

(Published in the *Ark Valley News* on June 1, 2023)

RESOLUTION NO. 1153-2023

A RESOLUTION OF THE CITY OF PARK CITY, KANSAS, STATING THAT THE CITY IS CONSIDERING THE ESTABLISHMENT OF A STAR BOND PROJECT DISTRICT WITHIN AN ELIGIBLE AREA OF THE CITY AND PROVIDING FOR NOTICE OF A PUBLIC HEARING TO CONSIDER SUCH ESTABLISHMENT UNDER THE AUTHORITY OF THE STAR BOND ACT.

WHEREAS, pursuant to K.S.A. 12-17,160 *et seq.*, as amended (the “Act”), the City of Park City, Kansas (the “City”) is authorized to create a STAR bond project district within an eligible area of the City for certain purposes set forth in the Act; and

WHEREAS, the City is considering establishment of a STAR bond project district to be known as the “Park City STAR Bond Project District” to promote, stimulate and develop the general and economic welfare of the State of Kansas and the City as a major commercial entertainment and tourism area; and

WHEREAS, the City intends to hold a public hearing to consider establishment of the “Park City STAR Bond Project District” which shall be generally located west of Interstate 135, north of 53rd Street North, east of Chisolm Creek and south of 61st Street North, including public rights of way adjacent thereto, all within the City; and

WHEREAS, the Act provides that prior to creating any STAR bond project district, the City shall, by resolution, call a public hearing to consider establishment of the STAR bond project district and shall give notice of the public hearing in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF PARK CITY, KANSAS, AS FOLLOWS:

Section 1. Public Hearing. Notice is hereby given that the City Council of the City (the “City Council”) will conduct a public hearing to consider establishment of the Park City STAR Bond Project District on June 13, 2023 at 7:00 p.m. or as soon thereafter as possible, in the Council Chambers, City Hall, 1941 E. 61st Street North, Park City, Kansas 67219. At the public hearing, the City Council will consider findings necessary for establishment of a STAR bond project district. Following the conclusion of the public hearing, the City Council will consider an ordinance making certain findings related to and establishing the Park City STAR Bond Project District.

Section 2. District Boundaries and Location. The legal description of the proposed boundaries of the Park City STAR Bond Project District are described on *Exhibit A* attached hereto. A map generally outlining the boundaries of the proposed Park City STAR Bond Project District is attached hereto as *Exhibit B*. A description and map of the proposed Park City STAR Bond Project District will be available for inspection at City Hall, 1941 E. 61st Street North, Park City, Kansas during regular business hours.

Section 3. District Plan. The Park City STAR Bond Project District plan is as follows (the “District Plan”):

The buildings and facilities to be constructed or improved in the Park City STAR Bond Project District generally include a mixed-use development consisting of some or all of the following uses: museum uses, entertainment uses, exhibition uses, retail uses, restaurant uses, athletic uses, and other general commercial development; hotel uses; residential uses; visitor amenities; and associated public and private infrastructure. The Park City STAR Bond Project District may consist of multiple STAR bond project areas as delineated in one or more STAR bond project plans to be approved for property within the STAR bond project district.

Section 4. Applicable Incentives. The following state, federal, and local tax incentives apply, or are anticipated to apply, within the Park City STAR Bond Project District, or a business located or to be located within the Park City STAR Bond Project District:

STAR bond financing; tax exempt financing; community improvement district financing; general improvement and assessment financing; tax increment financing; transportation development district financing; and/or economic development revenue bond financing and related tax abatements and exemptions.

Section 5. Notice. The City Clerk will give notice of the public hearing in accordance with the provisions of the Act, which include that a copy of this Resolution and *Exhibits A* and *B* attached hereto, will be:

- (a) Provided via certified mail, return receipt requested, to the Board of County Commissioners of Sedgwick County, Kansas and the Board of Education of USD 259, Sedgwick County, Kansas (Wichita).
- (b) Provided via certified mail, return receipt requested, to each owner and occupant of land within the proposed Park City STAR Bond Project District not more than 10 days following the date of adoption of this Resolution.
- (c) Published once in the official City newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing.
- (d) Posted at a prominent location on the first page of the website of the City.

Section 6. Bond Authority; Reimbursement. The Act provides that certain STAR bond project costs, interest on interim financing and associated financing costs are to be paid by the issuance of bonds of the City (the “Bonds”). The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation 1.150-2.

Section 7. Further Action. The Mayor, City Administrator, and other officials and employees of the City, including Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

Section 8. Effective Date. This Resolution shall be effective upon adoption by the City Council.

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ADOPTED by the City Council of the City of Park City, Kansas on April 25, 2023.

(SEAL)

Mayor

ATTEST:

Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the foregoing resolution of the City of Park City, Kansas, adopted by the City Council on April 25, 2023, as the same appears of record in my office.

DATED: April 25, 2023.

Clerk

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EXHIBIT A

LEGAL DESCRIPTION OF PARK CITY STAR BOND PROJECT DISTRICT

A contiguous tract of land lying within Section 16, Township 26 South, Range 1 East of the Sixth Principal Meridian, Park City, Sedgwick County, Kansas, as originally described and prepared on November 28, 2022, by Ernest Cantu, Jr., P.S. #1407, and Professional Engineering Consultants, P.A. (C.L.S. #65), a professional association licensed to practice surveying the State of Kansas, said tract of land described based on a bearing of North 0°06'27" West, measured from the southeast corner of the Southwest Quarter of Section 16, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, to the northeast corner of said Southwest Quarter of Section 16, using Zone 17 of the Kansas Regional Coordinate System (Wichita Zone), with all bearings contained herein relative thereto, with distances herein measured horizontally on the ground, said tract of land more particularly described as follows: **COMMENCING** at the southeast corner of the Southwest Quarter of Section 16, Township 26 South, Range 1 East of the Sixth Principal Meridian, Park City, Sedgwick County, Kansas; thence bearing South 89°40'21" West, along the south line of said Southwest Quarter of Section 16, a distance of 673.80 feet to the west line of the right of way for Interstate Highway I-135 according to Condemnation Case C-11673-67 filed June 29, 1967, in the District Court of Sedgwick County, Kansas; thence bearing North 0°19'39" West, along said right of way for Interstate Highway I-135, a distance of 30.00 feet; thence bearing North 84°53'21" East, along said right of way for Interstate Highway I-135, a distance of 359.78 feet to the **POINT OF BEGINNING**, being a deflection in the south line of Lot 1, Echo Hills Commercial, Park City, Sedgwick County, Kansas, filed at Plat Cabinet PC 233-9 and recorded at DOC.#/FLM-PG: 29296268 on June 7, 2012, with the Office of the Register of Deeds, Sedgwick County, Kansas, said deflection being 60.00 feet north of said south line of the Southwest Quarter of Section 16; **FIRST COURSE**, thence continuing bearing North 84°53'21" East, along the south line of said Lot 1 and the south line of Reserve B, said Echo Hills Commercial, a distance of 240.94 feet to a deflection in the south line of said Reserve B; **SECOND COURSE**, thence bearing North 24°55'43" East, along the southeast line of said Reserve B, a distance of 178.36 feet, to the north corner of said Reserve B, also being a deflection in the east line of Lot 3, Block A, said Echo Hills Commercial, also being a point on the east line of said Southwest Quarter of Section 16 and 241.40 feet distant north of said Southwest Quarter of Section 16; **THIRD COURSE**, thence bearing North 0°06'27" West, along said east line of Lot 3, a distance of 159.68 feet (platted as 159.69 feet) to a deflection in said east line of Lot 3; **FOURTH COURSE**, thence bearing North 18°46'47" East, along said east line of Lot 3 and along the east line of Lot 4, said Echo Hills Commercial, a distance of 223.47 feet to a curve to the left, said curve to the left having a central angle of 19°07'39", having a radius of 1334.69 feet, and having a chord that bears North 9°12'57" East with a length of 443.50 feet; **FIFTH COURSE**, thence northerly an arc distance of 445.57 feet along said curve to the left and along the east line of Lot 4, Reserve C, Lot 5 and Lot 6, Block A, said Echo Hills Commercial; **SIXTH COURSE**, thence bearing North 0°20'52" West, along the east line of said Lot 6, a distance of 50.91 feet (platted as 50.89 feet) to a curve to the left, said curve to the left having a central angle of 1°24'09", having a radius of 2917.61 feet (platted as 2917.57 feet), and having a chord that bears North 1°02'59" West with a length of 71.49 feet; **SEVENTH COURSE**, thence northerly an arc distance of 71.49 feet along said curve to the left and along the east line of said Lot 6, Block A, Echo Hills Commercial, to the southeast corner of Lot 7, Block A, said Echo Hills Commercial at the end of said curve, said southeast corner of Lot 7 also being the beginning of a curve to the left, said curve to the left continuing along the arc of the previous curve and having a central angle of 1°47'02", having a radius of 2917.61 feet (platted as 2917.57 feet), having a chord that bears North 2°38'37" West with a length of 90.84 feet and having a radial line that bears North 86°27'52" East to the end of said curve; **EIGHTH COURSE**, thence northerly along the east line of said Lot 7, Block A, Echo Hills Commercial, and along said curve to the left, an arc distance of 90.84 feet, to a deflection in the east line of said Lot 7 at the end of said curve, said deflection being the beginning of a non-tangent curve to the left, said non-tangent curve having a central angle of 7°29'44" (platted as 7°26'20"), having a radius of 5531.46 feet (platted as 5573.58 feet), having a chord that bears North 9°18'56" West with a length of 723.11 feet, and

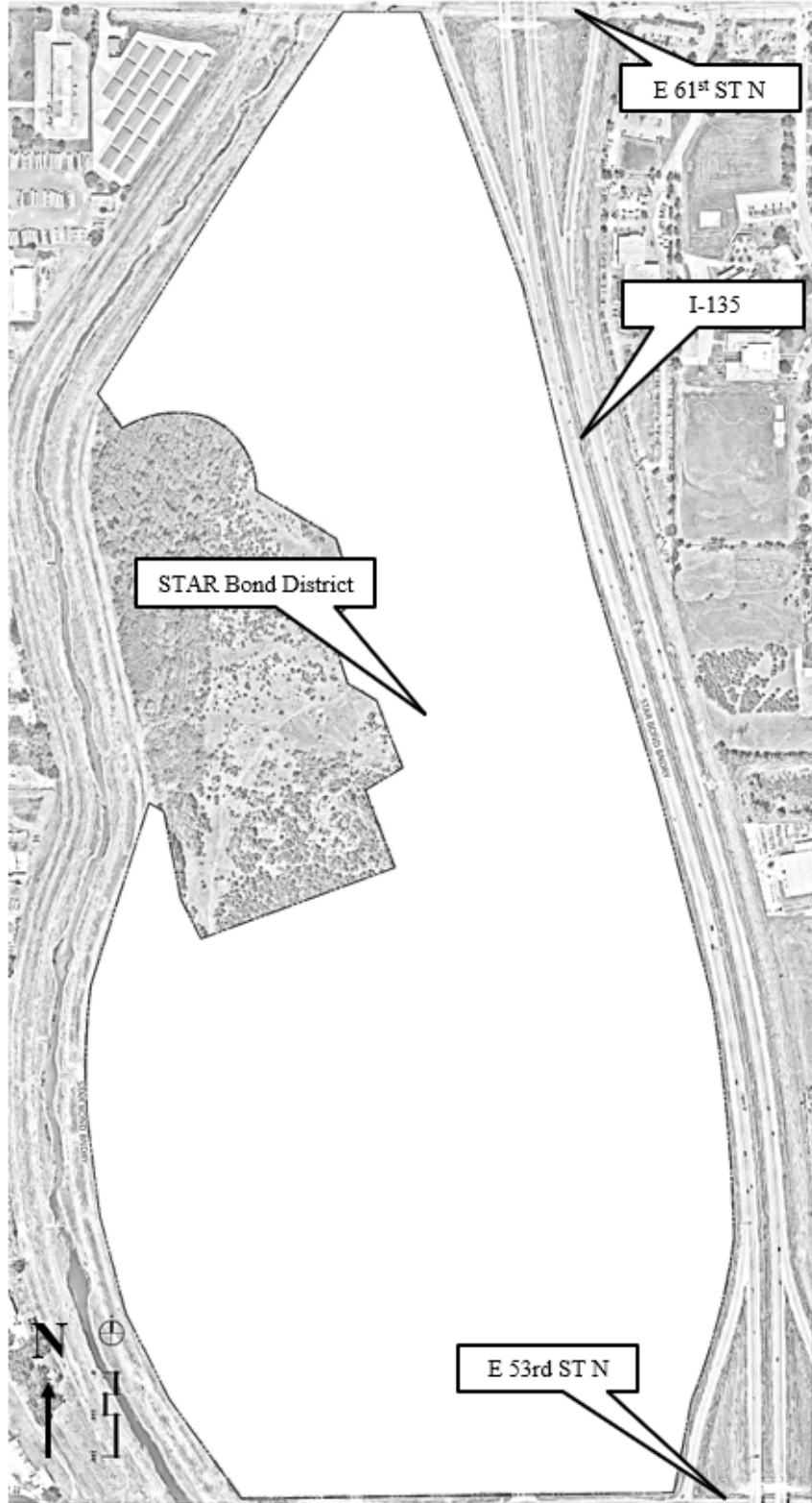
having a radial line that bears North 84°25'56" East to the beginning of said non-tangent curve; **NINTH COURSE**, thence northerly an arc distance of 723.63 feet along said non-tangent curve and along the east line of Lot 7, Lot 8 and Reserve D, Block A, said Echo Hills Commercial, to the east end of the north line of said Reserve D; **TENTH COURSE**, thence bearing South 89°52'35" West, along said north line of Reserve D, a distance of 23.07 feet to the west end of said north line of Reserve D, also being coincident with the measured intersection of the east line of said Southwest Quarter of Section 16 with the south line of the North Half of the North Half of said Southwest Quarter of Section 16, and also with the west line of said right of way for Interstate Highway I-135; **ELEVENTH COURSE**, thence bearing North 9°11'31" West, along said west line of the right of way for Interstate Highway I-135, a distance of 296.92 feet; **TWELFTH COURSE**, thence bearing North 16°09'55" West, along said west line of the right of way for Interstate Highway I-135, a distance of 380.65 feet to the north line of said Southwest Quarter of Section 16 and 152.17 feet distant westerly from the northeast corner of said Southwest Quarter of Section 16, and to the southeast corner of Lot 1, Block A, Wichita Truck Center, Sedgwick County, Kansas, filed at Plat Cabinet C-1 #5-24 and recorded on October 28, 1975, with the Office of the Register of Deeds, Sedgwick County, Kansas; **THIRTEENTH COURSE**, thence bearing North 16°20'35" West, along the east line of said Lot 1, Block A, Wichita Truck Center, a distance of 339.03 feet to the southeast corner of the street right of way for Air Cap Drive, as said street is platted in Air Cap Truck Plaza Addition to Sedgwick County, Kansas, filed at Plat Cabinet PC 50-5B and recorded on November 3, 1994, with the Office of the Register of Deeds, Sedgwick County, Kansas; **FOURTEENTH COURSE**, thence bearing North 16°03'18" West, along the northeast line of said street right of way for Air Cap Drive, a distance of 567.86 feet to a non-tangent curve to the right, said non-tangent curve having a radius of 7789.44 feet, having a central angle of 4°40'04" (platted as 4°39'24.1"), having a chord that bears North 13°53'21" West with a length of 634.42 feet, and having a radial line that bears South 73°46'37" West to the beginning of said non-tangent curve; **FIFTEENTH COURSE**, thence northwesterly an arc distance of 634.60 feet (platted as 633.08 feet) along said non-tangent curve to the right and along said northeast line of the street right of way for Air Cap Drive; **SIXTEENTH COURSE**, thence bearing North 17°59'34" West non-tangent from the previous curve, along said northeast line of the street right of way for Air Cap Drive, a distance of 886.28 feet (platted as 886.38 feet) to a deflection in said street right of way for Air Cap Drive; **SEVENTEENTH COURSE**, thence bearing North 32°59'34" West, along said northeast line of the street right of way for Air Cap Drive, a distance of 154.86 feet (platted as 154.64 feet) to the north line of said Air Cap Drive, as platted, and to the south line of the right-of way for 61st Street North, being a point distant from the northeast corner of the Northwest Quarter of said Section 16, distant 904.67 feet along the north line of said Northwest Quarter of Section 16 and 179.49 feet south of said north line of the Northwest Quarter of Section 16; **EIGHTEENTH COURSE**, thence bearing North 89°41'40" West, parallel with, and 179.49 feet south of, said north line of the Northwest Quarter of Section 16, a distance of 152.61 feet to the east end of the north line of Lot 1, Block 1, The Pantry Addition, Park City, Sedgwick County, Kansas, filed at Plat Cabinet PC 253-1 and recorded at DOC.#/FLM-PG: 29547605 on August 11, 2015, with the Office of the Register of Deeds, Sedgwick County, Kansas; **NINETEENTH COURSE**, thence continuing bearing North 89°41'40" West, along said north line of Lot 1, Block 1, The Pantry Addition, a distance of 99.39 feet (platted as 99.77 feet) to the east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project according to Condemnation Case A-41501 in the District Court of Sedgwick County, Kansas; **TWENTIETH COURSE**, thence bearing South 33°52'45" West, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the northwest line of said Lot 1, Block 1, The Pantry Addition, a distance of 689.99 feet (platted as 689.82 feet) to the most westerly corner of said Lot 1, Block 1, The Pantry Addition, being coincident with a point on the northwest line of Lot 1, Block 1, said Air Cap Truck Plaza Addition; **TWENTY-FIRST COURSE**, thence bearing South 33°39'15" West, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the northwest line of said Lot 1, Block 1, Air Cap Truck Plaza Addition, a distance of 419.85 feet to the most westerly corner of said Lot 1, Block 1, Air Cap Truck Plaza Addition; **TWENTY-SECOND COURSE**, thence bearing South 33°47'08" West, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, a distance of 252.29 feet to a non-tangent curve to the left,

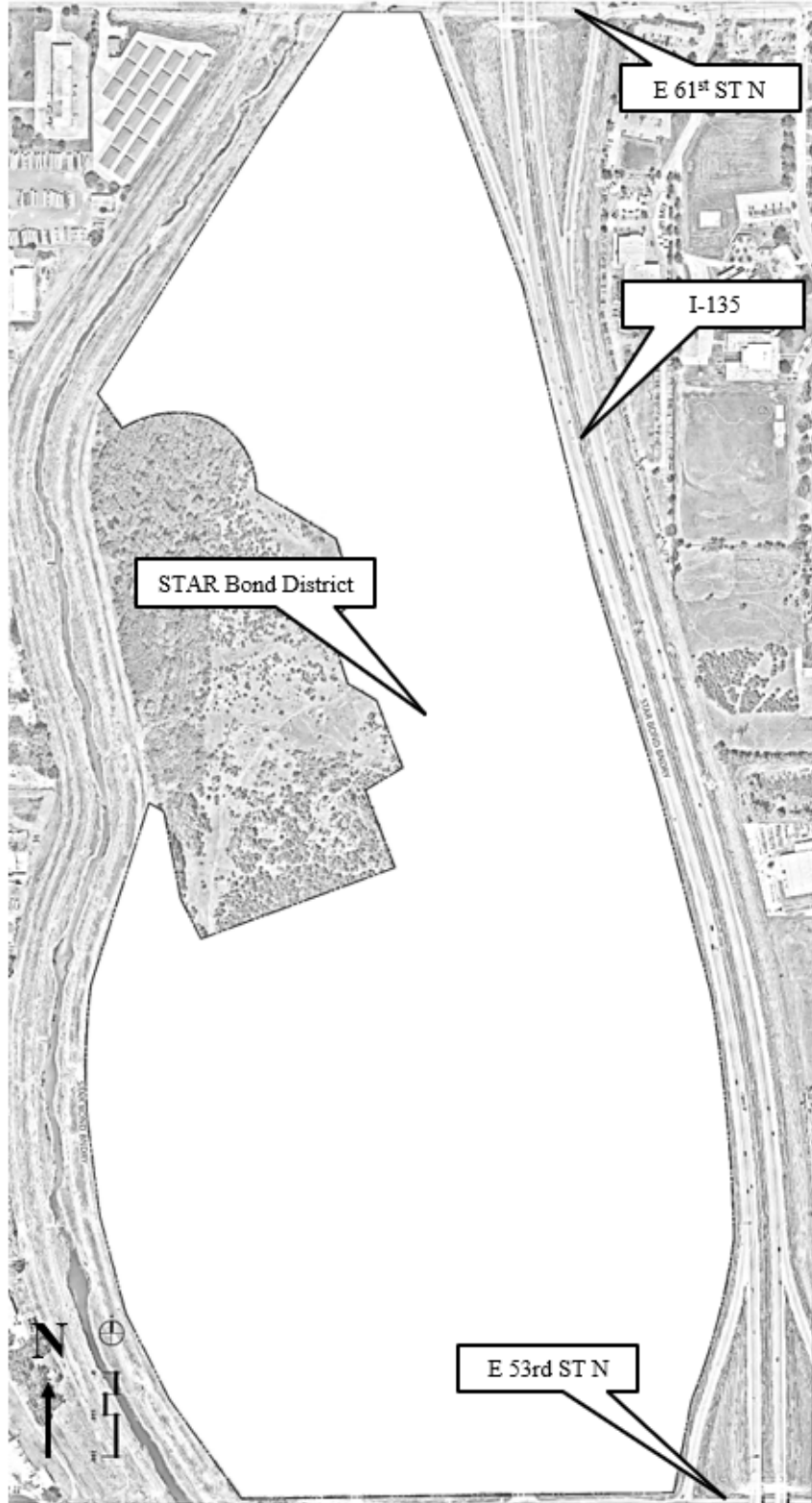
said non-tangent curve to the left having a central angle of 10°37'20", having a radius of 647.20 feet, having a chord that bears South 28°29'05" West with a length of 119.81 feet, and having a radial line that bears North 56°12'16" West to the beginning of said non-tangent curve; **TWENTY-THIRD COURSE**, thence southwesterly along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along said non-tangent curve to the left an arc distance of 119.99 feet; **TWENTY-FOURTH COURSE**, thence bearing South 78°11'43" East, departing from said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, a distance of 227.10 feet; **TWENTY-FIFTH COURSE**, thence South 89°30'52" East, a distance of 147.55 feet; **TWENTY-SIXTH COURSE**, thence South 53°38'07" East, a distance of 166.21 feet; **TWENTY-SEVENTH COURSE**, thence South 13°51'45" East, a distance of 209.13 feet; **TWENTY-EIGHTH COURSE**, thence South 66°13'45" East, a distance of 179.65 feet; **TWENTY-NINTH COURSE**, thence South 48°02'40" East, a distance of 164.63 feet; **THIRTIETH COURSE**, thence South 19°32'28" East, a distance of 200.56 feet; **THIRTY-FIRST COURSE**, thence South 12°07'11" West, a distance of 258.58 feet; **THIRTY-SECOND COURSE**, thence South 48°20'29" East, a distance of 146.84 feet; **THIRTY-THIRD COURSE**, thence South 18°19'35" East, a distance of 161.39 feet to the south line of said Lot 1, Block A, Wichita Truck Center, and to the north line of said Southwest Quarter of Section 16; **THIRTY-FOURTH COURSE**, thence continuing South 18°19'35" East, a distance of 9.46 feet; **THIRTY-FIFTH COURSE**, thence South 31°23'04" West, a distance of 165.86 feet; **THIRTY-SIXTH COURSE**, thence South 19°58'16" East, a distance of 214.33 feet; **THIRTY-SEVENTH COURSE**, thence South 44°12'24" West, a distance of 150.25 feet; **THIRTY-EIGHTH COURSE**, thence South 74°36'09" West, a distance of 609.91 feet; **THIRTY-NINTH COURSE**, thence North 12°28'42" West, a distance of 409.61 feet; **FORTIETH COURSE**, thence North 51°09'22" West, a distance of 61.10 feet to said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and to a non-tangent curve to the right, said non-tangent curve to the right having a central angle of 8°15'18", having a radius of 613.77 feet, having a chord that bears South 5°46'01" West with a length of 88.35 feet, and having a radial line that bears South 88°21'38" East to the beginning of said non-tangent curve; **FORTY-FIRST COURSE**, thence southerly along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along said non-tangent curve to the right an arc distance of 88.43 feet; **FORTY-SECOND COURSE**, thence southerly and southwesterly along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the continuation of the arc of the previous curve along a curve to the right an arc distance of 164.71 feet, said curve having a central angle of 15°22'32", having a radius of 613.77 feet, and having a chord that bears South 17°34'56" West with a length of 164.21 feet; **FORTY-THIRDCOURSE**, thence bearing South 24°51'11" West, non-tangent from the previous curve, a distance of 8.59 feet to a non-tangent curve to the left, said non-tangent curve to the left having a central angle of 9°27'39", having a radius of 1467.24 feet, having a chord that bears South 20°32'10" West with a length of 242.00 feet, and having a radial line that bears North 64°44'00" West to the beginning of said non-tangent curve; **FORTY-FOURTH COURSE**, thence southwesterly along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along said non-tangent curve to the left an arc distance of 242.27 feet to a point on said southline of the North Half of the North Half of the Southwest Quarter of Section 16, said point also being the northwest corner of Reserve B, Block B, Echo Hills Commercial 2nd, Park City, Sedgwick County, Kansas, filed at Plat Cabinet PC 270-9-A and recorded at DOC.#/FLM-PG: 29789590 on August 2, 2018, with the Office of the Register of Deeds, Sedgwick County, Kansas; **FORTY-FIFTH COURSE**, thence southwesterly along said west line of said Reserve B, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the continuation of the arc of the previous curve along a curve to the left an arc distance of 7.77 feet, said curve having a central angle of 0°18'13", having a radius of 1467.24 feet, and having a chord that bears South 15°39'15" West with a length of 7.77 feet; **FORTY-SIXTH COURSE**, thence southwesterly and southerly along said west line of said Reserve B, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the continuation of the arc of the previous curve along a curve to the left an arc distance of 403.42 feet, said curve having a central angle of 15°45'13", having a radius of 1467.24 feet, having a chord that bears South 7°37'32" West with a length of 402.15 feet, and having a

radial line that bears South 89°44'55" West to the end of said curve; **FORTY-SEVENTH COURSE**, thence bearing South 0°19'52" East, non-tangent from the previous curve, along said west line of said Reserve B, and along said east line of the ChisholmCreek Diversion of the Wichita-Valley Center Flood Control Project, a distance of 124.30 feet to a non-tangent curve to the left, said non-tangent curve to the left having a central angle of 32°16'49" (platted as 32°16'50"), having a radius of 2122.07 feet, having a chord that bears South 16°23'51" East with a length of 1179.82 feet, and having a radial line that bears South 89°44'34" West to the beginning of said curve; **FORTY-EIGHTH COURSE**, thence southerly and southeasterly along said west line of said Reserve B, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along said non-tangent curve to the left an arc distance of 1195.57 feet; **FORTY-NINTH COURSE**, thence bearing South 32°32'16" East, tangent from the previous curve, along said west line of said Reserve B, and along said east line of the ChisholmCreek Diversion of the Wichita-Valley Center Flood Control Project, a distance of 307.60 feet (platted as 307.59 feet) to the south line of said Reserve B, being the north line of the right of way for 53rd Street North, also being 60.00 feet north of the south line of said Southwest Quarter of Section 16; **FIFTIETH COURSE**, thence bearing North 89°40'21" East, parallel with and 60.00 feet north of the south line of said Southwest Quarter of Section 16, along the north line of the right of way for 53rd Street North, a distance of 1199.51 feet to the **POINT OF BEGINNING**; containing 155.64 acres, more or less. End of description.

EXHIBIT B

MAP OF PARK CITY STAR BOND PROJECT DISTRICT







Prepared By: Sean Fox, Administration AGENDA ITEM #3.

Summary:

DISCUSS AND CONSIDER ORDINANCE ESTABLISHING A STAR BOND PROJECT DISTRICT PURSUANT TO K.S.A. 12-17,160 *ET SEQ.* AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (PARK CITY STAR BOND PROJECT DISTRICT). (SF)

Background:

Having held a Public Hearing, and have received a finding from the Kansas Department of Commerce Secretary that the proposed project district is an eligible area, the Governing Body of the municipality shall pass and Ordinance and post the Ordinance, the STAR bond project district plan, the legal description of the STAR bond project district and any other public documents considered at the public hearing to a prominent location on the first page of the city's website.

The Ordinance for a STAR bond project district shall:

- (A) Make findings that the STAR bond project district proposed to be developed is an historic theater, or a STAR bond project as defined in K.S.A. 2021 Supp. 12-17,162, and amendments thereto;
- (B) contain a STAR bond project district plan that identifies all of the proposed STAR bond project areas and identifies in a general manner all of the buildings and facilities that are proposed to be constructed or improved in each STAR bond project area. The boundaries of such STAR bond project district shall not include any area not designated in the notice required by subsection (a);
- (C) provide a description of all state, federal and local tax incentives that apply or, pursuant to the STAR bond project district plan, are anticipated to apply within the STAR bond district or that apply to any business located in or, as provided in the public STAR bond project district plan or in any other public document, that will locate in the district; and
- (D) contain the legal description of the STAR bond project district and may establish the STAR bond project district.

Fiscal Impact:

None.

Staff Recommendation:

Staff recommends approval

Attachments:

- [1159-2023 Star Bond District Ordinance.pdf](#)

(Published in the *Ark Valley News* on June 22, 2023)

ORDINANCE NO. 1159-2023

AN ORDINANCE OF THE CITY OF PARK CITY, KANSAS, ESTABLISHING A STAR BOND PROJECT DISTRICT PURSUANT TO K.S.A. 12-17,160 *ET SEQ.* AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (PARK CITY STAR BOND PROJECT DISTRICT).

WHEREAS, pursuant to K.S.A. 12-17,160 *et seq.* (the “Act”), the City Council (the “City Council”) of the City of Park City, Kansas (the “City”) is authorized to create a STAR bond project district within an eligible area of the City for certain purposes set forth in the Act; and

WHEREAS, the City Council has heretofore adopted Resolution No. 1153-2023 (the “Resolution”) which provided that: (a) the City is considering establishment of a STAR bond project district to be known as the “Park City STAR Bond Project District” to promote, stimulate and develop the general and economic welfare of the state of Kansas and the City as a major commercial entertainment and tourism area; (b) described the proposed boundaries of the Park City STAR Bond Project District; (c) described the Park City STAR Bond Project District plan; (d) stated that a description and map of the proposed Park City STAR Bond Project District is available for inspection at City Hall, 1941 E. 61st Street North, Park City, Kansas, during regular business hours; (e) called a public hearing on the establishment of the Park City STAR Bond Project District to be held on June 13, 2023 at 7:00 p.m. or as soon thereafter as possible, in the Council Chambers, City Hall, 1941 E. 61st Street North, Park City, Kansas 67219; and (f) stated that the City Council will consider findings necessary for establishment of the Park City STAR Bond Project District; and

WHEREAS, the proposed Park City STAR Bond Project District consists of approximately 155 acres generally located west of Interstate 135, north of 53rd Street North, east of Chisolm Creek and south of 61st Street North, including public rights of way adjacent thereto, all within the City; and

WHEREAS, notice of the public hearing was provided in accordance with the provisions of the Act, by: (a) providing a copy of the Resolution via certified mail, return receipt requested, to the Board of County Commissioners of Sedgwick County, Kansas and the Board of Education of USD 259, Sedgwick County, Kansas (Wichita); (b) providing a copy of the Resolution via certified mail, return receipt requested, to each owner and occupant of land within the proposed Park City STAR Bond Project District not more than 10 days following the date of adoption of the Resolution; (c) publishing a copy of the Resolution once in the official City newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing; and (d) posting a copy of the Resolution at a prominent location on the first page of the website of the City; and

WHEREAS, pursuant to such notice the public hearing was conducted by the City Council on June 13, 2023; and

WHEREAS, the City has received from the Secretary of Commerce of the State of Kansas (the “Secretary”) a determination that the proposed Park City STAR Bond Project District is an “eligible area” as said term is defined in the Act; and

WHEREAS, the City Council desires to establish the Park City STAR Bond Project District in accordance with the provisions of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARK CITY, KANSAS, AS FOLLOWS:

Section 1. Findings. The City Council hereby finds that notice of the public hearing conducted June 13, 2023, was made in accordance with the provisions of the Act. The City Council hereby further finds and determines that the proposed Park City STAR Bond Project District described in the Resolution constitutes a “major commercial entertainment and tourism area,” an “eligible area” and therefore a “STAR bond project” as said terms are defined in the Act.

Section 2. Creation of STAR Bond Project District. A STAR bond project district is hereby created within the City in accordance with the provisions of the Act, which shall consist of the real estate legally described on Exhibit A attached hereto, which is incorporated herein by reference, and shall be known as the “Park City STAR Bond Project District.” A map depicting the boundaries of the Park City STAR Bond Project District is attached hereto as Exhibit B, which is incorporated herein by reference. The boundaries of the Park City STAR Bond Project District do not contain any property not referenced in the Resolution, which provided notice of the public hearing on the creation of the Park City STAR Bond Project District.

Section 3. District Plan. Within the Park City STAR Bond Project District, it is anticipated that a unique mixed-use and entertainment project (the “Project”) will be developed by Champtown Development Group LLC, a Kansas limited liability company (“Developer”) that will feature distinct tourism, entertainment, and retail opportunities not already available in the City. The following preliminary plan for the proposed Park City STAR Bond Project District (the “District Plan”), as presented to the City Council this date is hereby approved:

The buildings and facilities to be constructed or improved in the Park City STAR Bond Project District generally include a mixed-use development consisting of some or all of the following uses: museum uses, entertainment uses, exhibition uses, retail uses, restaurant uses, athletic uses, and other general commercial development; hotel uses; residential uses; visitor amenities; and associated public and private infrastructure. The Park City STAR Bond Project District may consist of multiple STAR bond project areas as delineated in one or more STAR bond project plans to be approved for property within the STAR bond project district.

Section 4. Applicable Incentives. The following state, federal, and local tax incentives apply, or are anticipated to apply, within the Park City STAR Bond Project District, or a business located or to be located within the Park City STAR Bond Project District:

STAR bond financing; tax exempt financing; community improvement district financing; general improvement and assessment financing; tax increment financing; transportation development district financing; and/or economic development revenue bond financing and related tax abatements and exemptions.

Section 5. Further Action. The Mayor, City Administrator, City Clerk and other officials and employees of the City, including Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 6. Effective Date. This Ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and publication one time in the official City newspaper.

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PASSED by the City Council of the City of Park City, Kansas on June 13, 2023 and **APPROVED AND SIGNED** by the Mayor.

(SEAL)

Mayor

ATTEST:

City Clerk

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that said Ordinance was passed on June 13, 2023; that the record of the final vote on its passage is found on page ____ of journal ____; and that the Ordinance or a summary thereof was published in the *Ark Valley News* on June 22, 2023.

DATED: June 22, 2023.

City Clerk

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EXHIBIT A

LEGAL DESCRIPTION OF PARK CITY STAR BOND PROJECT DISTRICT

A contiguous tract of land lying within Section 16, Township 26 South, Range 1 East of the Sixth Principal Meridian, Park City, Sedgwick County, Kansas, as originally described and prepared on November 28, 2022, by Ernest Cantu, Jr., P.S. #1407, and Professional Engineering Consultants, P.A. (C.L.S. #65), a professional association licensed to practice surveying the State of Kansas, said tract of land described based on a bearing of North 0°06'27" West, measured from the southeast corner of the Southwest Quarter of Section 16, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, to the northeast corner of said Southwest Quarter of Section 16, using Zone 17 of the Kansas Regional Coordinate System (Wichita Zone), with all bearings contained herein relative thereto, with distances herein measured horizontally on the ground, said tract of land more particularly described as follows: **COMMENCING** at the southeast corner of the Southwest Quarter of Section 16, Township 26 South, Range 1 East of the Sixth Principal Meridian, Park City, Sedgwick County, Kansas; thence bearing South 89°40'21" West, along the south line of said Southwest Quarter of Section 16, a distance of 673.80 feet to the west line of the right of way for Interstate Highway I-135 according to Condemnation Case C-11673-67 filed June 29, 1967, in the District Court of Sedgwick County, Kansas; thence bearing North 0°19'39" West, along said right of way for Interstate Highway I-135, a distance of 30.00 feet; thence bearing North 84°53'21" East, along said right of way for Interstate Highway I-135, a distance of 359.78 feet to the **POINT OF BEGINNING**, being a deflection in the south line of Lot 1, Echo Hills Commercial, Park City, Sedgwick County, Kansas, filed at Plat Cabinet PC 233-9 and recorded at DOC.#/FLM-PG: 29296268 on June 7, 2012, with the Office of the Register of Deeds, Sedgwick County, Kansas, said deflection being 60.00 feet north of said south line of the Southwest Quarter of Section 16; **FIRST COURSE**, thence continuing bearing North 84°53'21" East, along the south line of said Lot 1 and the south line of Reserve B, said Echo Hills Commercial, a distance of 240.94 feet to a deflection in the south line of said Reserve B; **SECOND COURSE**, thence bearing North 24°55'43" East, along the southeast line of said Reserve B, a distance of 178.36 feet, to the north corner of said Reserve B, also being a deflection in the east line of Lot 3, Block A, said Echo Hills Commercial, also being a point on the east line of said Southwest Quarter of Section 16 and 241.40 feet distant north of said Southwest Quarter of Section 16; **THIRD COURSE**, thence bearing North 0°06'27" West, along said east line of Lot 3, a distance of 159.68 feet (platted as 159.69 feet) to a deflection in said east line of Lot 3; **FOURTH COURSE**, thence bearing North 18°46'47" East, along said east line of Lot 3 and along the east line of Lot 4, said Echo Hills Commercial, a distance of 223.47 feet to a curve to the left, said curve to the left having a central angle of 19°07'39", having a radius of 1334.69 feet, and having a chord that bears North 9°12'57" East with a length of 443.50 feet; **FIFTH COURSE**, thence northerly an arc distance of 445.57 feet along said curve to the left and along the east line of Lot 4, Reserve C, Lot 5 and Lot 6, Block A, said Echo Hills Commercial; **SIXTH COURSE**, thence bearing North 0°20'52" West, along the east line of said Lot 6, a distance of 50.91 feet (platted as 50.89 feet) to a curve to the left, said curve to the left having a central angle of 1°24'09", having a radius of 2917.61 feet (platted as 2917.57 feet), and having a chord that bears North 1°02'59" West with a length of 71.49 feet; **SEVENTH COURSE**, thence northerly an arc distance of 71.49 feet along said curve to the left and along the east line of said Lot 6, Block A, Echo Hills Commercial, to the southeast corner of Lot 7, Block A, said Echo Hills Commercial at the end of said curve, said southeast corner of Lot 7 also being the beginning of a curve to the left, said curve to the left continuing along the arc of the previous curve and having a central angle of 1°47'02", having a radius of 2917.61 feet (platted as 2917.57 feet), having a chord that bears North 2°38'37" West with a length of 90.84 feet and having a radial line that bears North 86°27'52" East to the end of said curve; **EIGHTH COURSE**, thence northerly along the east line of said Lot 7, Block A, Echo Hills Commercial, and along said curve to the left, an arc distance of 90.84 feet, to a deflection in the east line of said Lot 7 at the end of said curve, said deflection being the beginning of a non-tangent curve to the left, said non-tangent curve having a central angle of 7°29'44" (platted as 7°26'20"), having a radius of 5531.46 feet (platted as 5573.58 feet), having a chord that bears North 9°18'56" West with a length of 723.11 feet, and

having a radial line that bears North 84°25'56" East to the beginning of said non-tangent curve; **NINTH COURSE**, thence northerly an arc distance of 723.63 feet along said non-tangent curve and along the east line of Lot 7, Lot 8 and Reserve D, Block A, said Echo Hills Commercial, to the east end of the north line of said Reserve D; **TENTH COURSE**, thence bearing South 89°52'35" West, along said north line of Reserve D, a distance of 23.07 feet to the west end of said north line of Reserve D, also being coincident with the measured intersection of the east line of said Southwest Quarter of Section 16 with the south line of the North Half of the North Half of said Southwest Quarter of Section 16, and also with the west line of said right of way for Interstate Highway I-135; **ELEVENTH COURSE**, thence bearing North 9°11'31" West, along said west line of the right of way for Interstate Highway I-135, a distance of 296.92 feet; **TWELFTH COURSE**, thence bearing North 16°09'55" West, along said west line of the right of way for Interstate Highway I-135, a distance of 380.65 feet to the north line of said Southwest Quarter of Section 16 and 152.17 feet distant westerly from the northeast corner of said Southwest Quarter of Section 16, and to the southeast corner of Lot 1, Block A, Wichita Truck Center, Sedgwick County, Kansas, filed at Plat Cabinet C-1 #5-24 and recorded on October 28, 1975, with the Office of the Register of Deeds, Sedgwick County, Kansas; **THIRTEENTH COURSE**, thence bearing North 16°20'35" West, along the east line of said Lot 1, Block A, Wichita Truck Center, a distance of 339.03 feet to the southeast corner of the street right of way for Air Cap Drive, as said street is platted in Air Cap Truck Plaza Addition to Sedgwick County, Kansas, filed at Plat Cabinet PC 50-5B and recorded on November 3, 1994, with the Office of the Register of Deeds, Sedgwick County, Kansas; **FOURTEENTH COURSE**, thence bearing North 16°03'18" West, along the northeast line of said street right of way for Air Cap Drive, a distance of 567.86 feet to a non-tangent curve to the right, said non-tangent curve having a radius of 7789.44 feet, having a central angle of 4°40'04" (platted as 4°39'24.1"), having a chord that bears North 13°53'21" West with a length of 634.42 feet, and having a radial line that bears South 73°46'37" West to the beginning of said non-tangent curve; **FIFTEENTH COURSE**, thence northwesterly an arc distance of 634.60 feet (platted as 633.08 feet) along said non-tangent curve to the right and along said northeast line of the street right of way for Air Cap Drive; **SIXTEENTH COURSE**, thence bearing North 17°59'34" West non-tangent from the previous curve, along said northeast line of the street right of way for Air Cap Drive, a distance of 886.28 feet (platted as 886.38 feet) to a deflection in said street right of way for Air Cap Drive; **SEVENTEENTH COURSE**, thence bearing North 32°59'34" West, along said northeast line of the street right of way for Air Cap Drive, a distance of 154.86 feet (platted as 154.64 feet) to the north line of said Air Cap Drive, as platted, and to the south line of the right-of way for 61st Street North, being a point distant from the northeast corner of the Northwest Quarter of said Section 16, distant 904.67 feet along the north line of said Northwest Quarter of Section 16 and 179.49 feet south of said north line of the Northwest Quarter of Section 16; **EIGHTEENTH COURSE**, thence bearing North 89°41'40" West, parallel with, and 179.49 feet south of, said north line of the Northwest Quarter of Section 16, a distance of 152.61 feet to the east end of the north line of Lot 1, Block 1, The Pantry Addition, Park City, Sedgwick County, Kansas, filed at Plat Cabinet PC 253-1 and recorded at DOC.#/FLM-PG: 29547605 on August 11, 2015, with the Office of the Register of Deeds, Sedgwick County, Kansas; **NINETEENTH COURSE**, thence continuing bearing North 89°41'40" West, along said north line of Lot 1, Block 1, The Pantry Addition, a distance of 99.39 feet (platted as 99.77 feet) to the east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project according to Condemnation Case A-41501 in the District Court of Sedgwick County, Kansas; **TWENTIETH COURSE**, thence bearing South 33°52'45" West, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the northwest line of said Lot 1, Block 1, The Pantry Addition, a distance of 689.99 feet (platted as 689.82 feet) to the most westerly corner of said Lot 1, Block 1, The Pantry Addition, being coincident with a point on the northwest line of Lot 1, Block 1, said Air Cap Truck Plaza Addition; **TWENTY-FIRST COURSE**, thence bearing South 33°39'15" West, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the northwest line of said Lot 1, Block 1, Air Cap Truck Plaza Addition, a distance of 419.85 feet to the most westerly corner of said Lot 1, Block 1, Air Cap Truck Plaza Addition; **TWENTY-SECOND COURSE**, thence bearing South 33°47'08" West, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, a distance of 252.29 feet to a non-tangent curve to the left,

said non-tangent curve to the left having a central angle of $10^{\circ}37'20''$, having a radius of 647.20 feet, having a chord that bears South $28^{\circ}29'05''$ West with a length of 119.81 feet, and having a radial line that bears North $56^{\circ}12'16''$ West to the beginning of said non-tangent curve; **TWENTY-THIRD COURSE**, thence southwesterly along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along said non-tangent curve to the left an arc distance of 119.99 feet; **TWENTY-FOURTH COURSE**, thence bearing South $78^{\circ}11'43''$ East, departing from said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, a distance of 227.10 feet; **TWENTY-FIFTH COURSE**, thence South $89^{\circ}30'52''$ East, a distance of 147.55 feet; **TWENTY-SIXTH COURSE**, thence South $53^{\circ}38'07''$ East, a distance of 166.21 feet; **TWENTY-SEVENTH COURSE**, thence South $13^{\circ}51'45''$ East, a distance of 209.13 feet; **TWENTY-EIGHTH COURSE**, thence South $66^{\circ}13'45''$ East, a distance of 179.65 feet; **TWENTY-NINTH COURSE**, thence South $48^{\circ}02'40''$ East, a distance of 164.63 feet; **THIRTIETH COURSE**, thence South $19^{\circ}32'28''$ East, a distance of 200.56 feet; **THIRTY-FIRST COURSE**, thence South $12^{\circ}07'11''$ West, a distance of 258.58 feet; **THIRTY-SECOND COURSE**, thence South $48^{\circ}20'29''$ East, a distance of 146.84 feet; **THIRTY-THIRD COURSE**, thence South $18^{\circ}19'35''$ East, a distance of 161.39 feet to the south line of said Lot 1, Block A, Wichita Truck Center, and to the north line of said Southwest Quarter of Section 16; **THIRTY-FOURTH COURSE**, thence continuing South $18^{\circ}19'35''$ East, a distance of 9.46 feet; **THIRTY-FIFTH COURSE**, thence South $31^{\circ}23'04''$ West, a distance of 165.86 feet; **THIRTY-SIXTH COURSE**, thence South $19^{\circ}58'16''$ East, a distance of 214.33 feet; **THIRTY-SEVENTH COURSE**, thence South $44^{\circ}12'24''$ West, a distance of 150.25 feet; **THIRTY-EIGHTH COURSE**, thence South $74^{\circ}36'09''$ West, a distance of 609.91 feet; **THIRTY-NINTH COURSE**, thence North $12^{\circ}28'42''$ West, a distance of 409.61 feet; **FORTIETH COURSE**, thence North $51^{\circ}09'22''$ West, a distance of 61.10 feet to said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and to a non-tangent curve to the right, said non-tangent curve to the right having a central angle of $8^{\circ}15'18''$, having a radius of 613.77 feet, having a chord that bears South $5^{\circ}46'01''$ West with a length of 88.35 feet, and having a radial line that bears South $88^{\circ}21'38''$ East to the beginning of said non-tangent curve; **FORTY-FIRST COURSE**, thence southerly along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along said non-tangent curve to the right an arc distance of 88.43 feet; **FORTY-SECOND COURSE**, thence southerly and southwesterly along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the continuation of the arc of the previous curve along a curve to the right an arc distance of 164.71 feet, said curve having a central angle of $15^{\circ}22'32''$, having a radius of 613.77 feet, and having a chord that bears South $17^{\circ}34'56''$ West with a length of 164.21 feet; **FORTY-THIRDCOURSE**, thence bearing South $24^{\circ}51'11''$ West, non-tangent from the previous curve, a distance of 8.59 feet to a non-tangent curve to the left, said non-tangent curve to the left having a central angle of $9^{\circ}27'39''$, having a radius of 1467.24 feet, having a chord that bears South $20^{\circ}32'10''$ West with a length of 242.00 feet, and having a radial line that bears North $64^{\circ}44'00''$ West to the beginning of said non-tangent curve; **FORTY-FOURTH COURSE**, thence southwesterly along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along said non-tangent curve to the left an arc distance of 242.27 feet to a point on said southline of the North Half of the North Half of the Southwest Quarter of Section 16, said point also being the northwest corner of Reserve B, Block B, Echo Hills Commercial 2nd, Park City, Sedgwick County, Kansas, filed at Plat Cabinet PC 270-9-A and recorded at DOC.#/FLM-PG: 29789590 on August 2, 2018, with the Office of the Register of Deeds, Sedgwick County, Kansas; **FORTY-FIFTH COURSE**, thence southwesterly along said west line of said Reserve B, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the continuation of the arc of the previous curve along a curve to the left an arc distance of 7.77 feet, said curve having a central angle of $0^{\circ}18'13''$, having a radius of 1467.24 feet, and having a chord that bears South $15^{\circ}39'15''$ West with a length of 7.77 feet; **FORTY-SIXTH COURSE**, thence southwesterly and southerly along said west line of said Reserve B, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along the continuation of the arc of the previous curve along a curve to the left an arc distance of 403.42 feet, said curve having a central angle of $15^{\circ}45'13''$, having a radius of 1467.24 feet, having a chord that bears South $7^{\circ}37'32''$ West with a length of 402.15 feet, and having a

radial line that bears South 89°44'55" West to the end of said curve; **FORTY-SEVENTH COURSE**, thence bearing South 0°19'52" East, non-tangent from the previous curve, along said west line of said Reserve B, and along said east line of the ChisholmCreek Diversion of the Wichita-Valley Center Flood Control Project, a distance of 124.30 feet to a non-tangent curve to the left, said non-tangent curve to the left having a central angle of 32°16'49" (platted as 32°16'50"), having a radius of 2122.07 feet, having a chord that bears South 16°23'51" East with a length of 1179.82 feet, and having a radial line that bears South 89°44'34" West to the beginning of said curve; **FORTY-EIGHTH COURSE**, thence southerly and southeasterly along said west line of said Reserve B, along said east line of the Chisholm Creek Diversion of the Wichita-Valley Center Flood Control Project, and along said non-tangent curve to the left an arc distance of 1195.57 feet; **FORTY-NINTH COURSE**, thence bearing South 32°32'16" East, tangent from the previous curve, along said west line of said Reserve B, and along said east line of the ChisholmCreek Diversion of the Wichita-Valley Center Flood Control Project, a distance of 307.60 feet (platted as 307.59 feet) to the south line of said Reserve B, being the north line of the right of way for 53rd Street North, also being 60.00 feet north of the south line of said Southwest Quarter of Section 16; **FIFTIETH COURSE**, thence bearing North 89°40'21" East, parallel with and 60.00 feet north of the south line of said Southwest Quarter of Section 16, along the north line of the right of way for 53rd Street North, a distance of 1199.51 feet to the **POINT OF BEGINNING**; containing 155.64 acres, more or less. End of description.

EXHIBIT B

MAP OF PARK CITY STAR BOND PROJECT DISTRICT

