and other debt instruments. The City intends to issue its full faith and credit tax increment bonds to finance Mosley Avenue Project costs that are eligible for tax increment financing, including infrastructure improvements, streetscaping and pedestrian improvements.

Project Description

The Mosley Avenue Project consists of the redevelopment of three buildings along Mosley Street between 2nd Street and 3rd Street that contain a total of approximately 62,000 square feet with commercial uses as an extension of Old Town. Improvements to be financed by tax increment financing include reconstruction of Mosley from 2nd Street to 3rd Street and Rock Island for one-half block south of 3rd Street as brick streets with streetscape amenities and on-street parking consistent with the design of the other streets in Old Town.

**Projected Revenues (Benefits)
Captured Assessed Value**

It is the City’s intention to use the property tax increment generated by the District to pay the debt service on general obligation bonds issued by the City to finance its contribution to the Project. The property tax increment is based on the District’s increase in assessed value over its Original Assessed Value. This increase in value is expected to be recorded beginning in January of 2015 through January of 2019 (project completion in 2018) and is referred to as the Captured Assessed Value.

The Total Assessed Value for the Project Area as of January 1, 2019 is estimated to be \$928,937. The Original Assessed Value of the Project Area, as assessed in January 2014 for taxes payable in 2014-2015, is \$272,245, according to data provided by the City of Wichita Geographic Information Service. Therefore, the Captured Assessed Value of the Project Area as of January 1, 2019 is \$656,692.

For the purpose of this analysis, it is assumed that the Total Assessed Value of the District will increase during the life of the project period at the annual inflation rate of 2%.

Property Tax Rates

In order to determine the amount of tax increment generated by the District in any given year, the Captured Assessed Value of the District must be multiplied by the sum of the tax rates for all *applicable* taxing jurisdictions for that year. For taxes levied in 2013 and payable in 2014, the applicable rate is 99.101 mills as shown below. The State of Kansas rate of 1.5 mills is not applicable to TIF and has been omitted from the following total:

<u>Jurisdiction</u>	<u>Mill Rate</u> <u>(2013)</u>
City of Wichita	32.509
Sedgwick County	29.377
USD No. 259	37.215
TIF-Applicable Mill Rate	99.101

Projected Property Tax Increment and Other Project Revenue

The projected property tax increment generated by the District is shown in column 8 of Exhibit III. Such projections are based on captured assessed values derived from captured assessed valuations and tax rates as previously discussed. It is assumed that Project construction will begin in 2015 and be completed before the end of 2018, and therefore achieve full valuation by January 1, 2019. It is estimated that in 2018 the property tax increment will be \$65,079. Excess TIF revenue generated by the Old Town Cinema Project, within the Old Town Cinema Redevelopment District, will contribute to the Mosley Avenue debt service until such time as the Old Town Cinema Project Plan ends.

All tax increment shall be allocated and paid by the Sedgwick County Treasurer to the City Treasurer in the same manner and at the same time as normal property taxes. All such incremental taxes must be deposited in a special fund of the City for the payment of eligible redevelopment costs.

Projected Expenditures (Costs)

A projected budget for the eligible project costs in the Project Area is listed below.

Sources	
Par Amount of Bonds	\$1,550,000.00
Uses	
Infrastructure and Parking	1,500,000.00
Financing and Other Costs	<u>50,000.00</u>
	\$1,550,000.00

It is anticipated that all eligible project costs will be financed with general obligation (full faith and credit) tax increment financing bonds issued by the City. Exhibit IV illustrates a \$1,550,000 taxable general obligation tax increment bond issue sold in 2018.

Conclusions

Kansas Statutes require that the Comprehensive Financial Feasibility Study must demonstrate that the benefits derived from the Project will exceed the costs, and that the income therefrom will be sufficient to pay for all eligible project costs. As previously discussed, Exhibit III illustrates the projections of tax increment through the year 2035. Projected net tax increment revenue is available to pay debt service on outstanding general obligation bonds issued to finance eligible project costs.

Exhibit IV (Projected Bond Cash Flow Report) illustrates that projected tax increment from the District will be sufficient to pay for all eligible project costs including the projected debt service on general obligation bonds issued to finance such costs. As such, this report demonstrates that the revenues (benefits) of the District and Project Area exceed the expenditures (costs).

Old Town Cinema Redevelopment District

City of Wichita, Kansas

-  Old Town Cinema
-  Tax Increment District
-  Property Parcels
-  Inside District
-  Property Parcels
-  Outside District
-  Moseley Avenue
-  Project Area

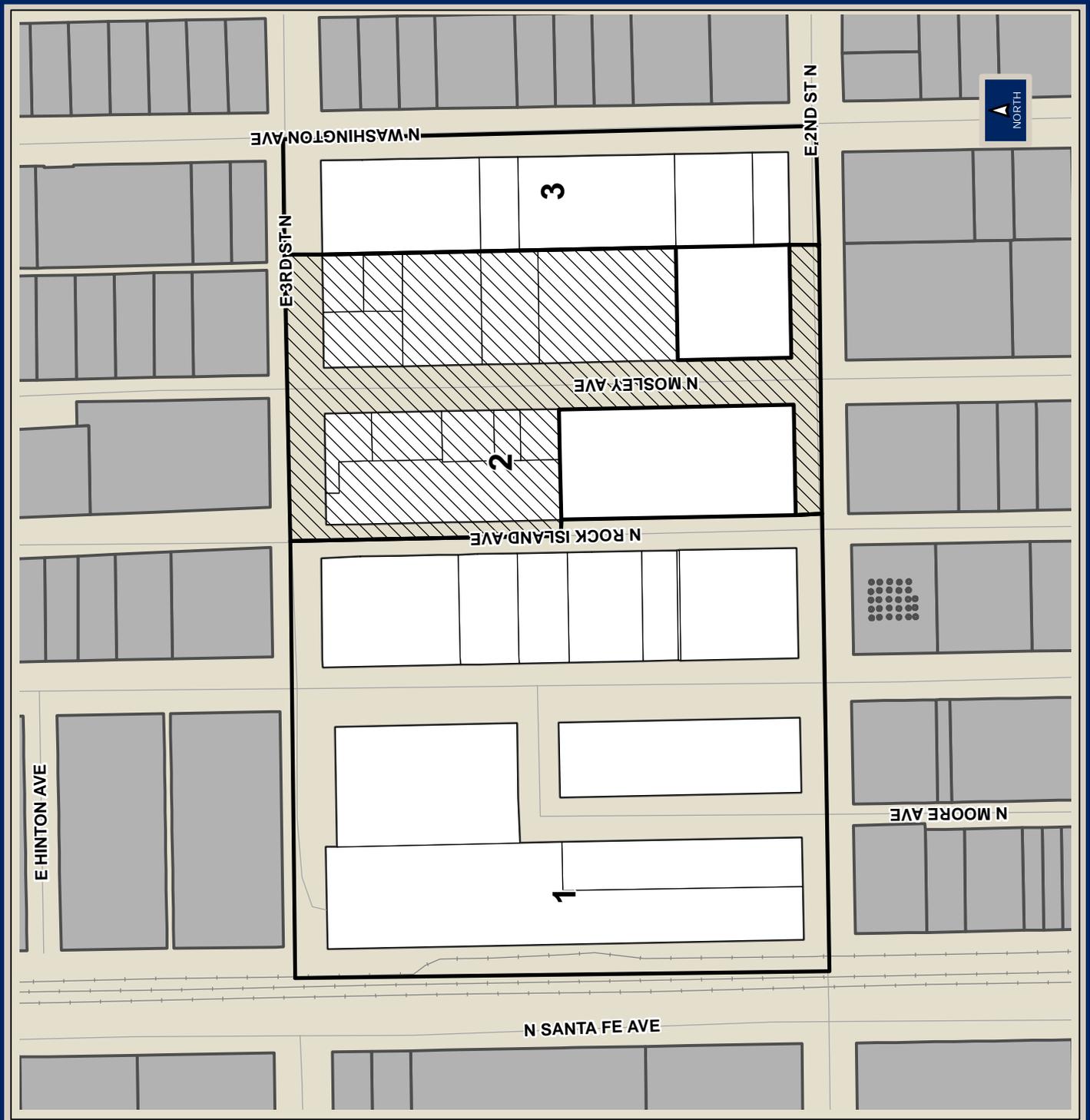
Software: ArcGIS 10.1
Hardware: Dell Precision
Printer: HP 5000 Plotter

Map Data Source:
Property Parcels
provided by
Sedgwick County GIS.

Road Centerlines
provided by
City of Wichita

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It is understood that while the City of Wichita Data Center
Geographical Information Systems Department has no indication
and reason to believe that there are inaccuracies in information
incorporated in the base map, the Data Center-GIS per



Assumptions Report

City of Wichita, Kansas
Old Town Cinema Redevelopment District
Mosley Avenue Project

Description of Project Area See Map (Exhibit A)

Original Appraised Value (1/1/14)	\$1,088,980
Original Assessed Value (1/1/14)	272,245
2019 Appraised Value (1/1/19)	\$3,715,746
2019 Assessed Value (1/1/19)	\$ 928,837

<u>2013 Mill Rates (2014 Pay)</u>	<u>Total</u>	<u>TIF Applicable</u>
City of Wichita	32.509	32.509
Sedgwick County	29.377	29.377
USD No. 259	57.215	37.215
State of Kansas	1.500	NA
Total	120.601	99.101

Property Value Inflation Rate 2%

Projected Tax Increment Report

City of Wichita, Kansas
 Old Town Cinema Redevelopment District
 Mosley Avenue Project

Levy & Appraised Year (1)	Year Taxes Distributed (2)	Total Assessed Value (3)	Original Assessed Value (4)	Captured Assessed Value (6)	Mill Rate (7)	Tax Increment Collected (a) (8)
2015	2016	\$ 283,733	272,245	11,488	99.101	1,139
2016	2017	\$ 394,074	272,245	121,829	99.101	12,073
2017	2018	\$ 577,307	272,245	305,062	99.101	30,232
2018	2019	\$ 928,937	272,245	656,692	99.101	65,079
2019	2020	\$ 5,590,801	480,633	5,110,168	99.101	506,423
2020	2021	\$ 5,702,617	480,633	5,221,984	99.101	517,504
2021	2022	\$ 5,816,669	480,633	5,336,036	99.101	528,806
2022	2023	\$ 1,005,511	272,245	733,266	99.101	72,667
2023	2024	\$ 1,025,621	272,245	753,376	99.101	74,660
2024	2025	\$ 1,046,133	272,245	773,888	99.101	76,693
2025	2026	\$ 1,067,056	272,245	794,811	99.101	78,767
2026	2027	\$ 1,088,397	272,245	816,152	99.101	80,881
2027	2028	\$ 1,110,165	272,245	837,920	99.101	83,039
2028	2029	\$ 1,132,368	272,245	860,123	99.101	85,239
2029	2030	\$ 1,155,016	272,245	882,771	99.101	87,483
2030	2031	\$ 1,178,116	272,245	905,871	99.101	89,773
2031	2032	\$ 1,201,678	272,245	929,433	99.101	92,108
2032	2033	\$ 1,225,712	272,245	953,467	99.101	94,490
2033	2034	\$ 1,250,226	272,245	977,981	99.101	96,919

EXHIBIT III

Projected Bond Cash Flow Report

City of Wichita, Kansas
Old Town Cinema Redevelopment District
Mosley Avenue Project

Annual Period Ending (1)	Principal (2)	G.O. Interest Rate (3)	Interest (4)	P&I (5)	Net Tax Increment (7)	Annual Balance (8)	Cumulative Balance (9)
9/1/2016		3.50%	-	-	1,139	1,139	1,139
9/1/2017	-	3.50%	-	-	12,073	12,073	13,212
9/1/2018	10,000	3.50%	27,125	37,125	30,232	(6,893)	6,319
9/1/2019	15,000	3.50%	53,900	68,900	65,079	(3,821)	2,498
9/1/2020	315,000	3.50%	53,375	368,375	506,423	138,048	140,545
9/1/2021	325,000	3.50%	42,350	367,350	517,504	150,154	290,699
9/1/2022	335,000	3.50%	30,975	365,975	528,806	162,831	453,531
9/1/2023	30,000	3.50%	19,250	49,250	72,667	23,417	476,948
9/1/2024	30,000	3.50%	18,200	48,200	74,660	26,460	503,408
9/1/2025	35,000	3.50%	17,150	52,150	76,693	24,543	527,951
9/1/2026	40,000	3.50%	15,925	55,925	78,767	22,842	550,793
9/1/2027	40,000	3.50%	14,525	54,525	80,881	26,356	577,149
9/1/2028	45,000	3.50%	13,125	58,125	83,039	24,914	602,063
9/1/2029	45,000	3.50%	11,550	56,550	85,239	28,689	630,752
9/1/2030	50,000	3.50%	9,975	59,975	87,483	27,508	658,261
9/1/2031	55,000	3.50%	8,225	63,225	89,773	26,548	684,808
9/1/2032	55,000	3.50%	6,300	61,300	92,108	30,808	715,616
9/1/2033	60,000	3.50%	4,375	64,375	94,490	30,115	745,731
9/1/2034	65,000	3.50%	2,275	67,275	96,919	29,644	775,375
	1,550,000		348,600	1,898,600	2,673,975	775,375	

District Plan

REVISED DISTRICT PLAN FOR THE REDEVELOPMENT OF THE OLD TOWN CINEMA REDEVELOPMENT DISTRICT THROUGH TAX INCREMENT FINANCING

SECTION 1: PURPOSE

A district plan is required for inclusion in the establishment of a redevelopment district under K.S.A. 12-1771(a). The district plan is a preliminary plan that identifies proposed redevelopment project areas within the district, and describe in a general manner the buildings and facilities to be constructed, reconstructed or improved.

SECTION 2: DESCRIPTION OF TAX INCREMENT INCOME

Projects financed through tax increment financing typically involve the creation of an "increment" in real estate property tax income. The increment is generated by segregating the assessed values of real property located within a defined geographic area such that a portion of the resulting property taxes are paid to the City to fund projects in the redevelopment district, and the remaining portion is paid to all taxing jurisdictions. The portion of property taxes paid to the City in this way is determined increase in the assessed value of the properties within the redevelopment district as a result of the new development occurring within the area. When the aggregate property tax rates of all taxing jurisdictions are applied to this increase in assessed property value from new development, increment income is generated. Public improvements within the district may be funded by the City and repaid over a specified period of time with this increment income. The property taxes attributable to the assessed value existing prior to redevelopment, the "original valuation," are distributed to all taxing jurisdictions just as they were prior to redevelopment. This condition continues until all eligible project costs are funded, or for the 20-year duration of the established district, as defined by statute, whichever is shorter.

SECTION 3: BUILDINGS AND FACILITIES

The proposed redevelopment district is within the city limits of Wichita, Kansas immediately north of the Old Town Redevelopment District. The district is bounded on the north by Third Street North, on the east by Washington, on the south by Second Street North, and on the west by Santa Fe Avenue.

Most of the structures in the district were built in the early 1900's. A majority of these structures are being used as warehouses, but there are a few retail businesses along the main streets (Second Street and Washington). Curbs, gutters, streets and street lighting are well below average. Some of the streets appear to have designed as alleys to provide access to loading docks behind warehouses. Streets are a mixture of brick concrete and asphalt. Curbs and gutters are intermittent throughout the district.

The condition of the area is typical of that of a seventy to ninety year old industrial section. Minimal upkeep has been provided for the infrastructure, and the structures have slowly deteriorated with time. With warehousing being the primary business in the area, major improvements to buildings, streets, etc., have not been a priority.

SECTION 4: REDEVELOPMENT

The first phase for redevelopment, the Old Town Cineman Redevelopment Project, has been completed. The project consists of a multi-screen cinema complex, a two-story mixed-use park/retail facility, two commercial retail buildings, and a public plaza area. The project is located in the western half of the redevelopment district. The use of tax increment financing was limited to public infrastructure

improvements, such as property acquisition, streetscape, public parking, utility extensions and public art.

Current plans for the next phases of redevelopment in the area include the Mosley Avenue and Washington Avenue Corridor projects. Mosely Avene will include a mixed-use commercial project as well as public infrastructure improvements to Rock Island and Mosley Avenues. It is anticipated that improvements within the Washington Corridor project will include more extensive public infrastrucure improvements to support a mixed use redevelopment, including demolotion and new construction, project along the corridor.

SECTION 5: SUMMARY

Per statute, the above-mentioned redevelopment projects will be presented to the Governing Body in segments through the adoption of separate Redevelopment Plans. Each Plan will identify specific project areas located within the established redevelopment district and will include detailed descriptions of the projects as well as a financial feasibility study that shows the economic benefits out-weigh the costs. Project Plans must be reviewed by the Metropolitan Planning Commission and submitted to a public hearing following proper notification of property owners and occupants, before they can be adopted by a two-thirds majority vote of the Governing Body. Only then can tax increment income be spent on redevelopment projects. *A map generally describing the various project areas is attached hereto as Schedule 1.*

SCHEDULE I

MAP GENERALLY DEPICTING PROJECT AREAS

[ON FOLLOWING PAGE]

Old Town Cinema Redevelopment District

City of Wichita, Kansas

- Old Town Cinema
- Tax Increment District
- Property Parcels
- Inside District
- Property Parcels
- Outside District

Project Areas

- Mosley Avenue
- Old Town Cinema
- Washington Avenue Corridor

Software: ArcGIS 10.1
Hardware: Dell Precision
Printer: HP 5000 Plotter

Map Data Source:
Property Parcels
provided by
Sedgwick County GIS

Road Centerlines
provided by
City of Wichita

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We warrant that the City of Wichita Data Center has taken reasonable precautions to ensure the accuracy and reliability of the information incorporated in the base map. The Data Center GIS per



Map and Legal Description of Property to be Redeveloped

Old Town Cinema Redevelopment District

City of Wichita, Kansas

-  Old Town Cinema Tax Increment District
-  Property Parcels Inside District
-  Property Parcels Outside District
-  Moseley Avenue Project Area

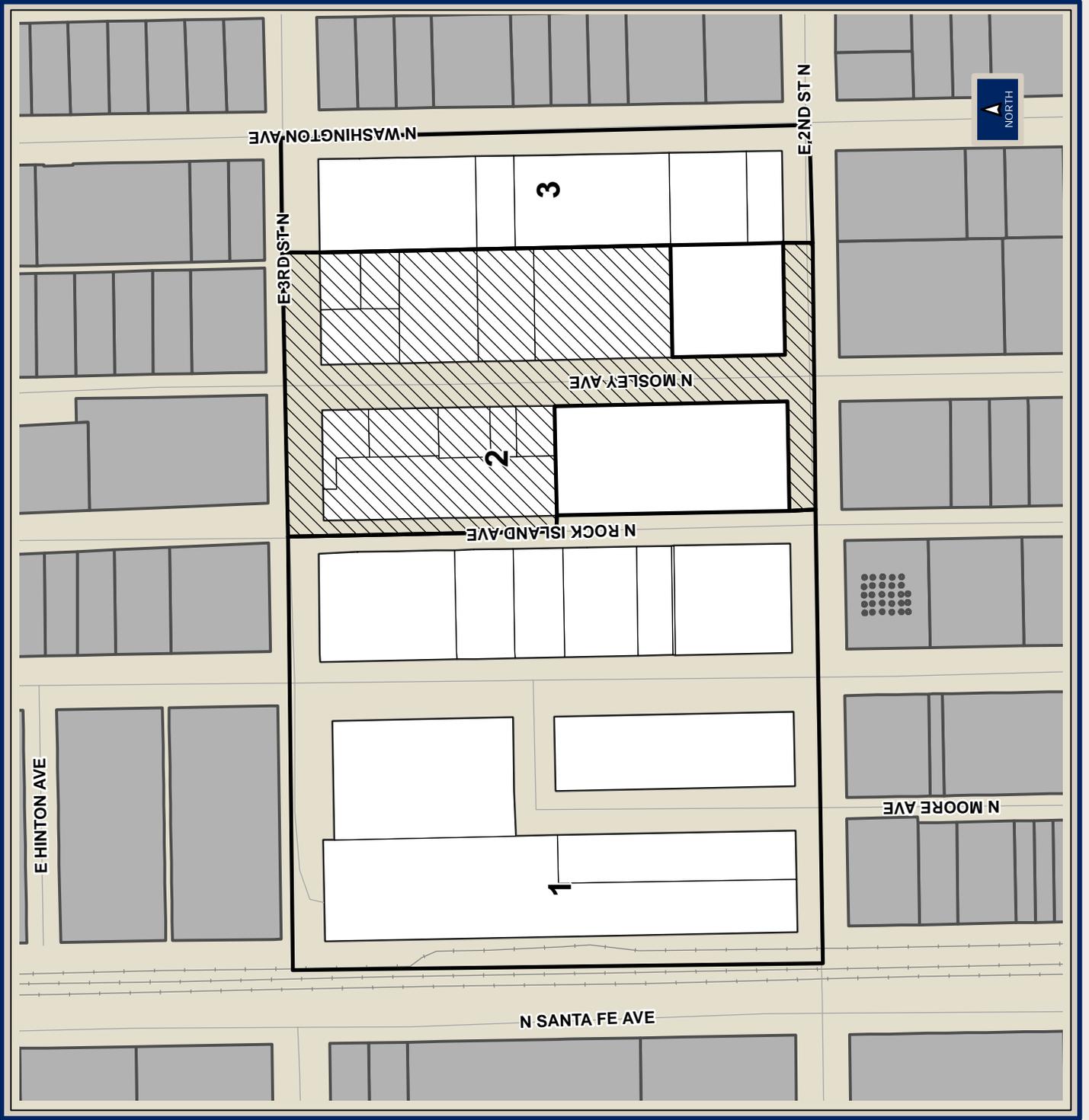
Software: ArcGIS 10.1
Hardware: Dell Precision
Printer: HP 5000 Plotter

Map Data Source:
Property Parcels
provided by
Sedgwick County GIS.

Road Centerlines
provided by
City of Wichita

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It is understood that while the City of Wichita Data Center Geographical Information Systems Department has no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center GIS per



**BOUNDARY DESCRIPTION OF THE
OLD TOWN CINEMA REDEVELOPMENT DISTRICT AND THE
MOSLEY AVENUE PROJECT AREA**

Redevelopment District

Within the City of Wichita, Sedgwick County Kansas, beginning at the intersection of East 3rd Street North and North Washington Avenue, thence south along the center line of North Washington Avenue to the intersection of North Washington Avenue and East 2nd Street North, thence west along the center line of East 2nd Street North to the intersection of East 2nd Street North and North Santa Fe Avenue, thence north along the center line of North Santa Fe Avenue to the intersection of North Santa Fe Avenue and East 3rd Street North, thence east along the center line of East 3rd Street North to the intersection of East 3rd Street North and North Washington Avenue, being the point of beginning.

Project Area

Within the City of Wichita, Sedgwick County, Kansas beginning at the intersection of East 3rd Street North and North Rock Island Avenue; thence south along the center line of North Rock Island Avenue a distance of 340 feet more or less; thence east to the east right-of-way line of North Rock Island Avenue; thence south along the east right-of-way line of North Rock Island Avenue to the center line of East 2nd Street North; thence east along the center line of East 2nd Street North a distance of 345 feet more or less to a point perpendicular with the center line of the vacated alley in Block B, H.L. and Annie M. Taylors Addition; thence north to the north right-of-way line East 2nd Street North; thence north along the center line of the vacated alley in Block B, H.L. and Annie M. Taylors Addition to the center line of East 3rd Street North; thence west along the center line of East 3rd Street North to the intersection of East 3rd Street North and North Rock Island Avenue, being the point of beginning; EXCEPT Lots 19, 20, 21, 22, 23, and 24, Block A, H.L. and Annie M. Taylors Addition and the surplus adjacent on the east, excluding the west 10 feet thereof; and EXCEPT Lots 1, 2, and 3, excluding the north 0.73 feet of Lot 3, H.L. and Annie M. Taylors Addition and the west half of the vacated alley in Block B, H.L. and Annie M. Taylors Addition adjacent thereto.

Relocation Assistance Plan

RELOCATION ASSISTANCE PLAN

(K.S.A. 12-1777)

Assistance for the relocation of persons, families or businesses from property acquired by the City of Wichita in conjunction with the Old Town Cinema Redevelopment Project is not required. No persons or families residing in the Old Town Cinema Redevelopment District will be displaced as a result of the proposed redevelopment project. All businesses displaced by the Project have been relocated as part of the compensation paid to the businesses as part of the acquisition of real property.

Description of Mosley Avenue Project

Old Town Cinema Redevelopment District

DESCRIPTION OF PROPOSED MOSLEY AVENUE PROJECT

The Mosley Avenue Project consists of redevelopment of the former warehouse buildings along both sides of Mosley Avenue between 2nd Street and 3rd Street referred to as the “Project Area” (see attached district map). The property is currently owned by Mosley Investments LLC and is located within the Old Town Cinema Redevelopment District.

Mosley Avenue Redevelopment

Mosley Investments LLC will redevelop three buildings along Mosley Avenue between 2nd Street and 3rd Street that contain a total of approximately 62,000 square feet with commercial uses as an extension of Old Town. The redevelopment project includes reconstruction of Mosley from 2nd Street to 3rd Street and Rock Island for one-half block south of 3rd Street as brick streets with streetscape amenities and on-street parking consistent with the design of the other streets in Old Town. A site plan and project renderings of the proposed development are attached as Exhibit A. Construction is anticipated to begin in the summer of 2015 and be completed the summer of 2016.

Infrastructure Improvements

Mosley from 2nd Street to 3rd Street and Rock Island for one-half block south of 3rd Street will be reconstructed as brick streets with streetscape amenities and on-street parking consistent with the design of the other streets in Old Town.

Ornamental lighting, landscaping, benches, trash cans, bicycle racks, brick streets and sidewalks will be constructed. Approximately 33 on-street parking stalls will be provided along with a loading area near the Marriott Courtyard. The parking and loading areas will be concrete. Brick sidewalks approximately nine feet wide will be constructed each side of the street. Drainage will be sloped to the center of the street and collected by grated inlets in the center of the street.

USE OF TAX INCREMENT FINANCING

Upon adoption of this project plan, the City will have established its authority under state law (K.S.A. 12-1770 *et seq.*) to issue general obligation bonds to finance TIF-eligible improvements, which bonds will be repaid from the incremental increase in property taxes resulting from the redevelopment of the Project Area. The TIF-funded improvements consist of the following:

- **Public improvements** – The City will undertake the construction of the infrastructure improvements listed above, at an estimated cost of \$1,500,000.
- **Financing and Other costs** - \$50,000
- **Total TIF-funded costs** -- \$1,550,000.

EXHIBIT A
SITE PLAN AND PROJECT RENDERINGS
[ON FOLLOWING PAGE]



SPT SPANGENBERG PHILLIPS TICE
271 N. WALDO, SUITE 201, WICHITA, KS 67202
TEL: 316.261.4042 FAX: 316.261.1829

MOSLEY DISTRICT AT OLD TOWN

WICHITA, KS

22 NOV. 2013

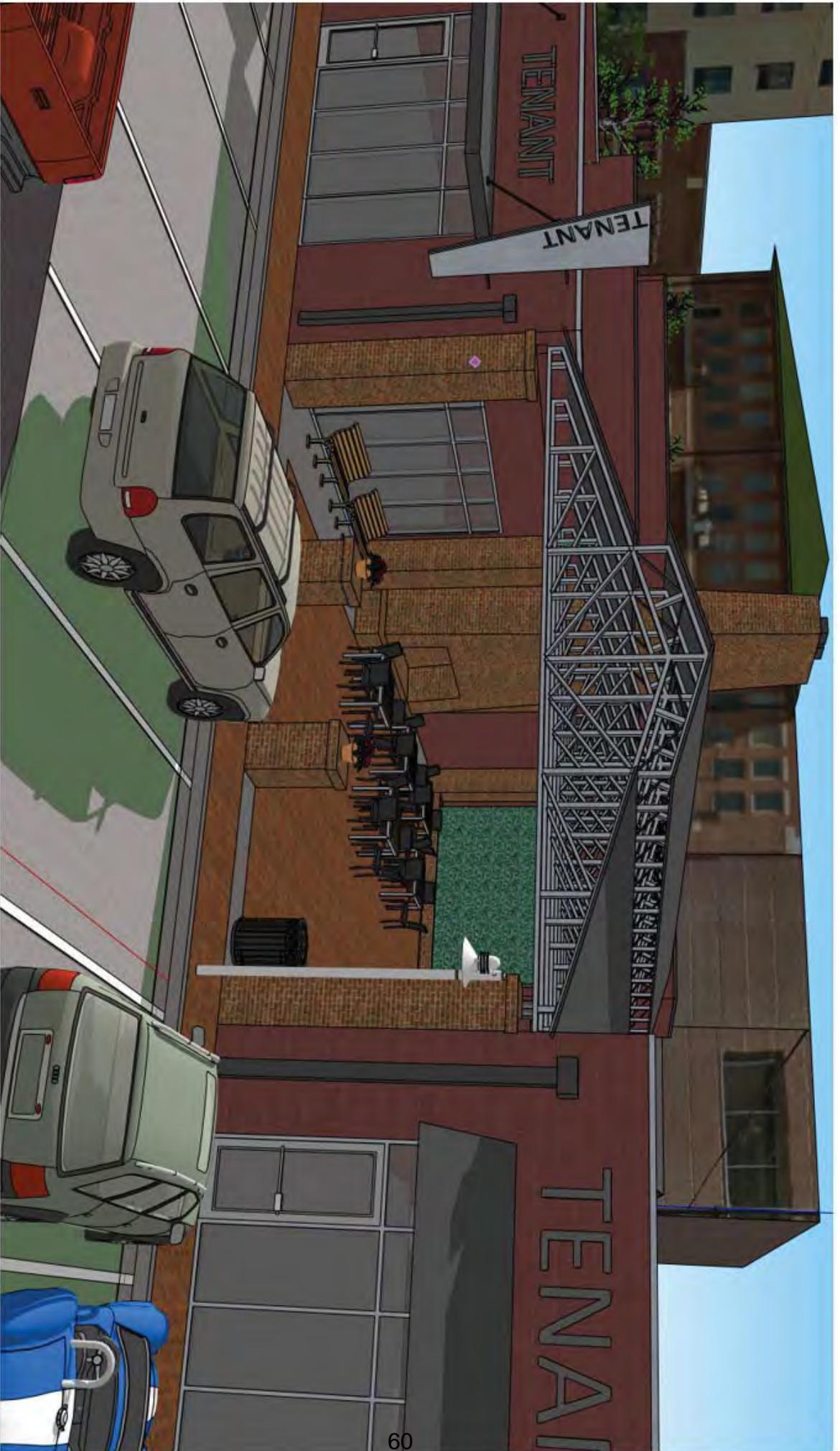


SPT SPANGENBERG, PHILLIPS, TICE
271 N. WALDO, SUITE 201, WICHITA, KS 67202
TEL: 316.261.0022 FAX: 316.261.0159

MOSLEY DISTRICT AT OLD TOWN

WICHITA, KS

22 NOV. 2013



SPT SPANGENBERG, PHILLIPS, TICE
271 N. WALDO, SUITE 201, WICHITA, KS 67202
TEL: 316.261.0002 FAX: 316.261.0189

MOSLEY DISTRICT AT OLD TOWN

WICHITA, KS

22 NOV. 2013



SPT SPANGENBERG PHILLIPS TICE
271 N. MEAD, SUITE 201, WICHITA, KS 67202
TEL: 316.261.0022 FAX: 316.261.0189

MOSLEY DISTRICT AT OLD TOWN

WICHITA, KS

22 NOV. 2013



SPT SPANGENBERG, PHILLIPS, TICE
271 N. MEAD, SUITE 201, WICHITA, KS 67202
TEL: 316.261.0022 FAX: 316.261.0159

MOSLEY DISTRICT AT OLD TOWN

WICHITA, KS

22 NOV. 2013



SPT SPANGENBERG, PHILLIPS, TICE
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TEL: 316.261.0002 FAX: 316.261.0189

MOSLEY DISTRICT AT OLD TOWN

WICHITA, KS

22 NOV. 2013

City Council Ordinances and Resolutions

Metropolitan Area Planning Commission Resolution

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION /
BOARD OF ZONING APPEALS
2015 CALENDAR

10th Floor Conference Room, Wichita City Hall, 455 North Main Street, Wichita, Kansas

CLOSING DATE (Monday by 4:00 p.m.)	NOTICE TO OFFICIAL NEWSPAPER (Monday 9:00 a.m.)	ADVERTISING DATE (Thursday)	MAPC/BZA HEARING DATE (1:30 p.m.)
December 1, 2014	December 15, 2014	December 18, 2014	January 8, 2015
December 15, 2014	December 29, 2014	December 31, 2014 (Wednesday)	January 22, 2015
December 29, 2014	January 12, 2015	January 15, 2015	February 5, 2015
January 12, 2015	January 26, 2015	January 29, 2015	February 19, 2015
January 26, 2015	February 9, 2015	February 12, 2015	March 5, 2015
February 9, 2015	February 23, 2015	February 26, 2015	March 19, 2015
February 23, 2015	March 9, 2015	March 12, 2015	April 2, 2015
March 9, 2015	March 23, 2015	March 26, 2015	April 16, 2015
March 30, 2015	April 13, 2015	April 16, 2015	May 7, 2015
April 13, 2015	April 27, 2015	April 30, 2015	May 21, 2015
April 27, 2015	May 11, 2015	May 14, 2015	June 4, 2015
May 11, 2015	May 22, 2015 (Friday)	May 28, 2015	June 18, 2015
May 1, 2015	June 15, 2015	June 18, 2015	July 9, 2015
June 15, 2015	June 29, 2015	July 2, 2015	July 23, 2015
June 29, 2015	July 13, 2015	July 16, 2015	August 6, 2015
July 13, 2015	July 27, 2015	July 30, 2015	August 20, 2015
July 27, 2015	August 10, 2015	August 13, 2015	September 3, 2015
August 10, 2015	August 24, 2015	August 27, 2015	September 17, 2015
August 31, 2015	September 4, 2015 (Friday)	September 10, 2015	October 1, 2015
September 4, 2015 (Friday)	September 21, 2015	September 24, 2015	October 15, 2015
September 21, 2015	October 12, 2015	October 15, 2015	November 5, 2015
October 12, 2015	October 26, 2015	October 29, 2015	November 19, 2015
October 26, 2015	November 9, 2015	November 12, 2015	December 3, 2015
November 9, 2015	November 23, 2015	November 25, 2015 (Wednesday)	December 17, 2015
November 30, 2015	December 14, 2015	December 17, 2015	January 7, 2016

The MAPC and BZA generally meet at 1:30 p.m. on the dates indicated above. If you have questions contact the Metropolitan Area Planning Department at 316- 268-4421.