



2015 Downtown  
DEVELOPERS GUIDE



**PROJECT DOWNTOWN: THE MASTER PLAN FOR WICHITA** is a milestone we've worked together as a community to achieve. The plan focuses on key areas of our Downtown, illustrating the potential we have as a community to **GROW**. A blueprint for our future through **DEVELOPMENT**, it benefits the public and private sector when making decisions, being strategic with public sector investment so we, as a **COMMUNITY**, maximize private sector investment. Learn more about Project Downtown at [www.downtownwichita.org](http://www.downtownwichita.org).





*The 2015 Downtown Developers Guide contains important information about doing business in Downtown Wichita including economic programs and property contact information.*

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# Development



# tProjects

## Completed Projects

Projects since January 2010

(Listed in order by completion date)

1. INTRUST Bank Arena Cost - \$205 million
2. Finn Lofts Cost - \$3 million
3. Airbus Renovations Cost - \$1 million
4. The Flats 324 Cost - \$6 million
5. Cargill Innovation Center Cost - \$14.7 million
6. Fairfield Inn & Suites Wichita Downtown Cost - \$11.5 million
7. Riverfront Improvements Cost - \$2.2 million
8. Drury Plaza Hotel Broadview Cost - \$29 million
9. Albert Paley Sculpture Installation Cost - \$350,000
10. Sedgwick Co./Rotary Fdn./Coleman Parking Lot Cost - Approx. \$2.3 million
11. Zelman's Building Cost - Estimated \$1.7 million
12. WaterWalk's Gander Mountain Expansion Cost - N/A
13. Hyatt Regency Wichita Renovations Phase One Cost \$1.6 million
14. J.P. Weigand & Sons Realtors Cost - \$500,000
15. Open Door Cost - \$5.4 million
16. Bite Me BBQ Cost - \$500,000
17. St. Francis Streetscape Improvements Cost - \$2.3 million
18. Howerton+White Expansion & Renovation Cost - \$600,000
19. Commerce Street Lofts Cost - \$500,000
20. The Renfro Cost - \$1.8 million
21. Fountains at WaterWalk Cost - \$1.6 million
22. Pixius Communications Cost - \$3.2 million
23. Robert D. Love Downtown YMCA Cost - \$27 million
24. Block One Parking Garage Cost - \$6.8 million
25. Urban Plaza at Block One Cost - \$800,000
26. Ambassador Hotel at Block One Cost - \$23 million
27. Player Piano Lofts Cost - \$4 million
28. The Catholic Diocese St. Mary Cathedral Cost - \$16 million
29. Courtyard by Marriott Renovations Phase One Cost - \$900,000
30. CoBank Cost - \$800,000
31. The Arnold Group Renovations Cost - \$500,000
32. KE Miller Engineering Cost - \$300,000
33. Kansas Leadership Center and Kansas Health Foundation Conference Center at Block One Cost - \$9 million
34. INTRUST Bank Arena's Guitar Bar & Thunder Team Store Cost - \$120,000
35. Firestone Place Renovations Cost - N/A
36. Eaton Place Renovations Cost - N/A
37. 220 & 222 S. Commerce Restaurant Renovation Cost - N/A
38. Hyatt Regency Renovations Phase Two Cost - \$7.5 million
39. Live at 215 Cost - N/A
40. Courtyard by Marriott Renovations Phase Two Cost - \$1 million
41. William Street 2-Way Conversion Cost - \$375,000
42. Corner 365 (Residential Project) Cost - N/A
43. Sonic Cost - N/A
44. WaterWalk Apartments Cost - \$10 million
45. Commerce & Waterman Building Renovations Cost - N/A
46. Rock Island Lofts Cost - N/A
47. The LUX Cost - \$20 million
48. Renovations at Topeka & Broadway on Waterman Cost - Approx. \$2 million
49. P.E.C. Building Renovations Cost - N/A
50. Restaurant Renovations at 301 N. Washington Cost - N/A

## Under Construction Projects

1. River Vista, Riverfront & Delano Park Improvements Cost - \$38.4 million
2. Wichita Orpheum Theatre Phase One Cost - \$500,000
3. Exchange Place and Bitting Buildings Cost - Approx. \$66 million
4. Union Station Phase One Cost (Phase One & Two) - \$54 million
5. Mosley Streetscape Project Cost - \$1.6 million
6. Pop-Up Urban Park Cost - \$146,000
7. CorTen Building (former Merrill Lynch Building) Cost - N/A
8. INTRUST Bank Renovations Cost - Approx. \$2.5 million
9. Yellow Cab Co. Building Renovations Cost - N/A
10. 125 N. Market Cost - \$5 million
11. Douglas Avenue - Streetscape Development Phase One Cost - \$1.3 million
12. Parking at William & Market Garage (former Macy's Garage) Cost - \$9.68 million
13. High Touch Building Cost - Ongoing
14. The Pinnacle (Residential Project) Cost - \$6 million
15. Flats 324 Expansion Cost - \$7 million

## Planned Projects

1. Wichita Orpheum Theatre Phases Two - Five Cost - \$15 million
2. Commerce Farm Club (Mixed-Use) Cost - \$3 million
3. Douglas Ave Underpass Renovation Cost - N/A
4. St. Francis and Commerce Street Improvements Cost - N/A
5. Commerce Arts District Parking Cost - \$950,000
6. Water Street Lofts Cost - Approx. \$9.5 million
7. Central Library & Advanced Learning Center Cost - \$30 million
8. Market Centre Apartments Cost - N/A
9. Union Station Phase Two Cost (Phase One & Two) - \$54 million



Downtown Wichita  
**RESIDENTIAL DEVELOPMENT**  
 CURRENT AS OF SEPT 2015

**EXISTING**

Market properties prior to  
 Project Downtown

**1,319**  
 TOTAL  
 UNITS

**NEW**

Properties opened since  
 2010 implementation  
 of Project Downtown

**428**  
 TOTAL  
 UNITS

**PLANNED**

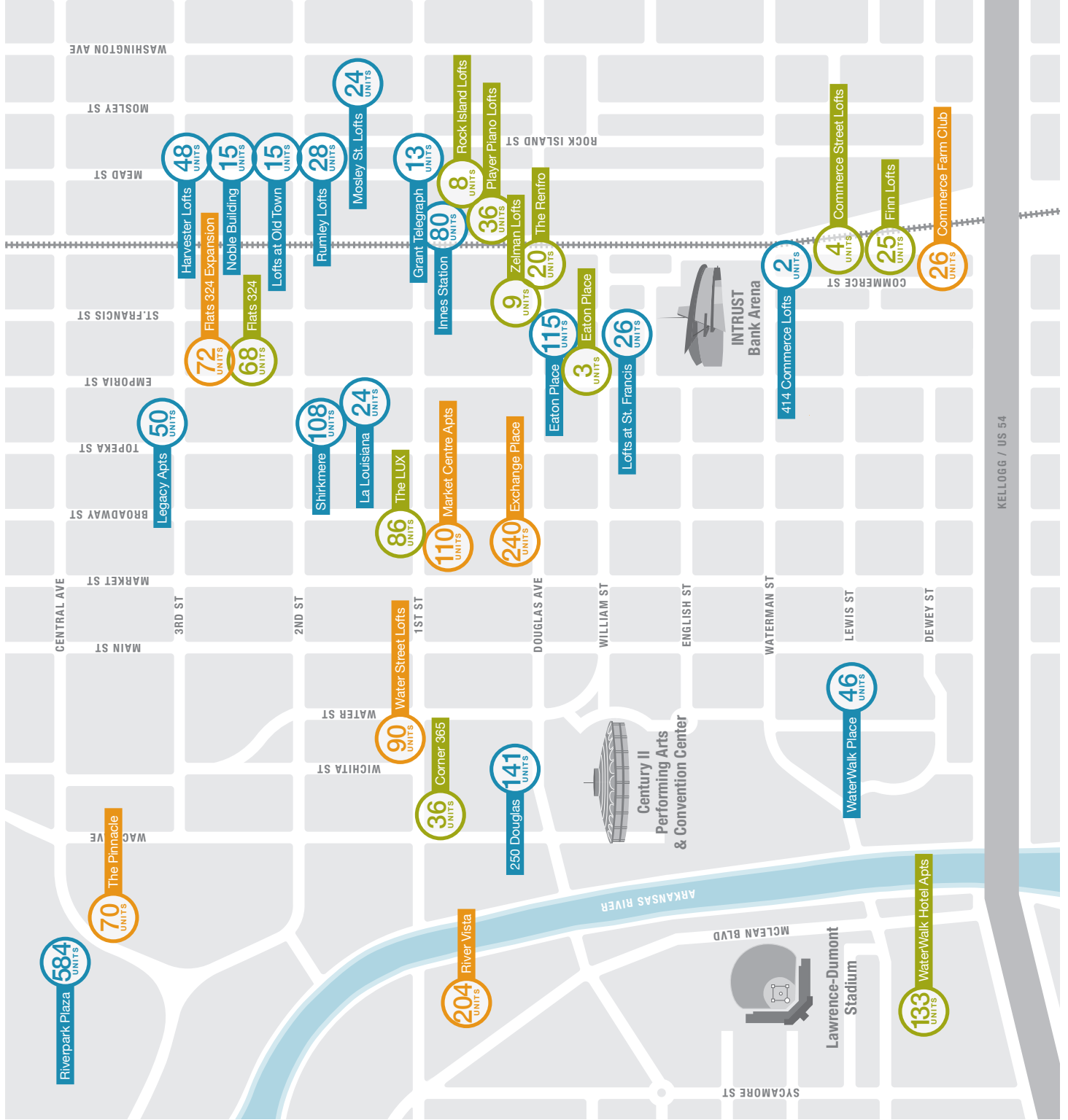
Properties currently  
 under construction  
 or in planning stage

**812**  
 TOTAL  
 UNITS



507 East Douglas  
 Wichita, KS 67202  
 P: 316.264.6005  
 F: 316.264.0869

[downtownwichita.org](http://downtownwichita.org)



# Downtown Economic Development Incentive Map



East Bank Redevelopment District



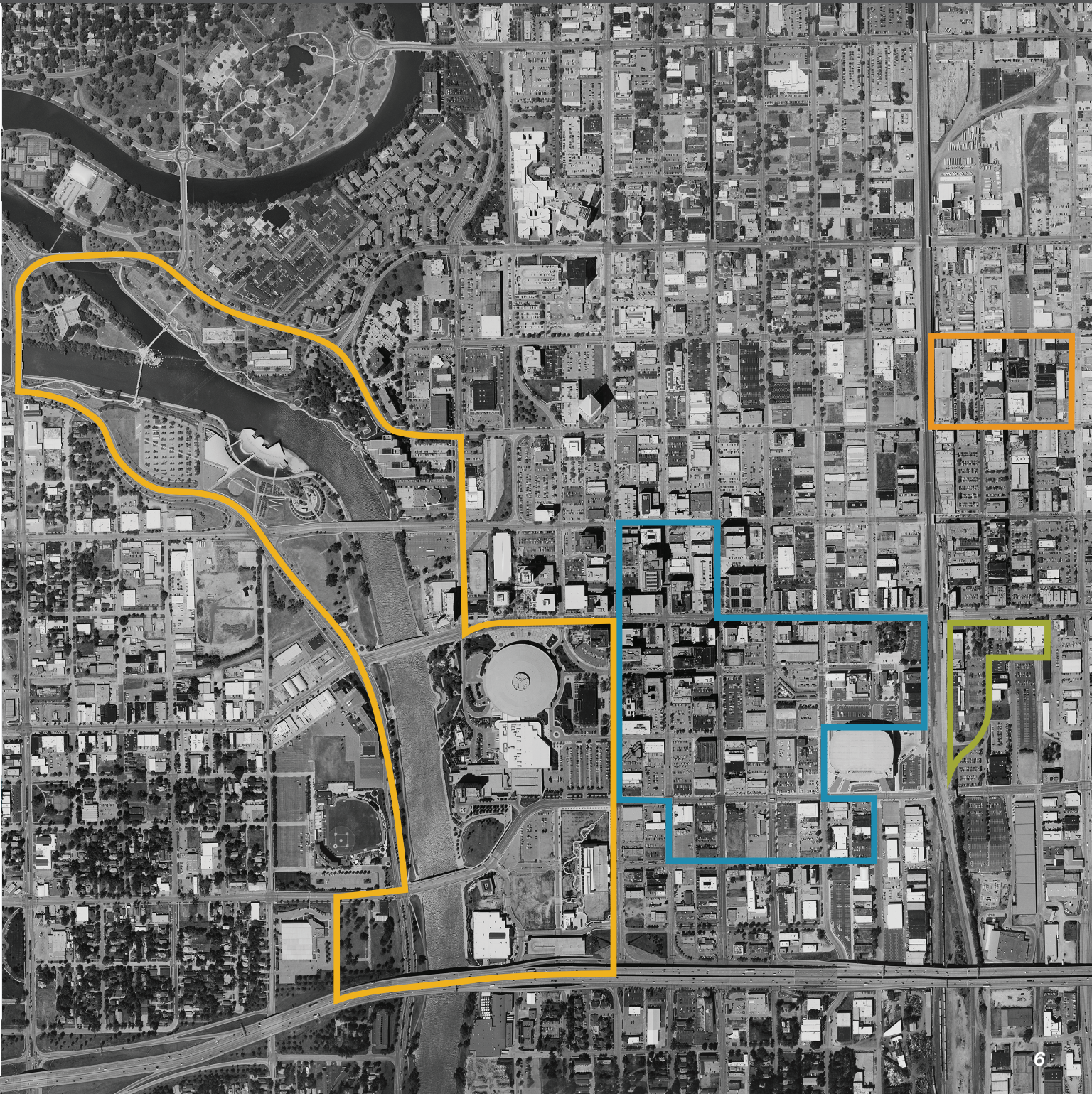
Center City South TIF District



Old Town Cinema TIF District



Union Station TIF District



# Economic Development Incentive MATRIX

Incentive Program	Community Improvement Districts <i>City Incentive Program</i>
<b>Description of Incentive</b>	<p>Allows property owners and developers to petition the City to establish CIDs for commercial, industrial or mixed-use projects.</p> <p>CIDs can fund eligible private and public improvements by imposing a special property tax, sales tax or a combination of both within the district.</p>
<b>Eligibility</b>	<ol style="list-style-type: none"> <li>1. The CID must attract development which would enhance the economic climate of the City or otherwise benefit the City or its residents.</li> <li>2. The CID must result in the construction of public or private improvements and infrastructure, or the provision of ongoing services, that would otherwise not be financially feasible.</li> <li>3. The CID must promote redevelopment or rejuvenation of properties within the City which would otherwise be unlikely to happen.</li> <li>4. The CID must be used to assist the development of commercial, industrial and mixed-use projects.</li> <li>5. The CID must not be used for projects that are incompatible or inconsistent with a neighborhood plan.</li> </ol>
<b>Eligible Expenditures</b>	<p>CID funds may be used to acquire, plan, design, engineer, improve, construct, demolish, remove, renovate, reconstruct, rehabilitate, maintain, restore, replace, renew, repair, install, relocate, furnish, equip, extend or finance:</p> <ol style="list-style-type: none"> <li>1. Building, structures and facilities;</li> <li>2. Site improvements, including without limit sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, abandoned cemeteries, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way and water mains and extensions;</li> <li>3. Parking garages;</li> <li>4. Streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls or barriers;</li> <li>5. Parks, lawns, trees and other landscaping;</li> <li>6. Communication and information booths, bus stops and other shelters, stations, terminals, hangars, restrooms and kiosks;</li> <li>7. Paintings, murals, display cases, sculptures, fountains, and other cultural amenities;</li> <li>8. Airports, railroads, light rail and other mass transit facilities; and</li> <li>9. Lakes, dams, docks, wharfs, lake or river ports, channels and levies, waterways and drainage conduits.</li> </ol>
<b>Term of Incentive</b>	22 years
<b>Threshold until Incentive</b>	\$2,000,000 for bonded projects or \$500,000 for pay-as-you go projects
<b>Contact</b>	Allen Bell (316) 268-4524



Incentive Program	Façade Improvement Program <i>City Incentive Program</i>	Special Assessment Financing for Asbestos and Lead Paint Management <i>City Incentive Program</i>
<b>Description of Incentive</b>	Provides low cost financing (based on market conditions) over a fifteen-year period to renovate or restore a visible façade in the Downtown SSMD and other targeted areas. For non high-rise buildings, the City assistance also includes a grant of up to 25% of the project cost, subject to recapture (as liquidated damages) if the owner fails to maintain the façade during the term of the façade financing. The maximum City of Wichita assistance (grant) is \$10,000 (or 25% of the total project costs, whichever is lower) for one façade. Up to \$30,000 (or 25% of total project costs, whichever is lower) is available for a corner building with two visible façades. The balance of the City's financing package (up to 75% of the façade improvement costs) will be made available through a fifteen-year special assessment against the real property. Grants will not be permitted for high-rise buildings of façade projects over \$500,000.	Allows special assessment financing to pay for abatement of asbestos and lead paint in privately owned commercial buildings.  City pays abatement of the hazardous materials up front, and property owner repays costs over a fifteen-year period in annual or semi-annual payments.
<b>Eligibility</b>	<ol style="list-style-type: none"> <li>1. Must be building owner or tenant with lease authority and approval of the owner.</li> <li>2. The building must be located within approved areas</li> <li>3. Owner or tenants cannot be delinquent on any current City charges, taxes, or assessments, or have defaulted on any previous City assistance.</li> <li>4. Owner must provide evidence of additional private investment in the redevelopment of the property, equal to or greater than the amount of City façade funding.</li> </ol>	Must be an owner of a privately owned commercial business needing removal of asbestos and lead financing.
<b>Eligible Expenditures</b>	<ol style="list-style-type: none"> <li>1. Masonry repairs and tuck pointing</li> <li>2. Repair/replace/preserve historically significant architectural details</li> <li>3. Storefront reconstruction</li> <li>4. Cornice Repair</li> <li>5. Power washing (subject to approval by historic preservation officer)</li> <li>6. Exterior painting and stucco</li> <li>7. Awnings and canopies</li> <li>8. Window and door repair or replacement</li> <li>9. Permanent exterior signage integrated into the storefront design</li> <li>10. Exterior lighting</li> <li>11. Repair/replacement of gutters and downspouts</li> <li>12. Façade building code items</li> <li>13. Visible roof repairs in conjunction with structural improvements</li> <li>14. Public art attached to the building (such as murals)</li> <li>15. Utility/trash enclosures attached to the building</li> <li>16. Sidewalks</li> <li>17. Decorative fencing attached to the building</li> <li>18. Decking and stairs attached to the building</li> <li>19. Architectural, engineering, or design fees</li> <li>20. Conversion of use on a case by case basis</li> </ol>	Abatement of asbestos and lead paint
<b>Term of Incentive</b>	15 years	15 years
<b>Threshold until Incentive</b>	\$50,000	N/A
<b>Contact</b>	Mark Elder (316) 268-4524	Mark Elder (316) 268-4524

# Economic Development Incentive MATRIX

Incentive Program	Revolving Loan Program for Historic Properties <i>City Incentive Program</i>	Building Permit Fee Waiver <i>City Incentive Program</i>
<b>Description of Incentive</b>	<p>Provide low-interest loans to encourage the preservation and rehabilitation of historic properties in Wichita.</p> <p>Interest rates will be four percentage points below the prime lending rate, not to be lower than two percent, at the date of loan closing.</p>	<p>Office of Central Inspection will waive building permit fees on new residential (one and two family) construction and remodeling with a building permit value of \$10,000 or more in designated Neighborhood Rehabilitation Areas.</p>
<b>Eligibility</b>	<ol style="list-style-type: none"> <li>Property must be designated and listed in the local, state, or national historic register, or be a contributing structure in a residential district.</li> <li>Any qualifying property must additionally be within an area designated as "slum and blighted," or pose a situation of "spot blight."</li> </ol>	<p>Project must be on residential (one and two family) property.</p>
<b>Eligible Expenditures</b>	<ol style="list-style-type: none"> <li>Work necessary to bring structure up to life-safety code standards.</li> <li>Structural <ul style="list-style-type: none"> <li>- Foundation repair</li> <li>- Roof repair, chimney repair</li> <li>- Framing repair, sill</li> <li>- Heading repair, windows and doors</li> </ul> </li> <li>Mechanical <ul style="list-style-type: none"> <li>- Rewiring</li> <li>- Replumbing</li> <li>- Insulation</li> <li>- Mechanical systems, climate control</li> </ul> </li> <li>Interior architectural elements of outstanding historical importance; for example, a ceiling, fireplace, a staircase.</li> </ol>	<p>Residential (one and two family) construction in designated Neighborhood Rehabilitation Areas. Project may be additions, remodeling, and/or new construction.</p>
<b>Term of Incentive</b>	20 years	N/A
<b>Threshold until Incentive</b>	N/A - \$25,000 maximum	\$10,000
<b>Contact</b>	Kathy Morgan (316) 268-4392	Tom Stolz (316) 660-1840

Incentive Program	Redevelopment Infill Waiver and/or Modification Consideration <i>City Incentive Program</i>	Water/Sewer Tap and Plant Equity Fee Waiver <i>City Incentive Program</i>
<b>Description of Incentive</b>	Waiver and/or modification of fees for payment in absence of special assessments.	These fees are waived for new single-family construction projects.
<b>Eligibility</b>	Property must exhibit some or all of the following characteristics: 1. Inclusion within the corporate limits of the City of Wichita prior to 1970. 2. Potential public benefits relating to the redevelopment or infill of urban properties. 3. Absence or inclusion of adjoining properties in a benefit district at time of development. 4. Potential overriding public benefits: preservation of public health through provision of a public water supply in cases of groundwater contamination, which may accrue to application of the fees in particular situations.	1. Project must be within the Self Supported Municipal Service District (SSMD) which falls within the Neighborhood Revitalization Area boundaries. 2. Must be a new single-family project.
<b>Eligible Expenditures</b>	N/A	N/A
<b>Term of Incentive</b>	N/A	N/A
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	Mark Jacobs (316) 268-4235	Mark Jacobs (316) 268-4235

# Economic Development Incentive MATRIX

Incentive Program	Housing Development Loan Program <i>City Incentive Program</i>	Industrial Revenue Bonds <i>City Incentive Program</i>
<b>Description of Incentive</b>	<p>HOME Investment Partnerships funds are available for the development of affordable residential housing in the City's Redevelopment Incentives and Local Investment Areas.</p> <p>HOME funds are provided in the form of interest-bearing loans or advances, non-intrust-bearing loans or advances, deferred payment loans, and other subsidies consistent with the purpose of the HOME program.</p>	<p>Industrial Revenue Bonds (IRBs) are used in Kansas to finance acquisition and construction of a broad variety of commercial and industrial properties.</p> <p>IRB's require a governmental entity to act as the "Issuer" of the bonds, who will hold an ownership interest in the property for as long as the IRBs are outstanding. The Issuer leases the property to the business "Tenant" on a triple-net basis for a term that matches the term of the IRBs, with lease payments which are sufficient to pay the principal and interest payments on the IRBs.</p> <ol style="list-style-type: none"> <li>1. Property and services acquired with the proceeds of IRBs are eligible for sales tax exemption.</li> <li>2. The income earned on all IRBs issued in Kansas are exempt from all State taxes except inheritance taxes. The income earned on IRBs issued for manufacturing facilities, facilities owned by 501(c) corporations, low-income multifamily housing projects and single-family mortgages are also exempt from federal income taxation.</li> <li>3. Property is deeded back when IRBs are paid off.</li> </ol>
<b>Eligibility</b>	<ol style="list-style-type: none"> <li>1. Property must be within the City's Redevelopment Incentives and Local Investment Area which includes the Self Supported Municipal Service District (SSMID).</li> <li>2. New construction of single-family homes for owner-occupancy.</li> </ol>	<ol style="list-style-type: none"> <li>1. A substantial employment increase will result from the project, or</li> <li>2. The project may add significantly to the needed diversification of the economy, or</li> <li>3. The project will likely result in an economic growth potential and benefit to the community, or</li> <li>4. The project will likely expand the type of job skills available to the job market in the community or utilize key skills of locally unemployed persons, and</li> <li>5. The project will not create an unfair advantage to one firm over other firms in the local market structure, and</li> <li>6. The project will not remove an existing property from the tax rolls, except as specifically contemplated in Section "4" of the Wichita Business Incentive Policy.</li> </ol>
<b>Eligible Expenditures</b>	Construction "hard" costs and related "soft" costs.	<p>Eligible properties for financing are:</p> <ol style="list-style-type: none"> <li>1. Manufacturing and distribution facilities</li> <li>2. Hospitals, medical and assisted living facilities</li> <li>3. Offices</li> <li>4. Service companies</li> <li>5. Housing - Rehabilitation costs must equal at least 20% of the cost of acquiring the facility</li> <li>6. Downtown development</li> <li>7. Hotels and motels</li> <li>8. Child care facilities</li> <li>9. Parking garages</li> <li>10. Speculative facilities and buildings</li> <li>11. Education facilities</li> </ol>
<b>Term of Incentive</b>	N/A	Up to 20 years
<b>Threshold until Incentive</b>	N/A	\$1,000,000
<b>Contact</b>	Mark Stanberry (316) 462-3734	Allen Bell (316) 268-4524

Incentive Program	Tax Abatement (IRB) <i>City Incentive Program</i>	Economic Development Exemption Abatement <i>City Incentive Program</i>
<b>Description of Incentive</b>	Property taxes may be abated up to 10 years for new improvements to real property and for newly acquired items of personal property used by an eligible business in connection with an expansion or relocation of the business' operations in Wichita.	Property taxes may be abated up to 10 years for new improvements to real property and for newly acquired items of personal property used by an eligible business in connection with an expansion or relocation of the business' operations in Wichita.
<b>Eligibility</b>	1. Requires use of Industrial Revenue Bonds - Please reference IRB Eligibility. 2. Land and existing buildings are not generally eligible for property tax abatement. Existing buildings will only be considered for tax abatement if the building has been vacant for at least three years and is acquired by a party not related to the previous owner.	1. Does not require use of Industrial Revenue Bonds 2. Land and existing buildings are not generally eligible for property tax abatement. Existing buildings will only be considered for tax abatement in the building has been vacant for at least three years and is acquired by a party not related to the previous owner.
<b>Eligible Expenditures</b>	Eligible properties for tax abatement are: 1. Manufacturing facilities and distribution facilities 2. Hospitals, medical, and assisted living facilities attracting 30% of patients from outside of MSA 3. Service companies deriving 51% of revenue from outside of MSA 4. Downtown development (not retail) 5. Hotels and motels 6. Parking garages 7. Speculative facilities and buildings <i>See 2004 City/County Economic Development Incentive Policy</i>	Eligible properties for economic development exemption abatement are: 1. Manufacturing 2. Research & development 3. Warehouse & distribution
<b>Term of Incentive</b>	10 years (5 years + 5 year renewal option)	10 years (5 years + 5 year renewal option)
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	Allen Bell (316) 268-4524	Allen Bell (316) 268-4524

# Economic Development Incentive MATRIX

Incentive Program	Tax Increment Financing City Incentive Program	Historical Preservation Tax Credit State Incentive Program
<b>Description of Incentive</b>	<p>Redevelopment financing tool used to fund the costs of public infrastructure and other eligible improvements related to redevelopment of blighted or declining areas.</p> <p>Allows use of increased taxes derived from redevelopment of property in a redevelopment district to pay for certain improvements in conjunction with the redevelopment projects.</p>	<p>Tax credit is taken off income taxes owed to the state:</p> <ol style="list-style-type: none"> <li>1. The credit is 25% of qualified rehabilitation expenses when over \$5,000.</li> <li>2. Tax credits may be sold.</li> <li>3. Credits may be carried forward for up to 10 years following the tax year in which the qualified rehabilitation plan was first placed into service.</li> </ol>
<b>Eligibility</b>	<p>Eligible areas under the act currently include:</p> <ol style="list-style-type: none"> <li>1. Blighted Areas - also includes environmental contamination and 100-year floodplains</li> <li>2. Conservation - over half the buildings older than 35 years old and showing signs of dilapidation</li> <li>3. Former Enterprise Zones (1991)</li> <li>4. Major commercial entertainment or tourism areas</li> <li>5. Bioscience development areas - owned by or leased to Kansas Bioscience Authority</li> </ol> <p>Current TIF districts:</p> <ol style="list-style-type: none"> <li>1. Old Town District</li> <li>2. Old Town Cinema Redevelopment District</li> <li>3. Center City South Redevelopment District</li> </ol> <p>See map on page 25 for TIF district boundaries</p>	<ol style="list-style-type: none"> <li>1. Buildings may be income-producing or non-income producing.</li> <li>2. Private residences do qualify for the state tax credit.</li> <li>3. Buildings must be listed on the Kansas State or National Register of Historic Places, or be a "contributor" to a state or nationally listed historic district <i>before</i> you apply.</li> <li>4. All projects just be reviewed and approved <i>before</i> work begins. The state tax credit cannot be used retroactively.</li> <li>5. There is no cap on project expenses nor is there a limit to the number of times you may apply and take the state tax credit.</li> <li>6. The credits may not be transferred to other taxpayers at the property owner's request (please contact the SHPO to find out how).</li> <li>7. Tax credits may be distributed among multiple owners based on ownership percentage or as the property owners agree.</li> <li>8. There is no recapture provision for the state tax credits.</li> <li>9. All work must meet the Secretary of the Interior's <i>Standards for Rehabilitation</i>. The State Historic Preservation Office reviews plans and specifications.</li> </ol>
<b>Eligible Expenditures</b>	<p>Current statutes identify the following eligible uses of TIF funds:</p> <ol style="list-style-type: none"> <li>1. Property acquisition</li> <li>2. Relocation costs</li> <li>3. Site preparation, including demolition and environmental remediation</li> <li>4. Sanitary and storm sewers and lift stations</li> <li>5. Utility relocations and extensions</li> <li>6. Landscaping</li> <li>7. Lighting</li> <li>8. Paving, including parking lights</li> <li>9. Streets</li> <li>10. Drainage conduits, channels, levees and riverwalk canal facilities</li> <li>11. Plazas and arcades</li> <li>12. Parking facilities, including multi-level parking structures</li> <li>13. And costs associated with the above uses, such as design and financing.</li> </ol>	<ol style="list-style-type: none"> <li>1. Building components such as walls, partitions, floors, ceilings, doors, windows, stairs, chimneys, roofing and fire escapes.</li> <li>2. Permanent coverings such as paneling, tile and glued down carpeting.</li> <li>3. Building and mechanical systems such as electrical wiring, lighting fixtures, central air and heating, plumbing, fire suppression systems, escalators and elevators.</li> <li>4. Engineering fees, architect fees and reasonable developer fees.</li> <li>5. Construction management costs.</li> <li>6. Preservation consultant fees.</li> </ol>
<b>Term of Incentive</b>	20 years	10 years
<b>Threshold until Incentive</b>	N/A	\$5,000
<b>Contact</b>	Allen Bell (316) 268-4524	Kathy Morgan (316) 268-4392

Incentive Program	Housing Tax Credits <i>State Incentive Program</i>	High Performance Incentive Program <i>State Incentive Program</i>
<b>Description of Incentive</b>	Indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing: <ol style="list-style-type: none"> <li>1. Provides as much as 55% to 65% of the total development cost, which reduces the amount of debt financing and allows lower rents.</li> <li>2. 4% Housing Tax Credits are combined with Industrial Revenue Bonds.</li> </ol>	Encourages companies to expand their capital investment and raise employee wage and training levels through Kansas income tax credits and sales tax project exemptions: <ol style="list-style-type: none"> <li>1. Kansas Investment Tax Credit which equals 10% of all eligible capital investment that exceeds \$50,000.</li> <li>2. Employee Training Tax Credit which provides a dollar-for-dollar state tax credit up to \$50,000 for training and education expenditures that exceed 2% of total payroll at the work site.</li> <li>3. Sales Tax Project Exemptions on purchases of materials and services related to capital investment at the work site.</li> </ol>
<b>Eligibility</b>	<ol style="list-style-type: none"> <li>1. Apartment units must be affordable to individuals/families with incomes below 60% and 50% of median income, depending on the income targeting strategy chosen by the developer.</li> <li>2. City Council Resolution of Support required for Housing Tax Credit applications.</li> </ol>	<ol style="list-style-type: none"> <li>1. Be a for-profit company subjected to sales tax</li> <li>2. Pay above-average wages</li> <li>3. Make a significant investment in eligible employee training</li> <li>4. Be either a manufacturer OR able to document that most of its sales are to Kansas manufacturers and/or out-of-state businesses or government agencies.</li> </ol>
<b>Eligible Expenditures</b>	Eligible costs include construction costs, financing expenses, developer fees and other project-related soft costs.	N/A
<b>Term of Incentive</b>	30 years	10 years
<b>Threshold until Incentive</b>	N/A	\$50,000
<b>Contact</b>	Fred Bentley (785) 217-2029	Ed Bryan (785) 296-7174

# Economic Development Incentive MATRIX

Incentive Program	Kansas Enterprise Zone Program <i>State Incentive Program</i>	Kansas Economic Opportunity Initiatives Fund <i>State Incentive Program</i>
<b>Description of Incentive</b>	<p>The Kansas Enterprise Zone Program is designed to encourage businesses to create new jobs.</p> <p>A sales tax exemption is available on materials, equipment, and services purchased when building, expanding, or renovating a business facility.</p>	<p>These funds are provided by the State Legislature to address opportunities or emergencies that may have substantial impact on the Kansas economy.</p> <p>This program offers zero percent interest, forgivable loans for a five-year period.</p>
<b>Eligibility</b>	<p>Eligibility for the various incentives and the value of the incentive depend on:</p> <ol style="list-style-type: none"> <li>1. The type of business</li> <li>2. The location of the business within the state, and</li> <li>3. The number of net new jobs created</li> </ol>	<p>Project must address opportunity(ies) or emergencies that may have substantial impact on the Kansas economy.</p> <p>Specific economic opportunities addressed by the project; i.e.</p> <ol style="list-style-type: none"> <li>1. The expansion of an existing Kansas enterprise,</li> <li>2. The potential location in Kansas of the operations of a major employer,</li> <li>3. The award of a significant grant which has a financial matching requirement,</li> <li>4. The departure from Kansas or the substantial reduction of the operations of a major employer,</li> <li>5. The closure of a major federal or state institution or facility.</li> </ol>
<b>Eligible Expenditures</b>	<p>Eligible expenditures include materials, equipment, and services purchased when building, expanding, or renovating a business facility.</p>	N/A
<b>Term of Incentive</b>	N/A	5 years
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	<p>Darla Price (785) 296-1868</p>	<p>Darla Price (785) 296-1868</p>



Incentive Program	Promoting Employment Across Kansas (PEAK) <i>State Incentive Program</i>	STAR Bonds <i>State Incentive Program</i>
<b>Description of Incentive</b>	<p>The 2009 Kansas Legislature passed Senate Bill 97 enacting the Promotive Employment Across Kansas (PEAK) incentive program to encourage businesses to relocate employment to Kansas.</p> <p>Allows for-profit qualified companies that are relocating jobs from outside the state to Kansas, to retain 95 percent (95%) of the payroll withholding tax of the relocated jobs over a period of five or more years.</p>	<p>Sales Tax Revenue (STAR) Bonds provide Kansas municipalities the opportunity to issue bonds to finance the development of major commercial, entertainment, and tourism areas and use the sales tax revenue generated by the development to pay off the bonds.</p>
<b>Eligibility</b>	<p>Must be creating new jobs in Kansas resulting from relocating, locating, or expanding a business function(s);</p> <ol style="list-style-type: none"> <li>1. Must be organized as a "for-profit" business and shall not have the NAICS assignment of: <ul style="list-style-type: none"> <li>-Gambling Industries, Religious Organizations, Retail Trade, Educational Services, Public Administration, Utilities including Water &amp; Sewer Services, or Food Services and Drinking Places.</li> </ul> </li> <li>2. Shall not be a bioscience company.</li> <li>3. Shall not be delinquent in the payment of taxes to any federal, state, and/or local taxing entities.</li> <li>4. Shall not be under the protection of the federal bankruptcy code.</li> <li>5. Must make available to full-time employees adequate health insurance coverage and pay at least 50% of the premium.</li> <li>6. Must have a median wage for PEAK jobs of at least 100% of the county median wage at the time of application.</li> <li>7. Must create a minimum of 10 PEAK jobs in a designated metropolitan (metro) county within two years of application to receive basic program benefits.</li> <li>8. Must create a minimum of 100 jobs within two years of application regardless of location to receive high impact program benefits.</li> <li>9. Must be approved by the Secretary of Commerce to participate.</li> </ol>	<p>The following criteria will be evaluated when considering the tourism potential of the project:</p> <ol style="list-style-type: none"> <li>1. Visitation</li> <li>2. Economic impact</li> <li>3. Unique quality of the project</li> <li>4. Ability of the project to capture sufficient market share</li> <li>5. Integration and collaboration with other resources and/or businesses</li> <li>6. Quality of service and experience provided</li> <li>7. Project accountability</li> </ol> <p>Eligible projects must:</p> <ol style="list-style-type: none"> <li>1. Be capable of being characterized as a statewide and regional destination</li> <li>2. Include a high quality innovative entertainment and tourism attraction</li> <li>3. Contain unique features which will increase tourism</li> <li>4. Generate significant positive and diverse economic and fiscal impacts</li> <li>5. Be capable of sustainable development over time</li> </ol> <p><i>See attached map for WaterWalk STAR Bond District</i></p>
<b>Eligible Expenditures</b>	N/A	Expenditures on the proposed project are eligible as long as they aid in the development of 100% public space.
<b>Term of Incentive</b>	5+ years	N/A
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	Darla Price (785) 296-1868	Robert North (785) 296-1913

# Economic Development Incentive MATRIX

Incentive Program	Historic Preservation Tax Credit, Historic Buildings <i>Federal Incentive Program</i>	Historic Preservation Tax Credit, Non-Historic Buildings <i>Federal Incentive Program</i>
<b>Description of Incentive</b>	The federal income tax credit is equal to 20% of qualified rehabilitation expenses associated with a certified rehabilitation on any certified historic structure. All work must meet the Secretary of the Interior's <i>Standards for Rehabilitation</i> . Plans and specifications are reviewed by the State Historic Preservation Office then are forwarded to the National Park Service for final approval. These reviews should take place before work begins to insure the plans will meet the <i>Standards</i> .	Federal Tax Credit is equal to 10% of expenses incurred during a substantial rehabilitation of a qualified building.
<b>Eligibility</b>	A certified historic structure is: 1. Any building on the National Register of Historic Places 2. A "contributor" to a National Register listed district 3. A building that has been determined eligible for the National Register through Part 1 of the application and will be placed on the National Register within 30 months of project completion 4. Rehabilitations must be substantial. The IRS requires that the expense of the project must exceed the greater of \$5,000 or the adjusted basis of the building (purchase price, minus land value, minus depreciation, plus any improvements done since purchase). 5. Buildings must be income-producing: retail, office space, rental, bed & breakfast, hotel, etc. Private residences <i>do not</i> qualify for the federal tax credit program. 6. The credit can be carried forward for 20 years and back for 1 year 7. Owners taking the credit are required to maintain ownership of the building for five years to avoid recapture of the credit. The recapture amount is reduced by 20% each year the building continues in your ownership. Projects that are approved for the Federal tax credit may automatically receive the state tax credit as well.	1. Buildings must have been built prior to 1936, but cannot be buildings listed on the National Register or otherwise determined to be eligible for the 20% Federal Tax Credit. 2. Rehabilitation projects must be "substantial." This means that the expense of the rehabilitation must exceed the adjusted basis of the building. 3. At least 50% of the building's walls, existing at the time the rehabilitation began, must remain in place as external walls at the conclusion of work. 4. At least 75% of the building's existing external walls must remain in place as either external or internal walls. 5. At least 75% of the building's internal structural framework must remain in place.
<b>Eligible Expenditures</b>	1. Building components such as walls, partitions, floors, ceilings, doors, windows, stairs, chimneys, roofing, and fire escapes 2. Permanent coverings such as paneling, tile, and glued down carpeting 3. Building and mechanical systems such as electrical wiring, lighting fixtures, central air and heating, plumbing, fire suppression systems, escalators, and elevators 4. Engineering fees, architect fees, and reasonable developer fees 5. Construction management costs 6. Preservation consultant fees	1. Building components such as walls, partitions, floors, ceilings, doors, windows, stairs, chimneys, roofing, and fire escapes 2. Permanent covering such as paneling, tile, and glued down carpeting 3. Building and mechanical systems such as electrical wiring, lighting fixtures, central air and heating, plumbing, fire suppression systems, escalators, and elevators 4. Engineering fees, architect fees, and reasonable developer fees 5. Construction management costs 6. Preservation consultant fees
<b>Term of Incentive</b>	20 years	20 years
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	Kathy Morgan (316) 268-4392	Kathy Morgan (316) 268-4392

# Helpful CONTACTS

## CITY OF WICHITA

### Mayor

Jeff Longwell  
(316) 268-4331

### Vice Mayor

James Clendenin  
(316) 268-4331

### City Manager

Robert Layton  
(316) 268-4351

### Urban Development

Scott Rigby, Director  
(316) 268-4524

### Downtown Revitalization Manager

Scott Knebel  
(316) 268-4456

### Public Works

Alan King, Director  
(316) 268-4422

### Metropolitan Area Planning Dept.

Dave Barber, Interim Director of Planning  
(316) 268-4425

Kathy Morgan, Historic Preservation  
(316) 268-4392

Scott Knebel, Downtown Initiatives  
(316) 268-4456

### Department of Law

Jennifer Magana, Director of Law  
(316) 268-4681

### Parks and Recreation

Troy Houtman, Director  
(316) 268-4628

### Department of Finance

Shawn Henning, Director  
(316) 268-4300

## Metro Area Building & Construction

Tom Stoltz, Director  
(316) 268-4460

## Housing & Community Services

Mary K. Vaughn, Director  
(316) 462-3795

## Department of Arts and Culture

John D'Angelo, Manager  
(316) 303-8600

## Property Management and Parking

John Philbrick  
(316) 268-4237

## SEDGWICK COUNTY

### County Manager

Brig. Gen. Michael Scholes  
(316) 660-9393

### Sedgwick County

Appraisers Office  
(316) 660-9110

## ORGANIZATIONS AND ASSOCIATIONS

### Wichita Downtown Development Corporation

Jeff Fluhr, President  
(316) 264-6005

### Realtors of South Central Kansas

R.J. Marshall, CEO  
(316) 263-3167

### Wichita Independent Business Assn.

Lon Smith, President  
(316) 201-3264

### Wichita Arts Council

Arlen Hamilton, Chair  
(316) 262-6578

### Chamber of Commerce

Gary Plummer, President & CEO  
(316) 265-7771

## Greater Wichita Economic Development Coalition

Jeff Fluhr, President  
(316) 264-6005

## Visit Wichita Convention & Visitors Bureau

Susie Santo, President  
(316) 265-2800

## Young Professionals of Wichita

Suzy Finn, Executive Director  
(316) 268-1170

## LARGEST OFFICE BUILDINGS

### 104 S. Broadway Building

Wichita, KS 67202  
Tim Foley  
(316) 942-7940

### 125 N. Market Building

125 N. Market  
Wichita, KS 67202  
Patrick Ahern  
(316) 262-0000

### 150 N. Main Building

Wichita, KS 67202  
Essential Properties Management  
(316) 201-3300

### Bank of America Building

100 N. Broadway  
Wichita, KS 67202  
Chris Ruffin  
(316) 942-7940

### Century II Plaza Building

111 W. Douglas  
Wichita, KS 67202  
Steve Anthimides  
(316) 267-0205

# Helpful CONTACTS

## CoBank

245 N. Waco  
Wichita, KS 67202  
Utter Commercial Real Estate  
(316) 263-2448

## Emprise Bank Center

257 N. Broadway  
Wichita, KS 67202  
Patrick Belt  
(316) 383-4190

## Epic Center

301 N. Main  
Wichita, KS 67202  
Patrick Ahern  
(316) 262-0000

## Finney State Office Building

230 E. William  
Wichita, KS 67202  
City of Wichita  
(316) 942-4482

## Garvey Center

250 W. Douglas, Ste. 100  
Wichita, KS 67202  
Larry Weber  
(316) 261-5325

## High Touch Building

110 S. Main  
Wichita, KS 67202  
Kristen Stang  
(316) 292-3971

## INTRUST Bank

105 N. Main  
Wichita, KS 67202  
Chad DePew  
(316) 383-1156

## Market Centre

155 N. Market  
Wichita, KS 67202  
Patrick Ahern  
(316) 262-0000

## One Main Place

100 N. Main  
Wichita, KS 67202  
Chad DePew  
(316) 383-1156

## Orpheum Office Building

200 N. Broadway  
Wichita, KS 67202  
Troy Palmer  
(316) 262-1404

## Petroleum Building

221 S. Broadway  
Wichita, KS 67202  
Troy Palmer  
(316) 262-1404

## Riverview Building

345 Riverview St.  
Wichita, KS 67202  
Tony Utter  
(316) 263-2448

## River Park Place

727 N. Waco  
Wichita, KS 67202  
Tony Utter  
(316) 263-2448

## Sutton Place

209 E. William St.  
Wichita, KS 67202  
Craig Simon  
(316) 262-2442

## The LUX

120 E. First  
Wichita, KS 67202  
Bokeh Development  
(316) 290-9596

## HOTELS

### Ambassador Hotel at Block One

104 S. Broadway  
Wichita, KS 67202  
Tad Stricker  
(316) 239-7100

### Hyatt Regency Hotel

400 W. Waterman  
Wichita, KS 67202  
Kevin Kretsch  
(316) 293-1234

### Fairfield Inn & Suites Wichita Downtown

525 S. Main  
Wichita, KS 67202  
Ed Daigle  
(316) 201-1400

### Drury Plaza Hotel Broadview

400 W. Douglass  
Wichita, KS 67202  
Scott Ragatz  
(316) 262-5000

### Courtyard by Marriot-Wichita at Old Town

820 E. Second St. N.  
Wichita, KS 67202  
Brian Krenitzer, Interim GM  
(316) 264-5300

### Hotel at Old Town

830 E. First  
Wichita, KS 67202  
Jennifer Finlay  
(316) 267-4800

# Helpful CONTACTS

## RESTAURANTS

**Aida's Coffee House**  
920 E. 1st St.  
Phone: (316) 262-6721

**Aida's Coffee House**  
920 E. 1st St.  
Phone: (316) 262-6721

**Allegro Cafe**  
330 N. Mead Suite 108  
Phone: (316) 260-1199

**Angela's Cafe**  
901 E. Central  
Phone: (316) 269-9232

**AVI Seabar & Chophouse**  
135 N. Waco  
Phone: (316) 262-3300

**B&C Barbeque**  
355 N. Washington  
Phone: (316) 263-8815

**Beacon Restaurant**  
909 E. Douglas  
Phone: (316) 263-3397

**Bite Me BBQ**  
132 N. St. Francis St  
Phone: (316) 729-2904

**Cafe Bel Ami**  
229 E. William St. #101  
Phone: (316) 267-3433

**Cheezies Pizza**  
601 E 1st Street  
Phone: (316) 267-2439

**City Life Cafe**  
217 S. Broadway  
Phone: (316) 201-3107

**Cow & Sow Deli & Mini Grocery**  
612 East Douglas  
Phone: (316) 260-2523

**District Taqueria**  
917 E Douglas Ave  
Phone: (316) 832-8155

**Doo-Dah Diner**  
206 E. Kellogg  
Phone: (316) 265-7011

**Downtown Cafe**  
209. E William  
Phone: (316) 201-3226

**Eggcetera**  
242 N. Mosley  
Phone: (316) 263-1787

**Emerson Biggin's**  
808 E. Douglas  
Phone: (316) 303-9800

**Espresso To Go Go**  
602 E. Douglas  
Phone: (316) 530-1905

**Garden Grill Cafe**  
300 N. Main St.  
Phone: (316) 978-9213

**Green Leaf Cafe**  
320 E. William  
Phone: (316) 269-4160

**Hana Cafe**  
325 N. Mead  
Phone: (316) 267-3766

**Harvest Kitchen / Bar**  
400 W. Waterman  
Phone: (316) 293-1931

**Heroes Sports Bar & Grill**  
117 N. Mosley  
Phone: (316) 264-4376

**Kyoto Garden**  
220 W. Douglas #32  
Phone: (316) 262-6727

**La Chinita Mexican Restaurant**  
321 N. Mead  
Phone: (316) 295-3877

**Larkspur Bistro & Bar**  
904 E. Douglas  
Phone: (316) 262-5275

**Lotus Leaf**  
251 N Washington  
Phone: (316) 295-4133

**Lou's Charcuteria and Cocktails**  
220 S. Commerce  
Phone: (316) 440-5060

**McDonald's**  
411 S. Broadway  
Phone: (316) 838-4448

**Mead's Corner**  
430 E. Douglas  
Phone: (316) 201-1900

**Oeno Wine Bar**  
330 N. Mead #100  
Phone: (316) 440-5000

**Old Chicago**  
300 N. Mead  
Phone: (316) 264-2057

**Old Mill Tasty Shop**  
604 E. Douglas  
Phone: (316) 264-6500

**Papa John's Pizza**  
220 W. Douglas  
Phone: (316) 264-7272

**Petroleum Club**  
100 N. Broadway  
Phone: (316) 262-6471

# Helpful CONTACTS

## **Playa Azul Mexican Restaurant**

111 N. Washington  
Phone: (316) 267-2252

## **Public at the Brickyard**

129 N. Rock Island  
Phone: (316) 263-4044

## **Pumphouse**

825 E. 2nd St.  
Phone: (316) 262-7867

## **Quizno's Classic Subs**

111 E. Douglas  
Phone: (316) 267-7800

## **Rain Cafe and Lounge**

518 E. Douglas, Suite 100  
Phone: (316) 261-9000

## **River City Brewery**

150 N. Mosley  
Phone: (316) 263-2739

## **SABOR Latin Bar & Grill**

309 N. Mead  
Phone: (316) 201-4880

## **Scooter's Coffee**

Union Station - 801 E Douglas

## **Siena Tuscan Steakhouse**

104 S. Broadway  
Phone: (316) 440-5300

## **Snack Attack Deli & Snack Shop**

155 N. Market  
Phone: (316) 269-9277

## **Spangles Restaurant**

612 S. Broadway  
Phone: (316) 267-6969

## **Subway**

519 S. Broadway  
Phone: (316) 265-3666

## **Table 820 Bistro**

820 E. 2nd St. N.  
Phone: (316) 264-5300

## **Taste & See**

255 N. Mosley  
Phone: (316) 260-4233

## **Taste of Times Square**

221 S. Broadway  
Phone: (316) 201-6600

## **The Hungry Heart**

222 S. Commerce  
Phone: (316) 440-7542

## **Todd Brians Brick Street Cafe & Tavern**

315 N. Mead  
Phone: (316) 295-4260 website

## **Toni D's Too**

301 N. Main- Epic Center  
Phone: (316) 264-1011

## **Walkway Cafe**

100 N. Broadway

## **Warren Old Town Theater Grill**

353 N. Mead  
Phone: (316) 691-9700

## **Wasabi**

912 E. Douglas  
Phone: (316) 927-3524

## **Wendy's Restaurant**

555 S. Broadway  
Phone: (316) 267-1979

# Helpful CONTACTS

## RESIDENTIAL

### 139 N Rock Island Apartment

129 N. Rock Island - 2nd Floor  
Phone: (316) 262-1475

### 250 Douglas Place (Garvey Center)

250 W. Douglas  
Phone: (316) 261-5335

### Commerce Street Lofts

414 & 416 S. Commerce  
Phone: (316) 204-3407

### Corner 365

365 W. 1st St.  
Phone: (316) 854-1544

### Eaton Place

517 E. Douglas  
Phone: (316) 265-5700

### Finn Lofts

430 S. Commerce  
Phone: (316) 393-5259

### Grant Telegraph Centre

151 N. Rock Island  
Phone: (316) 267-0505

### Harvester Loft Apartments

355 N. Rock Island  
Phone: (316) 260-3926

### Innes Station Apartments

701 E. 1st St. N.  
Phone: (316) 265-2829

### La Louisiana

207 N. Emporia  
Phone: (316) 990-1077

### Lofts at Old Town

331 N. Rock Island  
Phone: (316) 265-2829

### Lofts at St. Francis

201 S. St. Francis  
Phone: (316) 771-7100

### Mosley Street Lofts

230 N Mosley St  
Phone: (316) 265-2829

### Noble Building

330 N. Mead  
Phone: (316) 267-0505

### Player Piano Lofts

704 E. Douglas  
Phone: (316) 265-2829

### Riverpark Plaza Apartments

400 W. Central Ave.  
Phone: (316) 265-9471

### Rock Island Lofts

143 N. Rock Island  
Phone: (316) 265-2829

### Rumley Lofts - Condos

242 N. Mead  
Phone: (316) 651-6616

### Shirkmere Apartments

256 N. Topeka St.  
Phone: (316) 265-0671

### The Flats 324

324 N. Emporia  
Phone: (316) 201-4909

### The Lofts at Old Town Square

331 N. Rock Island  
Phone: (316) 265-2829

### The LUX

120 E. 1st St.  
Phone: (316) 290-9596

### The Renfro

612 E. Douglas  
(316) 290-9596

### WaterWalk Hotel Apartments

411 W. Maple  
Phone: (316) 201-1899

### WaterWalk Place Residences

515 S. Main  
Phone: (316) 219-6060

### Zelman Lofts

602 E. Douglas  
Phone: (316) 425-7222




**Wichita Downtown Development Corporation**  
507 East Douglas Avenue  
Wichita, KS 67202

P 316.264.6005 / F 316.264.0869

[downtownwichita.org](http://downtownwichita.org)

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 Downtown Wichita

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