

Published in the Wichita Eagle on November 24, 2008

Resolution No. 08-503

A RESOLUTION STATING THE CITY OF WICHITA IS CONSIDERING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN FOR THE C.O.R.E. REDEVELOPMENT DISTRICT.

WHEREAS, by Ordinance No. 47-867 adopted April 8, 2008, and published April 11, 2008, the City of Wichita established a redevelopment district pursuant to K.S.A. 12-1770 et seq., as amended, known as the C.O.R.E. Redevelopment District; and

WHEREAS, the City, by Resolution No. 08-083 passed February 12th, 2008, adopted a redevelopment district plan which identifies proposed redevelopment areas and proposed buildings and facilities to be constructed or improved; and

WHEREAS, the City of Wichita proposes to undertake a Redevelopment Project within the C.O.R.E. Redevelopment District, known as Renaissance Square Project, consisting of two seven-story buildings with office/retail space and residential condominiums, several brownstone-typ row houses, retail space, office space, a grocery store, neighborhood park and low-income, senior/disabled and market rate apartments, and related public improvements as set out in the Redevelopment Project Plan; and

WHEREAS, the City has prepared a Redevelopment Project Plan for said Project in accordance with K.S.A. 12-1772 and is considering the adopting of the Plan; and

WHEREAS, a relocation assistance plan under K.S.A. 12-1777 is included in the Redevelopment Project Plan; and

WHEREAS, the Wichita Sedgwick County Metropolitan Area Planning Commission has reviewed the proposed Redevelopment Project Plan and determined that the Redevelopment Project Plan is consistent with the comprehensive general plan for the development of the City;

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

1. The City of Wichita is considering the adoption of a Redevelopment Project Plan for the C.O.R.E. Redevelopment District.
2. The City of Wichita will hold a public hearing to consider the adoption of the Redevelopment Project Plan on the 2nd day of December, 2008, at 9:00 a.m., or as soon thereafter as possible, in the City Council Chambers, City Hall, 455 N. Main, Wichita, Kansas.
3. The Redevelopment Project will be located within the C.O.R.E. Redevelopment

District, the boundaries of which are set forth in Exhibit "A" attached hereto. The boundaries of the area proposed to be included in the Redevelopment Project area are also set forth in Exhibit "A" attached hereto.

4. The Renaissance Square Redevelopment Project Plan and a map of the area to be redeveloped are available for inspection during the regular office hours in the office of the City Clerk, City Hall, 13th Floor, 455 N. Main, Wichita, Kansas. The Redevelopment Project Plan includes the feasibility study, comprehensive plan, maps and boundary descriptions, descriptions of the public improvement projects, and other information pertinent to the project.

5. The governing body will consider making findings and taking action necessary for the adoption of the Redevelopment Project Plan at the public hearing set to be heard herein.

6. It is determined and notice is hereby given that the City may issue full faith and credit tax increment bonds pursuant to K.S.A. 12-1774, as amended, to finance the Redevelopment Project, in whole or in part.

7. A copy of this Resolution shall be delivered to the Sedgwick County Board of County Commissioners and to the Board of Education of Unified School District No. 259. Copies of this Resolution shall also be mailed by certified mail to each owner and occupant of land within the proposed redevelopment project area not more than ten (10) days following the date of adoption of this Resolution.

8. 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. Such publication shall include Exhibit "A" which is a sketch clearly delineating the area in sufficient detail to advise the reader of the particular land proposed to be included within the project area.

ADOPTED this 23rd day of October, 2008.

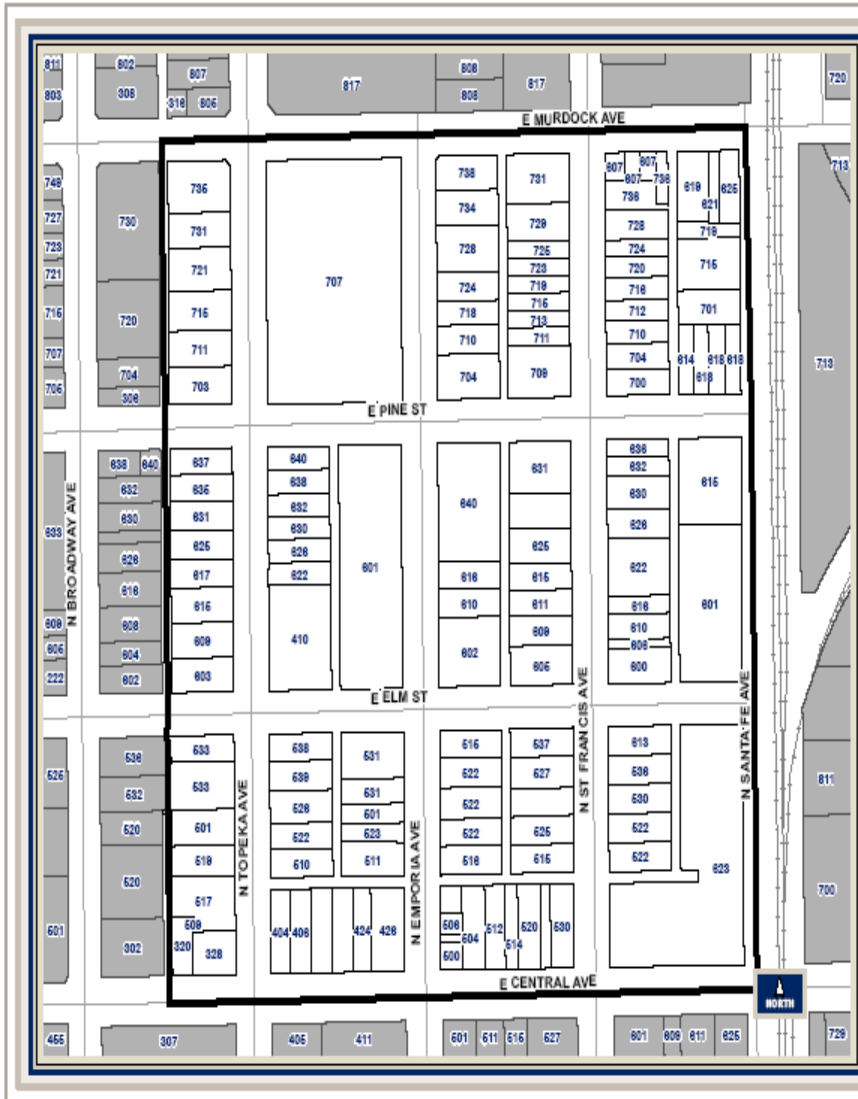
Carl Brewer, Mayor

ATTEST:

Karen Sublett, City Clerk

APPROVED AS TO FORM:

Gary Rebenstorf, City Attorney



Proposed C.O.R.E. Redevelopment District

City of Wichita, Kansas

C.O.R.E. Redevelopment District and Project Area

Property Parcels Inside Redevelopment District

Property Parcels outside Redevelopment District

Software: ArcGIS 9.1
Hardware: Dell Xeon
Printer: HP 5000 Plotter

Map Data Source:
Property Parcels provided by Sedgwick County GIS
Road Centerlines provided by City of Wichita

Wednesday, January 23, 2008 7:05:32 AM
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It is understood that the City of Wichita Center Designation Information System Department does not warrant the accuracy or completeness of information incorporated into this map except for the data provided by the City of Wichita.

EXHIBIT "A"

EXHIBIT A

Legal Description of the C.O.R.E
Redevelopment District

All property located between the south right of way line of Central Avenue on the south, the north right of way line of Murdock Avenue on the north, the east right of way line of Santa Fe Avenue on the east and the west lot line of lots 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64 and 66 on Topeka Avenue in J.P. Hilton's addition; and the north 45 feet of lot 10 excluding the west 2 feet, in J.P. Hilton's Addition; and south 75 feet of lot 10, J.P. Hilton's Addition; and beginning at the southeast corner of the reserve on Topeka in J.P. Hilton's addition, then west 140 feet, then north 280 feet, then east 140 feet, then south 280 feet to the point of beginning; in Wichita, Sedgwick County, Kansas; and including all street rights of way within such described areas.