

First Published in the Wichita Eagle on November 24, 2008

Resolution No. 08-502

A RESOLUTION STATING THE CITY OF WICHITA IS CONSIDERING AN EXPANSION OF THE BOUNDARIES FOR THE CENTER CITY SOUTH REDEVELOPMENT DISTRICT UNDER AUTHORITY OF K.S.A. 12-1770 ET SEQ.

WHEREAS, by 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 K.S.A. 12-1770 et seq., as amended (the "Act") know as the Center City South Redevelopment District (the "Redevelopment District"); and

WHEREAS, the City, by Ordinance 47-475 adopted May 8, 2007, adopted a redevelopment district plan which identifies proposed redevelopment areas and proposed buildings and facilities to be constructed or improved; and

WHEREAS, the City, by Ordinance No. 47-526 passed on July 24, 2007, adopted the Project Plan for the Exchange Place Redevelopment Project; and

WHEREAS, the City desires to expand the boundaries of the Redevelopment District; and

WHEREAS, the original boundaries of the Redevelopment District and the area proposed to be added to the original boundaries of the Redevelopment District are set forth by a map in **Exhibit A** and a narrative legal description of the district in **Exhibit B** attached hereto; and

WHEREAS, the City intends to use Tax Increment Financing to fund infrastructure improvements as set forth in the district plan for the expansion area of the Redevelopment District attached hereto as **Exhibit C**; and

WHEREAS, pursuant to K.S.A. 1771(e) the City may add to the Redevelopment District subject to the same procedure for public notice and hearing as is required for the establishment of the district;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS;

1. That the City is considering an expansion of the boundaries for the Center City South Redevelopment District as shown on **Exhibit A**.

2. That the City will hold a public hearing to consider the expansion of such redevelopment district on December 2, 2008, at 9:00 a.m., or as soon thereafter as possible, in the City Council Chambers, City Hall, 455 North Main Street, Wichita, Kansas.

3. The preliminary redevelopment district plan for the redevelopment is described in **Exhibit C** attached to this Resolution.

4. The governing body will consider making findings and taking action necessary for the expansion of said Redevelopment District at the public hearing set to be heard herein.

5. A description and map of the proposed expanded Redevelopment District are available for inspection during the regular office hours in the office of the City Clerk, City Hall, 13<sup>th</sup> Floor, 455 N. Main, Wichita, Kansas.

6. A copy of this Resolution shall be sent by certified mail, return receipt requested, to the Board of Commissioners of Sedgwick County, Kansas, and the Board of Education of Unified School District No. 259, Sedgwick County, Kansas. Copies of this Resolution also shall be mailed by certified mail, return receipt requested, to each owner and occupant of land within the proposed redevelopment district not more than 10 days following the date of adoption of this Resolution. This Resolution and **Exhibits A, B and C** attached to this Resolution shall be published once in the official City newspaper not less than one week or more than two weeks preceding the date fixed for the public hearing.

ADOPTED by the Governing Body of the City of Wichita, Kansas, this 23<sup>rd</sup> day of October, 2008.

---

Carl Brewer, Mayor

ATTEST:

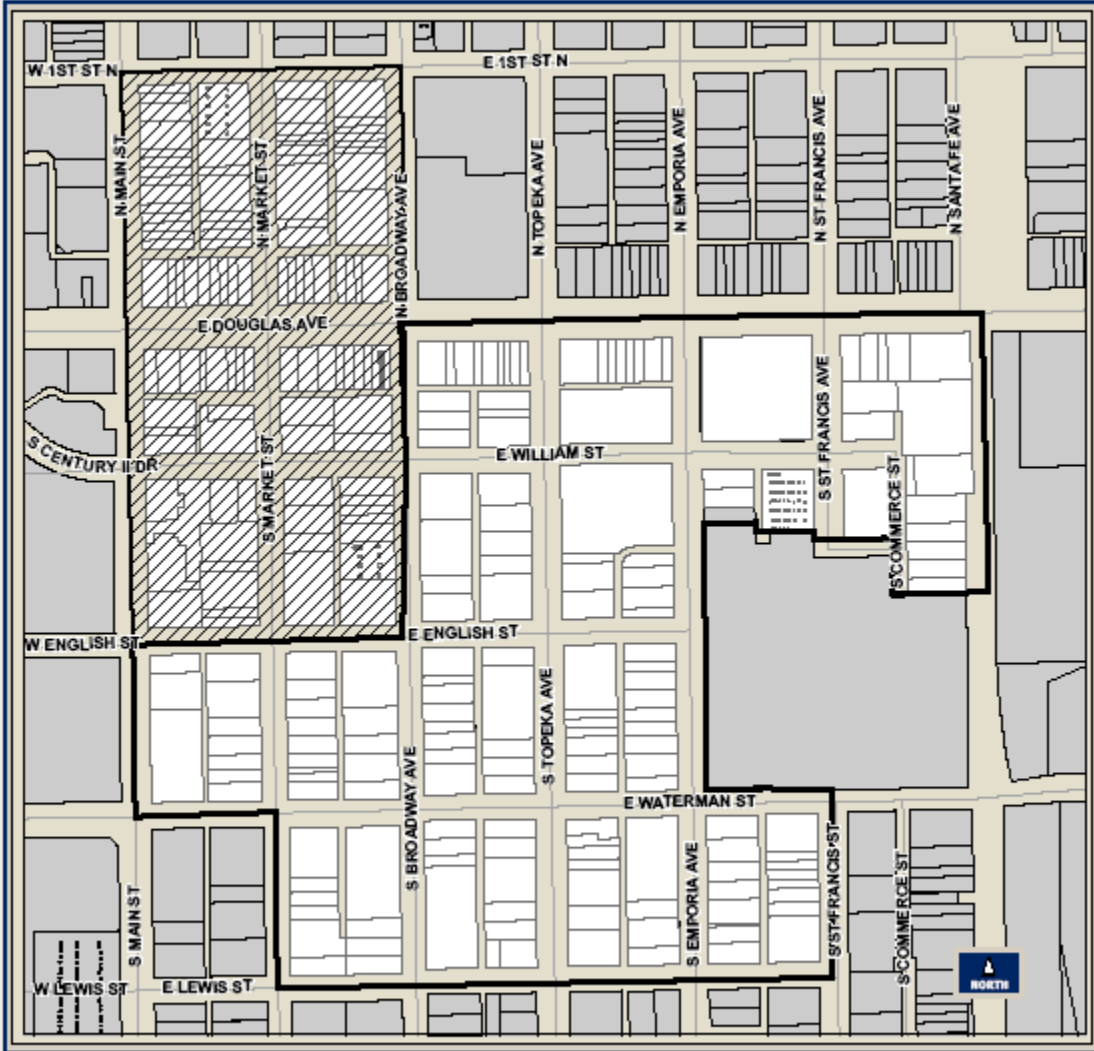
---

Karen Sublett, City Clerk

Approved as to Form:





---

Gary E. Rebenstorf, City Attorney



### Expanded Center City South Redevelopment District

City of Wichita, Kansas

-  Existing District
-  Expanded District
-  Property Parcels outside Redevelopment District
-  Property Parcels inside Redevelopment District

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

Friday, October 10, 2008 11:14:46 AM  
 X:\giswork\Project\WHAARENA5.mxd

We warrant that this data for the City of Wichita Data Center (Geographical Information System) is accurate as indicated and shown. It is not intended for use in any other application. No liability shall be assumed for any errors or omissions in this data. The user may verify the data accuracy.



## EXHIBIT B

### **Legal Description of the Center City South Redevelopment District**

All property located in Wichita, Sedgwick County, Kansas within the boundaries beginning at the intersection of the centerline of Main Street and the north right of way line of 1st Street North; thence east to the east right of way line of Broadway Avenue; thence south to the north right of way line of Douglas Avenue; thence east to the east right of way line of Santa Fe Avenue; thence south to the south right of way line of Waterman Street; thence west to the east right of way line of St. Francis Street; thence south to the south right of way line of Lewis Street; thence west to the west right of way line of Market Street; thence north to the south right of way line of Waterman Street; thence west to the centerline of Main Street; thence north to the point of beginning; excluding Lot 1 Block 1 Sedgwick County Arena Addition; and including all street rights of way within such described area.

## EXHIBIT "C"

### DISTRICT PLAN FOR THE REDEVELOPMENT OF THE CENTER CITY SOUTH REDEVELOPMENT DISTRICT THROUGH TAX INCREMENT FINANCING

October 23, 2008

#### SECTION 1: PURPOSE

A district plan is required for inclusion in the establishment or expansion 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 describes in a general manner the buildings and facilities to be constructed, reconstructed or improved.

#### SECTION 2: DESCRIPTION OF TAX INCREMENT FINANCING

Projects financed through tax increment financing typically involve the creation of an "increment" in real estate property tax revenue. 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 one or more redevelopment 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 by the increase in 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, tax increment revenue is generated. Certain improvements within the district may be funded by the City and repaid over a specified period of time with this incremental revenue. 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.

#### SECTION 3: BUILDINGS AND FACILITIES

The proposed redevelopment district is within the city limits of Wichita, Kansas. The district is generally bounded on the east by the Central Rail Corridor, Emporia Avenue and St. Francis Street, on the south by Lewis and Waterman Streets, on the west by Market and Main Streets, and on the north by Douglas Avenue and 1st Street North. Property owned by Sedgwick County and used for the Intrust Bank Arena is excluded from the redevelopment district.

The area included in the proposed district qualifies as a conservation area under state law governing the use of tax increment financing. A majority of the buildings in the area are more than 50 years old, many of which were built before 1930. Except for the Douglas Avenue corridor, most of the proposed redevelopment district is less densely developed than the northern part of Downtown Wichita, with more low-rise office, retail and warehouse structures and open parking lots. Over the years, many of the higher-density buildings in the area have been removed, leading to a pattern of under-utilization of property. Many of the surviving older buildings are showing signs of dilapidation and need of rehabilitation.

#### SECTION 4: REDEVELOPMENT

The proposed district is located in an important redevelopment area within the City of Wichita, surrounding the site of the new Sedgwick County Arena, which is located between Emporia Avenue and the railroad tracks, between William and Waterman Streets. The redevelopment of this area has been the object of a major land-use and redevelopment planning project, called the Arena Neighborhood Redevelopment Plan. The Plan identifies and recommends a variety of land uses and infrastructure improvements to influence and guide the redevelopment of the area that is expected as a result of the construction of the arena. The establishment of the proposed redevelopment district will provide an appropriate source of funding to assist the City in providing infrastructure improvements and partnering with private developers in bringing new developments to the area.

The Arena Neighborhood Redevelopment Plan has conceptually divided the redevelopment district into four major redevelopment project areas, each with a distinct redevelopment goal. The *Douglas Avenue Corridor District* project area is located generally in the northern portion of the redevelopment district along Douglas Avenue and for which the redevelopment goal is to be a high intensity business corridor, primarily office and support commercial uses with upper level residential opportunities. The goal of the *English/William Street District* project area which is located generally in the center portion of the redevelopment district along English Street and William Street is to be

a walkable urban mixed-use district of primarily commercial and office uses as well as public and residential uses. The ***Broadway Neighborhood District*** project area which is located generally in the southern portion of the redevelopment district and includes the area from Waterman to Kellogg and from Main to Emporia. Its goal is to redevelop as an urban residential environment with support commercial opportunities serving residents and Kellogg users. The ***Commerce Street Arts District*** project area which is located generally in the eastern portion of the redevelopment district and is to be a unique experiential arts area with live / work studio opportunities.

It is anticipated that there will be a number of individual redevelopment projects undertaken within the proposed redevelopment district, which will qualify for assistance from tax increment financing. Several are currently in various stages of preparation at this time. Projects will include mixed-use developments, residential, office, retail, entertainment, hotels and other uses. They will include demolition and new construction as well as rehabilitation of existing buildings.

## **SECTION 5: USE OF TAX INCREMENT FINANCING**

Tax increment financing may generally be used for property acquisition, site preparation, utilities, drainage, street improvements, streetscape amenities, public outdoor spaces, landscaping and parking facilities in the redevelopment district; provided, however, that within the expansion area being added to the original Center City South Redevelopment District, which was established on May 8, 2007, by Ordinance No. 47-475, it is the expressed intent of the City of Wichita to limit the use of tax increment financing within the expansion area of the Center City South Redevelopment District to finance the costs of constructing, reconstructing and improving the following street segments, intersections, streetscape improvements, landscaping, lighting and signage projects, including the costs of design, engineering, surveying and inspection:

Market Street, Lewis Street to Douglas Avenue  
Topeka Avenue, Lewis Street to Douglas Avenue  
Emporia Avenue, Lewis Street to Douglas Avenue  
St. Francis Avenue, William Street to Douglas Avenue  
St. Francis Avenue, Lewis Street to Waterman Street  
William Street, Main Street to Commerce Street  
English Street, Main Street to Emporia Avenue  
Lewis Street, Market Street to St. Francis Avenue  
Wayfinding Improvements including Streetscape Design Manual

In addition to limiting the use of tax increment financing to the above specified improvement projects, the City will stipulate in the project plans for any redevelopment project located within the expansion area that an amount equal to seventy percent (70%) of the tax increment realized from taxpayers in the expansion area shall be allocated by the County Treasurer to the City to finance authorized project costs and the remainder shall be allocated and paid to taxing districts in the same manner as other ad valorem taxes. The limits described in this section shall not apply to redevelopment projects located in the original Center City South Redevelopment District.

## **SECTION 6: PROJECT PLANS**

Per statute, any proposed redevelopment projects will be presented to the Governing Body in segments through the adoption of separate redevelopment Project Plans. Each Project 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 Area 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.