

First Published in the Wichita Eagle on September 3, 2010

Resolution No. 10-209

A RESOLUTION STATING THE CITY OF WICHITA IS CONSIDERING THE ESTABLISHMENT OF A REDEVELOPMENT DISTRICT FOR THE PLANEVIEW REDEVELOPMENT DISTRICT UNDER AUTHORITY OF K.S.A. 12-1770 ET SEQ. UNDER AUTHORITY OF K.S.A. 12-1770 ET SEQ.

WHEREAS, the provisions of K.S.A. 12-1770, et seq., as amended, set forth the procedure for the establishment of a redevelopment district for certain purposes in eligible areas; and

WHEREAS, the City of Wichita (the "City") is considering the establishment of a redevelopment district in a blighted area to be known as the "Planeview Redevelopment District" to promote the general and economic welfare of the City;

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

Section 1. That the City is considering the establishment of a redevelopment district to be known as the Planeview Redevelopment District.

Section 2. That the City will hold a public hearing to consider the establishment of such redevelopment district on September 14, 2010, at 9:30 a.m., or as soon thereafter as possible, in the City Council Chambers, City Hall, 455 North Main Street, Wichita, Kansas.

Section 3. That a legal description of the proposed Planeview Redevelopment District is set forth in **Exhibit A** attached hereto and incorporated herein by reference. A map generally outlining the boundaries of the proposed Planeview Redevelopment District is attached hereto as **Exhibit B** and incorporated herein by reference

Section 4. That the redevelopment district plan identifying proposed redevelopment project areas along with a general description of the buildings, facilities, and improvements that are proposed to be constructed or improved in the redevelopment district is attached hereto as **Exhibit C** and incorporated herein by reference.

Section 5. That a description and map of the proposed redevelopment district shall be available for inspection by the public in the City Clerk's Office, City Hall, 13th Floor, 455 North Main Street, Wichita, Kansas, from 8:00 a.m. until 5:00 p.m., Monday through Friday, from the 3rd of August, 2010, until September 13, 2010.

Section 6. That the Governing Body will consider making findings necessary for the establishment of a redevelopment district at the public hearing set to be heard herein.

Section 7. That 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, return receipt requested, to each owner and occupant of land within the proposed redevelopment district not more than ten (10) days following the date of the adoption of this resolution.

Section 8. That 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. A sketch clearly delineating the proposed redevelopment district in sufficient detail to advise the reader of the particular land proposed to be included within the redevelopment district shall be published with the resolution.

PASSED AND APPROVED by the Governing Body of the City of Wichita, Kansas, this 3rd day of August, 2010.

Carl Brewer, Mayor

ATTEST:

Karen Sublett, City Clerk

Approved as to Form:

Gary E. Rebenstorf, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Block 1, the replat of Spencer Gardens Addition to Wichita, Sedgwick County, Kansas

And:

Lot 2, Block 1, the replat of Spencer Gardens Addition to Wichita, Sedgwick County, Kansas

EXHIBIT "B"

Proposed Planeview Redevelopment District

City of Wichita, Kansas

Proposed Planeview
Redevelopment
District

Property Parcels within
District

Property Parcels outside
District

Software: ArcGIS 8.3.1
Hardware: Dell Xeon
Printer: HP 5000 Plotter

Map Data Source:
Property Parcels
provided by
Sedgwick County GIS

Road Centerlines
provided by
City of Wichita

Thursday, July 22, 2011, 11:07:28 AM
K:\gisdata\PROJECTS\PAWNEE\Planeview101.mxd
It is understood that while the City of Wichita uses Center
Geographic Information Systems, Department data for analysis
and maps is derived from these and other sources. It is understood
that the City of Wichita does not warrant the accuracy of the data
provided in this map. For More Color: 001.pdf



EXHIBIT C

DISTRICT PLAN FOR THE REDEVELOPMENT OF THE PLANEVIEW REDEVELOPMENT DISTRICT THROUGH TAX INCREMENT FINANCING

August 3, 2010

SECTION 1: PURPOSE

A district plan is required for inclusion in the establishment of a redevelopment district under K.S.A. 12-1771. The district plan is a preliminary plan that identifies proposed redevelopment project areas within the district, and describes in a general manner the buildings, facilities and improvements to be constructed 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 flow to the City to fund projects in the redevelopment district, and the remaining portion flows to all remaining taxing jurisdictions. The portion of property taxes flowing to the City is determined by the increase in the assessed value of the properties within the redevelopment district as a result of the new development occurring within the same area. When the current 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 and other qualified expenditures are 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,” continue to flow to all taxing jurisdictions just as they did prior to redevelopment. This condition continues for the duration of the established district, as defined by statute, or until all eligible project costs are funded, whichever is of shorter duration.

SECTION 3: BUILDINGS AND FACILITIES

The proposed redevelopment district is located within the city limits of Wichita, Kansas. The district is located on the southeast corner of the intersection of George Washington Boulevard and Pawnee Avenue; it includes Lots 1 and 2, Block 1 of the replat of Spencer Gardens Addition, in Wichita, Sedgwick County, Kansas; and including all street rights of way within such described areas. The district currently consists of a vacant lot that has been ignored due to an inadequate street layout, limiting access.

Property located within a blighted area is legally eligible for establishment of a

redevelopment district. The proposed redevelopment district is an area that meets the criteria for designation as a “blighted area” as defined by state law governing the establishment and financing of redevelopment districts based on the following conditions:

- Inadequate street layout. The layout of Pawnee and George Washington creates lots that are inadequately configured for development and traffic that is unable to access the site.
- Unsanitary or unsafe conditions. The vacant land in close proximity to the Planeview residential neighborhood is unsafe for children to play in or pass through.
- Conditions that endanger life or property due to fire or other causes. This vacant, over-grown area could be a location for illegal activities that threaten life and property.
- Deteriorating site improvements. Previous grading improvements have deteriorated, causing erosion damage and the need for new drainage improvements.
- Obsolete land use. The land has been vacant for many years with no prospect for development.
- Conditions that create economic obsolescence. As one of the most economically-challenged areas in the community, commercial development is very difficult.

SECTION 4: REDEVELOPMENT AND PROJECT AREAS

It is anticipated that all property within district will be designated as the “project area” under the redevelopment project plan, which must be adopted by the City Council by a 2/3 majority vote before the expenditure of any tax increment financing funds. The plans for redevelopment of the project area generally call for construction of a grocery store and other retail in the underserved Planeview neighborhood area.

Tax increment financing may be used to pay for the purchase of real estate and site preparation including the demolition of structures and utility relocations, as well as other public infrastructure improvements, such as streetscape, public parking, utility extensions, landscaping, and public plazas. Tax increment financing may not be used for construction of any buildings owned by or leased to a private, nongovernmental entity, except multi-story parking structures.

SECTION 5: CONCLUSION

After the establishment of the redevelopment district, any redevelopment projects to be funded with tax increment financing will be presented to the Governing Body for approval through the adoption of a Redevelopment Project Plan. The Project Plan will identify the specific project area located within the established tax increment financing district and will include detailed descriptions of the projects as well as a financial feasibility study showing that the economic benefits out-weigh the costs. The Project Plan must be reviewed by the Metropolitan Area Planning Commission and submitted to a public hearing following further notification of property owners and occupants, before

it can be adopted by a two-thirds majority vote of the Governing Body. Only then can tax increment income be spent on the redevelopment projects.

Tax increment financing does not impose any additional taxes on property located within the redevelopment district. All property within the district is appraised and taxed the same as any other property. However, if property within the district increases in value as a result of the redevelopment, the resulting increment of additional tax revenue is diverted to pay for a portion of the redevelopment costs.