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ORDINANCE NO. 52-735

AN ORDINANCE ADJUSTING MAXIMUM SPECIAL ASSESSMENTS ON CERTAIN LOTS, PIECES AND PARCELS OF PROPERTY LIABLE FOR SUCH SPECIAL ASSESSMENTS TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS (FACADE IMPROVEMENTS – 1101 WEST DOUGLAS COMMUNITY IMPROVEMENT DISTRICT) PROJECT NO. C4004/472-2025-086073

WHEREAS, pursuant to Resolution No. 24-023 (the "Resolution"), the City Council (the "Governing Body") of the City of Wichita, Kansas (the "City") has authorized, pursuant to **K.S.A. 12-6a26 et seq.**, as amended, (the "Act") the establishment of a community improvement district (the "Community Improvement District") and the construction of the following improvements therein:

Construction of certain improvements within the District, including but not limited to: façade improvements, sidewalks, landscaping, lighting, and associated financing and administrative costs (the "Improvements").

WHEREAS, pursuant to the Act and Ordinance No. 52-334 (the "Original Assessment Ordinance"), the Governing Body has levied special assessments against certain property in the City in connection with the Improvements at the maximum amount deemed necessary by the Governing Body to pay the cost of the Improvements; and

WHEREAS, *Section 1* of the Original Assessment Ordinance provides that if the final cost of the completed Improvements is less than the maximum amount of the assessments set forth in *Exhibit A* to the Original Assessment Ordinance, the Governing Body shall adjust the assessments to reflect the cost of the completed Improvements; and

WHEREAS, the Improvements have been completed, and the final costs are less than the amount used to calculate the maximum special assessments levied in the Original Assessment Ordinance; and

WHEREAS, it is necessary to reduce the assessments levied in the Original Assessment Ordinance to an amount equal to the final cost of the Improvements.

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

Section 1. Assessment Adjustments. Pursuant to the Act and *Section 1* of the Original Assessment Ordinance, the special assessments to pay the costs of the Improvements are hereby adjusted based on the final cost of the Improvements and are levied in the amounts and assessed against the lots, pieces and parcels of land liable therefor as described in *Exhibit A* to this Ordinance, which is incorporated herein by reference. All other terms and provisions of the Original Assessment Ordinance shall remain in full force and effect.

Section 2. Notification. The City Clerk is hereby authorized and directed to: (a) mail a Notice of Adjusted Assessment to the owners of property assessed for the Improvements pursuant to the Original Assessment Ordinance; *and* (b) return to any property owners that prepaid the special assessments during the prepayment period authorized by the Original Assessment Ordinance, the difference between the assessment paid and the adjusted assessment amount set forth in this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the Governing Body and publication once in the official City newspaper. The City Clerk is directed to file this Ordinance with the Register of Deeds of Sedgwick County, Kansas.

PASSED by the City Council of the City on **May 20, 2025**, and **SIGNED** by the Mayor.

(SEAL)

Lily Wu, Mayor

ATTEST:

Paul Leeker, City Clerk

APPROVED AS TO FORM:

Jennifer Magana, City Attorney and Director of Law

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EXHIBIT A

**(FACADE IMPROVEMENTS – 1101 WEST DOUGLAS COMMUNITY IMPROVEMENT DISTRICT)
RESOLUTION NO. 24-023**

Description of Property	Amount of Maximum Assessment
ODD LOTS 1-3 EXC W 22 INCHES LOT 3 CHICAGO NOW DOUGLAS AVE MARTINSON'S 3 RD ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS (Approximately 3,613 square feet)	\$89,882.33
W 22 IN LOT 3 – ALL LOTS 5-7-9 CHICAGO NOW DOUGLAS AVE. MARTINSON'S 3 RD ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS (Approximately 12,229 square feet)	\$304,226.67
Commonly known as 1101 W Douglas	TOTAL \$394,109