

Downtown Development Guide



2011

TABLE OF CONTENTS

Residential - 3

Hotel - 6

Retail - 8

Office - 10

Attractions and Conventions - 12

Downtown Developments - 14

Helpful Numbers - 20

Economic Development Incentives - 26



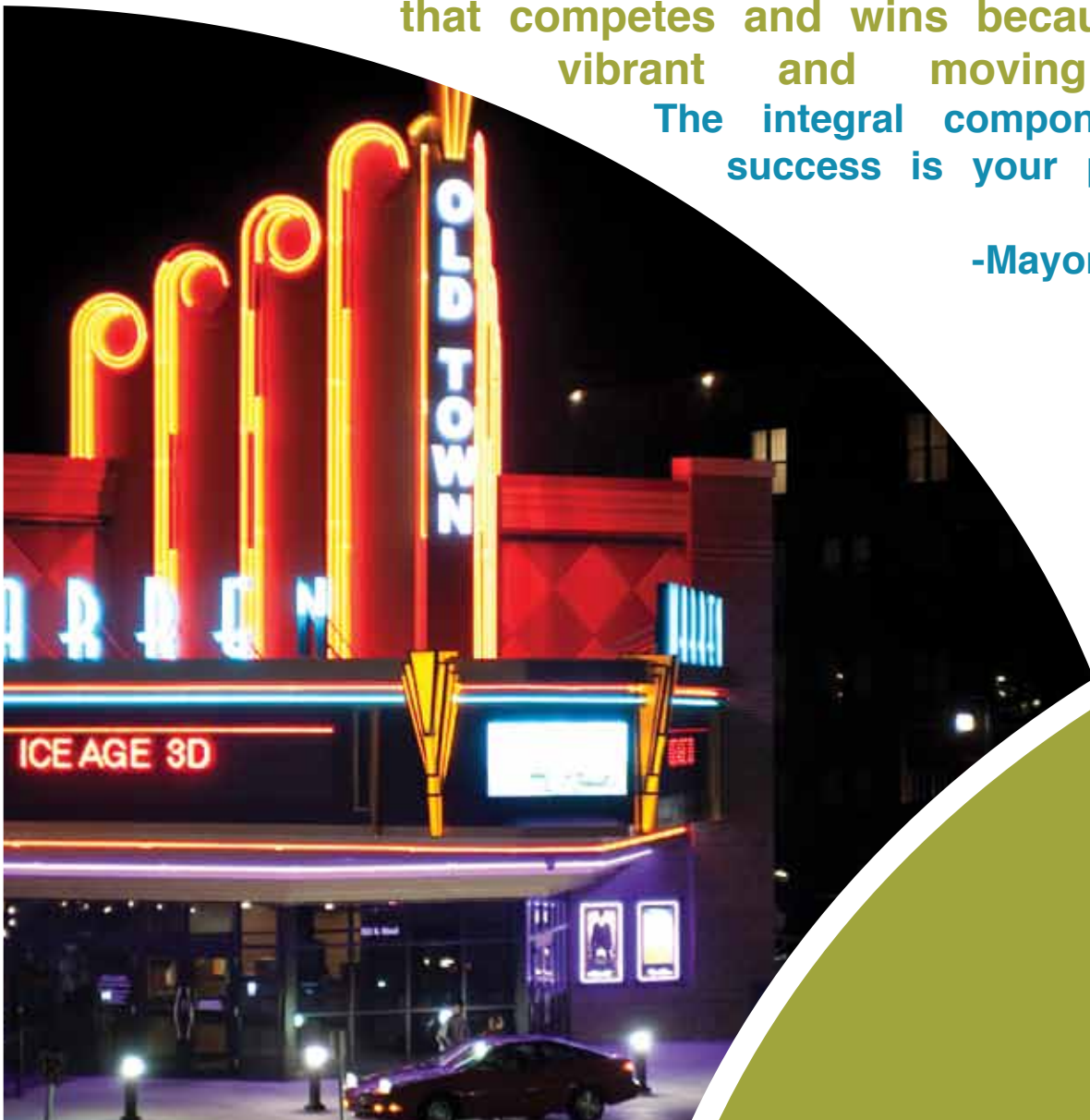
DOWNTOWN IS IMPORTANT TO OUR FUTURE SUCCESS

as a city and citizens understand that.
They know and insist that we can and will be a city

that competes and wins because we are
vibrant and moving forward.

The integral component of our
success is your participation.

-Mayor Carl Brewer



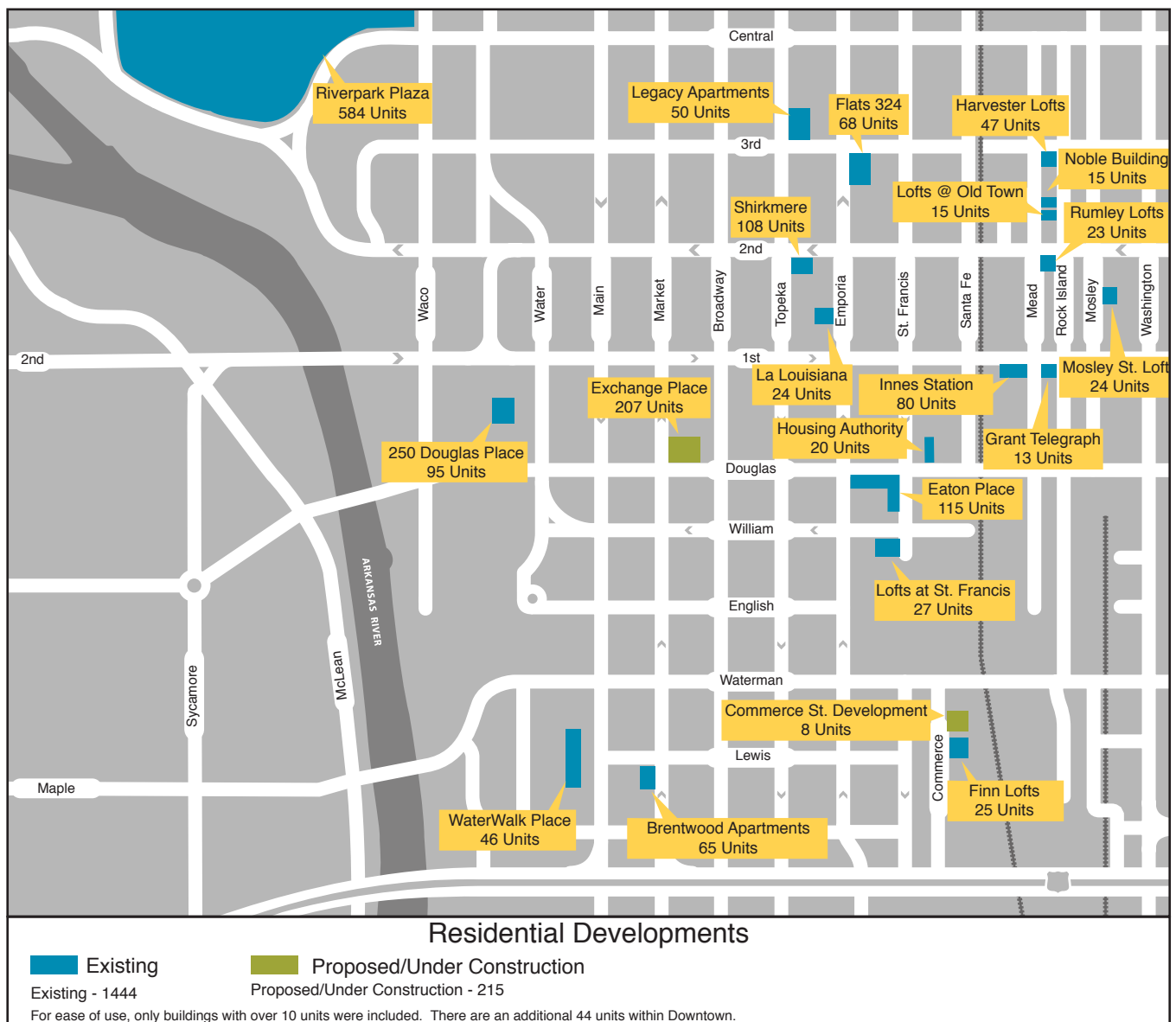
Downtown Wichita has approximately 1488 residential units. These include residential units that are for lease and for sale condominiums. Nearly all of the current properties have above 95% occupancy, many with waiting lists. Based on the 2000 Census, there are approximately 1.25 persons per household, equating to upwards of 1,800 residents in Downtown.

The demand for residential is significant in Downtown Wichita, as can be seen by the occupancy rates of the current properties. In

addition, newly opened developments, such as Flats 324 and Finn Lofts have seen an impressive absorption rate.

Developers have already seen the demand and are beginning to take on new residential developments, including the proposed 207 unit Exchange Place, and the eight unit project on Commerce Street.

Visit the appendix for information on available WDDC, City, State and Federal economic development incentives.



RESIDENTIAL

From a market perspective, the assets of Downtown Wichita that make it an attractive place to live include:

- **Historic buildings:** The number of architecturally and historically significant buildings provide a unique identity unlike anywhere else in Wichita.
- **Employment:** Downtown Wichita is a regional employment center and home to a variety of businesses, as well as multiple city and county offices. There are approximately 18,000 workers in Downtown.
- **Culture and Entertainment:** The Orpheum Theatre and the Century II Performing Arts Center are now joined by the INTRUST Bank Arena, providing another downtown venue for concerts, cultural activities, and sports events. Wichita is home to the Music Theatre of Wichita, the Wichita Grand Opera, and Wichita Symphony Orchestra, as well as one of the few cities with a downtown movie theater, the OldTown Warren. Several museums are located in or adjacent to Downtown: the Wichita Art Museum, the Wichita-Sedgwick County Historical Museum and Museum of World Treasures, among others. The Lawrence-Dumont Stadium, just across the river from Downtown, is home to the Wingnuts, a baseball team in the North Division of the American Association of Independent Professional Baseball. INTRUST Bank Arena is home to the Wichita Thunder, a Central Hockey League team.
- **Shopping and Dining:** Over 60 restaurants and 100 retail stores are located in and around Old Town and Delano, as well as scattered throughout the Downtown area.
- **Walkability:** Downtown is compact enough to walk from one end to the other. To aid in walkability and transportation, the Q-Line service runs on a fixed circular route within Downtown and is free of charge. There are currently efforts to expand the two trolley service to span a greater reach.
- **Location and Access:** Being in the center of Wichita, Downtown is well positioned in the citywide and regional arterial network, which makes it a convenient and highly accessible area by car.



Project Downtown - Housing Market Demand

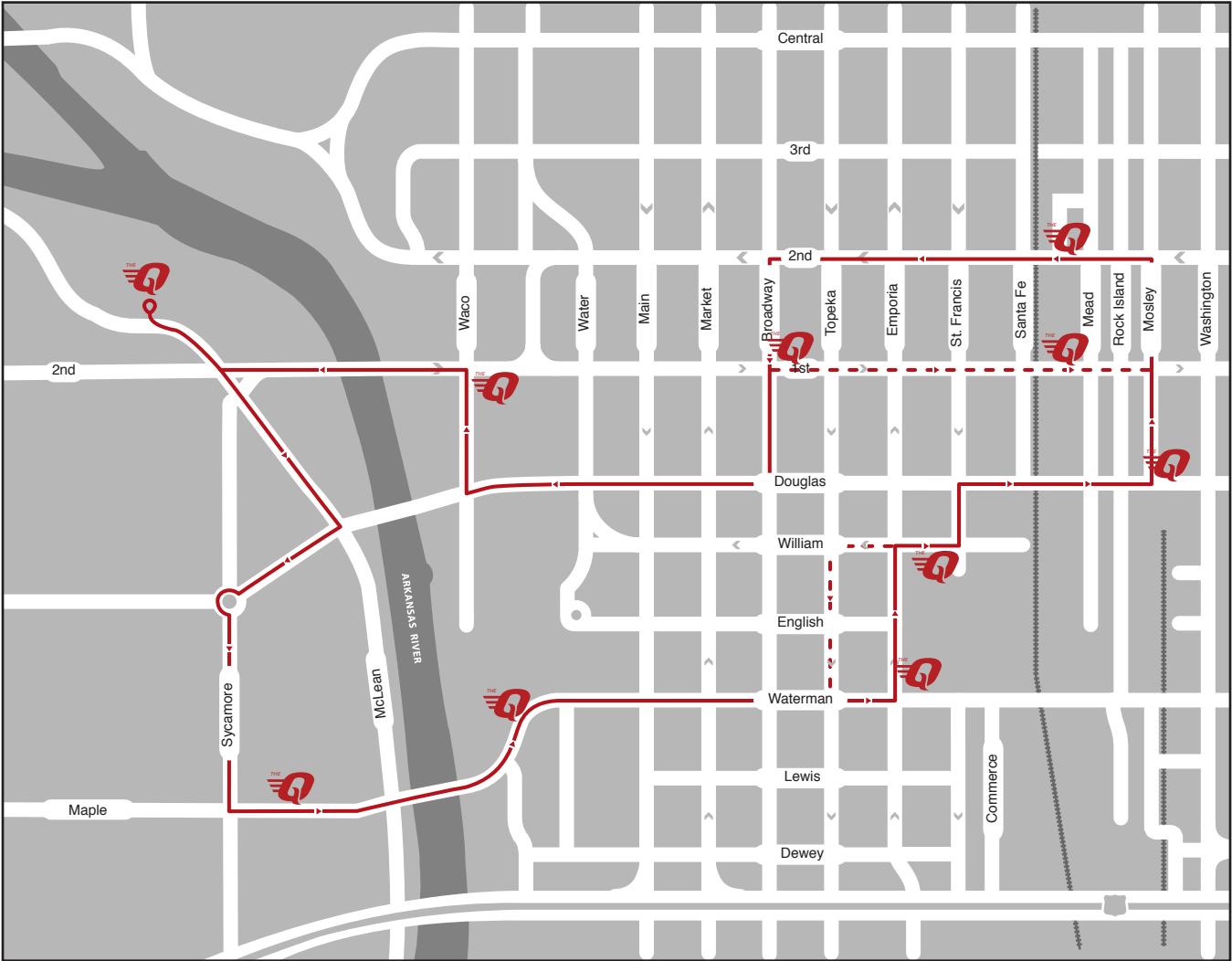
Downtown Wichita offers a strong potential for new residential units. Recent analysis from Zimmerman/Volk Associates, Inc. suggest that just over 2,500 young singles and couples, empty nesters and retirees, and traditional and non-traditional families currently living in the draw areas comprise the annual potential market for new housing units located within the Downtown area in the next ten years. Based on the tenure (renter/buyer) and lifestyle preferences of the draw area households that represent the potential market for the Downtown area, and excluding those households with preferences for single-family detached units, the annual potential market for new dwelling units within the Downtown area would be approximately 1,500 units: 750 - Multi-family for rent, 525- Multi-family for sale, 225- Single-family attached for sale.

Q-Line Downtown Circulator

Monday - Thursday: 6pm-10pm Friday: 6pm - Midnight Saturday: 12 Noon - Midnight

Q-Line A (Monday - Saturday)			Q-Line B (Friday - Saturday)		
INTRUST Bank Arena North	:00	:30	INTRUST Bank Arena North	:07	:37
Old Town South	:03	:33	Hyatt Hotel	:14	:44
Old Town Square	:06	:36	Lawrence Dumont Stadium	:18	:48
Orpheum Theatre	:11	:41	Exploration Place	:21	:51
Century II	:14	:44	Century II	:26	:56
Exploration Place	:19	:49	Orpheum Theatre	:29	:59
Lawrence Dumont Stadium	:22	:52	1st & Mead	:33	:03
Hyatt Hotel	:26	:56	Old Town South	:35	:05
INTRUST Bank Arena South	:28	:58			

Q-Line A (solid line) runs counterclockwise Q-Line B (Dotted Extension) runs clockwise

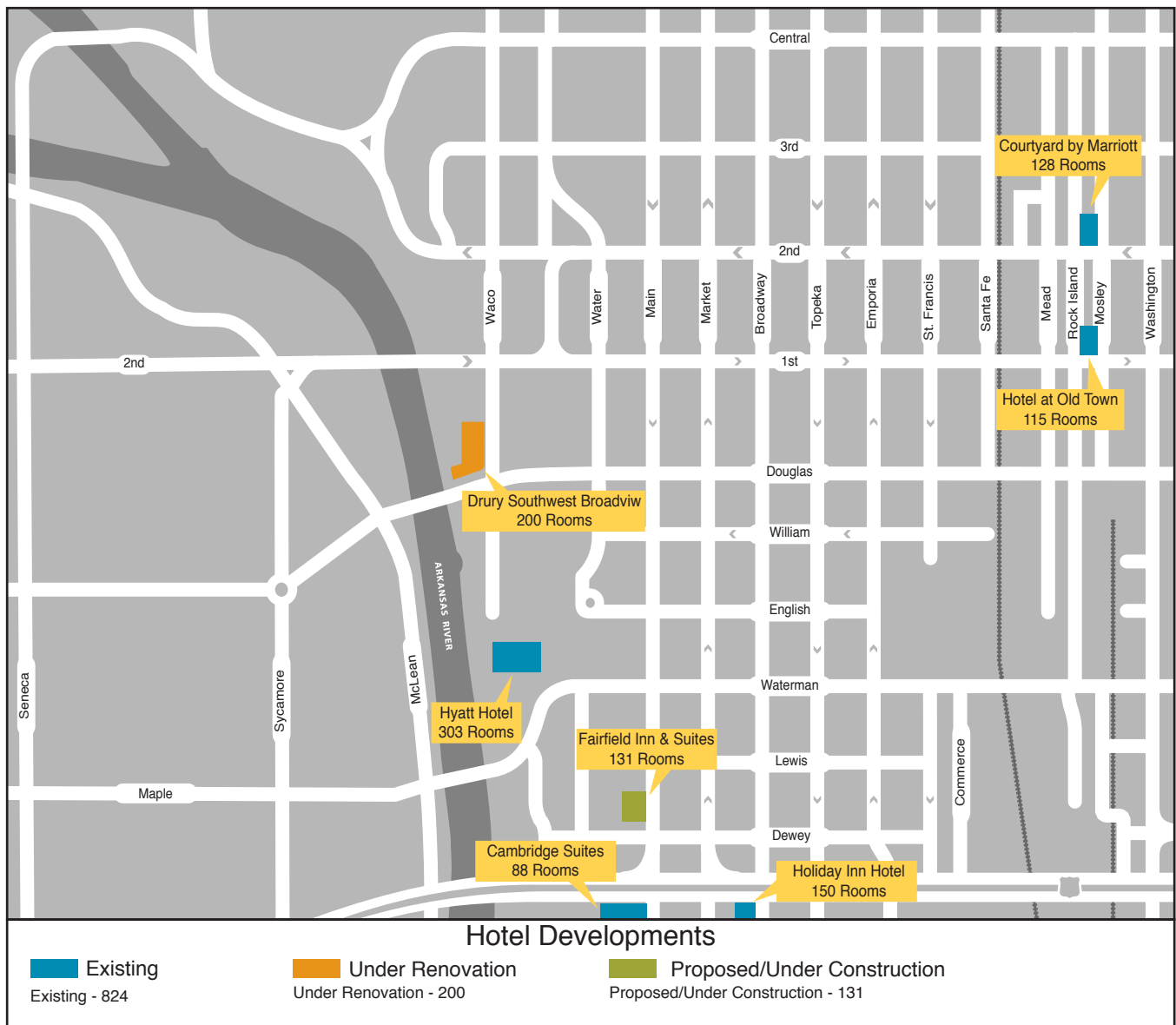


HOTEL

There are four properties containing a total of 777 rooms that fall within the Downtown Wichita Self-Supported Municipal Improvement District (SSMID). There are two other properties within the 67202 zip code (Cambridge Suites and Holiday Inn Express Hotel) that are not included in the statistics, but are shown in the map below. The hotels within Downtown Wichita include the Broadview Hotel (200 upon completion), Courtyard by Marriott (128), Hotel at Old Town (115) and Hyatt Regency (303). The Broadview

and Hyatt Regency are full service properties, while the Courtyard and Hotel at Old Town are limited service. The Fairfield Inn & Suites at WaterWalk will be a limited service hotel with 131 rooms and will be completed in 2011.

Visit the appendix for information on available WDDC, City, State and Federal economic development incentives.





	2007	2008	2009
Downtown Occupancy (%)	71.3	71.4	68.7
Overall Occupancy (%)	66.6	66.7	59.2
Downtown ADR (\$)	101.33	108.73	97.51
Overall ADR (\$)	72.67	76.26	74.37
Downtown RevPAR (\$)	72.43	77.63	67.01
Overall RevPAR (\$)	48.43	50.85	44.06
Rooms	777	777	777

All figures year-to-date through November of each year. Source: Smith Travel Reports; W-ZHA, LLC.

Project Downtown - Hotel Market Demand

In a recent study by W-ZHA, LLC, Sarah Woodworth found that Downtown Wichita offers a strong potential for new lodging developments. Compared to the 42% office share that is in Downtown Wichita, there is only a 16% share of hotel rooms. While Downtown Wichita may not capture 42 percent (its share of the regional office market) of regional room supply, as office demand growth strengthens in Downtown Wichita this will generate increased lodging demand. Downtown Wichita also maintains the dominant position in the Wichita convention and meetings market.

Downtown Wichita has many amenities that increasingly provide compelling reasons for travelers to stay downtown. Old Town has been a major amenity of Downtown travelers; other amenities include the City's museums and the new INTRUST Bank Arena.

Downtown Wichita contains a limited supply of properties in limited-service, middle-market and budget categories. While Downtown's full-service niche may be adequately served at this time, strong performances at the Hotel at Old Town and Courtyard by Marriott properties indicate the strength of Downtown's limited-service hotel market.

Over the next ten years, Downtown Wichita is likely to support two to four more facilities, containing a supply of 250-400 rooms.

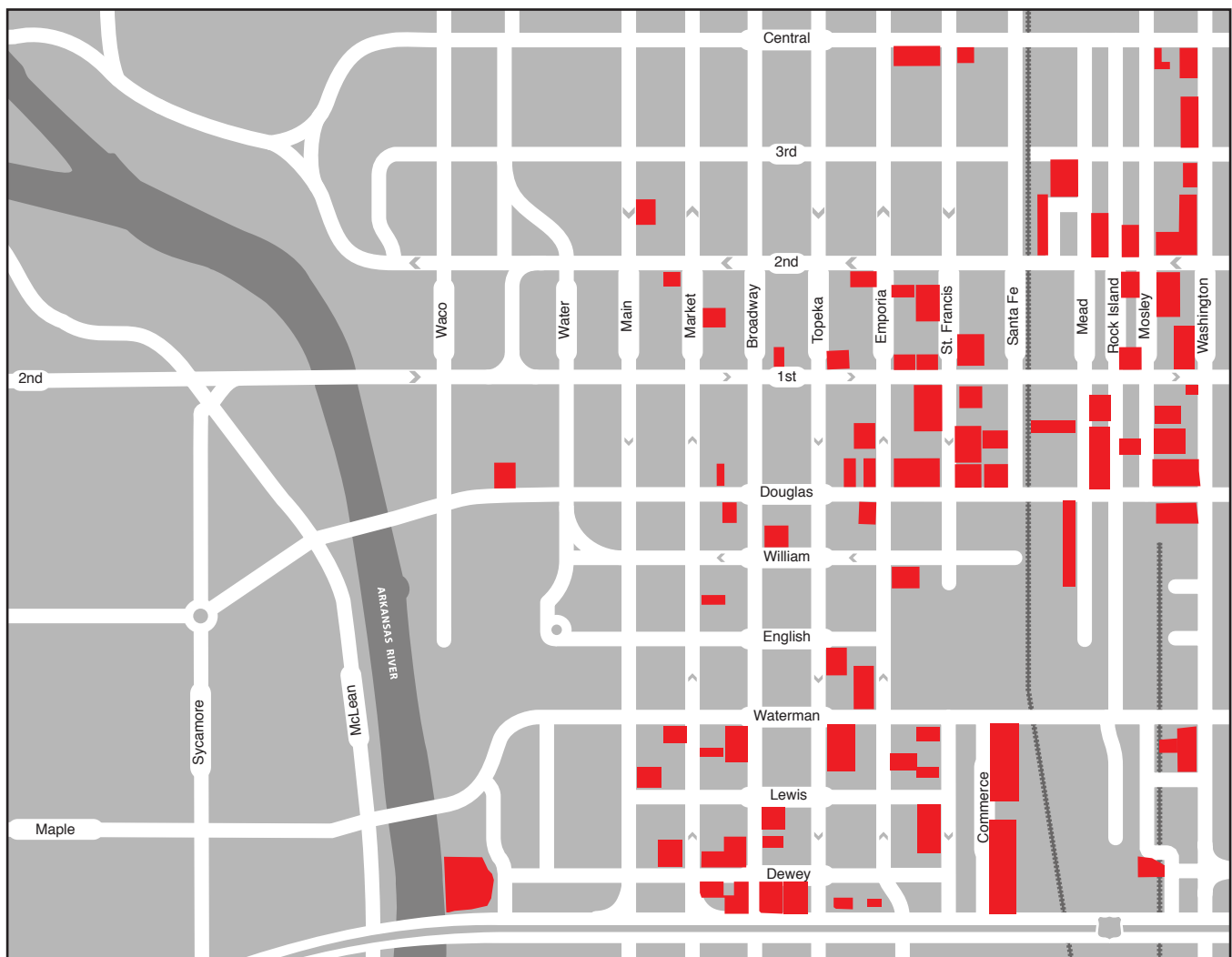


RETAIL

The retail market will prove to be essential in the revitalization of Downtown Wichita. With roughly 160 stores and restaurants Downtown, there will be a large opportunity for retail expansion in the area. In addition to restaurants and bars, the current retail market offers a variety of stores. Downtown's retail mix is full of niches, including hipsters (young, creatively and alternatively-minded types who live in and are drawn to the underground), yupsters (creatively and alternatively-minded types who are more established and affluent, ranging from young professionals to empty

nesters) and young adults (college students and recent graduates). Different areas of Downtown tend to attract the different niches, from Old Town, to WaterWalk. By focusing on these specific niches, there becomes a great opportunity for retail expansion.

Visit the appendix for information on available WDDC, City, State and Federal economic development incentives.





Project Downtown - Retail Market Demand

In a recent study, Michael Berne of MJB Consultants recommended ways to utilize the different niches already established within downtown Wichita.

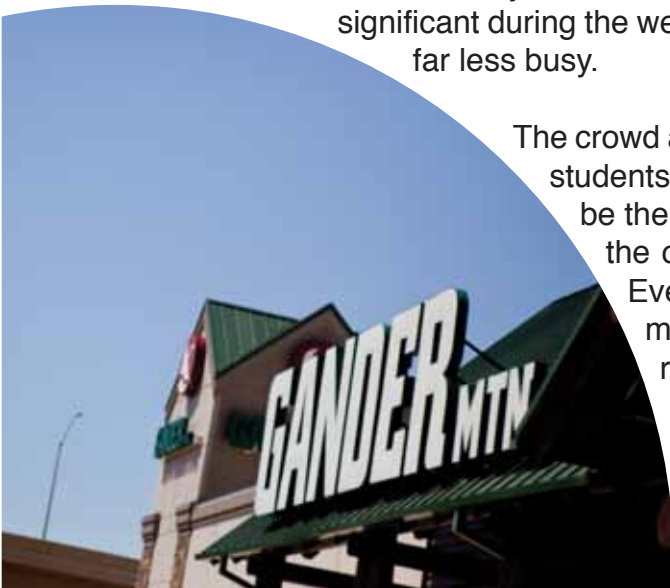
- **Businesses focusing on “hipsters”** (young, creatively and alternatively-minded types who live in and are drawn to the underground) should be targeted towards the Delano business district. Examples include funky footwear and vintage clothing shops.
- **Businesses directed at “yupsters”** (creatively and alternatively-minded types who are more established and affluent, ranging from young professionals to empty nesters) should be steered towards Old Town and the emerging Old Town West. Examples include “upscale bohemian” fashion boutiques and “cross-over” ethnic eateries.
- **Businesses catering to “young adults”** (college students and recent graduates) should be directed to Old Town and surrounding blocks. Examples include “cheap chic” purveyors and dance clubs.



The sorts of retail uses for which WaterWalk (and the South Main Street corridor, more generally) would be appropriate are those “one-per-market” brands, like Gander Mountain, that seek a central location easily accessible from the entire metro and therefore covet the close proximity to the U.S. 400/U.S. 54/East Kellogg Avenue freeway, and that are willing and able to stand alone.

One of the largest potential catalysts of downtown retail is the INTRUST Bank Arena. The concerts, Wichita Thunder games and a variety of events generate large numbers of potential customers for nearby restaurants and nightspots, with the impact especially significant during the week, when such establishments would otherwise be far less busy.

The crowd attracted by the arena consists of far more than just students and recent graduates. The establishments likely to be the most successful in catering to the arena traffic are the ones that appeal to the broadest possible market. Even if Downtown Wichita can no longer be mass-market shopping destination for an entire region, it can still be – and indeed should be – something that belongs to everyone, a true crossroads that in some ways welcomes all of Wichita, with businesses that are relevant to a wide audience and not just to one or two narrowly defined niche markets.



OFFICE

Downtown Wichita contains approximately 5 million square feet of public and private office space with 18,000 employees. This number has increased recently due to the expansion of Airbus in Old Town and Cargill in the core. Of that 5 million square feet, approximately 3.1 million is private, multi-tenant office space. This represents 42 percent of the multi-tenant office supply in the overall Wichita office market. Owner occupied office space represents 20 percent of the office supply with the remaining office consisting of public sector employees.

Among the five buildings that make up

Class-A office space, the vacancy rate currently stands at just 5.6 percent, and these buildings can accommodate only two or three tenants seeking contiguous blocks of 15,000 square feet or more. In contrast to the Class-A multi-tenant office market, the overall vacancy rate in non-Class-A properties is estimated at 29.5 percent. Though there is high non Class-A vacancy, many of these buildings have been targeted for residential opportunities.

Visit the appendix for information on available WDDC, City, State and Federal economic development incentives.





Project Downtown - Office Market Demand

This general volume of development is contingent on a wide range of project specific considerations, including the availability of quality sites, trends in lease rates, parking availability, proximity to amenities, and others. Over the next ten years, Downtown Wichita offers the potential to support roughly 225,000 to 400,000 square feet of net new office development.

To capture this potential will require that office buildings be properly sited and scaled to the target market. The following paragraphs summarize market conclusions with regard to product.

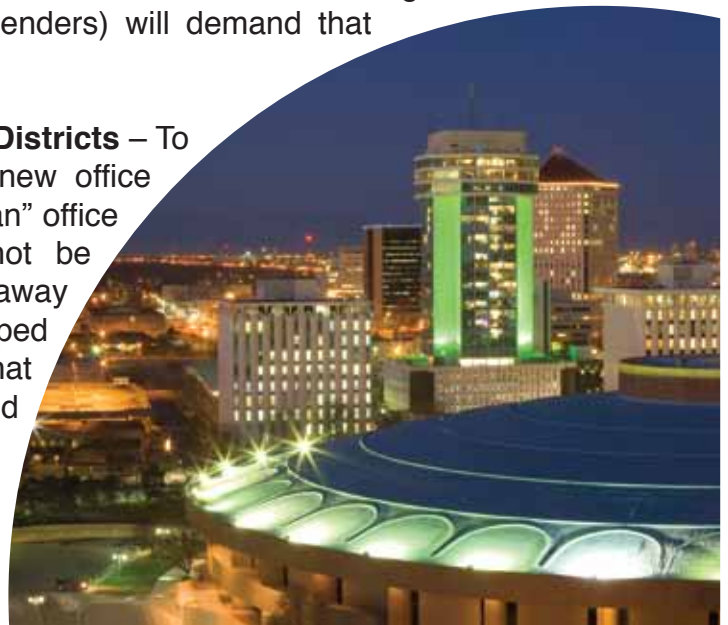
1. **Modest Scale** – New office buildings will likely range from 40,000 to 80,000 square feet. It will be difficult to achieve the pre-leasing thresholds required by lenders for buildings much larger in scale. Buildings five-stories or less can be “stick-built” which is less expensive than mid and high rise construction. With lower cost comes lower rent.

2. **CoolSpace** – CoolSpace is office space located in older buildings that are architecturally distinct and within walking distance to restaurants. A share of the office market will locate in these types of buildings. Developers can often take advantage of historic tax credits as a tool to reduce the cost of rehabilitating older buildings to office space. In an effort to keep rents low, some newly constructed office space may be wise to adopt the hard loft concept where large, flexible, high-ceilinged, well lit space can be marketed with the option of minimal tenant finish.

3. **Price Point** – New office development will require a rent level of at least \$25 per square foot. Rents must be this high to offset construction costs and operating expenses.

4. **Parking** – Office buildings will require parking within easy walking distance to the building. In the near term, the rental market will not bear the cost of structured parking. Public/private financing will be necessary to support the development of structured parking to service Downtown land uses. Parking should be sited in locations where there is the greatest potential for 24-hour use. Office users (and lenders) will demand that parking be available for employees.

5. **In or Immediately Adjacent To Mixed-Use Districts** – To command the rents required to construct a new office building, Downtown must offer a distinctly “urban” office product. As such, office buildings should not be developed in the middle of a surface parking lot away from the street. Office buildings must be developed in (or adjacent to) those Downtown districts that offer restaurants, entertainment, services and housing within easy walking distance.



ATTRACTIONS AND CONVENTIONS

Downtown Wichita is a hotbed of entertainment and events ranging from conventions at Century II, to film festivals, to the annual Riverfest. In 2009 alone, events and attractions in Downtown and the Museum District brought nearly two million people to the center of our city.

Events brought over 475,000 people into the Downtown core alone in 2009, and that number is to increase in 2010 with the launch of new events, including the BlackTop Nationals Car Show. The top five events in Downtown of 2009 included an array of events. The Wichita Riverfest, the annual

10 day festival in May, takes place each year in and along the Arkansas River in Downtown bringing in over 300,000 people to the area in 2009.

Automobilia takes to the streets in mid July, bringing approximately 70,000 people to Downtown, as attendees take a look at hundreds of cars lining the street. The event is a sight to be seen.





1st and Final Fridays occur each month of the year. 1st Friday is the monthly music crawl throughout the area showcasing local and regional talent from multiple genres. Final Friday is the monthly art gallery crawl that showcases the local talent we have in Wichita. Galleries around the area showcase all genres of art, and bring together all members of the community to enjoy.

Events	2009	2010
Tallgrass	8,000	
Riverfest	310,000	160,000
Automobilia	70,000	80,000
Chili Cookoff	7,500	7,500
Final/1st Friday	65,000	
Others	19,000	

The Tallgrass Film Festival is a three day independent film festival open to the public. The weekend event hosts over 100 films and a number of visiting filmmakers from around the country.

The Wagonmaster's Downtown Chili Cookoff every September is a family fun event on Douglas between Emporia and the railroad overpass. Fifty teams participate each year, bringing 7,500 people Downtown.

Events aren't the only thing that brings people Downtown. Downtown is full of attractions and convention space that bring over a million people to the Downtown core.

Attractions and Conventions	2007	2008	2009
Ice Sports Wichita	13,100	43,129	40,840
Kansas Sports Hall of Fame	2,188	8,663	3,376
Wichita Thunder	196,100	187,413	158,452
Wichita Wingnuts	185,415	191,439	232,230
Ballet Wichita	3,679	12,690	11,350
Botanica	102,323	75,370	73,997
Exploration Place	202,681	194,019	162,760
Great Plains Transportation Museum	3,794	875	1,208
Kansas African American Museum	46,924	17,488	6,675
Mid-America All-Indian Center Museum	10,690	25,633	27,414
Museum of World Treasures	57,397	50,620	37,947
Music Theatre for Young People	7,524	6,108	3,130
Music Theatre of Wichita	82,418	68,891	67,921
Old Cowtown Museum	10,267	24,700	24,691
Orpheum Performing Arts	42,439	39,615	42,379
Wichita Art Museum	55,353	46,688	47,889
Wichita Grand Opera	10,400	12,350	N/A
Wichita Symphony Orchestra	60,449	35,623	47,363
Wichita/Sedg. Co. Historical Museum	8,366	10,436	12,174
Century II		451,894	425,941



DOWNTOWN DEVELOPMENTS

UNDER CONSTRUCTION/PLANNING

Cargill Innovation Center

Cost - \$14.7 million

The 75,000 square foot Innovation Center located on Wichita Street between 1st and 2nd Streets is scheduled for completion in June 2011. The new center will house the food service culinary center, including a model commercial food kitchen so Cargill chefs can test and demonstrate to customers how their products perform. There will be a retail center of expertise which includes model home kitchens to showcase and simulate for retailers how Cargill products will work in shoppers' homes. The center will also house an analytical laboratory and small processing facility where the company can work on developing new products and technologies.

Commerce Street Residential Project

Cost - \$750,000

Located at 416 S. Commerce Street, the project will retrofit an historic building for mixed-use. The project will offer commercial/retail space on the first floor and eight apartments on the second floor. A third story will be constructed to provide additional square footage for the apartments. The project is scheduled for completion in 2011.

Drury Plaza Hotel Broadview

Cost - \$29 million

Drury Southwest has commenced renovations on the Historic Broadview Hotel. The hotel is scheduled to reopen in spring 2011. The hotel will offer 200 guest rooms and suites, relocate the guest entrance and check-in to face the river, and create a skywalk connecting the parking garage with the hotel. The interior of the hotel will be restored to reflect the historical character of the hotel.

Exchange Place and Bitting Buildings

Cost - \$48 million

Real Development is finalizing plans to retrofit the Exchange Place and Bitting Buildings to offer 207 residential units located in the heart of Douglas Avenue. The development will incorporate a parking garage, office and retail space. Construction is scheduled to commence in 2010.

Riverfront Improvements

Cost - \$2.2 million

The Riverfront Improvements between Douglas Avenue and 2nd street will include venue space, pedestrian access from Waco Street and river overlook areas. This component of improvements will complete the east bank improvements connecting the Keeper of the Plains and WaterWalk. The improvements will also connect to the Drury Southwest Hotel (Broadview Hotel). The project is scheduled for completion in November 2010.

WaterWalk Fairfield Inn & Suites

Cost - \$13 million

The new 131-room Marriott hotel is scheduled to open in May 2011. The hotel will be located on the northwest corner of Main and Dewey. The hotel will open onto the gardens of WaterWalk.

Wichita Executive Center

Cost – \$1.2 million (to **date** investment)

Progress continues on the Wichita Executive Center. Previously the SC Telecom building, the project offers quality office space in downtown Wichita.

Wichita WaterWalk

Cost - \$68 million (to **date** investment)

The WaterWalk project is creating a new destination for downtown Wichita. The project offers commercial space, residential, plazas and gardens, destination retail/restaurant locations and direct connectivity to the Arkansas River. In November 2009 the first residents of WaterWalk Place moved into the condominiums. Other commercial developments such as Gander Mountain and the headquarters for the Wichita Area Association of Realtors have been completed. Recent construction commenced on a new 131 room Fairfield Inn & Suites hotel that will open in 2011.

COMPLETED PROJECTS

The Flats 324

Date Completed – 2010

Cost - \$6 million

The Historic Wichita High School was converted into 68 market rate apartments with two unique apartments in the building's old art and boiler rooms. The Flats opened in January 2010 and had 100% occupancy by July 2010.

Airbus

Date Completed – 2010

Cost - \$1 million

Old Town developer Dave Burk bought the building at 238 N. Mead, the former Kansas Sports Hall of Fame, in February 2010 and leased it to Airbus. Airbus moved into the newly renovated facility in May 2010. With the expansion, Airbus added approximately 80 to 100 jobs in Wichita.

Finn Lofts

Date Completed – 2010

Cost - \$3 million

As the first true contemporary-designed interior architecture in the Wichita rental market, The Finn Lofts is the first residential and commercial project of this scale in the Commerce Arts District. Home to 25 sophisticated, state-of-the-art studios, one and two bedroom lofts to rent and over 7,000 square feet of office and retail space, The Finn Lofts is a new look in Downtown.

INTRUST Bank Arena

Date Completed – 2010

Cost - \$205 million

The INTRUST Bank Arena is a modern, state-of-the-art sports and entertainment venue, ideal for concerts and conventions. Located in the heart of Downtown Wichita with trendy restaurants, shops and eclectic entertainment options nearby, the INTRUST Bank Arena is the premier arena in the Midwest. The \$205 million arena features 22 suites, 40 loge boxes, 300 premium seats with a total 15,000-seat capacity and will boast the top notch sporting events and entertainment and among one of the industry's best acoustics and sound system. The arena is managed by SMG, a world-leader in venue management and booking for more than 200 arenas worldwide.

Kansas Sports Hall of Fame/Wichita Boat House

Date Completed - 2010

Cost \$500,000

Renovations to the Wichita Boat House for the Kansas Sports Hall of Fame were completed in summer 2010. The Boat House now serves as the headquarters for the Hall of Fame and offers premier event rental space.

Warren Theatre

Date Completed – 2009

Cost - \$1 million

Work is completed on the new 130 seat main auditorium. About \$500,000 was invested in renovations with another \$500,000 allocated for the digital conversion. The new Old Town Warren features the latest in movie technology, including the high-definition digital projection and new sound systems. In addition, two auditoriums have been equipped with silver screens, allowing the showing of 3-D films.

Farmers and Bankers Building

Date Completed – 2009

Cost - \$293,000

Built in 1911, the Farmers and Bankers Building located at 200 E. 1st Street, underwent renovations in 2009. A new roof and new interior (paint, carpet, lighting, fixtures and furniture) and long awaited exterior façade improvements restored the building back to its original quality, making it a prime location for doing business in the downtown core.

Carnegie Library

Date Completed – 2009

Cost - \$3.9 million

After opening more than nine decades ago, and standing vacant for the past nine years, the Wichita Carnegie Library Building has been carefully restored to its original glory. This magnificent Beaux Arts building was a gift to the City of Wichita from steel magnate and philanthropist Andrew Carnegie. The lavishly detailed interiors were designed by civic cultural leader and one of Wichita's most successful women, Mrs. Louise Caldwell Murdock. The building is now the new headquarters of the Commercial Banking division of Fidelity Bank.

Garvey Center and Apartments

Date Completed – 2007

Cost - \$1.54 million

This residential project converted space formerly utilized as a hotel into apartments. The developer renovated the structure into 95 residential units.



DOWNTOWN DEVELOPMENTS

River Corridor Improvement Project

Date Completed – 2006

Cost - \$37 million

This project provides pedestrian amenities and public space along the east and west banks of the Arkansas River from the Kellogg bridge to Cowtown. The Keeper of the Plains statue raises approximately thirty feet with a set of eternal flames surrounding the statue.

Lofts at St. Francis

Date Completed – 2006

Cost - \$8 million

This building was converted from an empty warehouse to plush condominiums. The development features secured parking, balconies and an excellent roof top deck with a kitchen and basketball court. The property is within a block of the INTRUST Bank Arena.

Courtyard by Marriott in Old Town

Date Completed – 2006

Cost - \$15 million

This project converted a two-story warehouse into a four-story hotel loaded with amenities. Located in the heart of Old Town, the property features a beautiful interior lobby, an exercise room and offers breakfast.

Grant Telegraph Centre Condominiums

Date Completed – 2005

Cost - \$8.71 million

This historic building rehabilitation project cost \$8.71 million and created 13 condominium units for residential use. These are the first owner-occupied residential development project in the center city. Units range from 1,600 to 4,000 square feet. Sales price for unfinished space is \$75 to \$100 per square foot.

Kansas Big Brothers - Big Sisters

Date Completed – 2004

Cost – N/A

This project renovated approximately 35,000 square feet of space for office and classroom use.

The Harvester Apartments

Date Completed – 2004

Cost - \$5.7 million

This historic building rehabilitation project created 47 residential units. The development includes mixed income clients.

Wichita Boat House

Date Completed – 2004

Cost - N/A

The Wichita Boathouse is a historic landmark located on the Arkansas River, minutes from Century II, Hyatt Regency Wichita, INTRUST Bank Arena, and Lawrence Dumont Stadium. The Boathouse is the new home for the Kansas Sports Hall of Fame and Events Center.

La Louisiana

Date Completed – 2004

Cost - \$187,000

This renovation project created 24 apartment units. The apartments are approximately 700 square feet and lease for \$350 to \$450 per month.

City Arts – Old Town

Date Completed – 2004

Cost - \$3.86 million

This community arts center offers a wide array of art classes year-round. The building also includes gallery space that features new exhibits on a monthly basis.

Old Town Square/Movie Theatre

Date Completed – 2003

Cost - \$20 million

This project includes a six screen movie theater, 30,000 square feet of retail space, 60,000 square feet of office space, a public plaza with interactive fountains and a 500 space parking garage offering free parking.

Old Town Square Parking Garage

Date Completed – 2003

Cost - \$7.2 million

This facility includes 500 parking spaces that are free for public use. The ground floor space facing the plaza contains a number of shops and restaurants.



HELPFUL CONTACTS

CITY OF WICHITA

Mayor, Carl Brewer
(316) 268-4331

City Manager, Robert Layton
(316) 268-4351

Urban Development
Allen Bell, Director
(316) 268-4524

Development Assistance Center
Terry Cassady, Director
(316) 268-4371

Public Works
(316) 268-4422

Metropolitan Area Planning Department
John Schlegel, Director of Planning
Kathy Morgan, Historic Preservation
(316) 268-4421

Department of Law
Gary Rebenstorf, Director
(316) 268-4681

Parks and Recreation
Doug Kupper, Director
(316) 268-4361

Department of Finance
Kelly Carpenter, Director
(316) 268-4300

Office of Central Inspection
Kurt Schroeder, Sperintendent
(316) 268-4648

Neighborhood Services
Megan Buckmaster, Supervisors
(316) 268-4351

Department of Arts and Culture
John D'Angelo, Services Manager
(316) 462-2787

SEDGWICK COUNTY

Sedgwick County
County Manager, Bill Buchanan
(316) 660-9393

Sedgwick County
Appraisers Office
(316) 660-9110

ORGANIZATIONS AND ASSOCIATIONS

Wichita Downtown Development Corporation
Jeff Fluhr, President
(316) 264-6005

Wichita Area Association of Realtors
Tessa Hultz, Chief Executive Officer
(316) 263-3167

Wichita Independent Business Association
Tim Witsman, Presient
(316) 267-8987

Wichita Arts Council
Judy Goodpasture
(316) 462-2787

Chamber of Commerce
Bryan S. Derreberry, President & CEO
(316) 268-1113

Greater Wichita Economic Development Coalition
Vicki Pratt Gerbino, President
(316) 268-1133

Go Wichita Convention and Visitors Bureau
John Rolfe, President
(316) 265-2800

Young Professionals of Wichita
Heather Denker, Director
(316) 268-1170

Visioneering Wichita
Suzie Ahlstrand, VP Community Advancement
(316) 265-7771

Largest Office Buildings*

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

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

Wichita Executive Center
125 N. Market
Wichita, KS 67202
Craig Simon
(316) 771-7102

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

Farm Credit Bank Building
245 N. Waco
Wichita, KS 67202
Tony Utter
(316) 263-2448

Ruffin Building
9111 E. Douglas
Wichita, KS 67202
Chris Ruffin
(316) 942-7940

Market Centre
155 N. Market
Wichita, KS 67202
Adam Clements
(316) 262-0000

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

150 N. Main Building
Wichita, KS 67202
Craig Simon
(316) 771-7102

Protection One Building
120 E. First
Wichita, KS 67202
Steven Martens
(316) 262-0000

104 S. Broadway Building
Wichita, KS 67202
Tim Foley
(316) 942-7940

First National Bank
105 N. Main
Wichita, KS 67202
Doug Winkley
(316) 383-1402

High Touch Building
110 S. Main
Wichita, KS 67202
Adam Clements
(316) 262-0000

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) 771-7102

*from the 2009 Book of Lists



HELPFUL CONTACTS

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

Hotels

Hyatt Regency Hotel
400 W. Waterman
Wichita, KS 67202
Stephen Stewart
(316) 293-1234

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
Andrew Bryant
(316) 264-5300

Hotel at Old Town
830 E. First
Wichita, KS 67202
Jan Binter
(316) 267-4800

Restaurants

Aida's Coffee House
920 E. 1st St.
Wichita, KS 67202
Phone: (316) 262-6721

Angela's Cafe
901 E. Central
Wichita, KS 67202
Phone: (316) 269-9232

B&C Creations
355 N. Washington
Wichita, KS 67202
Phone: (316) 263-8815

Beacon Restaurant
909 E. Douglas
Wichita, KS 67202
Phone: (316) 263-3397

Brickyard
129 N. Rock Island
Wichita, KS 67202
Phone: (316) 263-4044

Cafe Bel Ami
229 E. William St. #101
Wichita, KS 67202
Phone: (316) 267-3433

Caffe Moderne
330 N. Mead Suite 108
Wichita, KS 67202
Phone: (316) 260-1199

City Bistro
455 N. Main, 2nd Floor
Wichita, KS 67202
Phone: (316) 337-9079

Eggcetera
242 N. Mosley
Wichita, KS 67202
Phone: (316) 558-5700

Emerson Biggin's
808 E. Douglas
Wichita, KS 67202
Phone: (316) 303-9800

Golden House
504 S. Broadway
Wichita, KS 67202
Phone: (316) 265-7888

Hana Cafe
325 N. Mead
Wichita, KS 67202
Phone: (316) 267-3766



Harvest Kitchen
400 W. Waterman
Wichita, KS 67202
Phone: (316)293-1931

Heroes Sports Bar & Grill
117 N Mosley
Wichita, KS 67202
Phone: (316) 264-2376

Imbiss Grille
315 N. Mead
Wichita, KS 67202
Phone: (316) 263-9062

Kelly's Irish Pub
917 E. Douglas
Wichita, KS 67206
Phone: (316) 263-0755

Kyoto Garden
220 W. Douglas #32
Wichita, KS 67202
Phone: (316) 262-6727

La Parrillarda
333 E. English
Wichita, KS 67202
Phone: (316) 265-0144

Larkspur Restaurant
904 E. Douglas
Wichita, KS 67202
Phone: (316) 262-5275

La Bamba
221 S. Broadway
Wichita, KS 67202
Phone: (316) 771-7172

McDonald's
411 S. Broadway
Wichita, KS 67202
Phone: (316) 838-4448

Mead's Corner
430 E. Douglas
Wichita, KS 67202
Phone: (316) 201-2057

Oeno Wine Bar
330 N Mead
Wichita, KS 67202
Phone: (316) 440-5000

Old Chicago
300 N Mead
Wichita, KS 67202
Phone: (316) 264-2057

Old Mill Tasty Shop
604 E. Douglas
Wichita, KS 67202
Phone: (316) 264-6500

Papa John's Pizza
220 W. Douglas
Wichita, KS 67202
Phone: (316) 264-7272

Petroleum Club Restaurant
100 N. Broadway
Wichita, KS 67202
Phone: (316) 262-6471

Playa Azul Mexican Restaurant
111 N. Washington
Wichita, KS 67202
Phone: (316) 262-2284

Pump House Diner
825 E. 2nd St
Wichita, KS 67202
Phone: (316) 265-6080

Quizno's Classic Subs
111 E. Douglas
Wichita, KS 67202
Phone: (316) 267-7800



HELPFUL CONTACTS

Rain Cafe and Lounge
518 E. Douglas Suite 100
Wichita, KS 67202
Phone: (316) 261-9000

River City Brewery
150 N. Mosley
Wichita, KS 67202
Phone: (316) 263-2739

Rock Island BBQ
101 N. Rock Island
Wichita, KS 67202
Phone: (316) 303-9800

SABOR Latin Bar & Grill
309 N. Mead
Wichita, KS 67202
Phone: (316) 201-4880

Spangles Restaurant
612 S. Broadway
Wichita, KS 67202
Phone: (316) 267-6969

Subway Sandwich Shop
519 S. Broadway
Wichita, KS 67202
Phone: (316) 265-3666

The Daily Grind
209 E. William
Wichita, KS 67202
Phone: (316) 771-7138

Toni D's Too
301 N. Main
Wichita, KS 67202
Phone: (316) 264-1011

Uptown Bistro
301 N. Mead
Wichita, KS 67202
Phone: (316) 262-3232

Walkway Cafe
100 N. Broadway
Wichita, KS 67202
Phone: (316) 262-6471

Wasabi
912 E. Douglas
Wichita, KS 67202
Phone: (316) 209-7075

Wendy's Restaurant
555 S. Broadway
Wichita, KS 67202
Phone: (316) 267-1979

Whiskey Creek Steakhouse
233 N. Mosley
Wichita, KS 67202
Phone: (316) 265-0707

Residential

Eaton Place
517 E. Douglas St.
Wichita, KS 67202
Phone: (316) 265-5700

The Flats 324
324 N Emporia
Wichita, KS 67202
Phone: (316) 267-0505
Finn Lofts
430 S. Commerce
Wichita, KS 67202
Phone: (316) 393-5259

250 Douglas Place- Garvey Center
250 W. Douglas St.
Wichita, KS 67202
Phone: (316) 261-5325

Grant Telegraph Centre
151 N. Rock Island
Wichita, KS 67202
Phone: (316) 267-0505

HELPFUL CONTACTS



Harvester Loft Apartments
355 N. Rock Island
Wichita, KS 67202
Phone: (316) 260-3926

Innes Station Apartments
701 E. 1st St. N.
Wichita, KS 67202
Phone: (316) 265-2829

La Louisiana
207 N. Emporia
Wichita, KS 67202
Phone: (316) 990-1077

Lofts at St. Francis
201 S. St. Francis
Wichita, KS 67202
Phone: (612) 205-4088

Mosley Street Lofts
230 N Mosley St
Wichita, KS 67202
Phone: (316) 265-2829

Noble Buliding
330 N. Mead
Wichita, KS 67202
Phone: (316) 267-0505

Riverpark Plaza Apartments
400 W. Cenral Ave.
Wichita, KS 67202
Phone: (316) 265-9471

Rumley Lofts - Condos
242 N. Mead
Wichita, KS 67202
Phone: (316) 651-6616

Shirkmere Apartments
256 N. Topeka St.
Wichita, KS 67202
Phone: (316) 265-0671

WaterWalk Place Residences
515 S. Main
Wichita, KS 67202
Phone: 316-219-6060

Lofts at Old Town
331 N. Rock Island
Wichita, KS 67202
Phone: (316) 265-2829

WDDC Economic Development Incentive Matrix

Incentive Program	Tenant Improvement Grant WDDC	Relocation Grant WDDC
Description of Incentive	<p>The Tenant Improvement (TI) Grant program awards funds to any property or business owner to pay costs associated with renovating or preparing commercial space for occupancy. The grant committee meets quarterly to disperse grants. Funds may be used to retain existing businesses or recruit new businesses to the Self Supported Municipal Service District (SSMID).</p> <p>Grant provides up to \$5,000 based on fund availability.</p>	<p>The Relocation Grant program awards funds to any property or business owner to pay costs associated with relocating into the center city. The grant committee meets quarterly to disperse grants. Funds may be used by existing businesses that are expanding into new space in the center city or by businesses new to the Self Supported Municipal Service District (SSMID).</p> <p>Grant provides up to \$2,500 based on fund availability.</p>
Eligibility	<p>1) New tenants moving to downtown (SSMID) or existing Downtown tenants renewing a lease in their existing location can qualify for funds.</p> <p>2) Applicants proposing to use TI Grant funds to help relocate from one downtown building to another (i.e. moving from the SCTelcom Building to the Bank of America Building) are not eligible to receive program funds unless the proposed move is necessary for business expansion that includes job creation, involuntary displacement from current space that is unrelated to financial or operating disputes, or similar circumstances.</p> <p>3) Program targets first floor lease space.</p>	<p>1) Only new tenants moving to downtown (SSMID) or existing Downtown tenants increasing the physical size of their location can qualify for funds.</p> <p>2) Applicants proposing to use Relocation Grant funds to help relocate from one downtown building to another are not eligible to receive program funds unless the proposed move is necessary for business expansion that includes job creation, involuntary displacement from current space that is unrelated to financial or operating disputes, or similar circumstances.</p>
Eligible Expenditures	<p>Eligible grant expenditures include:</p> <p>1) Interior demolition or site preparation costs.</p> <p>2) Permanent building improvements such as flooring, walls, lighting, restrooms, electrical wiring, cooking vents and hoods and other similar permanent features.</p> <p>3) Improvements to meet Fire and Life Safety codes and/or Americans with Disability Act requirements.</p> <p>4) Exterior improvements including windows, signs, painting or other similar improvements.</p>	<p>Eligible grant expenditures include:</p> <p>1) Relocation (moving) expenses.</p> <p>2) Relocation and connection costs related to office equipment including computers, telephones, copy machines and similar items.</p>
Term of Incentive	N/A	N/A
Threshold until Incentive	N/A	N/A
Contact	Ann Keefer (316) 264-6005	Ann Keefer (316) 264-6005

WDDC Economic Development Incentive Matrix

Incentive Program	Housing Grant WDDC	Landscaping Grant WDDC
Description of Incentive	<p>The Housing Grant Fund (HGF) awards funds to any property owner to pay costs associated with renovating or preparing space for market rate, residential use or occupancy. The grant committee meets quarterly to disperse grants. Funds may be used to convert space formerly used for warehouse, office, retail, restaurant or other similar uses into apartments, condominiums or hotels within the Self Supported Municipal Service District (SSMID).</p> <p>Grant provides up to \$5,000 based on fund availability.</p>	<p>The Landscaping Grant Program (LGP) will award funds to any property or business owner to pay costs associated with landscaping surface parking lots and other publicly viewed areas in Downtown (SSMID). The grant committee meets quarterly to disperse grants.</p> <p>Grant provides up to \$10,000 based on fund availability.</p>
Eligibility	<p>1) Property owners must match HGF grant funds on a 1:1 ratio (\$1 private sector funds is matched by \$1 of HDF funds).</p> <p>2) Maximum grant award is \$5,000 for one (1) housing unit developed. If multiple units are developed in a building, the maximum grant award is \$10,000 for any one building.</p> <p>3) Awards can be made for permanent or temporary residential units including apartments, condominiums and hotels.</p>	<p>Property owners must match LGP grant funds on a 1:1 ratio (\$1 private sector funds is matched by \$1 of LGP funds).</p>
Eligible Expenditures	<p>1) Interior demolition or site preparation costs as part of a comprehensive renovation project.</p> <p>2) Permanent building improvements such as flooring, walls, lighting, commodes, sinks, electrical wiring, cabinets, cooking vents and other similar permanent features.</p> <p>3) Improvements to meet Fire and Life Safety codes and/or Americans with Disability Act requirements.</p> <p>4) Architectural, engineering and legal services as part of a comprehensive project.</p> <p>5) Exterior improvements including windows, decks, signs, painting or other improvements to the outside of a building as part of a comprehensive project.</p>	<p>1) Trees, shrubs, flowers and other plant materials.</p> <p>2) Landscaping the perimeter area of a surface parking lot between the sidewalk or public right-of-way and the lot.</p> <p>3) Landscaping the interior of a surface parking lot with planting islands or peninsulas. Removing paving to install interior landscaping features such as curbs or hardscape materials to designate the interior landscape area.</p> <p>4) Fencing or perimeter screening of a surface parking lot. This may include fences, walls and berms. Fences or walls must be semi-opaque or otherwise "visually friendly" to allow limited views into the lot. Fence or walls must include a combination of materials such as decorative masonry, brick, stucco, wrought iron or similar surfaces are finished for exterior use.</p> <p>5) Permanent irrigation for all landscape materials that will keep plants healthy and promote water conservation including prevention of run-off and overspray.</p> <p>6) Screening for dumpsters, mechanical equipment and other similar items.</p>
Term of Incentive	N/A	N/A
Threshold until Incentive	N/A	N/A
Contact	Ann Keefer (316) 264-6005	Ann Keefer (316) 264-6005

WDDC Economic Development Incentive Matrix

Incentive Program	Community Improvement Districts City	NRA Tax Rebate Program City
Description of Incentive	<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>	<p>Tax rebates based on increased taxes actually paid on the improved value of a property.</p> <p>Receive up to a 95% five-year rebate on the increased taxes actually paid, as a result of new construction or rehab projects in the Neighborhood Revitalization Area (NRA).</p>
Eligibility	<ol style="list-style-type: none"> 1) The CID must attract development which would enhance the economic climate of the City or otherwise benefit the City or its residents. 2) The CID must result in the construction of public or private property improvements and infrastructure, or the provision of ongoing services, that would otherwise not be financially feasible. 3) The CID must promote redevelopment or rejuvenation of properties within the City which would otherwise be unlikely to happen. 4) The CID must be used to assist the development of commercial, industrial and mixed-use projects. 5) The CID must not be used for projects that are incompatible or inconsistent with a neighborhood plan 	<ol style="list-style-type: none"> 1) Must be a non-resident property owners or owner/occupant. 2) Property must be within the Neighborhood Revitalization Area boundaries. 3) Must invest a minimum of \$10,000 in the rehab or construction project. 4) Must obtain necessary building permits and adhere to City building codes, rules and ordinances in effect at the time the improvements are made. 5) Have no delinquent taxes on the property.
Eligible Expenditures	<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"> 1) Buildings, structures, and facilities; 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; 3) Parking garages; 4) Streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers; 5) Parks, lawns, trees and other landscaping; 6) Communication and information booths, bus stops and other shelters, stations, terminals, hangars, rest rooms and kiosks; 7) Paintings, murals, display cases sculptures, fountains and other cultural amenities; 8) Airports, railroads, light rail and other mass transit facilities; and 9) Lakes, dams, docks, wharfs, lakes or river ports, channels and levies, waterways and drainage conduits. 	<p>Non-qualifying projects include:</p> <ol style="list-style-type: none"> 1) Surface parking lots 2) Multi-family housing, except as defined in the Neighborhood Revitalization Plan 3) Railroads and utilities 4) Swimming pools, gazebos, new unattached garages and workshops 5) Any property located outside of USD 259 6) Any property which has or will receive tax abatement 7) Mini warehouses 8) All property within a Tax Increment Financing District 9) Conversion of a single family to multi-family housing units 10) Mobile homes
Term of Incentive	22 years	5 years
Threshold until Incentive	\$2,000,000 for bonded projects or \$500,000 for pay-as-you go projects	\$10,000
Contact	Allen Bell (316) 268-4524	Megan Buckmaster (316) 268.4351

WDDC Economic Development Incentive Matrix

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

WDDC Economic Development Incentive Matrix

Incentive Program	Revolving Loan Program for Historic Properties City	Building Permit Fee Waiver City
Description of Incentive	<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 & two family) construction and remodeling with a building permit value of \$10,000 or more in designated Neighborhood Rehabilitation Areas.</p>
Eligibility	<p>1) Property must be designated and listed in the local, state, or national historic register, or be a contributing structure in a residential district.</p> <p>2) Any qualifying property must additionally be within an area designated as "slum and blighted," or pose a situation of "spot blight."</p>	<p>Project must be on residential (one & two family) property.</p>
Eligible Expenditures	<p>1) Work necessary to bring structure up to life-safety code standards.</p> <p>2) Structural</p> <ul style="list-style-type: none"> - Foundation repair - Roof repair, chimney repair - Framing repair, sill - Heating repair, windows and doors <p>3) Mechanical</p> <ul style="list-style-type: none"> - Rewiring - Replumbing - Insulation - Mechanical systems, climate control <p>4) Interior architectural elements of outstanding historical importance; for example, a ceiling, a fireplace, a staircase.</p>	<p>Residential (one & two family) construction in designated Neighborhood Rehabilitation Areas. Project may be additions, remodeling, and/or new construction.</p>
Term of Incentive	20 years	N/A
Threshold until Incentive	N/A - \$25,000 maximum	\$10,000
Contact	Kathy Morgan (316) 268-4392	Kurt Schroeder (316) 268-4460

WDDC Economic Development Incentive Matrix

Incentive Program	Redevelopment Infill Waiver and/or Modification Consideration City	Water/Sewer Tap and Plant Equity Fee Waiver City
Description of Incentive	Waiver and/or modification of fees for payment in absence of special assessments.	These fees are waived for new single-family construction projects.
Eligibility	<p>Property must exhibit some or all of the following characteristics:</p> <p>1) Inclusion within the corporate limits of the City of Wichita prior to 1970.</p> <p>2) Potential public benefits relating to the redevelopment or infill of urban properties.</p> <p>3) Absence or inclusion of adjoining properties in a benefit district at time of development.</p> <p>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.</p>	<p>1) Project must be within the Self Supported Municipal Service District (SSMID) which falls within the Neighborhood Revitalization Area boundaries.</p> <p>2) Must be a new single-family project.</p>
Eligible Expenditures	N/A	N/A
Term of Incentive	N/A	N/A
Threshold until Incentive	N/A	N/A
Contact	Don Kirkland (316) 268-4127	Don Kirkland (316) 268-4127

WDDC Economic Development Incentive Matrix

Incentive Program	Housing Development Loan Program City	Industrial Revenue Bonds City
Description of Incentive	<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-interest-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 industrial, 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> <p>1) Property and services acquired with the proceeds of IRBs are eligible for sales tax exemption. 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. 3) Property is deeded back when IRBs are paid off.</p>
Eligibility	<p>1) Property must be within the City's Redevelopment Incentives and Local Investment Area which includes the Self Supported Municipal Service District (SSMID). 2) New construction of single-family homes for owner-occupancy.</p>	<p>1) A substantial employment increase will result from the project, or 2) The project may add significantly to the needed diversification of the economy, or 3) The project will likely result in an economic growth potential and benefit to the community, or 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 5) The project will not create an unfair advantage to one firm over other firms in the local market structure, and 6) The project will not remove any existing property from the tax rolls, except as specifically contemplated in Section "4" of the Wichita Business Incentive Policy.</p>
Eligible Expenditures	Construction "hard" costs and related "soft" costs	<p>Eligible properties for financing are:</p> <p>1) Manufacturing and distribution facilities 2) Hospitals, medical and assisted living facilities 3) Offices 4) Service companies 5) Housing – Rehabilitation costs must equal at least 20% of the cost of acquiring the facility 6) Downtown development 7) Hotels and motels 8) Child care facilities 9) Parking garages 10) Speculative facilities and buildings 11) Education facilities</p>
Term of Incentive	N/A	Up to 20 years
Threshold until Incentive	N/A	\$1,000,000
Contact	Mark Stanberry (316) 462-3734	Allen Bell (316) 268-4524

WDDC Economic Development Incentive Matrix

Incentive Program	Tax Abatement (IRB) City	Economic Development Exemption Abatement City
Description of Incentive	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
Eligibility	<p>1) Requires use of Industrial Revenue Bonds - Please reference IRB Eligibility.</p> <p>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.</p>	<p>1) Does not require use of Industrial Revenue Bonds</p> <p>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.</p>
Eligible Expenditures	<p>Eligible properties for tax abatement are:</p> <p>1) Manufacturing and distribution facilities</p> <p>2) Hospitals, medical and assisted living facilities attracting 30% of patients from outside of MSA</p> <p>3) Service companies deriving 51% of revenue from outside of MSA</p> <p>4) Downtown development (not retail)</p> <p>5) Hotels and motels</p> <p>6) Parking garages</p> <p>7) Speculative facilities and buildings</p> <p>See 2004 City/County Economic Development Incentive Policy</p>	<p>Eligible properties for economic development exemption abatement are:</p> <p>1) Manufacturing</p> <p>2) Research & development</p> <p>3) Warehouse & distribution</p>
Term of Incentive	10 years (5 years + 5 year renewal option)	10 years (5 years + 5 year renewal option)
Threshold until Incentive	N/A	N/A
Contact	Allen Bell (316) 268-4524	Allen Bell (316) 268-4524

WDDC Economic Development Incentive Matrix

Incentive Program	Tax Increment Financing City	Historical Preservation Tax Credit State
Description of Incentive	<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"> 1) The credit is 25% of qualified rehabilitation expenses when over \$5,000. 2) Tax credits may be sold. 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.
Eligibility	<p>Eligible areas under the act currently include:</p> <ol style="list-style-type: none"> 1) Blighted Areas - also includes environmental contamination and 100-year floodplains 2) Conservation - over half the buildings older than 35 years old and showing signs of dilapidation 3) Former Enterprise Zones (1991) 4) Major commercial entertainment or tourism areas 5) Bioscience development areas - owned by or leased to Kansas Bioscience Authority <p>Current TIF districts:</p> <ol style="list-style-type: none"> 1) Old Town District 2) East Bank Redevelopment District 3) Old Town Cinema Redevelopment District 4) Center City South Redevelopment District <p>(See attached map for TIF district boundaries)</p>	<ol style="list-style-type: none"> 1) Buildings may be income-producing or non-income producing. 2) Private residences do qualify for the state tax credit. 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 before you apply. 4) All projects must be reviewed and approved before work begins. The state tax credit cannot be used retroactively. 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. 6) The credits may now be transferred to other taxpayers at the property owner's request (please contact the SHPO to find out how). 7) Tax credits may be distributed among multiple owners based on ownership percentage or as the property owners agree. 8) There is no recapture provision for the state tax credits. 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.
Eligible Expenditures	<p>Current statutes identify the following eligible uses of TIF funds:</p> <ol style="list-style-type: none"> 1) Property acquisition 2) Relocation costs 3) Site preparation, including demolition and environmental remediation 4) Sanitary and storm sewers and lift stations 5) Utility relocations and extensions 6) Landscaping 7) Lighting 8) Paving, including parking lights 9) Streets 10) Drainage conduits, channels, levees and riverwalk canal facilities 11) Plazas and arcades 12) Parking facilities, including multi-level parking structures 13) And costs associated with the above uses, such as design and financing 	<ol style="list-style-type: none"> 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
Term of Incentive	20 years	10 years
Threshold until Incentive	N/A	\$5,000
Contact	Allen Bell (316) 268-4524	Kathy Morgan (316) 268-4392

WDDC Economic Development Incentive Matrix

Incentive Program	Housing Tax Credits State	High Performance Incentive Program State
Description of Incentive	<p>Indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing:</p> <p>1) Provides as much as 55% to 65% of the total development cost, which reduces the amount of debt financing and allows lower rents.</p> <p>2) 4% Housing Tax Credits are combined with Industrial Revenue Bonds.</p>	<p>Encourages companies to expand their capital investment and raise employee wage and training levels through Kansas income tax credits and sales tax project exemptions:</p> <p>1) Kansas Investment Tax Credit which equals 10% of all eligible capital investment that exceeds \$50,000.</p> <p>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.</p> <p>3) Sales Tax Project Exemptions on purchases of materials and services related to capital investment at the worksite.</p>
Eligibility	<p>1) Apartment unites 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.</p> <p>2) City Council Resolution of Support required for Housing Tax Credit applications.</p>	<p>1) Be a for-profit company subject to state taxes</p> <p>2) Pay above-average wages</p> <p>3) Make a significant investment in eligible employee training</p> <p>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</p>
Eligible Expenditures	<p>Eligible costs include construction costs, financing expenses, developer fees and other project-related soft costs.</p>	<p>N/A</p>
Term of Incentive	<p>30 years</p>	<p>10 years</p>
Threshold until Incentive	<p>N/A</p>	<p>\$50,000</p>
Contact	<p>Fred Bentley (785) 296-3724</p>	<p>Ed Bryan (785) 296-7174</p>

WDDC Economic Development Incentive Matrix

Incentive Program	Kansas Enterprise Zone Program State	Kansas Economic Opportunity Initiatives Fund State
Description of Incentive	<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>
Eligibility	<p>Eligibility for the various incentives and the value of the incentive depend on :</p> <ol style="list-style-type: none"> 1) the type of business 2) the location of the business within the state, and 3) the number of net new jobs created. 	<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 proposed project; i.e.</p> <ol style="list-style-type: none"> 1) the expansion of an existing Kansas enterprise, 2) the potential location in Kansas of the operations of a major employer, 3) the award of a significant grant which has a financial matching requirement, 4) the departure from Kansas or the substantial reduction of the operations of a major employer, 5) the closure of a major federal or state institution or facility.
Eligible Expenditures	<p>Eligible expenditures include materials, equipment, and services purchased when building, expanding, or renovating a business facility</p>	N/A
Term of Incentive	N/A	5 years
Threshold until Incentive	N/A	N/A
Contact	<p>Darla Price (785) 296-1868</p>	<p>Darla Price (785) 296-1868</p>

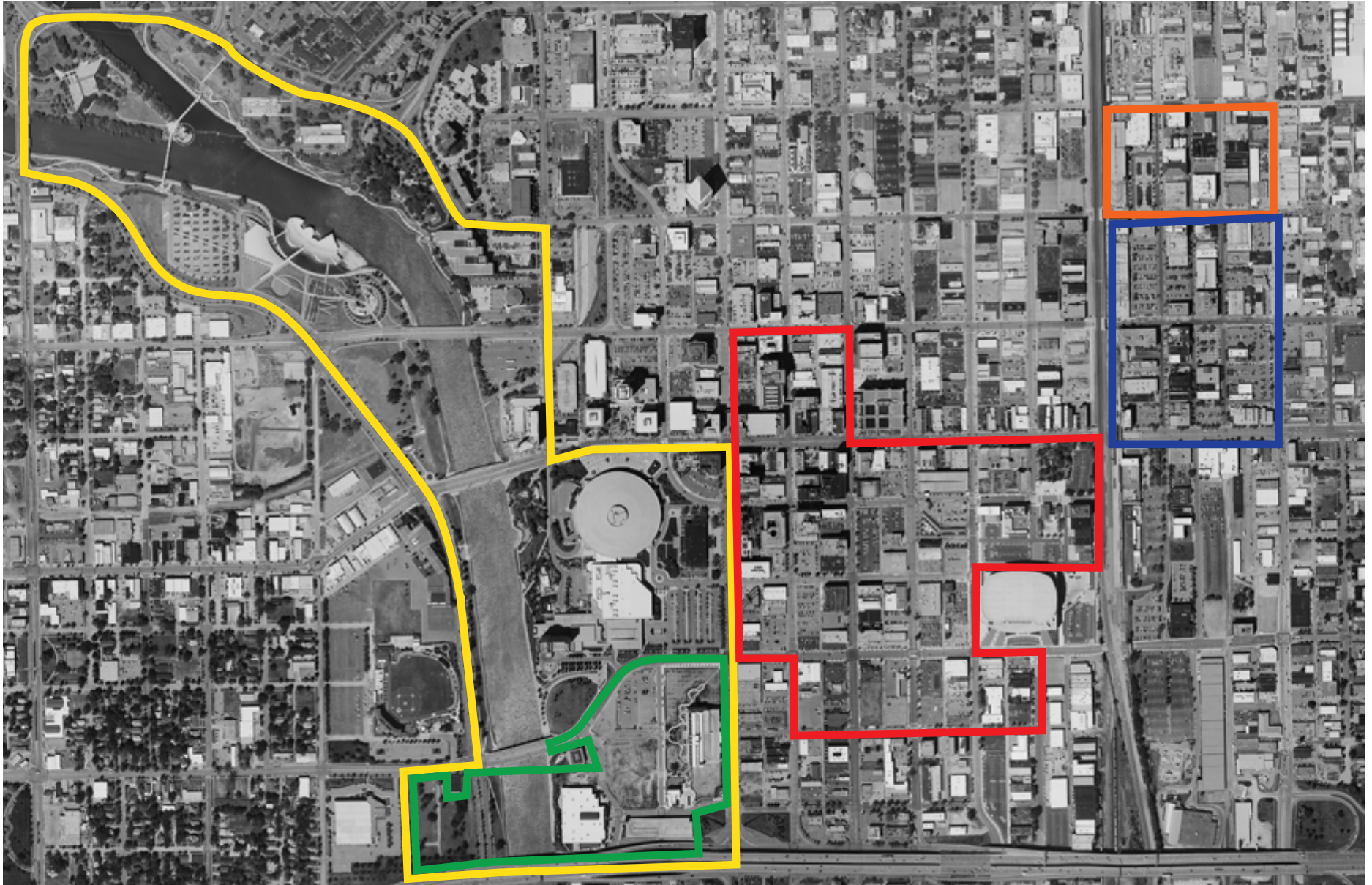
WDDC Economic Development Incentive Matrix

Incentive Program	Promoting Employment Across Kansas (PEAK) State	STAR Bonds State
Description of Incentive	<p>The 2009 Kansas Legislature passed Senate Bill 97 enacting the Promoting 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>
Eligibility	<p>Must be creating new jobs in Kansas resulting from relocating, locating or expanding a business function(s):</p> <p>1) Must be organized as a "for-profit" business and shall not have the NAICS assignment of: -Gambling Industries, Religious Organizations, Retail Trade, Educational Services, Public Administration, Utilities including water & sewer services, or Food Services and Drinking Places</p> <p>2) Shall not be a bioscience company.</p> <p>3) Shall not be delinquent in the payment of taxes to any federal, state and/or local taxing entities.</p> <p>4) Shall not be under the protection of the federal bankruptcy code.</p> <p>5) Must make available to full-time employees adequate health insurance coverage and pay at least 50 percent (50%) of the premium.</p> <p>6) Must have a median wage for PEAK jobs of at least 100 percent (100%) of the county median wage at the time of application.</p> <p>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..</p> <p>8) Must create a minimum of 100 jobs within two years of application regardless of location to receive high impact program benefits.</p> <p>9) Must be approved by the Secretary of Commerce to participate.</p>	<p>The following criteria will be evaluated when considering the tourism potential of the project:</p> <p>1) Visitation 2) Economic impact 3) Unique quality of the project 4) Ability of the project to capture sufficient market share 5) Integration and collaboration with other resources and/or businesses 6) Quality of service and experience provided 7) Project accountability</p> <p>Eligible projects must:</p> <p>1) Be capable of being characterized as a statewide and regional destination 2) Include a high quality innovative entertainment and tourism attraction 3) Contain unique features which will increase tourism 4) Generate significant positive and diverse economic and fiscal impacts 5) Be capable of sustainable development over time (See attached map for WaterWalk STAR Bond District)</p>
Eligible Expenditures	N/A	<p>Expenditures on the proposed project are eligible as long as they aid in the development of 100% public space</p>
Term of Incentive	5+ Years	N/A
Threshold until Incentive	N/A	N/A
Contact	Darla Price (785) 296-1868	Robert North (785) 296-1913

WDDC Economic Development Incentive Matrix

Incentive Program	Historic Preservation Tax Credit Historic Buildings Federal	Historic Preservation Tax Credit Non-Historic Buildings Federal
Description of Incentive	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.
Eligibility	<p>A certified historic structure is:</p> <ol style="list-style-type: none"> 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 <u>do not</u> 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. 	<ol style="list-style-type: none"> 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.
Eligible Expenditures	<ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> 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.
Term of Incentive	20 years	20 years
Threshold until Incentive	N/A	N/A
Contact	Kathy Morgan (316) 268-4392	Kathy Morgan (316) 268-4392

Downtown Economic Incentive Map



Old Town Cinema TIF Old Town TIF Center City South TIF WaterWalk TIF River Corridor STAR Bond



Updated: 1.11.2011