



**AGENDA
CITY COMMISSION MEETING
Tuesday, October 17, 2017
1:00 PM**

City Administrative Center, 301 N. 8th Street

I. Note:

Pre-meeting at 11:00 a.m. at the City Administrative Center for a review of the 2017 City Legislative Policy. Administrative staff will be present and the pre-meeting is open to the public.

**II. REGULAR MEETING CALLED TO ORDER AND CITY CLERK
ANNOUNCING QUORUM PRESENT**

III. PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION

**IV. APPROVAL OF THE MINUTES OF THE LAST REGULAR MEETING,
WHICH IF NO CORRECTIONS ARE OFFERED, SHALL STAND
APPROVED**

A. October 3, 2017 City Commission minutes.

**V. PUBLIC COMMENT Agenda Schedule Allowance: 30 minutes (5 minutes
per spokesperson)**

VI. CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES

A. The Governing Body is asked to consider and approve free vehicle admission to Lee Richardson Zoo for Active Military and Veterans November 10-12, 2017

B. The Governing Body is asked to consider and approve a request to waive the sign permit fees and authorize the signs to be located in the City right-of-way on Kansas Avenue for the Peddler's Market from October 22, 2017 through October 29, 2017.

C. The Governing Body is asked to considered and allow the Mayor to proclaim the month of October as National Disability Employment Awareness Month in Garden City.

VII. REPORT OF THE CITY MANAGER

A. Assistant City Manager Cunningham will provide an overview of The Big Pool from the 2017 season.

- B. The Governing Body is asked to consider an alternate date and time for the November 7, 2017 regular meeting given that two Commissioners have indicated they will be absent. Staff suggests Thursday, November 9, 2017 at 9:00 a.m.
- C. Presentation of the September 2017 Building Report from Neighborhood & Development Services.
- D. Presentation of the September 2017 Code Compliance Report from Neighborhood & Development Services.
- E. Presentation of the Monthly Financial Report from Service and Finance.
- F. Presentation of the September 2017 monthly staff report from Lee Richardson Zoo

VIII. MEETINGS OF NOTE

- October 18, 2017 - Annual State of the City address at the Garden City Area Chamber of Commerce breakfast at the Clarion Inn - 7:10 a.m.
- October 21, 2017 - FOLRZ's Boo! at the Zoo starts at 4:00 p.m. at Lee Richardson Zoo
- November 2, 2017 - Black Hills Energy Public Officials dinner at Samy's Spirits and Steakhouse at 6:30 p.m.
- November 4, 2017 - 10th Anniversary Banner Art Auction at the Clarion Inn at 6:00 p.m.
- November 25, 2017 - Stevens Park Tree Lighting Ceremony at 6:00 p.m.
- December 10, 2017 - Downtown Evening Christmas Parade, Main Street - 6:00 p.m.

IX. CONSIDERATION OF APPROPRIATION ORDINANCE

- A. Appropriation Ordinance No. 2445-2017A

X. CONSIDERATION OF ORDINANCES AND RESOLUTIONS

- A. 1:30 p.m. - Public Hearing on the approval of the STAR Bond Project Plan. Upon closing the Public Hearing, the Governing Body is asked to consider approval of an ordinances adopting the Project Plan and the type of financing to be used.
 - 1. Ordinance No. _____ - 2017, an ordinance of the Governing Body of the City of Garden City, Kansas adopting a STAR Bond Project Plan (Sports of the World Complex).
- B. 2:00 p.m. - Public Hearing related to granting a tax exemption related to the proposed issuance of Industrial Revenue Bonds (IRB) for Meadowlark Dairy Nutrition, LLC plant and related facilities. Following the public hearing, the Governing Body is asked to consider and approve a Tax Abatement Resolution.
 - 1. Resolution No. ____-2017, a resolution of the Governing Body of the

City of Garden City, Kansas, approving an ad valorem property tax exemption for property acquired with the proceed of certain industrial revenue bonds.

- C. The Governing Body is asked to consider and approve a resolution amending the CHAB structure and responsibilities.

1. Resolution No. _____ - 2017, a resolution providing for the creation, membership, structure and responsibilities of a Community Health Advisory board to advise the Governing Body of the City of Garden City, Kansas, with regard to policy issues involving community health, especially as it relates to the built environment.

- D. The Governing Body is asked to consider and approve a comprehensive plan amendment and rezone from "R-1" Single Family Residential District to "C-2" General Commercial District of 2607 Schulman.

1. Ordinance No. _____-2017, an ordinance approving the rezoning of land from "R-1" Single Family Residential District to "C-2" General Commercial district; amending the Zoning Ordinance, the Comprehensive Plan of the City, and the District Zoning Map of the City; repealing the current Zoning Ordinance, Comprehensive Plan, and District Zoning Map; all to the Code of Ordinances of the City of Garden City, Kansas.

XI. OLD BUSINESS

XII. NEW BUSINESS

- A. The Governing Body is asked to consider and approve the following projects to be authorized in the 2017 General Obligation Bond issue:

Public Building Bond

Construction of an addition to the Central Fire Station, 212 N. 9th Street, including relocation of a 20" water transmission main, **final cost \$2,250,000.00**

KSA 65-163d et seq Bond

Acquisition of rights to receive treated wastewater effluent from the Meadowlark Dairy Nutrition, LLC project for reuse by the City, **final cost \$2,500,000.00.**

- B. The Governing Body is asked to consider and approve additional Water and Wastewater projects to be funded from temporary financing account.
- C. The Governing Body is asked to consider and approve the repeal of Resolution No. 2700-2017 establishing an improvement district for the 2300 block of 9th Street.
- D. The Governing Body is asked to consider and approve the 2017 Garden City Kansas Historic Preservation Plan.

- E. The Governing Body is asked to consider and approve a Request for Qualifications to be used to solicit vendors for the overhaul of audio and video equipment in the City Commission Chambers.
- F. The Governing Body is asked to consider and approve a request from Finney County Department of Corrections to reappoint the Honorable Peter J. Ramirez as the Garden City representative to serve on the Youth Services Community Corrections Advisory Board. The appointment is for a two-year term from September 2017 - August 2019.
- G. The Governing Body is asked to consider and approve a request from Finney County Department of Corrections to reappoint Police Chief Michael Utz as the Garden City Law Enforcement representative on the Community Correction Advisory Board. This appointment will be for a two-year term from September 2017 - August 2019.
- H. The Governing Body is asked to consider and approve the 2018 Southwest Kansas Coalition Legislative Agenda.
- I. Staff requests Governing Body consideration of an Executive Session pursuant to K.S.A. 75-4319(b)(2) pertaining to consultation with an attorney for the body or agency which would be deemed privileged in the attorney-client relationship.

J. Consent Agenda for approval consideration:

(The items listed under this "consent agenda" are normally considered in a single motion and represent items of routine or prior authorization. Any member of the Governing Body may remove an item prior to the vote on the consent agenda for individual consideration.)

- 1. The Governing Body is asked to consider and approve a new contract with Garden City Veterinary Clinic for veterinary services at Lee Richardson Zoo.
- 2. The Governing Body is asked to consider and approve the contractor licenses for October 17, 2017.

XIII. CITY COMMISSION REPORTS

A. Commissioner Doll

B. Commissioner Law

C. Commissioner Fankhauser

D. Commissioner Cessna

E. Mayor Dale

XIV. OTHER ENTITIES

Presentation of the March 2017 Community Health Advisory Board approved minutes from the Neighborhood & Development Services Department.

Presentation of the March 2017 Landmarks Commission approved minutes from the Neighborhood & Development Services Department.

Presentation of the October 10, 2017 Zoo Advisory Board agenda and minutes

XV. ADJOURN



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: October 17, 2017
RE: 10-03-2017 City Comm minutes

ISSUE:

October 3, 2017 City Commission minutes.

BACKGROUND:

None.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
10-03-17 CC Minutes	10/13/2017	Backup Material

THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS

City of Garden City

October 3, 2017

Call to Order

The regular meeting of the Board of Commissioners of the City of Garden City was held at 1:00 PM at the City Administrative Center on Tuesday, October 3, 2017.

All members were present. Mayor Dale opened the meeting with the Pledge of Allegiance to the Flag and the Invocation.

Approval of Minutes

The September 19, 2017 City Commission minutes were approved as presented.

Public Comment

Report of the City Manager

Director of Aviation Powell provided a report on the annual Federal Aviation Administration (FAA) Certification Inspection conducted on September 5-7, 2017.

Presentation of the Monthly Sales Tax Report from Service and Finance.

Presentation of the August 2017 Master Activity report from the Garden City Police Department.

Meetings of Note

- October 3-13, 2017 - 2017 Fall Cleanup
- October 4, 2017 - League of Kansas Municipalities; 2017 Regional Supper at Cimarron Public Library at 5:30 p.m.
- October 5, 2017 - Diversity Breakfast at the Clarion Inn and Conference Center, 7:30 a.m. - 9:30 a.m.; Multi Cultural Summit from 10:00 a.m. - 3:30 p.m.
- October 6, 2017 - Candidate Meet & Greet at Patrick Dugan's Coffee House from 5:00 p.m. - 7:00 p.m.
- October 18, 2017 - Annual State of the City address at the Garden City Area Chamber of Commerce breakfast at the Clarion Inn - 7:10 a.m.
- October 21, 2017 - FOLRZ's Boo! at the Zoo starts at 4:00 p.m. at Lee Richardson Zoo
- November 2, 2017 - Black Hills Energy Public Officials dinner at Samy's Spirits and Steakhouse at 6:30 p.m.
- November 4, 2017 - 10th Anniversary Banner Art Auction at the Clarion Inn at 6:00 p.m.
- November 25, 2017 - Stevens Park Tree Lighting Ceremony at 6:00 p.m.
- December 10, 2017 - Downtown Evening Christmas Parade, Main Street - 6:00 p.m.

Consideration of Appropriation Ordinance

Appropriation Ordinance No. 2444-2017A

Mayor Dale moved to approve. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Dale, Doll, Fankhauser, Law

Consideration of Ordinances and Resolutions

The Governing Body considered and approved an ordinance amending Park and Tree board meetings.

1. Ordinance No. 2772-2017, an ordinance setting forth the operation of the City Park and Tree Board for the City of Garden City, Kansas; amending current code section 94-35; repealing current code section 94-35; all to the code of ordinances of the City of Garden City, Kansas.

Commissioner Law moved to approve. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Dale, Doll, Fankhauser, Law

The Governing Body considered and approved an ordinance amending arborist licensing.

1. Ordinance No. 2773-2017, an ordinance requiring applicants of an arborist license to meet certain criteria before obtaining an arborist license in the City of Garden City, Kansas; amending current code section 94-2; repealing current code section 94-2; all to the Code of Ordinances of the City of Garden City, Kansas.

Commissioner Doll moved to approve. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Dale, Doll, Fankhauser, Law

The Governing Body considered and approved a Resolution of Support for a TIGER IX grant application being submitted by Colfax County, New Mexico on behalf of the Southwest Chief Rural Rail Partnership and approved a pledge of financial support in the amount of \$12,500.

1. Resolution No. 2709-2017, a resolution encouraging efforts to maintain the Southwest Chief passenger service through the states of Kansas, Colorado and New Mexico and pledging financial participation in the Colfax County New Mexico TIGER IX grant application.

Commissioner Fankhauser moved to approve. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Dale, Doll, Fankhauser, Law

The Governing Body considered and approved a vehicle nuisance resolution.

1. Resolution No. 2710-2017, a resolution authorizing the removal of motor vehicle nuisances

from certain properties in the City of Garden City, Kansas, pursuant to Section 38-63 of the Code of Ordinances of the City of Garden City, Kansas. (618 Thirteenth Street - white passenger car; 411 First Street - tan RV)

Commissioner Law moved to approve. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Dale, Doll, Fankhauser, Law

New Business

The Governing Body considered the option to dispose of the Russell Child Development Center property, owned by the City, at 714 Ballinger Street.

Commissioner Fankhauser moved to approve disposing of the property at 714 Ballinger Street by allowing Russell Child Development Center to market, sell, and receive proceeds for, the property and authorizing the Mayor to sign the deed at closing. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Dale, Doll, Fankhauser, Law

Consent Agenda

Mayor Dale moved to approve. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Ayes: Cessna, Dale, Doll, Fankhauser, Law

The Governing Body approved the low bid for the 2017 Street Tree & Stump Removal Project.

Bidders	Removal of Tree – 32	Removal of Stumps – 32	Total	Commence On or About	Completed On or About
Pro-Cut Tree Service	\$7,500.00	\$3750.00	\$11,250.00	09/19/17	01/31/18
Alfred's Superior Tree Service			\$15,410.00	10/2017	12/2017
DV Enterprises, LLC	\$380.51 \$12,176.32	\$158.98 \$5,087.36	\$17,263.68	11/27/17	12/15/17
Arensmen Tree Service	\$18,880.00	\$3,000.00	\$21,880.00	09/19/17	10/19/17
Solida Tree Service, Inc.					

The Governing Body approved the crack sealing bid from B & H Paving, Inc.

Bidders	Unit Cost Per Pound 183000	Total Cost	Comment
B & H Paving	\$0.906	\$165,798.00	
APAC	\$0.94	\$172,020.00	

The Governing Body approved the purchase of ten compactors for commercial accounts.

The Governing Body approved the contractor licenses for October 3, 2017.

Other Entities

Presentation of the August 2017 Planning Commission approved minutes from the Neighborhood and Development Services Department.

Mayor Dale adjourned the meeting since there was no further business before the Governing Body.

Melvin L. Dale, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

City Commission Reports

A. Mayor Dale appreciated the pre-meeting with Finney County Transit and seeing the City Link operation. He was impressed with the number of wheelchair lift cycles that had been completed since the buses were put in service. Mayor Dale commented that the Kansas Avenue improvements looked good.

B. Commissioner Doll did not have anything to add to what had already been mentioned.

C. Commissioner Law appreciated the pre-meeting regarding City Link and applauded City staff for organizing the session and the Senior Center staff for presenting. He commended the drivers.

D. Commissioner Fankhauser was really impressed with the veteran Finney County Transit staff and said he learned that the local operation dispatches for Dodge City. Commissioner Fankhauser indicated he would be gone for the November 7th meeting.

E. Commissioner Cessna commented that the pre-meeting was good and was proud of the Garden

City Fire Department's representation at the Kansas Firefighter Memorial. He thought the Kansas Avenue project and the painted water towers looked great. Commissioner Cessna congratulated Airport Director Powell on the Airport Inspection and reminded people to slow down in school zones.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kristi Newland, Zoo Director
DATE: October 17, 2017
RE: Free vehicle admission to Lee Richardson Zoo for Active Military and Veterans Nov 10-12, 2017.

ISSUE:

The Governing Body is asked to consider and approve free vehicle admission to Lee Richardson Zoo for Active Military and Veterans November 10-12, 2017

BACKGROUND:

The Lee Richardson Zoo would like to honor area members of the Armed Forces by offering free vehicle admission on November 10, 11 and 12 to Active, Inactive, or Veteran members of any branch of the service presenting military identification or proof of service.

The zoo is free to pedestrians, with free vehicle admission for zoo members, and a \$10 per day per vehicle fee for non-members. This offer of free admission while honoring their service may also encourage visitation by members of our Armed Forces community who might not normally visit the zoo.

ALTERNATIVES:

1. Approve the request for complimentary admission as proposed.
2. Amend the proposal.
3. Deny the proposal.

RECOMMENDATION:

Zoo staff recommends approval of this proposal.

FISCAL NOTE:

The City offered the same recognition of service in 2016 for three days (November 11-13) and in 2012 for two days (November 10 and 11). Five veterans, active or inactive military took advantage of this offer each year which would have resulted in \$50 income if they had paid for admission in 2012 and also in 2016.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: October 17, 2017
RE: Peddler's Market Sign Waiver request

ISSUE:

The Governing Body is asked to consider and approve a request to waive the sign permit fees and authorize the signs to be located in the City right-of-way on Kansas Avenue for the Peddler's Market from October 22, 2017 through October 29, 2017.

ALTERNATIVES:

1. Approve the request to waive the sign permit and fees.
2. Deny the request.

RECOMMENDATION:

Staff recommends approving the request to waive the sign permit and fees.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
SER - Peddler's Market Applicaton	10/13/2017	Backup Material
SER - Peddler's Market sign waiver request	10/13/2017	Backup Material



INSPECTIONS: PH: 620-276-1120 FAX: 620-276-1173 www.garden-city.org
301 N. 8th, P.O. Box 998 Garden City, KS 67846

SIGN PERMIT APPLICATION:

LOCATION: ☒ Garden City ☐ Holcomb ☐ Finney County Fee per sign: ☐ \$75 Permanent
☐ \$35 Temporary 11-30 days
☒ \$25 Temporary 10 days or less
☐ EMB & Off-Site valuation based

PROJECT ADDRESS: Placement of signs on KS Ave. 2nd St - Campus Dr.

NAME OF BUSINESS: Peddler's Market ZONING DISTRICT: X A

TYPE OF WORK: ☒ NEW SIGN ☐ SIGN REPAIR/REPLACEMENT ☐ FACE REPLACEMENT ☐ OTHER: _____

OWNER: Arlene Clark

ADDRESS: 1512 Pat's Dr. CITY: Gc STATE: KS ZIP: 67846

HOME PHONE: _____ WORK PHONE: _____ FAX: _____ CELL: 260-5864

CONTRACTOR INFORMATION:

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

CELL NUMBER: _____

CONTRACTOR LICENSE: YES or NO

*** NOTICE ***

The undersigned hereby makes application to erect or repair sign(s) as specified herein, and does agree that the provisions of the sign ordinance will be complied with whether the same are specified herein or not.

PERMIT INFORMATION:

Work to begin: 10/22 Work to be completed: 10/29

Provide pictures and specify each type of sign being installed: wall, ground, pole, or temporary.

SIGN TYPE N/A Height: 10" Width: 18" Number of Sign Faces 15 Total sq. ft. of sign per face _____

Sign Illumination: Interior or Exterior Electronic Message Board: Yes or No No Estimated Value of EMB/Off-Site Sign _____

SIGN TYPE _____ Height: _____ Width: _____ Number of Sign Faces _____ Total sq. ft. of sign per face _____

Sign Illumination: Interior or Exterior Electronic Message Board: Yes or No _____ Estimated Value of EMB/Off-Site Sign _____

SIGN TYPE _____ Height: _____ Width: _____ Number of Sign Faces _____ Total sq. ft. of sign per face _____

Sign Illumination: Interior or Exterior Electronic Message Board: Yes or No _____ Estimated Value of EMB/Off-Site Sign _____

SIGN TYPE _____ Height: _____ Width: _____ Number of Sign Faces _____ Total sq. ft. of sign per face _____

Sign Illumination: Interior or Exterior Electronic Message Board: Yes or No _____ Estimated Value of EMB/Off-Site Sign _____

Total Linear feet of frontage for each street frontage: Street Name: _____ Frontage: _____ (ft.)

Street Name: _____ Frontage: _____ (ft.)

PLOT PLAN/SITE PLAN REQUIREMENTS: A plot plan/site plan is a map of a lot that shows the size and shape of the lot including dimensions (measurements) of all of the following: (1) Location of all structures existing or proposed. (2) The shape and position of all impervious areas, such as driveways, patios, sidewalks, and paving etc. (3) The location of all signs with dimensions to property lines, indicate any streets, drives or curb areas. (4) You may also be required to show the location of structures and pole signs on the adjoining lots and the distance from those structures to your proposed project. (5) Show public roads and driveway entrances. (6) Show all buildings with dimensions and setback dimensions. (7) Show all right-of-ways and all utility easements.

PICTURES/DRAWINGS REQUIREMENTS: A Drawing or picture to scale indicating method of attachment, depth & size of sign foundation and structural members, city and county reserves the right of requiring seal on plans.

I HEREBY AFFIRM THE ABOVE STATEMENTS ARE TRUE AND CORRECT AND ALSO AGREE TO COMPLY WITH ALL APPLICABLE PROVISIONS OF CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY AND OTHER APPLICABLE REGULATIONS AND LAWS THAT MAY APPLY. CONSTRUCTION MUST BE STARTED WITHIN 180 DAYS AND WORK SHALL NOT BE SUSPENDED FOR MORE THAN 180 DAYS OR THIS PERMIT SHALL BE NULL AND VOID. THIS PERMIT MAY EXPIRE IN 180 DAYS FROM THE DATE OF APPROVAL. REQUESTS FOR INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. PERMIT APPROVAL PROCESS MAY TAKE UP TO 3 BUSINESS DAYS.

APPLICANTS SIGNATURE: Regan on file w/ SER DATE: 10/10/17

**** FOR OFFICE USE ONLY BELOW THIS LINE ****

RECEIPT NUMBER: _____

APPLICATION RECEIVED ON: _____

FILED:

☐ PLOT PLAN/SITE PLAN
☐ DRAWINGS & SPECIFICATIONS

BUILDING PERMIT FEE: _____

MILEAGE FEE: _____

OTHER: _____

TOTAL PERMIT FEE: _____

☐ PERMIT FEE PAID

PERMIT FEE RECEIVED BY: _____

** PLANNING **

☐ APPROVED

☐ DENIED _____

☐ Historic Clearance

☐ Site Plan Approved

☐ Property Platted

☐ Floodplain

** INSPECTIONS **

APPROVED

DENIED

PLOT PLAN/SITE PLAN

DETAIL PLANS

PERMISSION IS HEREBY GRANTED TO PERFORM THE WORK INCLUDED IN THIS APPLICATION. THIS PERMIT SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATION OF APPLICABLE LAWS, REGULATIONS, ORDINANCES, AND CODES. CONSTRUCTION MUST BE STARTED WITHIN 60 DAYS AND WORK SHALL NOT BE SUSPENDED FOR MORE THAN 120 DAYS OR THIS PERMIT SHALL BE NULL AND VOID.

BUILDING INSPECTOR: _____ DATE: _____

PERMIT NUMBER: _____

Rev. 04/2015



Special Event Request

301 N 8th Street
PO Box 998
Garden City, KS 67846
620-276-1130

xx Other
Carnival/Circus*
Sports Event*
Haunted House*
Parade**

*License Required

**Parade Application Required

October 3, 2017

Today's Date

Peddler's Market Sign Request

Name of Event (if applicable)

Signs - Sun 10/22-Sun 10/29

Event -

Sat 10/28-Sun 10/29

Date of Event

Placement of signs on Kansas Ave. 2nd ST-Campus DR

Location of Event

n/a

Start and End Time of Event

Peddler's Market

Purpose of the Event

Arlene Clark

1512 Pats Drive

260-5864

Applicant Name (please print)

Address

Phone

peddlersmarketgck@gmail.com

Additional Contact Names & Phone Numbers

Please mark for all request. (Note: Amenities are not available at all locations.)

Street Closure and/or Barricades	N/A	Steven's Park Bandshell	N/A	Noise Waiver**	YES
Extra Trash Receptacles	N/A	Restrooms (Park Shelter Keys)	N/A	Electricity Access	N/A
Additional Request/Remarks	Would like to put up approximately 15 yard signs (10" x 18"): Kansas Avenue from 2nd Street to Campus, Arlene Clark will put up and take down signs.				

Compliance with Code of Ordinances Sections 62-21 to 62-25, pertaining to levels of noise that are permitted, is required unless a waiver is granted by the Governing Body or the City Manager for a specifically designated date and time period. A copy of the applicable code sections can be obtained from the City Clerk.

****Please note that a waiver of noise ordinance does not prohibit an officer or City official from advising you to lower the amplified noise of your event or issuing a citation upon failure to comply with such warnings.**

RESOLUTION NO. 2435-2011

A Resolution granting to the City Manager, or Designee, the authority to grant certain request of persons, businesses of groups for special events or activities.

By signing below, I hereby certify that I have read and understand the statements above and that all related information which I have provided are true, accurate and complete to the best of my knowledge.

Request on file

Signature

October 3, 2017

Date

For office use only	GC Downtown Vision	n/a
Police	Electric	n/a
Fire	Public Works	
Inspection	Parks/Grounds	
City Manager/Commission	Application Received by	Raelene Stoecklein 10/3/2017



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: October 17, 2017
RE: National Disability Employment Awareness Month

ISSUE:

The Governing Body is asked to consider and allow the Mayor to proclaim the month of October as National Disability Employment Awareness Month in Garden City.

ALTERNATIVES:

1. Approve the proclamation as presented.
2. Deny the proclamation.

RECOMMENDATION:

Staff recommends approval of the proclamation as presented.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
2017 National Disability Employment Awareness Month	10/13/2017	Backup Material

PROCLAMATION

- WHEREAS, the month of October 2017 has been designated as "National Disability Employment Awareness Month" in order to celebrate and recognize individuals with intellectual and development disabilities who make important contributions in their workplace; and
- WHEREAS, employment is vital to the independence, empowerment and quality of life of Americans with disabilities; and
- WHEREAS, the landmark Americans with Disabilities Act of 1990 removed barriers and enabled many individuals with disabilities to find more opportunities to use their gifts and talents in the workplace; and
- WHEREAS, the United States Congress, by joint resolution approved August 11, 1945, has designated October of each year as "National Disability Employment Awareness Month" to recognize the contributions of Americans with disabilities and to encourage all citizens to help ensure their full inclusion in the workforce: and
- WHEREAS, the goals of this city properly give recognition to those who directly help people with disabilities gain full access to training and employment which help create productive and satisfying lives, and to live as independently as possible.

NOW, THEREFORE, I, Melvin L. Dale, Mayor of the City of Garden City, do hereby proclaim the month of October, 2017 as

NATIONAL DISABILITY EMPLOYMENT AWARENESS MONTH

in the City of Garden City, and call upon the citizens of Garden City to observe this month with appropriate programs and activities. Furthermore, I encourage the citizens of Garden City to seek information from those organizations with expertise in matters concerning employment for individuals with intellectual and developmental disabilities.

SIGNED AND SEALED this 17th day of October 2017.

Melvin L. Dale, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Jennifer V. Cunningham, Assistant City Manager
DATE: October 17, 2017
RE: The Big Pool Summer 2017

ISSUE:

Assistant City Manager Cunningham will provide an overview of The Big Pool from the 2017 season.

ATTACHMENTS:

Description	Upload Date	Type
The Big Pool 2017 report	10/13/2017	Backup Material
Water Usage	10/13/2017	Backup Material
Big Pool Revenue	10/13/2017	Backup Material

The Big Pool Summer 2017

End of Season
Update




GARDEN CITY
— KANSAS —

Labor

- Contracted with a pool manager
- Hired the following employees:
 - 30 lifeguards
 - 8 concession, gate and slide attendants
- Pool Manager certified 5 new lifeguards
- Cost of labor for the summer was projected at \$108,000 and we spent \$121,510.

Admission/Concessions

- 26,509 swimmers for the summer = \$52,314 in admission sales
 - Average daily swimmers 319
- Concession sales of \$28,362.50
 - Average daily sales \$341.72
- Cost of concession \$13,681.65
- We extended the season by six days total and added 36 night swims but had a total of 3,696 less swimmers than last year.

Weather/Other Closures

- Closed 7 days for weather
- Closed 2 days for Swim Meets
- 113 Swim Sessions
- 10 total days over 100 degrees
- 45 days under 90 degrees

New Swim Times

- Nights from 7-9pm; Friday-Sunday
 - Average 12 swimmers
 - Total night time swimmers = 432
 - Cost to staff each night swim: Approx. \$360
- Weekends through Labor Day
 - Average 145 swimmers for the additional seven days of swimming = 1019 total swimmers
 - Average weekend staffing cost: \$2,160

Expenses/Revenue

- Total expense for the 2017 season = \$607,258
 - Capital Expenses: \$325,927
 - Concrete and building repair, painting, slide and pole coating, fence shield, fixing the bottoms of the pool, replacement signs, bathhouse interior and exterior, fencing repairs, electrical, pa system, camera system, point of sale system and equipment
 - Annual Operating/Maintenance Expenses: \$281,331
 - labor/benefits, concessions, insurance, supplies, training and travel, chemicals, internet and phone
- Total revenue for the 2017 season = \$84,729

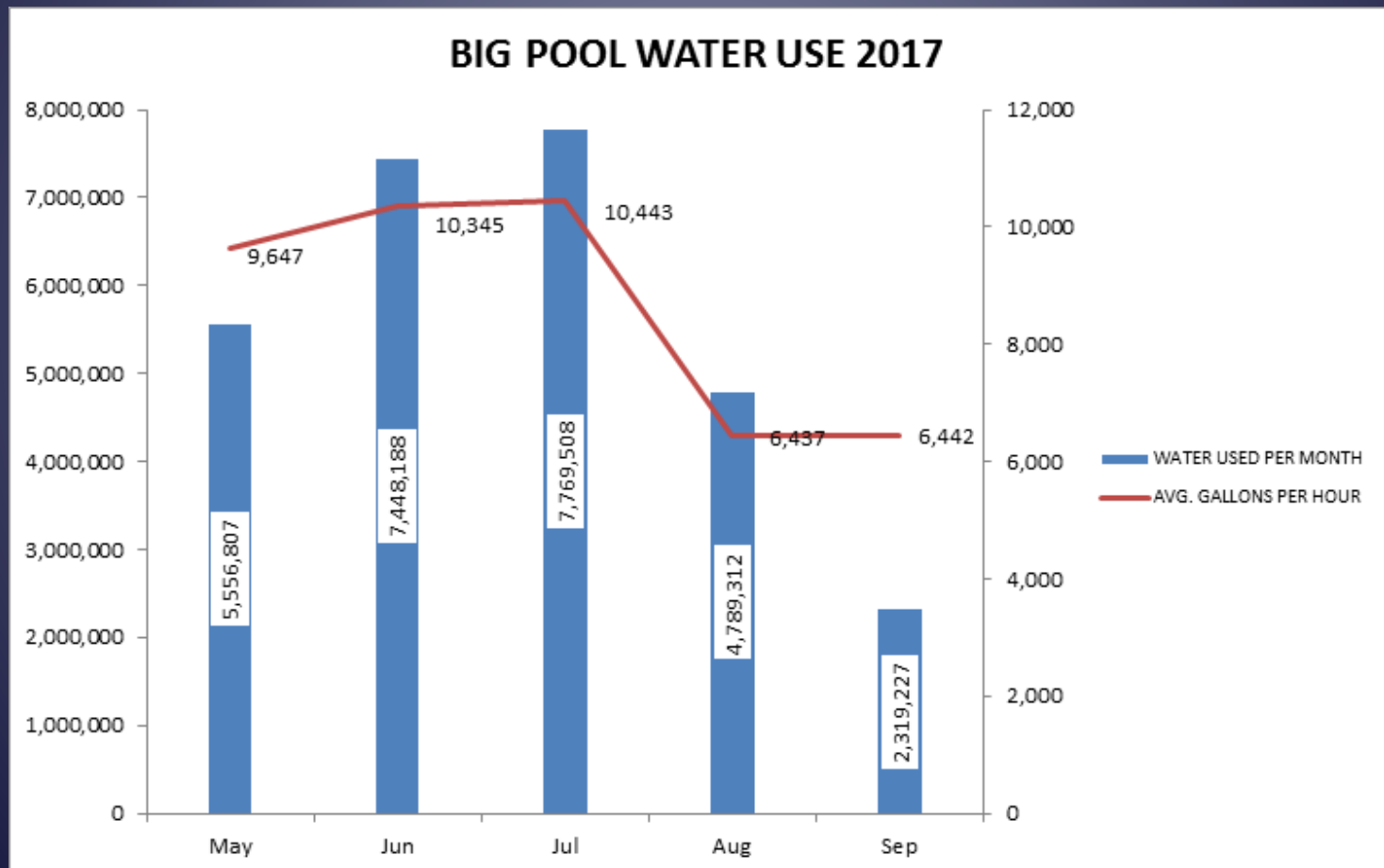
Perception

- Community loved the overhaul and new look
- The weather was cooler and resulted in less swimmers
- Season passes were not popular or used
 - We sold 2
- Splash park was popular during hours in which the pool was not open – Mid season accommodation
 - Open 10am-12pm → Monday thru Thursday

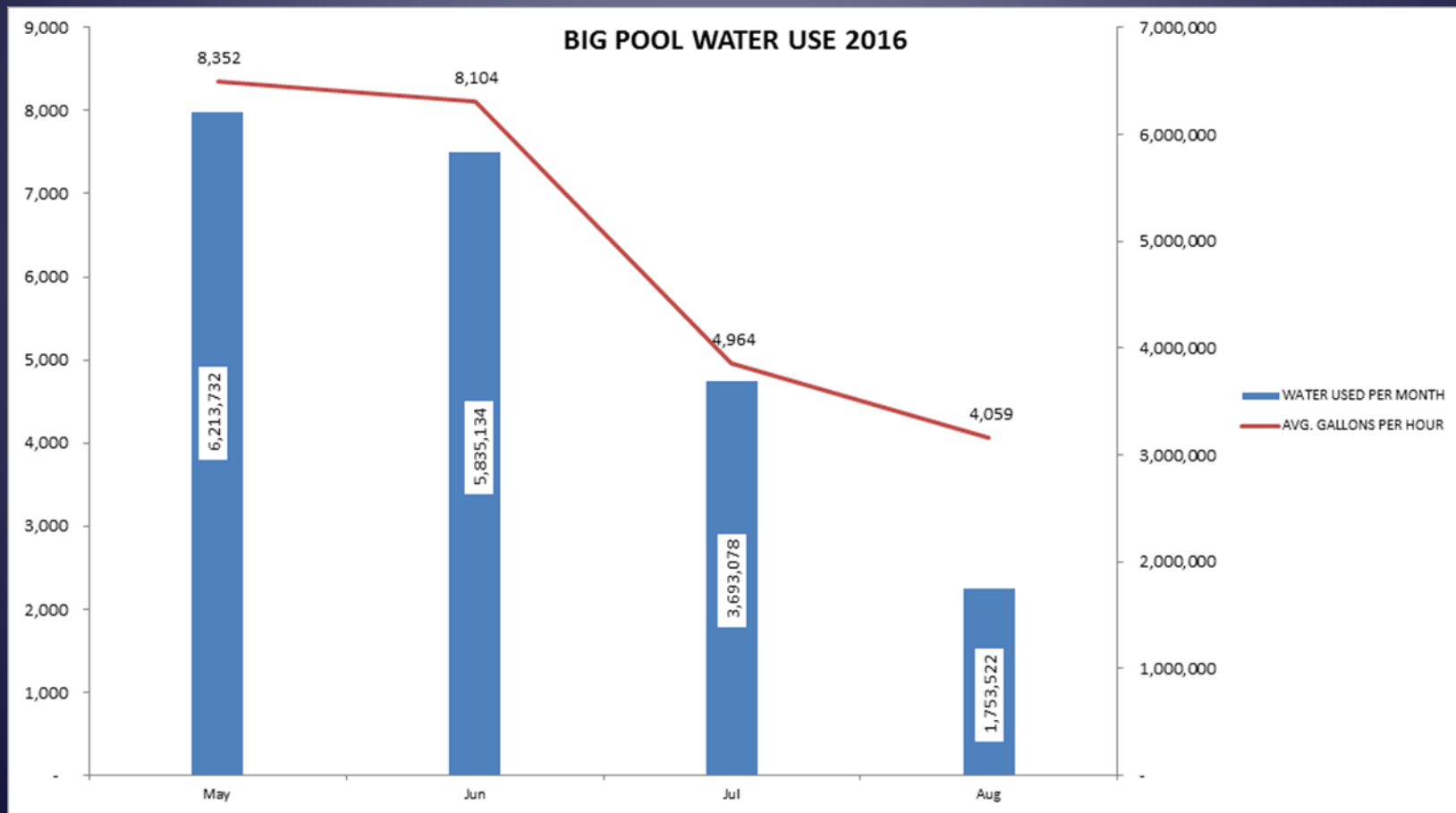
Technology

- Facebook page
- New radio/music & system
- New POS system utilizing iPads (concession/gate)

Water Usage 2017



Water Usage 2016



Coming together all summer...

- The pool was a labor of love by someone from almost every department in the City.
 - City Manager's Office
 - Public Works
 - Public Utilities
 - Assistant City Attorney
 - Human Resources
 - Service and Finance
 - IT/Communications
 - And several individuals from other departments

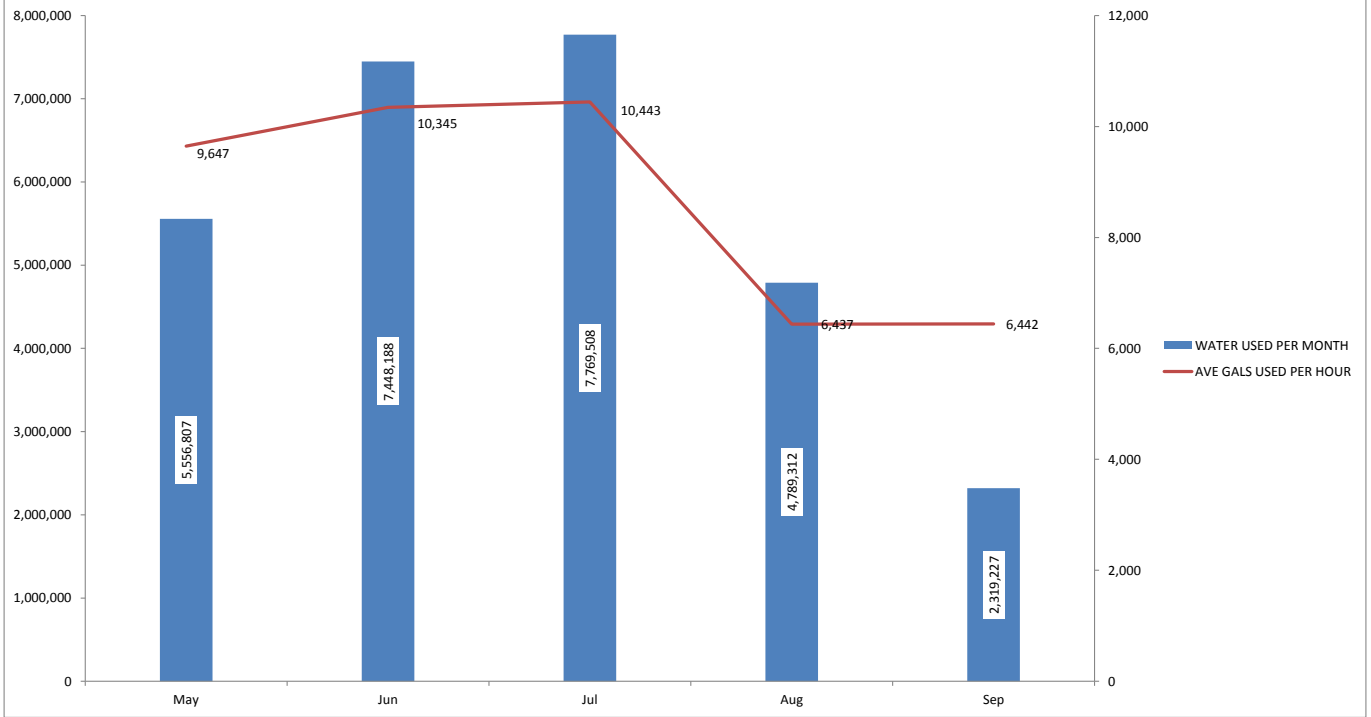
2018 Season Repairs

- Grate covers for drains
- New lifeguard stand
- Re build chemical shed
- Large crack in deep end
- Cleaning plugged drain

2018 Season Planning

- Community survey
- Concession stand
- Pool management
- Pool cleaning
- Staffing and costs

BIG POOL WATER USE 2017



<u>Big Pool</u>						
	<u>Admission #</u>	<u>Admission Rev.</u>	<u>Concession Sales</u>	<u>Concession COGS</u>	<u>Rev. (Less) Exp.</u>	<u>Weather (High)</u>
05/27/17	352	Free	\$ 138.50	\$ 66.85	\$ 71.65	76
05/28/17	450	\$ 900.00	\$ 595.25	\$ 287.33	\$ 1,207.92	80
05/29/17	564	\$ 1,128.00	\$ 796.25	\$ 384.35	\$ 1,539.90	80
05/30/17	388	\$ 776.00	\$ 471.25	\$ 227.47	\$ 1,019.78	82
05/31/17	518	\$ 1,036.00	\$ 597.50	\$ 288.41	\$ 1,345.09	89
06/01/17	584	\$ 1,168.00	\$ 718.50	\$ 346.82	\$ 1,539.68	87
06/02/17	523	\$ 1,046.00	\$ 694.75	\$ 335.36	\$ 1,405.39	83
06/03/17	268	\$ 536.00	\$ 302.25	\$ 145.90	\$ 692.35	82
06/04/17	630	\$ 1,260.00	\$ 755.50	\$ 364.68	\$ 1,650.82	85
06/05/17	553	\$ 1,106.00	\$ 648.00	\$ 312.79	\$ 1,441.21	88
06/06/17	506	\$ 1,012.00	\$ 488.50	\$ 228.08	\$ 1,272.42	90
06/07/17	437	\$ 874.00	\$ 468.25	\$ 220.43	\$ 1,121.82	85
06/08/17	230	\$ 460.00	\$ 320.25	\$ 153.35	\$ 626.90	80
06/09/17	682	\$ 1,364.00	\$ 789.00	\$ 376.44	\$ 1,776.56	90
06/10/17	803	\$ 1,606.00	\$ 660.00	\$ 311.31	\$ 1,954.69	101
06/11/17	866	\$ 1,732.00	\$ 739.00	\$ 344.79	\$ 2,126.21	104
06/12/17	541	\$ 1,082.00	\$ 606.50	\$ 280.14	\$ 1,408.36	102
06/13/17	501	\$ 1,002.00	\$ 478.50	\$ 218.67	\$ 1,261.83	100
06/14/17	389	\$ 778.00	\$ 416.50	\$ 197.73	\$ 996.77	91
06/15/17	497	\$ 994.00	\$ 498.00	\$ 298.00	\$ 1,194.00	98
06/16/17	525	\$ 1,050.00	\$ 514.50	\$ 246.74	\$ 1,317.76	97
06/17/17	751	\$ 1,502.00	\$ 726.75	\$ 347.12	\$ 1,881.63	104
06/18/17	368	\$ 736.00	\$ 350.25	\$ 167.65	\$ 918.60	84
06/19/17	335	\$ 670.00	\$ 348.25	\$ 175.90	\$ 842.35	90
06/20/17	299	\$ 598.00	\$ 274.00	\$ 129.72	\$ 742.28	98
06/21/17	494	\$ 988.00	\$ 431.50	\$ 209.07	\$ 1,210.43	102
06/22/17	470	\$ 940.00	\$ 424.50	\$ 197.57	\$ 1,166.93	96
06/23/17	CLOSED W	CLOSED W	CLOSED W	CLOSED W	CLOSED W	75
06/24/17	CLOSED SM	CLOSED SM	\$ 578.25	\$ 282.01	\$ 296.24	80
06/25/17	45	\$ 90.00	\$ 40.50	\$ 19.56	\$ 110.94	79
06/26/17	188	\$ 376.00	\$ 147.75	\$ 70.20	\$ 453.55	86
06/27/17	303	\$ 606.00	\$ 326.25	\$ 158.94	\$ 773.31	97
06/28/17	458	\$ 916.00	\$ 420.75	\$ 202.21	\$ 1,134.54	96
06/29/17	415	\$ 830.00	\$ 473.50	\$ 227.73	\$ 1,075.77	92
06/30/17	226	\$ 452.00	\$ 197.75	\$ 94.46	\$ 555.29	82
07/01/17	415	\$ 830.00	\$ 490.75	\$ 240.28	\$ 1,080.47	90
07/02/17	653	\$ 1,306.00	\$ 541.25	\$ 257.64	\$ 1,589.61	96
07/03/17	148	\$ 296.00	\$ 128.75	\$ 57.46	\$ 367.29	89
07/04/17	315	\$ 630.00	\$ 226.75	\$ 104.79	\$ 751.96	90
07/05/17	273	\$ 546.00	\$ 285.75	\$ 142.44	\$ 689.31	93
07/06/17	463	\$ 926.00	\$ 477.25	\$ 225.54	\$ 1,177.71	99

07/07/17	371	\$ 742.00	\$ 457.25	\$ 216.21	\$ 983.04	98
07/08/17	CLOSED SM	CLOSED SM	\$ 260.50	\$ 130.92	\$ 129.58	89
07/09/17	550	\$ 1,100.00	\$ 410.00	\$ 184.26	\$ 1,325.74	96
07/10/17	325	\$ 650.00	\$ 383.50	\$ 182.16	\$ 851.34	99
07/11/17	279	\$ 558.00	\$ 340.25	\$ 163.78	\$ 734.47	102
07/12/17	372	\$ 744.00	\$ 398.50	\$ 191.23	\$ 951.27	101
07/13/17	164	\$ 328.00	\$ 228.50	\$ 105.87	\$ 450.63	85
07/14/17	284	\$ 568.00	\$ 247.50	\$ 117.17	\$ 698.33	89
07/15/17	225	\$ 450.00	\$ 209.00	\$ 99.00	\$ 560.00	88
07/16/17	403	\$ 806.00	\$ 425.75	\$ 209.78	\$ 1,021.97	89
07/17/17	280	\$ 560.00	\$ 334.25	\$ 166.34	\$ 727.91	95
07/18/17	238	\$ 476.00	\$ 265.00	\$ 128.36	\$ 612.64	99
07/19/17	398	\$ 796.00	\$ 404.75	\$ 196.69	\$ 1,004.06	98
07/20/17	358	\$ 716.00	\$ 424.00	\$ 207.42	\$ 932.58	99
07/21/17	546	\$ 1,092.00	\$ 562.50	\$ 273.21	\$ 1,381.29	102
07/22/17	622	\$ 1,244.00	\$ 395.00	\$ 198.48	\$ 1,440.52	99
07/23/17	387	\$ 774.00	\$ 528.00	\$ 260.43	\$ 1,041.57	92
07/24/17	313	\$ 626.00	\$ 297.50	\$ 148.40	\$ 775.10	95
07/25/17	236	\$ 472.00	\$ 318.25	\$ 156.55	\$ 633.70	100
07/26/17	168	\$ 336.00	\$ 224.50	\$ 115.25	\$ 445.25	92
07/27/17	49	\$ 98.00	\$ 85.75	\$ 40.60	\$ 143.15	83
07/28/17	259	\$ 518.00	\$ 211.00	\$ 100.52	\$ 628.48	91
07/29/17	128	\$ 256.00	\$ 83.25	\$ 42.25	\$ 297.00	83
07/30/17	CLOSED W	CLOSED W	CLOSED W	CLOSED W	CLOSED W	79
07/31/17	CLOSED W	CLOSED W	CLOSED W	CLOSED W	CLOSED W	80
08/01/17	97	\$ 194.00	\$ 118.25	\$ 58.54	\$ 253.71	85
08/02/17	156	\$ 312.00	\$ 164.25	\$ 77.82	\$ 398.43	86
08/03/17	22	\$ 44.00	\$ 37.75	\$ 19.87	\$ 61.88	78
08/04/17	73	\$ 146.00	\$ 63.00	\$ 30.47	\$ 178.53	83
08/05/17	308	\$ 616.00	\$ 313.00	\$ 143.93	\$ 785.07	93
08/06/17	149	\$ 298.00	\$ 179.75	\$ 83.67	\$ 394.08	85
08/07/17	CLOSED W	CLOSED W	CLOSED W	CLOSED W	CLOSED W	77
08/08/17	CLOSED W	CLOSED W	CLOSED W	CLOSED W	CLOSED W	76
08/09/17	88	\$ 176.00	\$ 97.50	\$ 47.17	\$ 226.33	86
08/10/17	CLOSED W	CLOSED W	CLOSED W	CLOSED W	CLOSED W	85
08/11/17	78	\$ 156.00	\$ 156.00	\$ 76.64	\$ 235.36	80
08/12/17	CLOSED W	CLOSED W	CLOSED W	CLOSED W	CLOSED W	77
08/13/17	138	\$ 276.00	\$ 127.75	\$ 63.03	\$ 340.72	83
08/19/17	170	\$ 340.00	\$ 203.50	\$ 99.95	\$ 443.55	95
08/20/17	156	\$ 312.00	\$ 165.75	\$ 78.41	\$ 399.34	94
08/26/17	74	\$ 148.00	\$ 65.50	\$ 31.98	\$ 181.52	88
08/27/17	119	\$ 238.00	\$ 157.50	\$ 79.54	\$ 315.96	91
09/02/17	92	\$ 184.00	\$ 79.00	\$ 42.19	\$ 220.81	89
09/03/17	174	\$ 348.00	\$ 169.25	\$ 77.54	\$ 439.71	93

09/04/17	234	\$ 468.00	\$ 183.00	\$ 90.09	\$ 560.91	89
Totals	26,509	\$ 52,314.00	\$ 28,362.50	\$ 13,681.65	\$ 66,994.85	-
Avg.	319	\$ 630.29	\$ 341.72	\$ 164.84	\$ 807.17	-

Previous	30,205	\$ 60,410.00	\$ 26,000.00	\$ 21,000.00	\$ 65,410.00	-
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We extended the season by six days total and added 36 night swims but had a total of 3,696 less swimmers than last year. We made estimated around \$2,362.50 more in concession sales, but spent \$7,312.35 on the cost of those items. We actually came out \$1,587.85 over last year.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood & Development Services Director
DATE: October 17, 2017
RE: September 2017 Building Report

ISSUE:

Presentation of the September 2017 Building Report from Neighborhood & Development Services.

BACKGROUND:

Attached is the September 2017 Building Report from Neighborhood & Development Services.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Building Report September 2017	10/11/2017	Backup Material

Neighborhood & Development Services

Building Report

September 2017



FINNEY COUNTY

2017 MONTHLY BUILDING REPORT

2017 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (two or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	Total Fee, Permits & Valuation	Total Number of Inspections
JAN	FEE		413.00		1,085.00	3,377.00		2,122.00		6,997.00	61
	PERMITS		1	-	17	9	-	1	-	28	
	VALUATION		66,560		111,265	419,350		365,000		962,175	
FEB	FEE	1,159.00	413.00	-	809.00	-	-	5,801.00	-	8,182.00	69
	PERMITS	1	1	-	13	-	-	4	-	19	
	VALUATION	184,846	66,560	-	37,550	-	-	1,298,875	-	1,587,831	
MAR	FEE	1,416.00		-	1,946.00		1,724.00	4,163.00	-	9,249.00	93
	PERMITS	1		-	26		2	5	-	34	
	VALUATION	329,900		-	149,487		368,000	911,204	-	1,758,591	
APR	FEE		226.00	-	3,801.00	-	-	289.00	0.00	4,316.00	64
	PERMITS		1	-	28	-	-	8	1	38	
	VALUATION		45,000	-	382,562			16,100	10,000	453,662	
MAY	FEE			-	1,704.00	21,829.00	-	438.00	-	23,971.00	81
	PERMITS			-	23	1	-	6	-	30	
	VALUATION			-	126,927	9,750,000	-	57,529	-	9,934,456	
JUN	FEE	1,238.00	623.00	-	2,465.00	975.00	4,604.00	1,053.00	-	10,958.00	95
	PERMITS	1	2.00	-	28	1.00	2.00	14	-	48	
	VALUATION	225,000	117,560.00	-	236,437	200,000.00	985,818.00	66,579	-	1,831,394	
JUL	FEE	2,897.00	959.00	-	2,650.00	-	-	15,030.00	-	21,536.00	87
	PERMITS	2	2	-	29	-	-	12	-	45	
	VALUATION	679,000	161,920	-	590,199	-	-	4,551,138	-	5,982,257	
AUG	FEE	1,163.00	226.00	-	2,373.00	-	518.00	3,732.00	-	8,012.00	137
	PERMITS	1	1	-	25	-	2.00	15	-	44	
	VALUATION	294,000	35,161	-	185,225	-	67,000.00	297,634	-	879,020	
SEP	FEE	2,062.00			4,694.00			5,887.00		12,643.00	133
	PERMITS	2			27			7		36	
	VALUATION	393,420			574,295			1,248,008		2,215,723	
OCT	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
NOV	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
DEC	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
2017 TOTAL PERMITS		8	8	0	216	11	6	72	1	105,864.00	820
										322	
										25,605,109	

Council District	Permit Type	Address	Amount	Value	Purpose	Structure	Project Description
Finney County	BUILDING PERMIT	3850 MANSFIELD	\$ 4,160.00	\$ 1,000,000.00	Building	Commercial/Industrial Remodel	ENTRANCE TO OFFICE AND TRUCK TERMINAL FACILITY CONDITION 1 - BRIDGE TO BE INSPECTED BY THIRD PARTY CONDITION 2 - FINAL BUILDING PERMIT TO BE APPROVED
Finney County	DEMO PERMIT	3180 EIGHTH	\$ 30.00	\$ 1,500.00	Demo	Residential Remodel	DEMOLITION OF GARAGE DAMAGED BY FIRE AND TWO SHEDS
Finney County	BUILDING PERMIT	3810 North IBP Road	\$ 131.00	\$ 14,600.00	Building	Residential Remodel	REMOVE & REPLACE SHINGLE ROOF
Finney County	PLUMBING	4435 East NANCY Avenue	\$ 42.00	\$ 750.00	Plumbing	Residential Remodel	REPLACE 40 GALLON NG WATER HEATER
Finney County	BUILDING PERMIT	795 MIDSTATES Drive	\$ 1,040.00	\$ 200,000.00	Building	Commercial/Industrial Remodel	STORAGE BUILDING (QSI BUILDING)
Finney County	BUILDING PERMIT	6830 JOSS Road	\$ 55.00	\$ 500.00	Building	Residential Remodel	NEW FENCE 5 FT
Finney County	BUILDING PERMIT	200 HILLSIDE Avenue	\$ 95.00	\$ 4,000.00	Building	Residential Remodel	WHEELCHAIR ACCESS INTO HOUSE.
Finney County	ELECTRICAL	3070 RANGE Trail	\$ 42.00	\$ 1,500.00	Electrical	Residential Remodel	ELECTRICAL SERVICE FOR BARN
Finney County	BUILDING PERMIT	1303 South TRAILS END	\$ 157.00	\$ 23,920.00	Building	Residential Remodel	BUILD A GARAGE
Finney County	MECHANICAL	3465 HIGHLAND Drive	\$ 69.00	\$ 5,000.00	Mechanical	Residential Remodel	CHANGE OUT 3 TON A/C & 75K 92% FURNACE
Finney County	SIGN PERMIT	2203 North HUMPHREY Road	\$ 150.00	\$ 3,000.00	Ground Sign	Commercial/Industrial Remodel	NEW SIGN (HEFTY SEED)
Finney County	PLUMBING	3070 RANGE TRAIL Road	\$ 42.00	\$ 900.00	Plumbing	Residential Remodel	RUN WATER FROM WELL TO HOUSE BARN, INSTALL 3 BURY HYDRANTS
Finney County	PLUMBING	4025 East SEVEN MILE Road	\$ 42.00	\$ 850.00	Plumbing	Residential Remodel	50 GALLON WATER HEATER
Finney County	BUILDING PERMIT	4365 North JENNIE BARKER Road	\$ 156.00	\$ 12,708.00	Building	Commercial/Industrial Remodel	REMOVE AND REPLACE ROOF
Finney County	PLUMBING	1265 SOLAR AVE	\$ 246.00	\$ 30,000.00	Plumbing	Commercial/Industrial Remodel	NORTHWEST DEVELOPMENT CO. --SANITATION SEWER LIFT STATION - REPLACE PUMP, SLIDE AND DISCHARGE PIPE SYSTEM
Finney County	PLUMBING	2075 ST. JOHN	\$ 45.00	\$ 800.00	Plumbing	Commercial/Industrial Remodel	INSTALLATION OF NEW 30 GALLON ELECTRIC WATER HEATER
Finney County	BUILDING PERMIT	1988 CHMELKA Road	\$ 82.00	\$ 5,619.10	Building	Residential Remodel	RE-ROOF
Finney County	BUILDING PERMIT	102 STRATFORD Drive	\$ 131.00	\$ 15,847.00	Building	Residential Remodel	REMOVE EXISTING ROOF MATERIAL AND INSTALL LAMINATE SHINGLES
Finney County	BUILDING PERMIT	2203 North HUMPHREY Road	\$ 90.00	\$ 1,500.00	Building	Commercial/Industrial Remodel	NEW FENCE
Finney County	BUILDING PERMIT	4805 LEONARD Circle	\$ 144.00	\$ 20,000.00	Building	Residential Remodel	GARAGE CONSTRUCTION
Finney County	BUILDING PERMIT	1580 North JENNIE BARKER Road	\$ 97.00	\$ 600.00	Building	Residential Remodel	BUILD A PERGOLA
Finney County	BUILDING PERMIT	1450 NORTH SHORE Circle	\$ 939.00	\$ 170,000.00	Building	SF Residential Includes Modular	NEW SINGLE FAMILY HOME
Finney County	BUILDING PERMIT	106 DRURY Lane	\$ 55.00	\$ 500.00	Building	Residential Remodel	NEW 4FT FENCE
Finney County	ELECTRICAL	4125 DAMON Road	\$ 42.00	\$ 2,000.00	Electrical	Residential Remodel	PLACING LIGHTS ON THE BARN, AND FOUR LIGHTS AROUND THE CORRAL
Finney County	BUILDING PERMIT	106 DRURY Lane	\$ 82.00	\$ 3,500.00	Building	Residential Remodel	POUR A CONCRETE SLAB AND RESHEET ROCK ON WALL 14X8
Finney County	MECHANICAL	3095 MASON Court	\$ 85.00	\$ 3,345.00	Mechanical	Residential Remodel	REPLACE AIR CONDITIONER #439414
Finney County	GAS	1602 GRANDVIEW EAST Drive	\$ 42.00	\$ 1,000.00	Gas Permit	Residential Remodel	INSTALL GAS LINE FOR OUTDOOR FIREPLACE
Finney County	BUILDING PERMIT	2525 West MAPLE	\$ 71.00	\$ 700.00	Building	Residential Remodel	BUILD A CHICKEN HOUSE
Finney County	BUILDING PERMIT	5845 KOEHN Avenue	\$ 1,122.60	\$ 223,420.00	Building	SF Residential Includes Modular	NEW SINGLE FAMILY HOME
Finney County	PLUMBING	106 STRATFORD Drive	\$ 42.00	\$ 900.00	Plumbing	Residential Remodel	50 GALLON NG W/H REPLACEMENT
Finney County	BUILDING PERMIT	4095 BELGIAN Court	\$ 144.00	\$ 14,050.00	Building	Residential Remodel	BUILD A LIVESTOCK BARN
Finney County	BUILDING PERMIT	6909 LYLE #2 Road	\$ 82.00	\$ 4,900.00	Building	Residential Remodel	RE ROOF
Finney County	BUILDING PERMIT	1085 TOWNS Road	\$ 131.00	\$ 9,386.54	Building	Residential Remodel	REROOF
Finney County	BUILDING PERMIT	11465 YUCCA Drive	\$ 981.00	\$ 190,000.00	Building	Residential Remodel	NEW CONSTRUCTION - RESIDENTIAL
Finney County	BUILDING PERMIT	13025 East WIEBE Road	\$ 1,696.30	\$ 243,000.00	Building	Residential Remodel	NEW RESIDENTIAL CONSTRUCTION
Finney County	BUILDING PERMIT	4538 West JONES Avenue	\$ 82.00	\$ 5,427.00	Building	Residential Remodel	ADD A CONCRETE FLOOR INSIDE BARN

GARDEN CITY

2017 MONTHLY BUILDING REPORT

2017 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (two or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	Total Fee, Permits & Valuation	Total Number of Inspections
JAN	FEE	1,416.00		-	2,378.00		1,050.00	2,541.00	162.00	7,547.00	324
	PERMITS	1		-	51		1	24	2	79	
	VALUATION	208,000		-	175,036		220,000	370,967	8,100	982,103	
FEB	FEE	2,324.00		-	2,966.00	-	-	4,460.00	534.00	10,284.00	243
	PERMITS	3			64			22	2	91	
	VALUATION	363,500		-	186,371	-	-	647,109	73,740	1,270,720	
MAR	FEE	2,824.00	1,894.00	-	4,159.00		1,311.00	6,734.00	772.00	17,694.00	329
	PERMITS	2	5	-	83		1	40	3	134	
	VALUATION	751,200	293,696	-	423,894		298,500	1,270,334	120,000	3,157,624	
APR	FEE		505.00	1,370.00	4,388.00	-	-	2,216.00	62.00	8,541.00	330
	PERMITS		3	2	91	-	-	26	1	123	
	VALUATION		78,300	290,000	407,560	-	-	355,465	5,500	1,136,825	
MAY	FEE	535.00	105.00	2,305.00	6,663.00	-	-	2,611.00	442.00	12,661.00	281
	PERMITS	1	1	4	147	-	-	37	5	195	
	VALUATION	100,000	25,000	460,000	609,021	-	-	274,536	57,400	1,525,957	
JUN	FEE	2,086.00	200.00	-	5,620.00	-	-	11,263.00	357.00	19,526.00	375
	PERMITS	3	1.00	-	114	-	-	36	4.00	158	
	VALUATION	442,900	29,500.00	-	450,314	-	-	2,414,719	18,400.00	3,355,833	
JUL	FEE	1,632.00		-	3,849.00	-	-	7,696.00	286.00	13,463.00	231
	PERMITS	2		-	91	-	-	26	4	123	
	VALUATION	367,000		-	250,621	-	-	1,521,931	20,541	2,160,093	
AUG	FEE	1,067.00		-	4,794.00	5,825.00	-	2,970.00	955.00	15,611.00	268
	PERMITS	1		-	86	3	-	36	5	131	
	VALUATION	277,000		-	408,311	1,308,000	-	345,976	105,400	2,444,687	
SEP	FEE	2,208.00	1,532.00	-	3,814.00		-	3,679.00	75.00	11,308.00	278
	PERMITS	3	4	-	67		-	22	2	98	
	VALUATION	480,000	287,600	-	275,101		-	378,434	3,500	1,424,635	
OCT	FEE			-		-	-		-	0.00	
	PERMITS			-		-	-		-	0	
	VALUATION			-		-	-		-	0	
NOV	FEE			-		-	-		-	0.00	
	PERMITS			-		-	-		-	0	
	VALUATION			-		-	-		-	0	
DEC	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
2017 TOTAL PERMITS		16	14	6	794	3	2	269	28	116,635.00	2659
										1132	
										17,458,477	

Council District	Permit Type	Address	Amount	Value	Purpose	Structure	Project Description
Garden City	BUILDING PERMIT	1015 North FOURTH Street	\$ 105.00	\$ 25,000.00	Building	Residential Remodel	INSTALL SIDING & WRAP OR COVER FASCIA/SOFFIT/BRICK LEDGE.
Garden City	UTILITY	1116 MILDRED	\$ -	\$ -	Electrical	Commercial/Industrial Remodel	INSTALL NEW UTILITY POLE
Garden City	BUILDING PERMIT	1907 North EIGHTH Street	\$ 29.00	\$ 1,000.00	Building	Residential Remodel	ADD CONCRETE TO EXTEND DRIVEWAY
Garden City	SIGN PERMIT	1106 North MAIN Street	\$ 75.00	\$ 3,500.00	Monument Sign	Misc	NEW SIGN FOR FIRST UNITED MEHTODIST CHURCH
Garden City	PLUMBING	302 MAIN	\$ 32.00	\$ 500.00	Plumbing	Commercial/Industrial Remodel	RUN GAS LINE TO NEW FURNACE PRESSURE CHECK
Garden City	UTILITY	411 FOURTH Street	\$ 50.00	\$ 3,500.00	Plumbing	Residential Remodel	WATER METER DEPOSIT FOR A RESIDENTIAL PROPERTY
Garden City	BUILDING PERMIT	2012 ANTLER RIDGE Drive	\$ 112.00	\$ 5,200.00	Building	Residential Remodel	REPLACE HOT WATER HEATER
Garden City	PLUMBING	2880 FARMLAND Road	\$ 42.00	\$ 1,407.00	Plumbing	Residential Remodel	REPLACE WATER HEATER
Garden City	BUILDING PERMIT	411 FOURTH	\$ 29.00	\$ 1,500.00	Building	Residential Remodel	3 FOOT AND 6 FOOT WOOD FENCE - PLEASE LOCATE PROPERTY PINS AND CALL FOR STAKEOUT AND FINAL INSPECTION
Garden City	BUILDING PERMIT	608 CAMPBELL	\$ 105.00	\$ 8,183.06	Building	Residential Remodel	INSTALL WINDOWS
Garden City	BUILDING PERMIT	1525 HARVEST Lane	\$ 56.00	\$ 4,814.00	Building	Residential Remodel	INSTALL WINDOWS
Garden City	BUILDING PERMIT	1605 GLENELLEN Drive	\$ 210.00	\$ 8,140.88	Building	Residential Remodel	REROOF
Garden City	BUILDING PERMIT	2408 DEE Avenue	\$ 29.00	\$ 950.00	Building	Residential Remodel	SIDEWALK
Garden City	ELECTRICAL	2315 TONIO Avenue	\$ 29.00	\$ 350.00	Electrical	Residential Remodel	REPLACE BURNED 100 AMP METER SOCKET
Garden City	ELECTRICAL	1003 North SEVENTH Street	\$ 29.00	\$ 400.00	Electrical	Residential Remodel	UPGRADE SERVICE TO 200 AMP FROM 100 AMP
Garden City	MECHANICAL	1622 PIONEER Road	\$ 29.00	\$ 3,000.00	Mechanical	Residential Remodel	CHANGE OUT 84K 92% FURNACE
Garden City	MECHANICAL	2403 CRESTWAY Drive	\$ 29.00	\$ 2,500.00	Mechanical	Residential Remodel	CHANGE OUT 75K 80% FURNACE
Garden City	BUILDING PERMIT	413 MARY	\$ 29.00	\$ 3,000.00	Building	Residential Remodel	REROOF
Garden City	BUILDING PERMIT	602 SANTA FE	\$ 29.00	\$ 29.00	Building	Residential Remodel	TEAR OFF AND RE SHINGLE
Garden City	BUILDING PERMIT	1615 ELEVENTH	\$ 56.00	\$ 4,377.00	Building	Residential Remodel	STORAGE SHED - NEEDS TO BE 10' AWAY FROM MAIN STRUCTURE
Garden City	BUILDING PERMIT	1812 CRESTWAY Drive	\$ 56.00	\$ 5,000.00	Building	Residential Remodel	CONCRETE - SIDEWALK - ENTRYWAY STEPS
Garden City	BUILDING PERMIT	1203 KINGSBURY	\$ 29.00	\$ 300.00	Building	Residential Remodel	REPLACING CRACKED FRONT STEPS
Garden City	UTILITY	2111 LABRADOR Boulevard	\$ 466.30	\$ 3,500.00	Electrical	Commercial/Industrial Remodel	ELECTRIC DEPOSIT FOR HAWKEYE DEVELOPMENT
Garden City	DEMO PERMIT	207 FOURTH	\$ -	\$ -	Demo	Residential Remodel	DEMOLISH HOUSE
Garden City	BUILDING PERMIT	4005 East HWY 50	\$ 130.00	\$ 17,000.00	Building	Commercial/Industrial Remodel	CONCRETE, ELECTRIC TO PUMPS AND CABINETS.
Garden City	BUILDING PERMIT	1222 BELMONT Place	\$ 105.00	\$ 24,000.00	Building	Residential Remodel	REMOVE AND REPLACE TPO
Garden City	BUILDING PERMIT	212 East HAMLIN Street	\$ 56.00	\$ 3,902.00	Building	Residential Remodel	REMOVE & REPLACE ROOF
Garden City	SIGN PERMIT	305 East KANSAS Avenue	\$ 35.00	\$ 3,000.00	Temporary Sign	Commercial/Industrial Remodel	TEMPORARY SIGN (LA ESTRELLA) PORTABLE OUTDOOR ROLL SIGN
Garden City	BUILDING PERMIT	608 BANCROFT	\$ 29.00	\$ 1,200.00	Building	Residential Remodel	CONCRETE SLAB
Garden City	ELECTRICAL	308 CAMPBELL	\$ 29.00	\$ 850.00	Electrical	Residential Remodel	SERVICE TO NEW GARAGE
Garden City	BUILDING PERMIT	804 MEADOWVIEW Drive	\$ 112.00	\$ 4,585.00	Building	Residential Remodel	TEAR OFF AND REROOF
Garden City	BUILDING PERMIT	1508 North EIGHTH Street	\$ 29.00	\$ 1,500.00	Building	Residential Remodel	FENCE REPLACEMENT
Garden City	BUILDING PERMIT	1517 East JOHNSON Street	\$ 105.00	\$ 7,000.00	Building	Residential Remodel	REMODEL, EGRESS WINDOW, CONCRETE PATIO, REMODEL BASEMENT, BATHROOMS, FURNACE. PERMIT ONLY FOR UPSTAIRS AND DEMO
Garden City	BUILDING PERMIT	608 BANCROFT	\$ 58.00	\$ 3,000.00	Building	Residential Remodel	SIDING
Garden City	SIGN PERMIT	312 East FINNUP DR	\$ -	\$ -	Temporary Sign	Commercial/Industrial Remodel	VINYL SIGN
Garden City	PLUMBING	1713 East LAUREL SUITE #33 St	\$ 29.00	\$ 1,500.00	Plumbing	Residential Remodel	REPLACE HOT WATER HEATER
Garden City	PLUMBING	1135 COLLEGE, SUITE J	\$ 64.00	\$ 150.00	Plumbing	Commercial/Industrial Remodel	SINK DRAIN CONNECTION, REPAIR AND PROPER FLOOR DRAIN GRATE COVER
Garden City	PLUMBING	2900 CAMPUS Drive	\$ 925.00	\$ 75,000.00	Plumbing	Commercial/Industrial Remodel	3" MAIN LINE (PUL) TO 1" LATTERALS (PUL) FOR IRRIGATION. 2" TO 1" ELECTRIC VALVES
Garden City	GAS	411 FOURTH	\$ 29.00	\$ 1,500.00	Gas Permit	Residential Remodel	GAS PRESSURE TEST - WATER MAIN
Garden City	PLUMBING	140 HARVEST	\$ -	\$ 3,750.00	Plumbing	Residential Remodel	DRIP SYSTEM ON PLANTS. HAS EXISTING PUB
Garden City	BUILDING PERMIT	2616 CARRIAGE Lane	\$ 105.00	\$ 8,500.00	Building	Residential Remodel	REPLACE WINDOWS & SIDING
Garden City	BUILDING PERMIT	802 PATS Drive	\$ 112.00	\$ 4,000.00	Building	Residential Remodel	NEW DRIVEWAY AND THE APPROACH
Garden City	BUILDING PERMIT	2210 NINTH	\$ 29.00	\$ 1,000.00	Building	Residential Remodel	ADD A 5X48 SIDEWALK TO BACK SIDE OF HOUSE
Garden City	BUILDING PERMIT	711 EVANS	\$ 29.00	\$ 200.00	Building	Residential Remodel	FENCE REPLACEMENT
Garden City	SIGN PERMIT	907 North TENTH Street	\$ 75.00	\$ 3,000.00	Pole Sign	Commercial/Industrial Remodel	NEW SIGN (FINNEY COUNTY SENIOR CENTER)
Garden City	BUILDING PERMIT	2301 North THIRD Street	\$ 112.00	\$ 4,500.00	Building	Residential Remodel	FENCE REPLACEMENT
Garden City	BUILDING PERMIT	950 JENNIE BARKER #81 Road	\$ 29.00	\$ 1,000.00	Building	Residential Remodel	BUILD A DECK W/COVER 11X12
Garden City	BUILDING PERMIT	811 East WALNUT Street	\$ 210.00	\$ 7,000.00	Building	Residential Remodel	SIDING
Garden City	BUILDING PERMIT	2303 East FAIR Street	\$ 29.00	\$ 600.00	Building	Residential Remodel	CONCRETE PAD/ BUILD A PERGOLA
Garden City	BUILDING PERMIT	1001 SMOKEY HILL Street	\$ 668.00	\$ 140,000.00	Building	SF Residential Includes Modular	NEW SINGLE FAMILY HOME
Garden City	BUILDING PERMIT	2260 IDLEWILD Way	\$ 753.00	\$ 165,000.00	Building	SF Residential Includes Modular	NEW SINGLE FAMILY HOME
Garden City	BUILDING PERMIT	1111 West MARY Street	\$ 32.00	\$ 2,200.00	Building	Commercial/Industrial Remodel	COVER A PARKING LOT HOLE WITH CONCRETE
Garden City	GAS	904 North MAIN Street	\$ 29.00	\$ 2,046.00	Gas Permit	Residential Remodel	INSTALL GAS LOG SET #439203
Garden City	UTILITY	2260 IDLEWILD Way	\$ 466.30	\$ 3,500.00	Electrical	Residential Remodel	NEW SINGLE FAMILY HOME ELECTRIC DEPOSIT & FEES
Garden City	UTILITY	2260 IDLEWILD Way	\$ 50.00	\$ 3,500.00	Plumbing	Residential Remodel	NEW SINGLE FAMILY HOME WATER DEPOSIT
Garden City	UTILITY	1001 SMOKEY HILL Street	\$ 466.30	\$ 3,500.00	Electrical	Residential Remodel	NEW SINGLE FAMILY HOME ELECTRIC DEPOSIT & FEES
Garden City	UTILITY	1001 SMOKEY HILL Street	\$ 50.00	\$ 3,500.00	Plumbing	Residential Remodel	NEW SINGLE FAMILY HOME WATER DEPOSIT
Garden City	BUILDING PERMIT	407 West CHESTNUT Street	\$ 29.00	\$ 1,000.00	Building	Residential Remodel	STAIR RAIL AND CHANGE OUT PILLARS IN FRONT OF THE HOUSE
Garden City	SIGN PERMIT	1205 A Street	\$ -	\$ -	Roof Sign	Misc	TEMPORARY (DURING THE SCHOOL YEAR) "LEARNERS TO LEADERS SIGN"
Garden City	BUILDING PERMIT	801 DAVIS Street	\$ 105.00	\$ 11,050.00	Building	Residential Remodel	REMOVE AND REPLACE SIDING
Garden City	BUILDING PERMIT	1503 JAN	\$ 58.00	\$ 2,000.00	Building	Residential Remodel	10X8 STORAGE SHED
Garden City	BUILDING PERMIT	1003 North FIFTH	\$ 105.00	\$ 6,320.00	Building	Residential Remodel	TEAR OFF AND REPLACE ROOF
Garden City	BUILDING PERMIT	2502 East SPRUCE Street	\$ 130.00	\$ 25,000.00	Building	Commercial/Industrial Remodel	REPLACING (3) ANTENNAS AND (3) RRU's ON EXISTING CELL TOWER
Garden City	BUILDING PERMIT	714 SARAH Place	\$ 56.00	\$ 4,500.00	Building	Residential Remodel	TEAR OFF AND REPLACE COMPOSITE SHINGLES
Garden City	BUILDING PERMIT	1102 KINGSBURY Road	\$ 29.00	\$ 1,000.00	Building	Residential Remodel	REPAIRS TO DECK
Garden City	BUILDING PERMIT	950 North JENNIE BARKER #33	\$ 586.40	\$ 116,000.00	Building	SF Manufactured (HUD Standards)	SET, ANCHOR, AND HOOK ALL UTILITIES (DRIVEWAY SIDEWALK AND PATIO) VOID PER SANDRA WITH PRAIRIE WIND
Garden City	BUILDING PERMIT	950 North JENNIE BARKER #27	\$ 545.60	\$ 104,000.00	Building	SF Manufactured (HUD Standards)	SET, ANCHOR, AND HOOK ALL UTILITIES (DRIVEWAY, SIDEWALK AND PATIO)
Garden City	BUILDING PERMIT	801 CAMPUS Drive	\$ 130.00	\$ 24,500.00	Building	Commercial/Industrial Remodel	REPAIR STRUCTURAL STEEL ON DORMS ENTRIES A,B,C
Garden City	SIGN PERMIT	1221 LAREU Road	\$ 375.00	\$ 3,500.00	Wall Sign	Commercial/Industrial Remodel	NEW SIGN (LEWIS TOYOTA OF GARDEN CITY)
Garden City	GAS	605 WALNUT	\$ 62.00	\$ 5,200.00	Gas Permit	Commercial/Industrial Remodel	GAS PRESSURE TEST
Garden City	BUILDING PERMIT	2822 CLIFF Place	\$ 56.00	\$ 4,500.00	Building	Residential Remodel	INSTALL 2 REPLACEMENT WINDOWS AND 1 STORM DOOR
Garden City	BUILDING PERMIT	307 North FIRST Street	\$ 29.00	\$ 2,489.00	Building	Residential Remodel	WOOD SHED/ ON EXISTING CONCRETE SLAB
Garden City	BUILDING PERMIT	1006 LONG Boulevard	\$ 29.00	\$ 2,900.00	Building	Residential Remodel	NEW FENCE & FENCE REPAIR
Garden City	MECHANICAL	1827 KOSTER	\$ 56.00	\$ 4,800.00	Mechanical	Residential Remodel	CHANGE OUT 3 TON A/C & 75K 80% FURNACE
Garden City	DEMO PERMIT	104 THIRD	\$ 30.00	\$ 500.00	Demo	Commercial/Industrial Remodel	DEMO BUILDINGS
Garden City	UTILITY	1601 East MARY SUITE 5 Street	\$ 466.30	\$ 3,500.00	Electrical	Commercial/Industrial Remodel	INTERIOR REMODELING- ELECTRIC DEPOSIT & FEE
Garden City	UTILITY	1601 East MARY SUITE 5 Street	\$ 50.00	\$ 3,500.00	Plumbing	Commercial/Industrial Remodel	FINISHING THE INTERIOR: WATER DEPOSIT
Garden City	SIGN PERMIT	3102 East KANSAS Avenue	\$ 75.00	\$ 3,000.00	Monument Sign	Commercial/Industrial Remodel	SIGN PERMIT (BRAD PISTOTNIK LAW)(MONUMENT SIGN ONLY)
Garden City	BUILDING PERMIT	2503 LEE Avenue	\$ 105.00	\$ 8,000.00	Building	Residential Remodel	ADD STUCCO SIDING AROUND HOME AND REPLACE WINDOWS
Garden City	BUILDING PERMIT	308 SECOND	\$ 58.00	\$ 3,000.00	Building	Residential Remodel	REMOVE AND REPLACE CONCRETE SLAB 20 X 15
Garden City	BUILDING PERMIT	1601 East MARY SUITE #5 Street	\$ 220.00	\$ 50,000.00	Building	Commercial/Industrial Remodel	BUILD OUT SUITE #5
Garden City	BUILDING PERMIT	2007 North TENTH	\$ 29.00	\$ 800.00	Building	Residential Remodel	BUILD A PATIO LOCATED ON THE BACKYARD
Garden City	PLUMBING	302 East OLIVE Street	\$ 56.00	\$ 4,200.00	Plumbing	Residential Remodel	REPLACE SEWER LINE FROM HOME TO CITY MAIN
Garden City	PLUMBING	617 JC Street	\$ 29.00	\$ 2,500.00	Plumbing	Residential Remodel	REPLACE HOT WATER HEATER
Garden City	BUILDING PERMIT	304 North NINTH Street	\$ 787.00	\$ 150,000.00	Building	Commercial/Industrial Remodel	REMODELING HVAC UPGRADES
Garden City	PLUMBING	1616 CONARD Avenue	\$ 29.00	\$ 2,000.00	Plumbing	Residential Remodel	INSTALL PIPE IN FLOOR AND WALLS FOR BASEMENT BATHROOM
Garden City	PLUMBING	2208 KANSAS Avenue	\$ 260.00	\$ 7,200.00	Plumbing	Commercial/Industrial Remodel	INSTALL 100 GALLON NG WATER HEATER COMMERCIAL - KFC
Garden City	UTILITY	1030 SMOKEY HILL	\$ 50.00	\$ 3,500.00	Plumbing	Residential Remodel	NEW SINGLE FAMILY RESIDENTIAL WATER DEPOSIT
Garden City	UTILITY	1030 SMOKEY HILL	\$ 466.30	\$ 3,500.00	Electrical	Residential Remodel	NEW SINGLE FAMILY HOME-ELECTRICAL DEPOSIT & FEES

Council District	Permit Type	Address	Amount	Value	Purpose	Structure	Project Description
Garden City	UTILITY	300 BLK ALBERT Street	\$ -	\$ -	Plumbing	Commercial/Industrial Remodel	INSTALL NEW WATER MAIN
Garden City	UTILITY	200 BLK South FIRST Street	\$ -	\$ -	Plumbing	Commercial/Industrial Remodel	INSTALL NEW WATER MAIN
Garden City	BUILDING PERMIT	2808 KRIS Place	\$ 105.00	\$ 23,000.00	Building	Residential Remodel	NEW GARAGE - MUST BE 10' FROM MAIN STRUCTURE. MUST BE 4' FROM PROPERTY LINE. MUST BE LAID ON CONCRETE SLAB.
Garden City	BUILDING PERMIT	1512 PATS Drive	\$ 105.00	\$ 9,000.00	Building	Residential Remodel	POUR CONCRETE PAD FOR SHED - CALL DIG SAFE 811
Garden City	BUILDING PERMIT	2203 COMMANCHE Drive	\$ 29.00	\$ 2,100.00	Building	Residential Remodel	- MAKE SURE NO GAS UNDER SLAB
Garden City	BUILDING PERMIT	1209 OLD MANOR Road	\$ 29.00	\$ 2,000.00	Building	Residential Remodel	CONCRETE PAD AND REPLACE 6' CEDAR FENCE
Garden City	BUILDING PERMIT	1712 East LAUREL Street	\$ 29.00	\$ 2,000.00	Building	Residential Remodel	FENCE REPLACEMENT
Garden City	BUILDING PERMIT	1703 OLD MANOR Road	\$ 112.00	\$ 5,558.11	Building	Residential Remodel	CONCRETE WORK
Garden City	BUILDING PERMIT	1030 SMOKEY HILL	\$ 787.00	\$ 175,000.00	Building	Residential Remodel	REROOF
Garden City	BUILDING PERMIT	950 North JENNIE BARKER #174	\$ 200.00	\$ 33,800.00	Building	SF Residential Includes Modular	NEW SINGLE FAMILY HOME
Garden City	BUILDING PERMIT	950 North JENNIE BARKER #189	\$ 200.00	\$ 33,800.00	Building	SF Manufactured (HUD Standards)	SET ANCHOR & HOOK ALL UTILITIES (DRIVEWAY, SIDEWALK AND PATIO)
Garden City	BUILDING PERMIT	1606 North MAIN	\$ 29.00	\$ 500.00	Building	SF Manufactured (HUD Standards)	SET, ANCHOR & HOOK ALL UTILITIES (DRIVEWAY, SIDEWALK & PATIO)
Garden City	GAS	402 CENTER	\$ 29.00	\$ 500.00	Gas Permit	Residential Remodel	GAS PRESSURE TEST
Garden City	BUILDING PERMIT	802 CENTER	\$ 105.00	\$ 7,500.00	Building	Residential Remodel	REROOF
Garden City	SIGN PERMIT	1415 MEL'S Drive	\$ 225.00	\$ 3,000.00	Wall Sign	Commercial/Industrial Remodel	NEW SIGN (BOY SCOUTS OF AMERICA)
Garden City	PLUMBING	304 NINTH	\$ 29.00	\$ 3,000.00	Plumbing	Residential Remodel	REPLACE HOT WATER HEATER
Garden City	PLUMBING	1703 West DIANE	\$ -	\$ 3,000.00	Plumbing	Commercial/Industrial Remodel	REPLACE HOT WATER HEATER
Garden City	PLUMBING	1308 East KANSAS AVE	\$ 29.00	\$ 850.00	Plumbing	Residential Remodel	INSTALL 50 GALLON NG WATER HEATER
Garden City	BUILDING PERMIT	104 West KANSAS	\$ 32.00	\$ 1,684.00	Building	Commercial/Industrial Remodel	ASPHALT REPAIRS & BOLLARD
Garden City	SIGN PERMIT	312 East FINNUP DR	\$ 25.00	\$ 500.00	Temporary Sign	Commercial/Industrial Remodel	TEMPORARY SIGN - VERIFY SITE TRIANGLE 25'
Garden City	SIGN PERMIT	1212 OLD MANOR Road	\$ 35.00	\$ 500.00	Temporary Sign	Commercial/Industrial Remodel	TEMPORARY BANNER
Garden City	ELECTRICAL	506 1/2 EUGENE Place	\$ 29.00	\$ 850.00	Electrical	Residential Remodel	REWORK ELECTRICAL SERVICE
Garden City	PLUMBING		\$ 29.00	\$ 900.00	Plumbing	Residential Remodel	CHANGE OUT MAIN WATER LINE

HOLCOMB

2017 MONTHLY BUILDING REPORT

2017 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (two or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	Total Fee, Permits & Valuation	Total Number of Inspections
JAN	FEE			-	241.00	-	-		-	241.00	15
	PERMITS			-	3	-	-		-	3	
	VALUATION			-	18,800	-	-		-	18,800	
FEB	FEE			1,157.00	392.00	-	-		-	1,549.00	39
	PERMITS			1,3	6	-	-		-	6	
	VALUATION			234,000	30,300	-	-		-	264,300	
MAR	FEE	-		-	343.00		-	32.00	-	375.00	22
	PERMITS	-		-	6		-	1	-	7	
	VALUATION	-		-	11,160		-	2,000	-	13,160	
APR	FEE	1,191.00	582.00	-	173.00	-	-		-	1,946.00	20
	PERMITS	1	1	-	2	-	-		-	4	
	VALUATION	243,740	106,704	-	8,200	-	-		-	358,644	
MAY	FEE	817.00		-	1,227.00	-	-	143.00	-	2,187.00	52
	PERMITS	1		-	13	-	-	1	-	15	
	VALUATION	133,140		-	109,851	-	-	19,000	-	261,991	
JUN	FEE		-	2,465.00	1,364.00	-	-		-	3,829.00	27
	PERMITS		-	2,6	19	-	-		-	19	
	VALUATION		-	552,000.00	105,877	-	-		-	657,877	
JUL	FEE		-	-	680.00	-	-	75.00	-	755.00	26
	PERMITS		-	-	11	-	-	1	-	12	
	VALUATION		-	-	35,984	-	-	4,300	-	40,284	
AUG	FEE			-	1,706.00	-	-		-	1,706.00	36
	PERMITS			-	17	-	-		-	17	
	VALUATION			-	120,212	-	-		-	120,212	
SEP	FEE				2,654.00					2,654.00	30
	PERMITS				22					22	
	VALUATION				226,663					226,663	
OCT	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
NOV	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
DEC	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
2017 TOTAL PERMITS		2	1	3,9	99	0	0	3	0	15,242.00	267
										105	
										1,961,931	

Council District	Permit Type	Address	Amount	Value	Purpose	Structure	Project Description
Holcomb	BUILDING PERMIT	105 VERNA Drive	\$ 265.00	\$ 38,400.00	Building	Residential Remodel	POURING CONCRETE & BUILDING A DETACHED GARAGE
Holcomb	BUILDING PERMIT	112 RYAN Avenue	\$ 131.00	\$ 12,274.00	Building	Residential Remodel	REMOVE EXISTING ROOF MATERIAL AND INSTALL LAMINATES
Holcomb	BUILDING PERMIT	4070 BIG LOWE	\$ 131.00	\$ 10,000.00	Building	Residential Remodel	TEAR OFF 1 LAYER OF SHINGLES INSTALL 30YR LAMINATE
Holcomb	MECHANICAL	210 REDFORD Drive	\$ 42.00	\$ 2,948.00	Mechanical	Residential Remodel	REPLACE AIR CONDITIONER #439093
Holcomb	MECHANICAL	304 TYLER Drive	\$ 42.00	\$ 2,900.00	Mechanical	Residential Remodel	CHANGE OUT 3 TON A/C
Holcomb	BUILDING PERMIT	202 JENNY Avenue	\$ 131.00	\$ 8,250.00	Building	Residential Remodel	REMOVE AND REPLACE ROOF
Holcomb	BUILDING PERMIT	302 SANTA FE Avenue	\$ 82.00	\$ 3,500.00	Building	Residential Remodel	REMOVE & REPLACE ROOF
Holcomb	BUILDING PERMIT	7610 LINDSAY Circle	\$ 82.00	\$ 5,672.00	Building	Residential Remodel	RE ROOF - REMOVE EXISTING ROOF MATERIAL AND INSTALL LAMINATE SHINGLES
Holcomb	BUILDING PERMIT	402 DAVID Avenue	\$ 82.00	\$ 4,700.00	Building	Residential Remodel	REMOVING AND REPLACING
Holcomb	BUILDING PERMIT	104 KRISTI Lane	\$ 265.00	\$ 43,000.00	Building	Residential Remodel	NEW GARAGE
Holcomb	PLUMBING	302 TYLER Drive	\$ 42.00	\$ 2,500.00	Plumbing	Residential Remodel	INSTALL SPRINKLER SYSTEM
Holcomb	BUILDING PERMIT	7645 LINDSAY Circle	\$ 131.00	\$ 8,011.75	Building	Residential Remodel	REMOVE AND REPLACE ROOF
Holcomb	BUILDING PERMIT	101 NUNN Drive	\$ 236.00	\$ 17,000.00	Building	Residential Remodel	REMOVE AND REPLACE ROOF
Holcomb	PLUMBING	100 VERNA #B Drive	\$ 42.00	\$ 750.00	Plumbing	Residential Remodel	40 GALLON NG WATER HEATER REPLACEMENT
Holcomb	BUILDING PERMIT	7210 LINDSAY Drive	\$ 82.00	\$ 6,000.00	Building	Residential Remodel	REMOVE AND REPLACE ROOF
Holcomb	BUILDING PERMIT	7520 LINDSAY Drive	\$ 131.00	\$ 8,084.15	Building	Residential Remodel	REROOF
Holcomb	BUILDING PERMIT	115 NUNN Drive	\$ 131.00	\$ 7,750.00	Building	Residential Remodel	REROOF
Holcomb	BUILDING PERMIT	7540 LINDSAY Drive	\$ 131.00	\$ 9,297.60	Building	Residential Remodel	REROOF
Holcomb	BUILDING PERMIT	901 ARKANSAS Avenue	\$ 131.00	\$ 11,504.00	Building	Residential Remodel	RE ROOF - TEAR OFF ONE LAYER OF EXISTING ROOF MATERIAL AND INSTALL LAMINATES
Holcomb	BUILDING PERMIT	106 NUNN Drive	\$ 131.00	\$ 7,700.00	Building	Residential Remodel	RE ROOF - REMOVE EXISTING ROOF MATERIAL AND INSTALL LAMINATES
Holcomb	BUILDING PERMIT	6909 LYLE #1 Road	\$ 82.00	\$ 4,900.00	Building	Residential Remodel	RE ROOF
Holcomb	BUILDING PERMIT	7380 LINDSAY Drive	\$ 131.00	\$ 11,521.68	Building	Residential Remodel	REMOVE & REPLACE ROOF



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood & Development Services Director
DATE: October 17, 2017
RE: September 2017 Code Compliance Report from Neighborhood & Development Services.

ISSUE:

Presentation of the September 2017 Code Compliance Report from Neighborhood & Development Services.

BACKGROUND:

Attached is the September 2017 Code Compliance Report from Neighborhood & Development Services.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

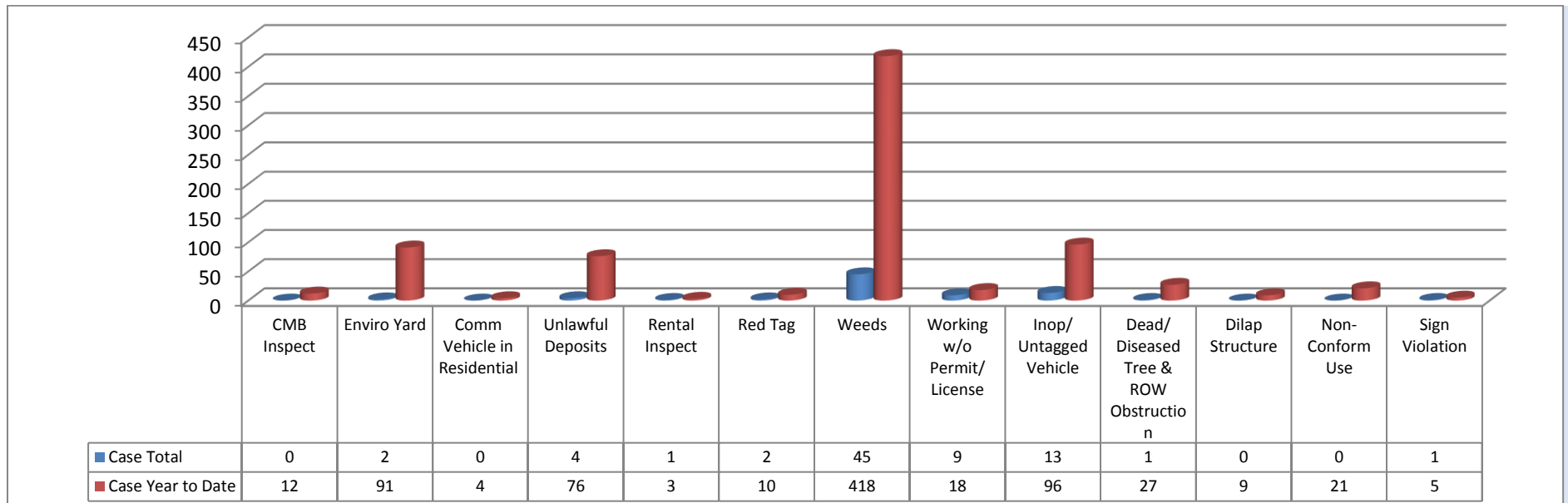
None.

ATTACHMENTS:

Description	Upload Date	Type
September 2017 Code Compliance Report	10/11/2017	Backup Material



SEPTEMBER 2017 CODE COMPLIANCE REPORT



Jurisdiction	File #	Address	Category	Description	Open Date	Close Date
Garden City	17-002566	903 Price	ROW Obstruction	ROW obstruction	09/01/2017	09/12/2017
Garden City	17-002569	1308 E. Kansas Ave	Work w/o Permit	WORK WITHOUT PERMIT - STOP WORK - REPAIRING PAYMENT NO CONTRACTOR LICENSE OR PERMIT	09/01/2017	

Jurisdiction	File #	Address	Category	Description	Open Date	Close Date
Garden City	17-002585	1501 Johnson	Unlawful Deposits	junk in alley	09/06/2017	09/12/2017
Garden City	17-002586	1509 Ninth	Vehicles	untagged vehicle	09/06/2017	09/29/2017
Garden City	17-002589	1703 Old Manor Rd	Work w/o Permit	WORK WITHOUT PERMIT/ NEW ROOF	09/06/2017	
Garden City	17-002602	631 Amy	Weeds	weeds	09/06/2017	09/18/2017
Garden City	17-002603	707 Amy	Weeds	weeds	09/06/2017	09/11/2017
Garden City	17-002604	801 Amy	Weeds	weeds	09/06/2017	
Garden City	17-002606	815 Amy	Weeds	weeds	09/06/2017	09/18/2017
Garden City	17-002607	909 Amy	Weeds	weeds	09/06/2017	09/21/2017
Garden City	17-002608	913 Amy	Weeds	weeds	09/06/2017	09/11/2017
Garden City	17-002609	945 Amy	Weeds	weeds	09/06/2017	09/18/2017
Garden City	17-002610	2512 Dee Ave	Rental Inspection	Rental Inspection - Landlord is Ruth Johnson - 1-800-559-4665 - complaints from tenant (Kathy Heines) she said the air conditioner does not work; there is a water leak under sink where the junction box is for stove, staircase not stable and other issues. Also said the ceiling in #4 is falling.	09/06/2017	
Garden City	17-002612	1703 Old Manor Rd	Work w/o Permit	STOP WORK ORDER - WORK WITHOUT PERMIT	09/06/2017	
Garden City	17-002633	2710 Rock	Weeds	weeds	09/08/2017	09/21/2017
Garden City	17-002634	1011 Main	Weeds	weeds	09/08/2017	09/22/2017

Jurisdiction	File #	Address	Category	Description	Open Date	Close Date
Garden City	17-002636	654 Wheatridge	Weeds	weeds	09/08/2017	09/21/2017
Garden City	17-002637	650 Wheatridge	Weeds	weeds	09/08/2017	09/21/2017
Garden City	17-002638	646 Wheatridge	Weeds	weeds	09/08/2017	09/21/2017
Garden City	17-002639	645 Wheatridge	Weeds	weeds	09/08/2017	
Garden City	17-002640	2415 Belmont	Weeds	weeds	09/08/2017	09/21/2017
Garden City	17-002641	625 Wheatridge	Weeds	weeds	09/08/2017	
Garden City	17-002646	811 Seventh	Vehicles	vehicle on unimproved surface	09/11/2017	09/20/2017
Garden City	17-002648	1503 Jan	Work w/o Permit	WORK WITHOUT PERMIT	09/11/2017	
Garden City	17-002659	203 Inge	Weeds	Weeds	09/11/2017	09/22/2017
Garden City	17-002660	2108 Fair	Weeds	Weeds	09/11/2017	09/22/2017
Garden City	17-002667	512 Fulton	Vehicles	parking on unimproved surface	09/12/2017	09/15/2017
Garden City	17-002684	401 Washington	Vehicles	vehicle parked on unimproved surface	09/14/2017	09/18/2017
Garden City	17-002685	801 Walnut	Weeds	weeds	09/14/2017	09/18/2017
Garden City	17-002687	1502 Spruce	Vehicles	vehicle on unimproved surface	09/14/2017	09/26/2017
Garden City	17-002688	812 Fulton	Weeds	weeds	09/14/2017	09/26/2017
Garden City	17-002690	2301 N. Third St	Work w/o Permit	BUILT A FENCE WITHOUT A PERMIT	09/14/2017	
Garden City	17-002691	2112 Apache	Vehicles	possible inoperable vehicle	09/14/2017	09/14/2017

Jurisdiction	File #	Address	Category	Description	Open Date	Close Date
Garden City	17-002702	811 E. Walnut	Work w/o Permit	WORK W/OUT PERMIT SIDING AROUND HOUSE	09/14/2017	09/14/2017
Garden City	17-002703	2412 Kansas	Weeds	weeds near retaining wall	09/14/2017	09/15/2017
Garden City	17-002705	803 Evans	Weeds	weeds	09/15/2017	09/15/2017
Garden City	17-002706	808 First	Weeds	weeds	09/15/2017	09/26/2017
Garden City	17-002707	817 Evans	Weeds	weeds	09/15/2017	09/26/2017
Garden City	17-002708	809 Evans	Weeds	weeds	09/15/2017	09/26/2017
Garden City	17-002709	610 Seventh	Weeds	Weeds	09/15/2017	09/26/2017
Garden City	17-002711	E. Schulman Ave	Weeds	weeds	09/15/2017	09/26/2017
Garden City	17-002712	2310 Kansas	Weeds	weeds	09/15/2017	09/26/2017
Garden City	17-002713	2502 Kansas	Weeds	weeds	09/15/2017	09/26/2017
Garden City	17-002717	910 Fulton	Vehicles	Vehicle parked on different property	09/15/2017	10/05/2017
Garden City	17-002718	1408 Fulton	Weeds	Weeds	09/15/2017	09/27/2017
Garden City	17-002737	1102 Pershing	Unlawful Deposits	tree limbs	09/19/2017	09/27/2017
Garden City	17-002738	2105 Eighth	Vehicles	untagged vehicle	09/19/2017	09/29/2017
Garden City	17-002746	1518 Hattie	Weeds	weeds	09/19/2017	09/29/2017
Garden City	17-002747	1602 Hattie	Weeds	weeds	09/19/2017	
Garden City	17-002748	1608 Hattie	Weeds	weeds	09/19/2017	09/29/2017

Jurisdiction	File #	Address	Category	Description	Open Date	Close Date
Garden City	17-002749	1610 Hattie	Weeds	weeds	09/19/2017	09/29/2017
Garden City	17-002750	1612 Hattie	Weeds	weeds	09/19/2017	09/29/2017
Garden City	17-002751	1615 Johnson	Environmental Yard	junk on property	09/20/2017	
Garden City	17-002761	608 Bancroft	Work w/o Permit	WORK WITHOUT PERMIT - SIDING	09/20/2017	
Garden City	17-002766	1606 Third	Weeds	Weeds	09/20/2017	10/03/2017
Garden City	17-002767	1223 Pinecrest Ave	Weeds	Weeds	09/20/2017	10/03/2017
Garden City	17-002768	801 Cedar	Unlawful Deposits	Tree limbs	09/20/2017	10/03/2017
Garden City	17-002769	1605 Eighth	Vehicles	Vehicles on unimproved surface	09/20/2017	10/03/2017
Garden City	17-002770	309 Campbell	Unlawful Deposits	Tree limbs	09/20/2017	09/28/2017
Garden City	17-002775	815 Amy	Work w/o Permit	STOP WORK ORDER - BUILDING FENCE WITHOUT PERMIT	09/21/2017	
Garden City	17-002777	4005/4101 East HWY 50	Work w/o Permit	WORK WITHOUT PERMIT - STOP WORK ORDER	09/21/2017	
Garden City	17-002782	512 Bancroft	Weeds	weeds	09/22/2017	10/04/2017
Garden City	17-002784	907 Inge	Weeds	Weeds	09/22/2017	10/04/2017
Garden City	17-002785	1501 Saint John	Weeds	Weeds/tree limbs	09/22/2017	10/04/2017
Garden City	17-002786	1507 Saint John	Weeds	Weeds	09/22/2017	10/04/2017
Garden City	17-002787	1009 Bancroft	Weeds	Weeds	09/22/2017	10/04/2017
Garden City	17-002788	1611 Vinzant	Vehicles	Inoperable vehicle	09/22/2017	10/04/2017

Jurisdiction	File #	Address	Category	Description	Open Date	Close Date
Garden City	17-002789	803 Safford	Environmental Yard	Appliance in front yard	09/22/2017	10/04/2017
Garden City	17-002790	1621 Fulton	Vehicles	Parking on grass	09/22/2017	10/04/2017
Garden City	17-002791	4005 Hwy 50	Sign	Sign	09/22/2017	
Garden City	17-002800	2315 Tonio APT A	Red Tag	RED TAG BURNT METER SOCKET	09/25/2017	
Garden City	17-002826	1103 Safford Ave	Red Tag	RED TAG - BRETT ELECTRIC DEPT - FIRE	09/28/2017	
Garden City	17-002827	2308 Tonio	Weeds	weeds	09/28/2017	
Garden City	17-002828	1219 Old Manor	Vehicles	inoperable vehicle	09/28/2017	09/28/2017
Garden City	17-002829	1207 Belmont Pl	Vehicles	parking on unimproved surface	09/28/2017	09/28/2017
Garden City	17-002830	2112 A	Weeds	weeds	09/28/2017	
Garden City	17-002831	2505 B	Weeds	weeds	09/28/2017	
Garden City	17-002832	2501 C	Weeds	weeds	09/28/2017	



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Service and Finance
DATE: October 17, 2017
RE: Monthly Financial Reports - September 2017

ISSUE:

Presentation of the Monthly Financial Report from Service and Finance.

BACKGROUND:

Attached is the Service and Finance Monthly Financial Report for September, 2017.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Monthly Financial Report - September 2017	10/10/2017	Backup Material



City of Garden City
Monthly Financial Report FY 2017
For the Nine Months Ended September 30, 2017
Unaudited--Intended for Management Purposes Only

The following is a summary of the City's financial results for the General Funds and Utility Funds. The subsequent pages provide some narrative, comparison cash balances, line item analysis, and graphic display of revenue trends for the City's General and Utility Funds. This report is intended to assist the City Commission and the City's Administrative team in managing the operational budget. This information is summarized from unaudited financial statements for the monthly period that ended September 30, 2017.

GENERAL FUND AT A GLANCE

Category		Revised 2017 Budget	2017 YTD Actual	2016 YTD Actual
Revenues		23,307,682	18,155,126	18,262,770
Expenditures		24,468,183	17,757,580	17,649,853
Revenues Over(Under)		(1,160,501)	397,545	612,917

UTILITY FUND REVENUES AT A GLANCE

Category		Revised 2017 Budget	2017 YTD Actual	2016 YTD Actual
Electric		31,607,219	23,391,639	23,479,055
Solid Waste		3,733,757	2,933,380	2,835,238
Drainage Utility		382,042	175,140	159,125
Water and Sewage		9,051,988	6,281,869	5,888,556
TOTAL		44,775,006	32,782,027	32,361,974

SELECTED GENERAL FUND REVENUES AT A GLANCE

Category		Revised 2017 Budget	2017 YTD Actual	2016 YTD Actual
City Sales Tax		6,300,000	4,874,338	4,905,312
County Sales Tax		3,800,000	2,898,193	2,853,920
Franchise Tax				
Gas Utility		410,000	375,674	341,605
Telephone		50,000	33,790	44,566
CATV		227,000	164,364	174,527
Building Permits		247,000	231,140	355,456
Municipal Court Fines		950,000	754,114	638,188



City of Garden City
Monthly Financial Report FY 2017
For the Nine Months Ended
September 30, 2017

General Fund

General Fund Revenues collected through September were \$18,155,126. The September revenues represent 77.89% of the total revenues expected in the General Fund. Property tax distribution was 99.00% for the forth of five payments in 2017.

General Fund Expenses are at 72.57% of the total expenditures expected in the General Fund.

Selected Revenues

■City Sales Tax—Behind by \$30,974 compared to September 2016 year to date collections, .63% behind 2016 for the nine months ended.

■County Sales Tax— Collections for the nine months ended are ahead of 2016 by \$44,273 or 1.55%.

■Franchise Tax—Budget estimates for 2017 remain approximately the same as 2016. Gas utility is higher than 2016 with Telephone and CATV lower.

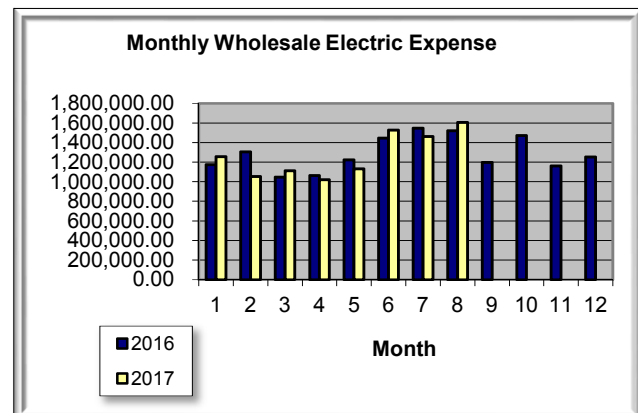
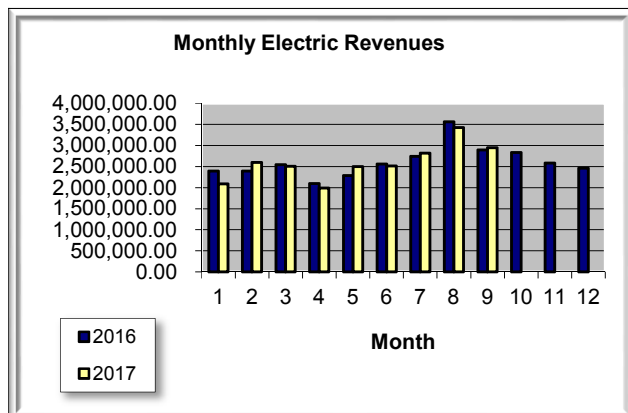
■Building Permits—Budget estimates for 2017 are based on 2016 revenues. Receipts are lower than this period in 2016.

■Municipal Court Fines—Budget estimates were based on 2016 actual and collections through September are ahead of 2016.

Utility Funds

A summary of Utility Fund revenue performance is outlined below:

■Electric revenues – revised budget at \$31,607,219 for 2017 were \$23,391,639 through nine months or 74.01% of budget.

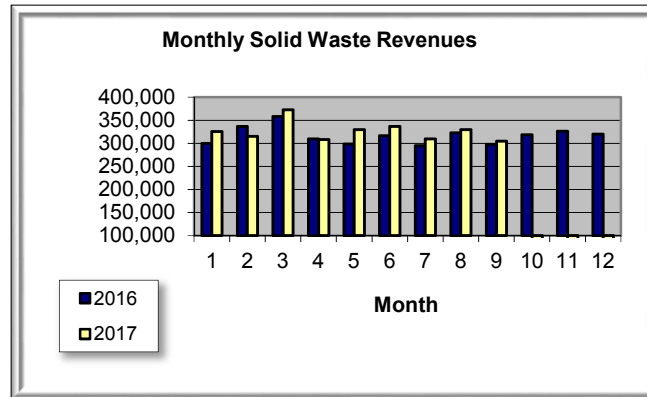


A main expense is Wholesale Electric in the Utility Fund. The 2017 revised budget for wholesale electric is \$15,900,000. The wholesale electric expense for September was not available at this printing.

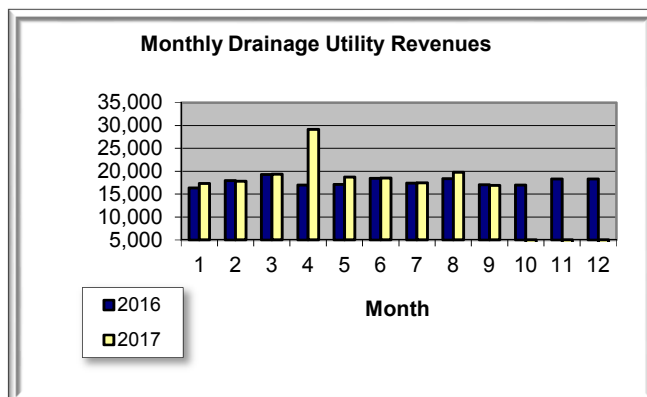


City of Garden City
Monthly Financial Report FY 2017
For the Nine Months Ended
September 30, 2017

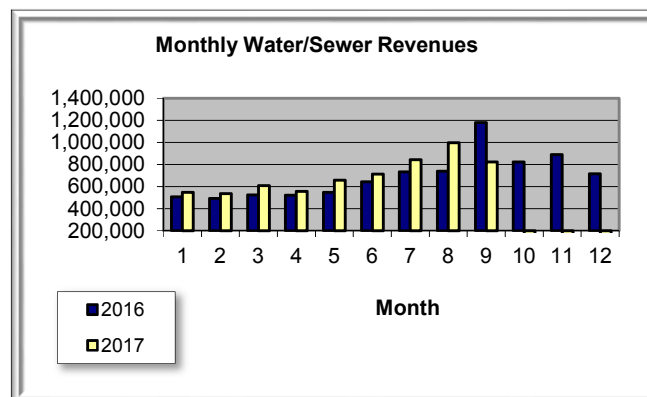
■Solid Waste revenues – revised budget at \$3,733,757 for 2017 were \$2,933,380 through nine months or 78.56% of budget.



■Drainage Utility revenues – revised budget at \$382,042 for 2017 were \$175,140 through nine months or 45.84%.



■Water and Sewage revenues - revised budget at \$9,051,988 for 2017 were \$6,281,869 through nine months or 69.40% of budget.



CITY OF GARDEN CITY, KANSAS
Comparison of Cash Balances with Encumbrances and Composition of Cash
For the Month Ended September 30, 2017

Fund		Unencumbered Cash Balance 1/1/2017	Receipts and Transfers	Expenditures and Transfers	Unencumbered Cash Balance 9/30/2017	Add Payables and Encumbrances	Treasurer's Cash 9/30/2017
<u>Operating</u>							
1	General	5,771,305.02	18,155,125.55	17,725,662.38	6,200,768.19	31,912.00	6,232,680.19
<u>Debt Service Fund</u>							
40	Bond and Interest	338,263.77	2,254,209.24	120,622.08	2,471,850.93	0.00	2,471,850.93
<u>Special Revenue Funds</u>							
4	TIF	402,438.78	2,442,590.90	1,285,812.25	1,559,217.43	0.00	1,559,217.43
5	Capital Improvement	1,297,511.01	85,917.93	448,453.68	934,975.26	43,668.00	978,643.26
6	Community Development Loan	18,618.95	1,708.81	2,955.00	17,372.76	0.00	17,372.76
7	Cemetery Endowment	28,943.55	4,011.64	0.00	32,955.19	0.00	32,955.19
8	Community Trust	1,580,013.98	1,802,260.84	1,248,584.08	2,133,690.74	0.00	2,133,690.74
10	DEA Forfeiture	36,516.18	3,546.29	28,266.98	11,795.49	0.00	11,795.49
11	Drug Enforcement	56,387.74	37,272.49	64,406.33	29,253.90	0.00	29,253.90
15	Enhanced Wireless 911	496,402.28	150,893.24	190,903.19	456,392.33	0.00	456,392.33
18	Finnup Trust	141,227.02	65,000.00	130,371.75	75,855.27	0.00	75,855.27
25	Recreation	535.91	1,029,681.64	1,030,217.55	0.00	0.00	0.00
26	Revolving	86,121.60	2,660.00	17,632.50	71,149.10	0.00	71,149.10
27	Special Liability	89,924.37	0.00	35,341.85	54,582.52	0.00	54,582.52
29	Special Alcohol Programs	97,777.26	86,257.23	55,409.80	128,624.69	0.00	128,624.69
30	Special Recreation and Parks	110,771.54	92,762.93	81,648.25	121,886.22	0.00	121,886.22
32	Special Trafficway	1,297,505.08	1,158,294.15	483,827.61	1,971,971.62	0.00	1,971,971.62
50	Community Development	0.00	0.00	0.00	0.00	0.00	0.00
52	Economic Development	350,113.05	36,774.35	580.10	386,307.30	0.00	386,307.30
53	Project Development	585,576.14	1,330.08	190,235.54	396,670.68	0.00	396,670.68
Total Special Revenue		6,676,384.44	7,000,962.52	5,294,646.46	8,382,700.50	43,668.00	8,426,368.50
<u>Capital Projects Funds</u>							
41	2017-Temp Notes	0.00	1,750,000.00	667,679.13	1,082,320.87	91,871.50	1,174,192.37
42	2014-GO Bond Projects	560,254.61	0.00	483,973.35	76,281.26	0.00	76,281.26
43	2015-GO Bond Projects	486,894.60	0.00	187,925.93	298,968.67	0.00	298,968.67
44	2015-Temp Notes	-3,618.39	2,795,600.00	638,753.32	2,153,228.29	0.00	2,153,228.29
45	2016-GO Bond Projects	559,587.27	0.00	132,014.76	427,572.51	0.00	427,572.51
48	Tiger Grant	175,938.25	0.00	255,362.26	-79,424.01	0.00	-79,424.01
49	2013-Temp Notes Schulman Cross	157,160.27	0.00	157,160.27	0.00	0.00	0.00
Total Capital Projects		1,936,216.61	4,545,600.00	2,522,869.02	3,958,947.59	91,871.50	4,050,819.09
<u>Enterprise Funds</u>							
Electric Utility:							
67	Capital Reserve	2,250,000.00	562,500.00	100,000.00	2,712,500.00	0.00	2,712,500.00
68	General	7,466,472.73	23,391,638.54	22,014,352.15	8,843,759.12	325,717.84	9,169,476.96
69	Security Deposits	526,174.27	222,580.32	57,265.60	691,488.99	0.00	691,488.99
Total Electric Utility		10,242,647.00	24,176,718.86	22,171,617.75	12,247,748.11	325,717.84	12,573,465.95
Water and Sewer Utility:							
80	General	2,097,511.72	6,281,869.25	6,658,768.07	1,720,612.90	25,626.00	1,746,238.90
81	Wastewater Repair and Replacem	181,414.13	100,502.43	0.00	281,916.56	0.00	281,916.56
82	Water and Sewage Maintenance f	445,272.61	205,960.33	0.00	651,232.94	0.00	651,232.94
Total Water and Sewer Utility		2,724,198.46	6,588,332.01	6,658,768.07	2,653,762.40	25,626.00	2,679,388.40
Airport:							
60	General	1,639,783.70	968,725.90	775,669.09	1,832,840.51	0.00	1,832,840.51
61	Airport Improvement	165,031.35	786,440.93	824,533.06	126,939.22	0.00	126,939.22
Total Airport		1,804,815.05	1,755,166.83	1,600,202.15	1,959,779.73	0.00	1,959,779.73
Solid Waste Utility:							
75	General	2,241,743.23	2,933,379.77	2,454,719.64	2,720,403.36	407,336.00	3,127,739.36
Recreation Area:							
70	General Golf Course	71,261.42	934,221.37	845,900.51	159,582.28	0.00	159,582.28
71	Golf Course Building	18,576.23	3,054.00	0.00	21,630.23	0.00	21,630.23
Total Recreation Area		89,837.65	937,275.37	845,900.51	181,212.51	0.00	181,212.51
Drainage Utility:							
79	General	445,958.05	175,139.54	319,183.78	301,913.81	0.00	301,913.81
<u>Internal Service Funds</u>							
55	Health Insurance	308,731.68	3,116,470.92	3,085,302.62	339,899.98	0.00	339,899.98
56	Health Insurance Reserve	1,725,488.91	0.00	400,000.00	1,325,488.91	0.00	1,325,488.91
35	Workers Compensation	317,285.68	340,992.00	306,822.68	351,455.00	0.00	351,455.00
36	Workers Compensation Reserve	687,948.47	327.11	20,389.49	667,886.09	0.00	667,886.09
Total Internal Service		3,039,454.74	3,457,790.03	3,812,514.79	2,684,729.98	0.00	2,684,729.98
Total All Funds		35,310,824.02	71,979,699.72	63,526,706.63	43,763,817.11	926,131.34	44,689,948.45



City of Garden City
Statement of Revenues and Expenditures-General Fund Revenues
From 9/1/2017 Through 9/30/2017

001 - GENERAL FUND

		Curr Month Collections	YTD Collections	Revised Budget	Uncollected Balance
Income					
3022	CONNECTING LINKS	0.00	55,838.00	75,000.00	(19,162.00)
3023	CONSUMER USE TAX	55,728.21	634,022.92	1,000,000.00	(365,977.08)
3028	LIQUOR CONSUMPTION TAX	0.00	86,257.23	100,000.00	(13,742.77)
3040	AD VALOREM TAX	29,663.16	3,266,002.33	3,250,000.00	16,002.33
3041	AD VALOREM BACK TAX	27,015.47	90,203.23	140,000.00	(49,796.77)
3044	CITY SALES TAX	537,873.05	4,874,338.20	6,300,000.00	(1,425,661.80)
3046	COUNTY SALES TAX	334,572.56	2,898,193.05	3,800,000.00	(901,806.95)
3055	MOTOR VEHICLE TAX	204,844.09	411,801.92	450,000.00	(38,198.08)
3056	RECREATIONAL VEHICLE TAX	2,416.00	5,562.16	9,000.00	(3,437.84)
3057	HEAVY DUTY VEHICLE TAX	0.00	1,846.64	1,750.00	96.64
3058	COMMERCIAL VEHICLE TAX	7,024.37	26,635.30	25,000.00	1,635.30
3065	CATV FRANCHISE	0.00	164,364.48	227,000.00	(62,635.52)
3066	GAS UTILITY FRANCHISE	0.00	375,674.30	410,000.00	(34,325.70)
3067	TELEPHONE FRANCHISE	3,288.15	32,747.47	48,000.00	(15,252.53)
3068	TELECOM FRANCHISE	0.00	1,042.20	2,000.00	(957.80)
3115	CEMETERY SPACES	8,600.00	36,399.48	50,000.00	(13,600.52)
3150	IDENTIFIED LONG/SHORT	(855.89)	(6,111.48)	0.00	(6,111.48)
3151	UNIDENTIFIED LONG/SHORT	0.00	5.00	0.00	5.00
3301.01	ANIMAL BOARDING	0.00	604.10	604.00	0.10
3301.02	CAR STORAGE & TOWING	1,716.00	12,811.94	15,000.00	(2,188.06)
3301.05	FEES-FALSE ALARM	0.00	3,000.00	2,000.00	1,000.00
3301.06	FEES-ENGINEERING SERVICES	0.00	0.00	70,000.00	(70,000.00)
3301.07	FEES-GATE RECEIPTS	2,130.00	17,767.00	22,000.00	(4,233.00)
3301.08	FEES-GRAVE OPENINGS	6,925.00	44,625.00	66,000.00	(21,375.00)
3301.09	FEES-MONUMENT SETTING	0.00	1,225.00	2,500.00	(1,275.00)
3301.10	FEES-PLAT FILING	192.00	536.93	1,750.00	(1,213.07)
3301.11	FEES-REZONING	250.00	2,010.00	3,000.00	(990.00)
3301.12	FEES-RURAL FIRE CONTRACTS	0.00	(1,350.00)	180,000.00	(181,350.00)
3301.13	FEES-WAIVER FILING	530.00	4,665.00	3,500.00	1,165.00
3301.16	FINES-MUNICIPAL COURT	96,466.18	754,464.22	950,000.00	(195,535.78)
3301.17	FEES-STATE JUDGE	337.52	2,392.20	2,500.00	(107.80)
3301.18	FEES-STATE LAW ENFORCEMENT	6,472.01	46,087.47	47,000.00	(912.53)
3301.19	FEES-REINSTATEMENT	280.00	3,969.00	4,000.00	(31.00)
3301.20	FEES-RESTITUTION	(10,916.06)	11,279.26	2,000.00	9,279.26
3301.21	LEGAL COPIES	72.25	2,090.75	3,000.00	(909.25)
3301.23	FEES-CRIME STOPPER INFRACTION	2,188.00	18,211.29	15,000.00	3,211.29
3301.24	FEES-CRIME STOPPER MAJOR	(31.00)	244.00	100.00	144.00
3301.25	FEES-FAMILY CRISIS	30.00	(350.22)	0.00	(350.22)
3301.27	BIG POOL-ADMISSION	3,936.00	57,095.00	63,000.00	(5,905.00)
3301.28	BIG POOL-CONCESSION	1,355.16	30,561.12	25,000.00	5,561.12
3350.02	LICENSE-ARBORIST	0.00	210.00	1,000.00	(790.00)
3350.03	LICENSE-CEREAL MALT BEVERAGE	75.00	600.00	3,750.00	(3,150.00)
3350.04	LICENSE-CONTRACTOR	1,600.00	14,500.00	32,000.00	(17,500.00)
3350.05	ZONING COMPLIANCE	150.00	1,400.00	1,250.00	150.00
3350.06	LICENSE-ELECTRICIAN	0.00	2,980.00	7,500.00	(4,520.00)
3350.08	LICENSE-ITINERANT MERCHANT	0.00	6,130.00	7,500.00	(1,370.00)
3350.09	LICENSE-LIQUOR	500.00	8,500.00	15,000.00	(6,500.00)
3350.10	LICENSE-MECHANICAL	0.00	2,860.00	6,000.00	(3,140.00)



City of Garden City
Statement of Revenues and Expenditures-General Fund Revenues
From 9/1/2017 Through 9/30/2017

3350.12	LICENSE-PAWN SHOP	0.00	0.00	250.00	(250.00)
3350.13	LICENSE-PLUMBER	220.00	3,260.00	5,000.00	(1,740.00)
3350.15	LICENSE-TAXI	0.00	45.00	100.00	(55.00)
3350.16	TAGS-DOG & CAT	182.23	2,184.03	1,500.00	684.03
3400.01	PERMITS-BUILDING	22,691.60	189,008.75	200,000.00	(10,991.25)
3400.02	PERMITS-CURB CUT	0.00	0.00	500.00	(500.00)
3400.03	PERMITS-ELECTRIC	546.00	7,536.00	6,000.00	1,536.00
3400.04	PERMITS-EXCAVATION	0.00	330.00	2,000.00	(1,670.00)
3400.05	PERMITS-GAS	220.00	1,883.00	3,500.00	(1,617.00)
3400.08	PERMITS-MECHANICAL	334.00	12,568.00	17,000.00	(4,432.00)
3400.09	PERMITS-PLUMBING	1,858.00	13,961.42	14,000.00	(38.58)
3400.11	PERMITS-TV & SIGN	320.00	5,852.50	4,000.00	1,852.50
3435	INTEREST INCOME	4,648.10	30,181.46	40,094.00	(9,912.54)
3437	FINANCE CHARGE INCOME	1,720.39	(1,708.14)	4,000.00	(5,708.14)
3440.02	RENTAL-CITY FACILITIES	13,630.72	36,084.32	40,000.00	(3,915.68)
3440.03	RENTAL-DEPOT	100.00	900.00	1,200.00	(300.00)
3447	ROYALTIES-GAS WELLS	678.89	12,567.12	8,000.00	4,567.12
3450	SALE OF PROPERTY-AUCTION	0.00	0.00	3,000.00	(3,000.00)
3456	SALE OF PROPERTY-POLICE CARS	0.00	0.00	5,000.00	(5,000.00)
3464	REPAYMENT-TEKVET TECHNOLOGIES	0.00	2,574.27	0.00	2,574.27
3470.01	REIMBURSE-ADMINISTRATIVE COSTS	0.00	0.00	48,000.00	(48,000.00)
3470.04	REIMBURSE-POLICE SERVICES	0.00	136,870.15	270,000.00	(133,129.85)
3470.07	UTILITY FUNDS REIMBURSEMENT	373,250.00	3,359,250.00	4,623,290.00	(1,264,040.00)
3470.08	REIMBURSE-COUNTY	0.00	194,250.00	194,250.00	0.00
3470.09	REIMBURSE-HOLCOMB	0.00	42,000.00	42,000.00	0.00
3470.11	REIMBURSE-ANIMAL SHELTER	0.00	64,794.00	64,794.00	0.00
3470.13	REIMBURSE-DEVELOPER ENGINEERING FEES	0.00	5,000.00	0.00	5,000.00
3515	FUEL TAX REFUND	0.00	0.00	1,000.00	(1,000.00)
3600.01	MISCELLANEOUS-ADMINISTRATION	1.00	27,657.82	500.00	27,157.82
3600.02	MISCELLANEOUS-CEMETERY	0.00	875.00	500.00	375.00
3600.04	MISCELLANEOUS-INSPECTION	0.00	75.00	0.00	75.00
3600.05	MISCELLANEOUS-PARK & ZOO	323.32	4,774.41	3,500.00	1,274.41
3600.07	MISCELLANEOUS-POLICE	15.00	(1,590.05)	0.00	(1,590.05)
4010.01	TRANSFER-HEALTH INSURANCE RESV	0.00	0.00	265,000.00	(265,000.00)
Total Income		<u>1,745,166.48</u>	<u>18,155,125.55</u>	<u>23,307,682.00</u>	<u>(5,152,556.45)</u>



City of Garden City
Statement of Revenues and Expenditures-General Fund Expenses
From 9/1/2017 Through 9/30/2017

001 - GENERAL FUND

		Curr Month	YTD Expenses	Revised Budget	Budget Remaining
		Expenses			
Expenses					
111	CITY COMMISSION	8,419.25	57,058.08	118,200.00	61,141.92
112	CITY MANAGER	52,223.43	495,479.92	673,970.00	178,490.08
113	SERVICE AND FINANCE	83,332.85	628,761.07	848,750.00	219,988.93
114	LEGAL SERVICES	20,728.00	119,244.67	191,000.00	71,755.33
115	MUNICIPAL COURT	51,178.10	409,720.74	674,250.00	264,529.26
116	HUMAN RESOURCES	16,556.46	127,656.35	184,800.00	57,143.65
117	INFORMATION TECH	64,651.81	612,829.14	812,493.00	199,663.86
118	CITY PROSECUTION	<u>19,779.63</u>	<u>145,386.15</u>	<u>205,700.00</u>	<u>60,313.85</u>
	Total Administration	316,869.53	2,596,136.12	3,709,163.00	1,113,026.88
121	POLICE-ADMINISTRATIVE	67,826.71	1,459,970.38	1,970,514.00	510,543.62
122	POLICE-INVESTIGATIONS	122,954.83	890,290.60	1,419,000.00	528,709.40
123	POLICE-PATROL	429,757.10	3,024,413.32	3,595,961.00	571,547.68
124	POLICE-SUPPORT SERVICES	125,968.83	848,309.98	1,266,250.00	417,940.02
125	POLICE-ANIMAL CONTROL	<u>10,564.70</u>	<u>299,159.12</u>	<u>329,764.00</u>	<u>30,604.88</u>
	Total Police	757,072.17	6,522,143.40	8,581,489.00	2,059,345.60
131	PUBLIC WORKS-PLANNING,COMM	165,382.52	989,149.17	1,562,550.00	573,400.83
132	PUBLIC WORKS-ENGINEERING	0.00	(56.00)	0.00	56.00
133	PUBLIC WORKS-STREET MAINT	102,367.70	1,209,181.07	1,494,600.00	285,418.93
134	PUBLIC WORKS-CEMETERY	0.00	(10.00)	0.00	10.00
135	PUBLIC WORKS-PARKS	86,739.86	711,996.14	1,003,400.00	291,403.86
136	PUBLIC WORKS-BIG POOL	<u>11,745.47</u>	<u>517,393.18</u>	<u>533,250.00</u>	<u>15,856.82</u>
	Total Public Works	366,235.55	3,427,653.56	4,593,800.00	1,166,146.44
141	ZOO-ADMINISTRATIVE	41,501.72	322,402.66	456,676.00	134,273.34
142	ZOO-MAINTENANCE DIVISION	25,738.34	236,243.68	359,650.00	123,406.32
144	ZOO-ANIMAL DIVISION	<u>110,031.16</u>	<u>797,514.47</u>	<u>1,182,508.00</u>	<u>384,993.53</u>
	Total Zoo	177,271.22	1,356,160.81	1,998,834.00	642,673.19
151	FIRE-ADMINISTRATIVE	27,316.58	202,611.67	277,825.00	75,213.33
152	FIRE-OPERATIONS	299,080.24	2,222,822.37	2,899,690.00	676,867.63
153	FIRE-VOLUNTEERS	208.96	3,076.64	11,730.00	8,653.36
154	FIRE-ARFF STATION	<u>491.63</u>	<u>14,606.60</u>	<u>95,097.00</u>	<u>80,490.40</u>
	Total Fire	327,097.41	2,443,117.28	3,284,342.00	841,224.72
161	CEMETERY-OPERATIONS	50,459.08	369,635.79	571,725.00	202,089.21
171	CAPITAL IMPROVEMENT	750.00	777,733.42	1,463,830.00	686,096.58
181	EMPLOYEE BENEFITS	<u>0.00</u>	<u>265,000.00</u>	<u>265,000.00</u>	<u>0.00</u>
	Total	<u>1,995,754.96</u>	<u>17,757,580.38</u>	<u>24,468,183.00</u>	<u>6,710,602.62</u>
Expenses					



City of Garden City
Statement of Revenues and Expenditures-Utility Fund Revenues
From 9/1/2017 Through 9/30/2017

		Curr Month Collections	YTD Collections	Revised Budget	Uncollected Balance
Income					
068	ELECTRIC				
3101	COLLECTIONS-ELECTRIC	2,829,805.86	22,222,115.81	30,200,000.00	(7,977,884.19)
3110.01	COLLECTIONS-COIN BOX	0.00	0.00	250.00	(250.00)
3118	CONNECT FEES	5,190.00	65,583.33	98,000.00	(32,416.67)
3150	IDENTIFIED LONG/SHORT	(45.00)	(794.45)	0.00	(794.45)
3151	UNIDENTIFIED LONG/SHORT	(320.71)	(575.39)	0.00	(575.39)
3154	INSUFFICIENT FUNDS CHECKS	(1,911.00)	(8,936.39)	0.00	(8,936.39)
3155	RETURNED CHECK CHARGE	691.00	3,791.00	5,000.00	(1,209.00)
3185	PENALTIES	0.00	79,597.95	85,129.00	(5,531.05)
3201	REIMBURSE-DEVELOPER	6,657.59	36,007.53	75,000.00	(38,992.47)
3435	INTEREST INCOME	21.24	145.22	0.00	145.22
3492	SALES TAX	104,238.52	870,668.54	1,138,840.00	(268,171.46)
3600	MISCELLANEOUS	588.14	124,035.39	5,000.00	119,035.39
	Total Electric	2,944,915.64	23,391,638.54	31,607,219.00	(8,215,580.46)
075	SOLID WASTE-GENERAL				
3111	COLLECTIONS-SOLID WASTE	295,550.44	2,776,430.17	3,600,000.00	(823,569.83)
3185	PENALTIES	0.00	78,193.60	80,000.00	(1,806.40)
3195	RECYCLING SALES	7,125.22	69,038.17	50,000.00	19,038.17
3435	INTEREST INCOME	202.14	1,384.08	1,100.00	284.08
3470.12	REIMBURSE-RENT A TRUCK	2,015.00	8,333.75	1,500.00	6,833.75
3515	FUEL TAX REFUND	0.00	0.00	1,157.00	(1,157.00)
	Total Solid Waste	304,892.80	2,933,379.77	3,733,757.00	(800,377.23)
079	DRAINAGE UTILITY				
3104.01	DRAINAGE FEE	16,902.28	159,422.23	380,542.00	(221,119.77)
3435	INTEREST INCOME	0.00	250.31	250.00	0.31
3600	MISCELLANEOUS	40.00	15,467.00	1,250.00	14,217.00
	Total Drainage Utility	16,942.28	175,139.54	382,042.00	(206,902.46)
080	WATER AND SEWAGE				
3102.01	COLLECTIONS-SEWER	203,991.11	1,919,077.53	2,526,238.00	(607,160.47)
3103	COLLECTIONS-WATER	535,675.55	3,926,874.25	5,500,000.00	(1,573,125.75)
3118	CONNECT FEES	1,365.00	11,760.00	18,000.00	(6,240.00)
3120	COUNTY SEWER FEES	4,231.28	70,142.32	112,000.00	(41,857.68)
3130	FIRE LEG FEES	125.00	14,430.00	16,000.00	(1,570.00)
3145.01	LAND LEASE	15,000.00	45,000.00	0.00	45,000.00
3165	LOAN REPAYMENTS	62.50	187.50	0.00	187.50
3185	PENALTIES	27,421.20	27,421.20	105,000.00	(77,578.80)
3201	REIMBURSE-DEVELOPER	0.00	11,189.84	10,000.00	1,189.84
3225	SALE OF MATERIAL	0.00	1,247.68	8,000.00	(6,752.32)
3228	SEWER MAINTENANCE FEES	386.00	25,275.93	4,500.00	20,775.93
3229	SEWER TANK FEES	11,348.27	100,832.52	150,000.00	(49,167.48)
3230	SEWER TAP FEES	500.00	1,500.00	0.00	1,500.00
3257	WATER TANK SALES	6,914.28	36,744.89	40,000.00	(3,255.11)
3260	WATER TAP FEES	8,905.20	39,978.98	40,000.00	(21.02)
3494	TAX-WATER CONSUMPTION	6,128.84	41,432.98	57,000.00	(15,567.02)
3515	FUEL TAX REFUND	0.00	0.00	250.00	(250.00)
3600	MISCELLANEOUS	0.00	8,773.63	15,000.00	(6,226.37)
4010.20	TRANSFER-WTR SYS MAINT RESV	0.00	0.00	250,000.00	(250,000.00)
4010.21	TRANSFER-WASTEWTR R&R RESV	0.00	0.00	200,000.00	(200,000.00)
	Total Water and Wastewater	822,054.23	6,281,869.25	9,051,988.00	(2,770,118.75)
Total Income		4,088,804.95	32,782,027.10	44,775,006.00	(11,992,978.90)



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kristi Newland, Zoo Director
DATE: October 17, 2017
RE: Lee Richardson Zoo monthly report - September 2017

ISSUE:

Presentation of the September 2017 monthly staff report from Lee Richardson Zoo

BACKGROUND:

Attached is the September 2017 monthly staff report from Lee Richardson Zoo

ALTERNATIVES:

None

RECOMMENDATION:

None

FISCAL NOTE:

None

ATTACHMENTS:

Description	Upload Date	Type
Zoo monthly report	10/11/2017	Backup Material



CITY OF GARDEN CITY ZOO DEPARTMENT SEPTEMBER 2017 MONTHLY REPORT

ANIMAL CARE DIVISION

ACCESSIONS:

Births/Hatchings:

None

Transactions (Purchases, donations, etc.)

None

DEACCESSIONS

Deaths:

0.1	Red kangaroo	Age-related issues/complications suspected
1.0	Elk	Necropsy: Advanced heart and liver failure
0.1	Elk	Euthanized due to declining health (necropsy: strangulating intestinal lesion)
0.1	Grizzled spider monkey	Post-surgical complications (3 rd bezoar surgery)

Transactions (Sales, donations, etc.)

0.1	Chinese goral	To Wildlife Safari Park (Omaha) per SSP recommendations
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Developed rhino encounter and began offering to guests as an optional paid experience. General Curator Sarah Colman attended Nutritional Advisory Group conference and Dr. Tuller (consulting veterinarian) attended the AAZV conference. 275 guests attended Keeper Chats this month (YTD: 2520). New keeper talk schedule started for winter hours. Lead Keeper Caitlin Bregitzer began Leadership Garden City professional development course.

ADMINISTRATION DIVISION

The Zoo returned to regular hours (8 a.m. – 5 p.m.) on September 5th. Staff worked with FOLRZ staff and board to host another successful A Wild Affair and have moved on to helping with the next Boo! At the Zoo. Staff facilitated “Straight from the Streets” Car Show (organized by Jesse Nunez) on the zoo’s west green. Zoo Director and Curator of Education attended the AZA National Conference in Indianapolis. Director and Curator of Education assisted with City’s United Way Drive Kick-off. Numerous staff members attended Customer Service Training as well as CPR and First Aid Training. All staff attended fire extinguisher training. Senior staff assisted with presentations regarding the sales tax ballot question.

EDUCATION DIVISION

The first round of ZooMobiles began with the science classes of USD 457. Outlines for 2nd round ZooMobile were created/updated and scheduling has begun. A protocol for volunteers helping with future rhino encounters for guests was created by staff. Two awareness events were conducted by the Education Division. International Red Panda Day had 132 participants who enjoyed face painting and other activities while learning about red pandas. In addition, guests could view the panda cubs via a live feed at the discovery cart. World Rhino Day had 112 participants. During the World Rhino Day event volunteers also assisted Animal Care staff with the first Rhino Encounter opportunity for zoo guests. Graphics for the Nature Play Space, Keeper Chats, and the new Banteng Exhibit, Mews, and Visitor Guides are being developed. The Nature Play Pop Up for September included a water-based spraying activity. Recruiting for schools and volunteers for the Southwest Kansas Regional EcoMeet event to be held on October 12th. Education Curator is interviewing candidates for seasonal and part time Gate House Attendants. Biofact pelts are being treated to moisten and soften the leathers to prolong their usability.

MAINTENANCE DIVISION

The first part of the month was focused on FOLRZ’s A Wild Affair: finalizing grounds preparations, the actual event, and teardown/reset. We continued working on irrigation and other landscaping issues (trimming overgrown plants, removing volunteer plants, removing dead plants). Numerous non-emergency work requests that had taken a backseat to recent event preparations were completed, some with an eye toward what needed to be done before winter. We received a donation of approximately 50 plants from Home Depot and used a number of them to fill in where some of the boxwoods or other plants had been removed. We greatly appreciate the support of our community.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Steve Cottrell, Assistant to the City Manager
DATE: October 17, 2017
RE: STAR Bond Development District

ISSUE:

1:30 p.m. - Public Hearing on the approval of the STAR Bond Project Plan. Upon closing the Public Hearing, the Governing Body is asked to consider approval of an ordinance adopting the Project Plan and the type of financing to be used.

1. Ordinance No. _____ - 2017, an ordinance of the Governing Body of the City of Garden City, Kansas adopting a STAR Bond Project Plan (Sports of the World Complex).

BACKGROUND:

The Finney County Economic Development Corporation has served in the capacity of interim developer of the STAR Bond project since late 2016, when it became apparent that the Sporting KC project was no longer viable. FCEDC President/CEO Lona Duvall has provided the accompanying memorandum on what the process and activities that led to the Project Plan under consideration.

On September 5, 2017, the City Commission adopted Resolution No. 2707-2017, setting a Public Hearing on October 17th at 1:30 p.m., on the approval of the STAR Bond Project Plan. At the conclusion of the Public Hearing, the Governing Body is asked to consider approval of an Ordinance adopting the Project Plan. Bond Counsel Mary Carson has prepared the Ordinance for your consideration and approval.

The Planning Commission approved the Project Plan on August 17th. Approval of the Project Plan by the Governing Body includes the public hearing and adoption of the ordinance by a 2/3 majority. Upon approval by the Governing Body, it will be submitted to the Kansas Department of Commerce for final approval.

If the Governing Body approves the Ordinance, a decision on the bond sale is needed. The STAR Bond Act allows the issuance of general obligation (GO) or special obligation (SO) bonds. SO bonds would be paid only with the sales tax revenues dedicated to the STAR bond project. GO bonds would also utilize the sales tax revenues, but if revenue falls short of covering all the debt service, the City would cover the remainder from City revenues. If the Governing Body would choose to use GO bonds, there is a 60 day protest period before the bonds could be sold. Staff recommends that the City issue Special Obligation bonds.

A second matter related to the bond issue is a recommendation from our Financial Advisor to do a

private placement rather than a public bond sale because the type of investor in such bonds is likely not the normal buyers encountered with a GO issue. Staff recommends private placement of the bonds.

ALTERNATIVES:

1. After the public hearing, adopt the ordinance.
2. Approve the use of Special Obligation bonds to be issued and sale by private placement.
3. Defer action until a later date, but prior to December 8th.
4. Deny the request.

RECOMMENDATION:

Staff recommends that the Governing Body adopt the ordinance and approve the use of Special Obligation bonds and sale by private placement.

FISCAL NOTE:

Under the recommended STAR Bond funding, costs to the City would be the loss of the incremental unobligated sales tax revenue to the City from the businesses in the STAR Bond district for up to 20 years. There is no statutory financial or procedural obligation of the other taxing entities as there is with a TIF.

ATTACHMENTS:

Description	Upload Date	Type
FCEDC Memorandum	10/13/2017	Backup Material
STAR Bond Project Plan Ordinance	10/10/2017	Ordinance
STAR Bond Project Plan	10/10/2017	Backup Material

Finney County Economic Development Corporation



To: City of Garden City Commission
From: Finney County Economic Development Corporation (FCEDC)
Date: October 12, 2017
Re: **STAR Bond Proposal**

On behalf of the board of directors and staff of Finney County Economic Development Corporation, I would like to offer our support for the approval of the Project Plan for the Sports of the World Sports Complex.

The City of Garden City created a STAR Bond District in order to capture the significant sales tax revenue increases created by the addition of the Schulman Crossing Shopping Center. Shortly after the creation of the District, a few projects were considered; however, none of the projects presented at that time generated sufficient interest from a private developer to move forward.

In December 2016, with time running out on the statutory time limit, the City of Garden City requested and was granted an extension by the Department of Commerce to allow our community to investigate the private interest in a STAR Bond project outside that of the project related to Sporting KC. The City charged FCEDC with designing a viable project that would have the potential to interest a private developer. FCEDC in this capacity made sense on a couple of fronts. First, helping cultivate business projects is what we do. Second, in this instance, the City needed to keep some distance as they are statutorily part of the review and approval process.

With that direction, FCEDC used guiding principles that we apply to economic development projects to determine the best potential use of the project dollars that were available. These principles included:

- Creating new economic activity
- Seeking maximum value for the community
- Making the best use of Kansas' economic development tools to maximize benefit
- Creating additional amenities to serve as "people attractants"
- Answering to community requests and needs
- Improving the quality of life in Garden City
- Creating additional unique qualities to set Garden City apart from other rural communities

FCEDC began the process of identifying a Project Plan by focusing on elements that, when combined, would create a unique Sports of the World complex. Each element was then weighed against a set of desired outcomes to determine the best possible mix. After careful consideration of

the components, it was determined that the project that would meet the most desired outcomes while being economically viable was the Sports of the World complex that was ultimately presented. The components of the complex were measured by the following set of desired outcomes:

- Answering to community's expressed quality of life enhancements
- Creating a unique attraction among rural communities
- Providing youth opportunities not currently present in the community
- Attracting a professional workforce to the community
- Serving as a people attraction to grow population
- Creating an entertainment venue for adults
- Limited competition with existing facilities in the community
- Creating sufficient revenue to serve as an economic catalyst
- Creating new jobs in the community
- Generating revenue necessary to support ongoing operations

Each of the components ranked as follows (matrix is attached):

Component	Matrix Score	Goal Match
• Field House	17	44%
• Ice Arena	37	95%
• Aquatics	21	54%
• Configurable Fields	11	28%
• Championship Field	15	38%
• Sports Bar/ Dining	23	59%
• Headwater Plaza	20	51%
• Food Truck Plaza	25	64%
• Trampoline Park	32	82%

Based on the Sports of the World proposal, the City asked for and received a second extension to the Garden City STAR Bond deadline. As with other STAR Bond projects around the State, as projects advance from developer to owner some of the emphasis and features change but the components of Sports of the World remain.

Subsequent to the preparation of the Project Plan and calling of the public hearing, City and FCEDC Staff entered into discussions with GC Investments, Inc. (the "Developer") and its principals Cecil O'Brate and Amro Samy, to step into the place of the FCEDC and assume the role of the private developer of the Project. The Developer and its principals are experienced in many facets of the local economy, and in particular are well versed in the fields of hospitality, recreation, conference facility operations, restaurant service, and visitor service.

The Developer's goal is to use its resources and experience to pick up on the work that the FCEDC has done in recent years to keep this project moving forward. The Developer is proposing a multi-phase concept plan centering around a multi-event/sport center, which will be presented at the public hearing.

Upon stabilization of the first phase as a destination attraction, the Developer proposes to construct other sporting facilities, with a competition ice facility being the main priority, and the Developer anticipates that demand will very quickly drive the need for those facilities.

While there are differences between the Developer's proposal and the exact concept of the Project Plan, City Staff and Bond Counsel consider this proposal to be materially consistent with the Project Plan. For example, it is anticipated that visitation and revenue projections will be substantially the same as those outlined in the Project Plan. Following the approval of the Project Plan, discussions will continue between the City and the Developer to determine the means to best facilitate the development of the City and Developer's shared vision for the site. Any further studies or analysis required will be conducted as necessary. Ultimately all rights and obligations of the parties will be memorialized in a development agreement.

FCEDC believes it is of the utmost importance to capitalize as fully as possible on the STAR Bond economic development tool. We believe the Project Plan being considered will ensure we gain maximum benefit from the STAR Bond project.

Because the proposed project plan provides for the creation of quality of life amenities we feel will be very beneficial to our community in the long term, FCEDC fully supports the approval of the project plan as it has been presented.

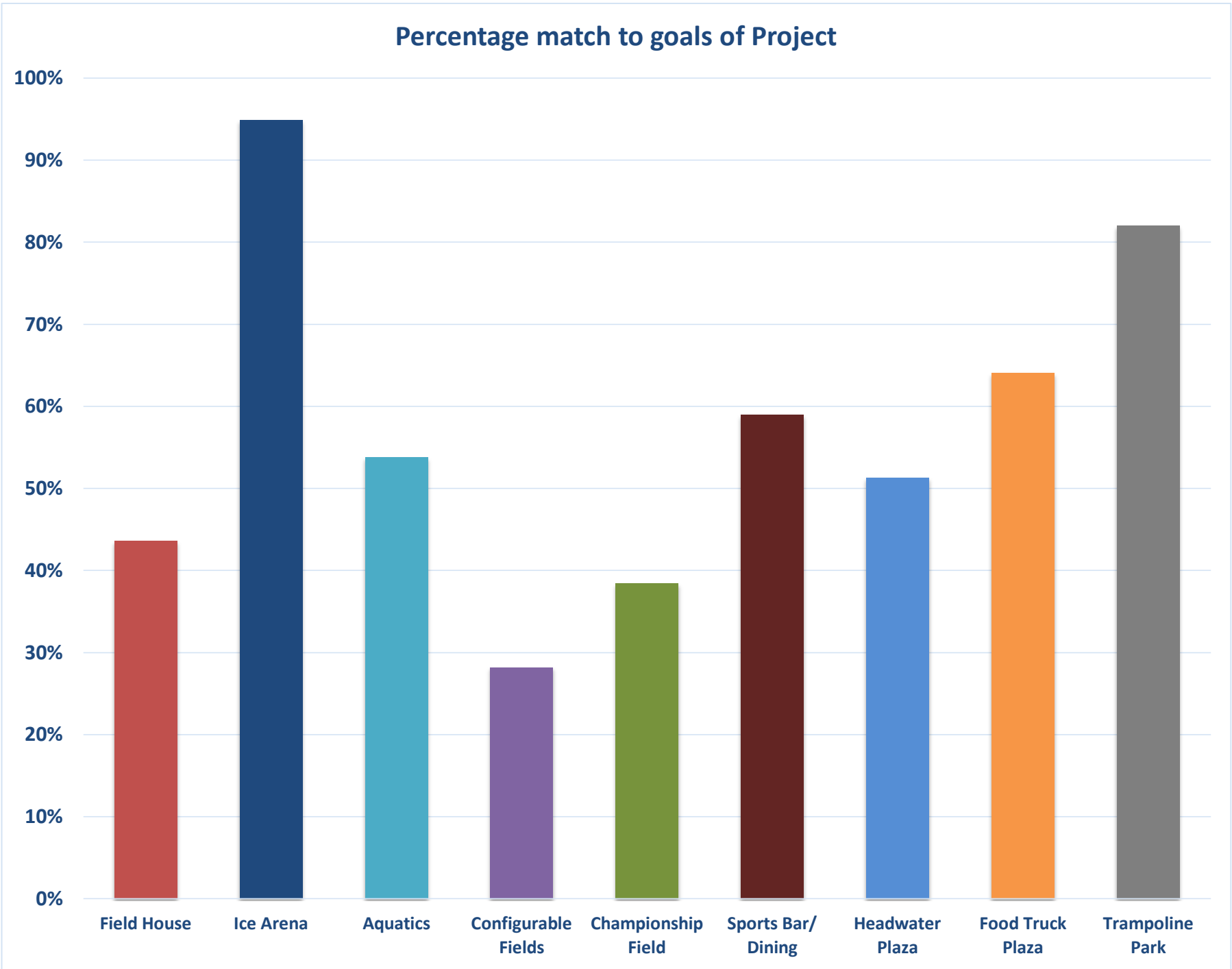
Respectfully,



Lona DuVall
President/ CEO

Components	Answers to desires for quality of life enhancements that have been expressed by the community	Unique to rural Kansas	Ease of facility operation	Youth opportunities not currently present	Patrons contribute to Motel stays	Professional workforce attraction	Attract new activities and tournaments	Serve as "People" attraction to grow population	Create entertainment venue for adults	Doesn't compete with existing facilities	Generates sufficient revenue to serve as an economic catalyst	Historic "long term" use by communities	Creates new jobs in the community	Generates revenue necessary to support ongoing operations	Total Component Score	Percentage match to goals of Project
Field House	2	1	3	0	2	1	2	1	1	1	0	0	2	1	17	44%
Ice Arena	3	3	1	3	3	3	3	3	3	2	3	2	3	2	37	95%
Aquatics	2	1	2	1	3	1	3	0	1	1	0	1	3	1	21	54%
Configurable Fields	1	0	3	0	0	0	1	2	0	1	0	0	2	0	11	28%
Championship Field	2	1	2	0	1	1	2	0	2	2	1	0	2	0	15	38%
Sports Bar/ Dining	3	2	2	0	0	2	2	2	3	0	2	2	2	1	23	59%
Headwater Plaza	2	3	3	1	0	2	0	2	1	3	0	3	0	0	20	51%
Food Truck Plaza	2	3	2	0	1	2	2	1	2	2	2	1	2	3	25	64%
Trampoline Park	3	3	2	3	1	2	2	3	1	3	3	1	2	3	32	82%

0=Does not meet desired outcome
1=Meets portion of desired outcome
2=Meets most of desired outcome
3=Meets all desired outcome



(Published in the *Garden City Telegram* on December __, 2017)

ORDINANCE NO. ____-2017

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS ADOPTING A STAR BOND PROJECT PLAN (SPORTS OF THE WORLD COMPLEX).

WHEREAS, K.S.A. 12-17,160 through 12-17,179, as amended (“Act”) authorizes the city of Garden City, Kansas (“City”) to create sales tax and revenue (“STAR”) bond project districts, approve STAR bond project district plans and project plans for development of such districts and provide for the financing of eligible costs of STAR bond projects from state and local sales, use and transient guest tax increments collected within the district and allocated to the development project, and other revenues as allowed by the Act; and

WHEREAS, in Ordinance No. 2677-2014, adopted and approved on December 16, 2014, the City created a STAR Bond District in the City (the “District”) and approved a District Plan attached to such ordinance, all as provided in the Act; and

WHEREAS, in Resolution No. 2707-2017, adopted September 5, 2017, the City gave or approved giving the notices required by the Act of its intent to consider approval of a STAR bond project plan for the Sports of the World Complex (the “Project Plan”), and made findings required by the Act, including establishing the public hearing date, describing the STAR Bond district and the project area, describing the Project Plan and providing for mailed and published notice of the public hearing to consider adopting the Project Plan; and

WHEREAS, the City has published and delivered notice of a public hearing as required by the Act and on this date conducted a public hearing on the advisability of adopting the Project Plan; and

WHEREAS, the City desires to adopt and approve the Project Plan as authorized by and under provisions of the Act.

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

Section 1. Project Plan. The governing body approves and adopts the Project Plan in the form previously presented to the governing body and currently on file with the City Clerk.

Section 2. Descriptions and Documents Delivered to Other Entities. According to the Act, following publication of this Ordinance, the City Clerk is authorized and directed to send a copy of the description of the land within the District, a copy of this Ordinance and a map indicating the boundaries of District and the project area to be developed to the Finney County Clerk, the Finney County Assessor, the Finney County Treasurer, the Board of County Commissioners of Finney County, Kansas and the Board of Education of Unified School District

No. 457 on or before January 1 of the year in which the tax increments described in the Project Plan are first allocated to taxing subdivisions.

Section 3. Further Action. The Mayor, City Manager, City Clerk and other officials and employees of the City, including the City Attorney and the City's Financial Advisor and Bond Counsel, are further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 4. Effective Date. This Ordinance shall become effective upon its passage by a two-thirds vote of the governing body of the City and publication in the official newspaper of the City.

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PASSED AND APPROVED by a two-thirds vote of the governing body of the City of Garden City, Kansas on October 17, 2017.

CITY OF GARDEN CITY, KANSAS

[Seal]

Melvin L. Dale, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

STAR BOND PROJECT PLAN
FOR
SALES TAX AND REVENUE INCREMENT FINANCING
GARDEN CITY, KANSAS

SPORTS ^{of} _{the} WORLD
COMPLEX
GARDEN CITY, KANSAS

***Finney County
Economic Development Corporation***



GARDEN CITY
— KANSAS —

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**STAR BOND PROJECT PLAN
FOR
SALES TAX AND REVENUE INCREMENT FINANCING
GARDEN CITY, KANSAS**

JULY 2017

SECTION 1. INTRODUCTION

The Finney County Economic Development Corporation (**FCEDC**) respectfully submits the SPORTS OF THE WORLD COMPLEX (Exhibit 4), a \$32,836,000 project, as the STAR Bond Project (**Project**) Plan, to the City of Garden City for consideration by the Governing. Creation of this district and this Project Plan are in compliance with Kansas statutes governing the creation of STAR bond project districts and sales tax and revenue increment financing, K.S.A. 12-17,160 *et seq* (the **Act**).

The District (Exhibit 1) is within the city limits of Garden City, Kansas and consists of approximately 312 acres, located in east central Garden City, near the intersection of US-50/83/400 and Schulman Avenue. The Project is within the District and consists of approximately 32.7 acres located west of US-50/83/400 and south of Schulman Avenue and shown on Exhibit 3.

The District includes other non-project retail development (Exhibits 3.1 – 3.3) which has occurred over the past few years and consists of over 515,000 square feet of national and regional retailers, four restaurants, a 96 unit hotel and an indoor waterpark. The investment in this development to date is nearly \$100,000,000. There are only six stand-alone retail pad lots remaining. Retail sales within the District have increased from \$39,514,062 in 2014 to \$72,169,200 in 2016.

At build-out and stabilization, the Project is estimated to generate approximately \$82 million in annual sales and a total economic output of \$115 million. Direct and indirect employment generated from within the Project is projected to produce an annual payroll of \$32.3 million, yielding an estimated \$1.16 million in annual income tax revenues for the State of Kansas.

FCEDC is facilitating the Project as interim developer while securing partners to develop and operate the Project. FCEDC has also commissioned the preliminary cost estimates and the required feasibility study.

Garden City has a rich cultural diversity unmatched in rural America. Garden City's primary trade area of 209,333 people and an additional 52,883 in the secondary trade area, has led to our 2016 pull factor of 1.61. The Sports of the World Complex will attract diverse sporting events from a large geographic area. This complex has been designed to allow for entertainment and tourism attraction while celebrating the many cultures that have discovered a home in Garden City.

SECTION 2. STAR BOND PROJECT PLAN

The City of Garden City, Kansas (**City**) created a sales tax and revenue (**STAR**) bond project district (**District**) within the City by Ordinance No. 2677-2014 (Exhibit 8.1) on December 16, 2014. A district plan, dated November 4, 2014, meeting the requirements of the Act.

The District was approved as an eligible area by Kansas Department of Commerce Secretary Pat George on December 19, 2014 (Exhibit 8.2). Creation of this district was in compliance with the Act.

The District (Exhibit 1) is within the city limits of Garden City, Kansas and consists of approximately 312 acres, located in east central Garden City, near the intersection of US-50/83/400 and Schulman Avenue. The Project is within the District and consists of approximately 32.7 acres located west of US-50/83/400 and south of Schulman Avenue and shown on Exhibit 3.

The buildings and facilities to be constructed by the Project will provide a major multi-sport athletic complex, including indoor and outdoor facilities, stadium and associated public and private infrastructure.

This Project Plan is consistent with the District Plan and meets the requirements of the Act.

A. STAR BOND PROJECT PROPERTY

The STAR bond district is entirely within the city limits of Garden City, consisting of approximately 312 acres district located in east central Garden City, near the intersection of US-50/83/400 and Schulman Avenue, described and shown on Exhibits 2.1 and 2.2. The actual STAR Bond Project will occupy 32.7 acres, within the District, and is located west of US-50/83/400 and south of Schulman Avenue, and shown on Exhibit 3.

The City is negotiating a contract to purchase the Project property.

B. STAR Bond Project Overview

The Project will likely be operated and managed by a non-profit management company, which will target regional tournaments along with local scheduled activities such as open skating, lessons, and practice opportunities. When completed, the Sports of the World Complex (**Complex**), along with the adjacent retail development, will draw a broad segment of adult, youth and family visitors from the surrounding multi-state area, creating significant economic benefits for Garden City and the State of Kansas.

The facilities to be constructed by the Project include:

- Garden City Ice Arena is a two ice rink facility and the centerpiece of the

Sports of the World Complex. The rink will be the only year-round ice option between Wichita and the Colorado Front Range.

- World Food Plaza is an indoor/outdoor plaza which can host events and festivals as well as provide concessions during minor league hockey and soccer games. The plaza would operate by renting out spaces for local food vendors to use during the events.
- Garden City World Field is a championship-level soccer and rugby stadium. The stadium will serve as the focal point for soccer in Western Kansas.
- Garden City Fieldhouse and Jump Park is a two-court indoor youth soccer facility which will be designed to be convertible to host full gymnastic competitions. The Jump Park is the only indoor trampoline park between Wichita and the Colorado Front Range.
- The configurable field area facilitates rugby and soccer practices as well as serves as game locations for tournaments.
- Headwater Plaza is the gateway leisure space for people entering into Complex. It features a small lake and stream which can be connected to additional development in the future. There is also space for commercial development which has easy parking access but also opens to the plaza.
- Offsite facilities augmenting the Complex will also be used for some events. These facilities are owned and operated by the City, Garden City Community College (**GCCC**), and Unified School District No. 457 (**USD 457**).
 - Garcia Soccer Complex is mostly City owned, with a portion owned by USD 457. It is south of the Complex and has space for three adult soccer fields or nine youth fields.
 - Southeast Community Park is a new City park in the beginning stages of development and is adjacent to Garcia Soccer Complex. The park will have a full-size cricket pitch.
 - Penrose Field is the most remote location from the Complex. It is currently a football stadium, with track, at Abe Hubert Elementary School, which was formerly a middle school. The City and USD 457 are discussing the conversion of the facility to a full-size rugby pitch.
 - Tangeman Sports Complex includes a football/soccer stadium that may accommodate large soccer events and is just west and south of the Complex.

C. FEASIBILITY STUDY

The Act requires that a feasibility study be prepared for local review and approval, before submission of the Project Plan to KDOC. This study includes retail and athletic facilities market studies, market impact study, revenue and cost analysis, and the impact to the other existing STAR Bond projects.

Canyon Research Southwest, Inc. (**Canyon**) has evaluated numerous STAR Bond and other publicly financed projects across Kansas. Canyon prepared the Sports of the World Feasibility Study (**Study**), which is attached as Exhibit 7.

1. MARKET STUDY

Canyon's Sports of the World Feasibility Study includes a Market Study, which provides both an Athletic Facilities and Overall Retail Market analyses.

The Project is estimated to generate approximately \$82 million in annual sales and a total economic output of \$115 million. Direct and indirect employment generated from within the Project is estimated to total 1,077 full-time equivalent jobs supporting an estimated annual payroll of \$32.3 million, yielding an estimated \$1.16 million in annual income tax revenues for the State of Kansas.

The Study determined that the local sports and retail markets will be able to support the Project and that the projected revenue will be adequate to retire the debt. Projected visitation is estimated at 1,196,500 per year, of which 414,965 (34.7%) will be from greater than 100 miles away.

Annual Visitation Estimates

Project Component	Total Visitation	% within 100 Miles	Visitors in 100 Miles
Schulman Crossing & Stone Development	790,000	70%	553,000
Heritage Inn & Suites and Parrot Cove Waterpark	61,500	35%	21,535
Sports of the World	345,000	60%	207,000
Total Annual Visitation	1,196,500	65.3%	781,535

The primary trade area for athletic tournaments and competitions encompasses the geographic area with a 3.5 hour drive time. The estimated population within a 3.5-hour drive time from Garden City is 816,817. An estimated 275,357 residents of Colorado, Oklahoma, Texas, and Nebraska reside within a 3.5-hour drive time, accounting for 33.7 percent of the primary trade area population, with 136,518 out-of-state residents within 100-miles of Garden City.

Out-of-state visitors are estimated to account for approximately 25 percent of the Garden City Project's total visitation or approximately 299,000 visitors annually.

The ad valorem property tax revenues of Finney County, USD 457 and GCCC which levy taxes in the STAR bond project district will not be adversely impacted.

The Study examined Market Impact relative to any of the STAR Bond projects currently in existence. Each active STAR bond project supports distinctly different major tourist attractions and retail components; it has been concluded that development of the Garden City Project will not have a measurable adverse impact on visitor volumes, retail sales volumes and STAR bond revenues generated by active STAR Bond projects in central and western Kansas.

2. STAR BOND REVENUE & COST ANALYSIS

Based upon contract prices, developer and engineering estimates, the total estimated cost to complete the Project is \$129,384,083. Of this total, \$30,128,161 qualifies as Eligible Project Costs. STAR Bonds will be issued in the amount of \$28,500,000 to finance \$25,400,000 of project costs. Detailed estimates are presented in Exhibit 5.

ESTIMATED TOTAL PROJECT COSTS

		STAR Bond	STAR Bond
<u>Hard Costs</u>	Totals	Eligible	Uses
Land Acquisition	\$ 9,097,963	\$ 2,500,000	\$ 2,500,000
Infrastructure	\$ 8,786,243	\$ 983,000	\$ 983,000
Site Work	\$ 13,181,115	\$ 2,488,089	\$ 2,488,089
Hard Construction	\$ 83,827,305	\$ 19,828,125	\$ 19,828,125
Subtotal	\$ 114,892,626	\$ 25,799,214	\$ 25,799,214
<u>Soft Costs</u>			
Architectural, Engineering, Surveying	\$ 4,305,752	\$ 1,528,947	\$ 1,528,947
Taxes, Insurance, Appraisal	\$ 290,296	\$ -	\$ -
Legal	\$ 3,937,567	\$ 3,000,000	\$ 3,000,000
Commissions & Fees	\$ 1,801,665	\$ -	\$ -
Miscellaneous	\$ 400,552	\$ -	\$ -
Financing Costs	\$ 3,755,635	\$ -	\$ -
Subtotal	\$ 14,491,467	\$ 4,528,947	\$ 4,528,947
GRAND TOTAL	\$ 129,384,093	\$ 30,328,161	\$ 30,328,161

Projects financed through STAR Bond financing derive revenue from the “increment” of state and local sales and use tax collected in the District that exceeds the “base year” revenue, which is calendar year 2014.

The total of state and local sales and use tax in the District is 8.65%, with 7.24% eligible for STAR Bond revenue.

STAR Bond Effective Sales Tax Rate

Taxing Jurisdiction	Tax Rate	% Allocation	STAR Bond Dedicated
State of Kansas	6.50%	100.00%	6.50%
Finney County	1.00%	24.00%	0.24%
City of Garden City	1.00%	50.00%	0.50%
HorseThief Reservoir	0.15%	0%	0%
Total Tax Rate	8.65%		7.24%

The study projected that the Complex will be open and fully operational by fall 2019. Incremental taxable retail, lodging and amusement sales are estimated at \$75.6 million for 2017 and \$82.3 million at stabilization in 2020. Future retail sales are estimated to grow at an average annual rate of 2.0 percent.

Throughout the 20-year life of the Garden City Project, incremental STAR Bond revenues of approximately \$92.4 million in STAR bond revenue is sufficient to fully satisfy approximately \$36 million in bond debt amortized over a 20-year term at a 6.0 percent interest rate with a debt coverage ratio of 1.35.

Supportable STAR Bond Debt Estimates

Year	Estimated STAR Bond Revenue	Less: Adm. Costs 2%	Net STAR Bond Proceeds	Debt Coverage 1.35	Present Value 6.0%	Net Present Value
2017	\$2,943,001	\$58,860	\$2,884,141	\$2,136,401	0.94340	\$2,015,480
2018	\$3,434,642	\$68,693	\$3,365,949	\$2,493,296	0.89000	\$2,219,033
2019	\$3,560,886	\$71,218	\$3,489,668	\$2,584,939	0.83962	\$2,170,367
2020	\$3,689,655	\$73,793	\$3,615,862	\$2,678,416	0.79209	\$2,121,547
2021	\$3,821,000	\$76,420	\$3,744,580	\$2,773,763	0.74726	\$2,072,722
2022	\$3,954,971	\$79,099	\$3,875,872	\$2,871,016	0.70496	\$2,023,951
2023	\$4,091,622	\$81,832	\$4,009,790	\$2,970,214	0.66506	\$1,975,371
2024	\$4,231,005	\$84,620	\$4,146,385	\$3,071,396	0.62741	\$1,927,025
2025	\$4,373,177	\$87,464	\$4,285,713	\$3,174,603	0.59190	\$1,879,047
2026	\$4,518,192	\$90,364	\$4,427,828	\$3,279,873	0.55839	\$1,831,448
2027	\$4,666,108	\$93,322	\$4,572,786	\$3,387,249	0.52679	\$1,784,369

2028	\$4,816,981	\$96,340	\$4,720,641	\$3,496,771	0.49697	\$1,737,790
2029	\$4,970,872	\$99,417	\$4,871,455	\$3,608,485	0.46884	\$1,691,802
2030	\$5,127,841	\$102,557	\$5,025,284	\$3,722,433	0.44230	\$1,646,432
2031	\$5,287,949	\$105,759	\$5,182,190	\$3,838,659	0.41727	\$1,601,757
2032	\$5,451,260	\$109,025	\$5,342,235	\$3,957,211	0.39365	\$1,557,756
2033	\$5,617,836	\$112,357	\$5,505,479	\$4,078,133	0.37136	\$1,514,455
2034	\$5,787,744	\$115,755	\$5,671,989	\$4,201,473	0.35034	\$1,471,944
2035	\$5,961,051	\$119,221	\$5,841,830	\$4,327,281	0.33051	\$1,430,210
2036	\$6,137,823	\$122,756	\$6,015,067	\$4,455,605	0.31180	\$1,389,258
Totals	\$92,443,616	\$1,848,872	\$90,594,744	\$67,107,218		\$36,061,765

Source: Canyon Research Southwest, Inc.; June 2017.

The Study concluded that the Project is forecast generate sufficient STAR Bond revenues to cover the anticipated debt service. It is projected that the STAR Bonds could be repaid in 15 years.

D. PROJECT RELOCATION PLAN

As the Project property is vacant and undeveloped, there is no relocation of persons or property required.

SECTION 3. STAR BOND PROJECT PLAN APPROVAL PROCESS

The Act requires that all proposed projects in a STAR bond project district be presented to and authorized by the City Commission through its approval of detailed STAR bond project plans. STAR bond project plans are reviewed first by the Holcomb - Garden City - Finney County Area Planning Commission. Next, the Project Plan is submitted to a public hearing held by the City Commission. Following the public hearing, the STAR bond project plan requires approval by a two-thirds majority of the City Commission. The final step in the approval process is a detailed review by the Kansas Department of Commerce, before approval of the STAR bond project may be granted by the Secretary. A timeline is presented in Exhibit 8.

SECTION 4. CONCLUSION

Based upon the preceding, the City and FCEDC submit this Project Plan for consideration for approval as described in Section 3.

Exhibit 1. District Maps & Legal Description

Exhibit 1.1 Location Map

Exhibit 1.2 District Map

Exhibit 1.3 District Legal Description





LEGAL DESCRIPTION

Tracts located in the Southeast Quarter of Section 9 and the North Half of Section 16, all in Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

BEGINNING at the Southeast Corner of Section 9, T24S, R32W, thence North, along the east line of said Section, to the Northeast Corner of the Southeast Quarter of Section 9; thence West, along the north line of said Southeast Quarter, to the East line of 156 Commercial, Phase Four; thence South, along said East line to the Southwest corner of 156 Commercial, Phase Four, said point being the Northeast Corner of Schulman Crossing Phase II; thence along the North line of Schulman Crossing Phase II, North 89°50'25" West, 869.90 feet; thence continuing along said line, North 70°46'13" West, 60.00 feet to the Northernmost Corner of Lot 1, Block 2, Schulman Crossing Phase II, said line also being the East right-of-way line of US Highway 50/83/400; thence South along the West line of said Schulman Crossing Phase II and continuing South along the west line of Schulman Crossing the following 3 courses: South 20°45'56" West, 942.44 feet; thence South 10°45'12" West, 508.48 feet; thence South 01°38'07" West, 867.71 feet to the Southwest Corner of the Southeast Quarter of said Section 9; thence North 90°00'00" West, along the North line of the Northwest Quarter of Section 16, T24S, R32W, 363.85 feet, to the northwesterly line of the abandoned Nebraska, Kansas and Southern Railroad right-of-way; thence South 49°51'15" West, 375.78 feet along said line; thence continuing South 49°49'10" West, 546.23 feet, along said line; thence North 01°01'32" West, 595.33 feet to the North line of said Section; thence North 90°00'00" West, 280.00 feet; thence South 00°50'00" East, 828.10 feet, along the East line of Bowman Acres to the Southeasterly line Lot 27, Bowman Acres, said line also being the northwesterly line of the abandoned railroad right-of-way; thence Southwesterly, along the southeasterly line of Bowman Acres to the intersection with the Centerline of Gene Avenue; thence West, along said Centerline to the West line of Section 16; thence South 00°00'00" East, 259.50 feet, along said West line; thence South 89°42'12" East, 227.77 feet, to a point on the southeastern line of Lot 1, Bowman Acres, said line also being the Northwestern line of Block 2, Golden Plains Addition; thence North 50°15'29" East, 111.18 feet, to the Northernmost Corner of Golden Plains Addition; thence South along the west line of said Golden Plains addition to the South line of the Northwest Quarter of said Section 16; thence East along the South line of said Northwest Quarter, to the Center Corner of Section 16; thence North, along the East line of said Northwest Quarter, said line being the East line of Lot 6, Samy Addition, to the South line of said Samy Addition; thence South 88°12'50" East, 156.07 feet; thence continuing along said line, South 88°14'18" East, 308.07 feet, to the Southwest Corner of Heritage Place Second Addition; thence South 89°56'17" East, 499.00 feet along the South line of said Heritage Place Second Addition, to the Southeast Corner of Lot 38, Block 2, Heritage Place Second Addition; thence North 00°08'25" West, 671.66 feet along the East line of said Lot 38, to the Southwest Corner of Lot 2, Block 2, Heritage Place Second Addition; thence North 90°00'00" West, 215.25 feet, along the West line of said Lot 2, to the Southwest Corner of said Lot 2; thence North 00°00'00" West, 148.00 feet, along the West line of said Lot 2, to the Southeast Corner of Lot 1, thence North 90°00'00" West, 284.11 feet along the South line of said Lot 1 and its extension, to the East line of Samy Addition; thence North 01°34'12" East, 197.89 feet, to the Northeast Corner of Samy Addition; thence North 01°47'19" East, 299.92 feet, along the East line of Echo Valley Addition, to the North line of Section 16; thence South 88°17'12" East, 2173.68 feet, more or less, to the point of beginning, containing 274 Acres, more or less.

Exhibit 2. Project Map & Legal Description

Exhibit 2.1 Project Location Map

Exhibit 2.2 Project Site Legal Description



PROJECT SITE
LEGAL DESCRIPTION

Tracts of land lying in the Northeast Quarter (NE $\frac{1}{4}$) of Section 16, Township 24 South, Range 32 West of the 6th Principal Meridian, Finney County, Kansas, being more particularly described as follows:

Lots 5 to 11, inclusive and Lot 38, all in Block 2, all of Blocks 3, 4 and 5, Heritage Place 2nd Addition, and an unplatted tract lying north of the South line of the Northeast Quarter of said Section 16, bounded by Heritage Place Addition No. 1 and Heritage Place Second Addition, containing 32.7 acres, more or less.

Exhibit 3. Project Conceptual Site Plan

Exhibit 3.1 Project Map

LEGEND

- (A) ICE ARENA
- (B) WORLD FOOD PLAZA
- (C) WORLD FIELD
- (D) FIELDHOUSE & JUMPHOUSE
- (E) MULTI-SPORT FIELDS
- (F) HEADWATER PLAZA

SCHULMAN AVENUE

STONE CREEK DRIVE

LAREU ROAD

LAREU ROAD

Star Bond District Boundary

US-50/83/400

SPORTS ^{of the} WORLD
COMPLEX
GARDEN CITY STAR BOND
PROJECT



Exhibit 4. Sports of the World Proposal

SPORTS^{of} the WORLD COMPLEX GARDEN CITY, KANSAS

Garden City, Kansas has a rich cultural diversity unmatched in rural America. With Garden City's primary trade area of 209,333 people and an additional 52,883 in the secondary trade area, the Sports of the World Complex will allow us to attract sporting events from a large geographic area. This complex has been designed to allow for entertainment and tourism attraction while celebrating the many cultures that have discovered a home in Garden City.



SPORTS^{of the} WORLD

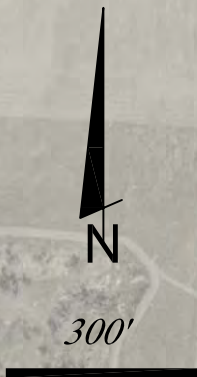
COMPLEX

GARDEN CITY, KANSAS

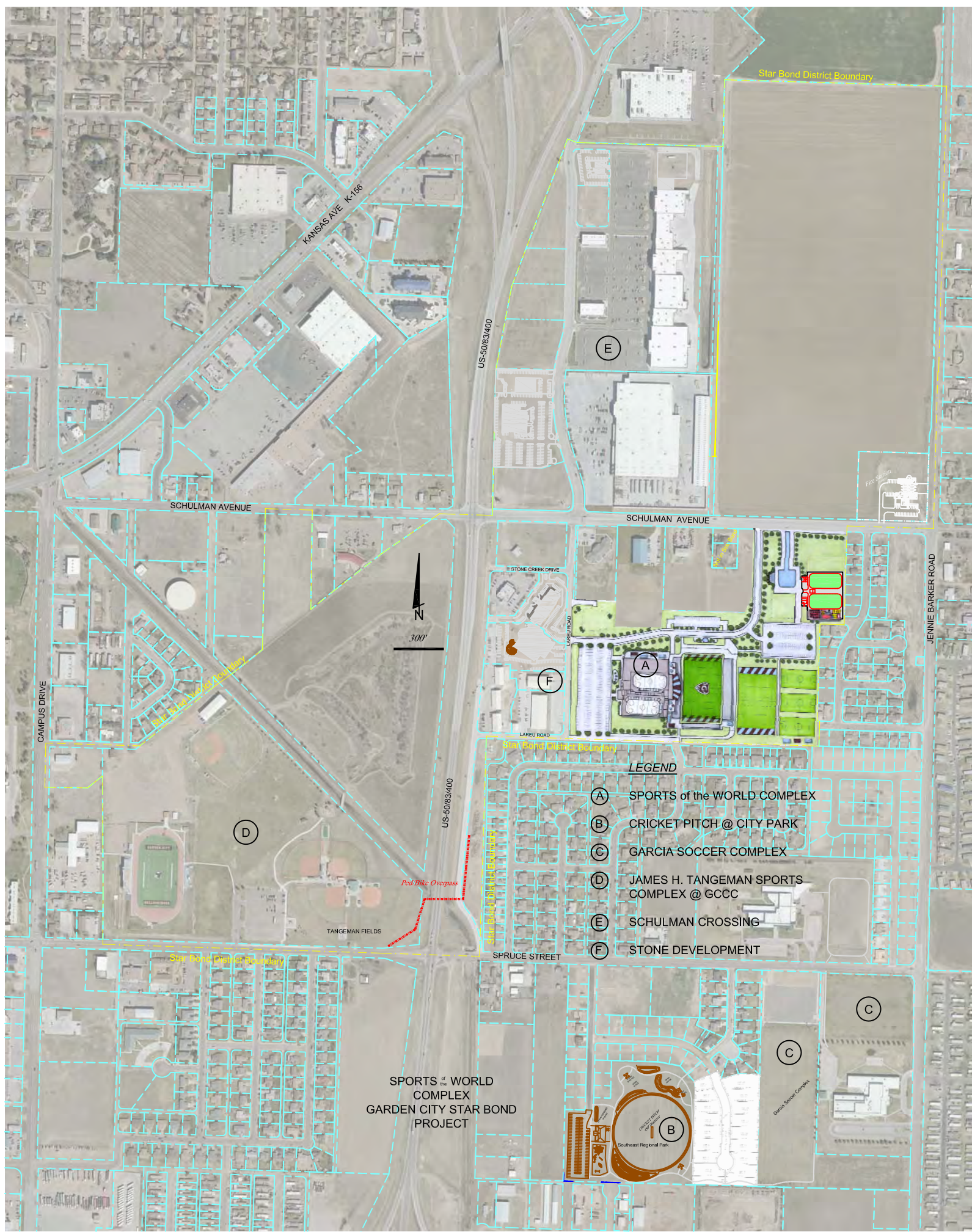


LEGEND

- (A) ICE ARENA
- (B) WORLD FOOD PLAZA
- (C) WORLD FIELD
- (D) FIELDHOUSE & JUMPHOUSE
- (E) MULTI-SPORT FIELDS
- (F) HEADWATER PLAZA



SPORTS ^{of the} WORLD
COMPLEX
GARDEN CITY STAR BOND
PROJECT



Star Bond District Boundary

KANSAS AVE K-156

US-50/83/400

SCHULMAN AVENUE

SCHULMAN AVENUE

CAMPUS DRIVE

N
300'

STONE CREEK DRIVE

LAREU ROAD

JENNIE BARKER ROAD

US-50/83/400

SPRUCE STREET

TANGEMAN FIELDS

Ped Bike Overpass

Star Bond District Boundary

SPORTS of the WORLD
COMPLEX
GARDEN CITY STAR BOND
PROJECT

LEGEND

- (A) SPORTS of the WORLD COMPLEX
- (B) CRICKET PITCH @ CITY PARK
- (C) GARCIA SOCCER COMPLEX
- (D) JAMES H. TANGEMAN SPORTS COMPLEX @ GCCC
- (E) SCHULMAN CROSSING
- (F) STONE DEVELOPMENT

SEVENTH STREET

Southeast Regional Park

Garcia Soccer Complex



FULL CONCEPT PROPOSAL

May 2017

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Garden City Ice Arena



Garden City Ice Arena is a two ice rink facility and the centerpiece of the Sports of the World Complex. The rink will be the only year-round ice option between Wichita and the Colorado Front Range.

Facility:

- Size: 91,000 square feet
- Estimated annual visits: 150,000
- Estimated annual revenue: \$790,000
- Total employment: 18
- Estimated payroll: \$225,000

Features:

- Two NHL sized ice rinks
- Multiple concession stands
- Leasable space for Sports bar
- Pro skate shop
- Meeting rooms
- Party rooms
- Family lounge
- Two varsity hockey locker rooms
- Leasable locker room
- Figure skating locker room
- Twelve (12) other locker rooms
- Open skate locker area
- Dance Studio
- Skate rentals

SPORTS^{of} the WORLD COMPLEX

- Coach offices
- Management offices
- Ample seating and viewing areas for sports and events

Recreational Opportunities:

- Public skating
- Figure skating
- Youth hockey
- Adult hockey
- Minor league hockey (Tier II Junior League – ex: Wichita Jr. Thunder)
- Dance studio
- Event space, including dry floor events

Highlights:

- Two ice rinks, including one “Championship” rink allows for hosting of large hockey tournaments.
- Minor league hockey serves as an entertainment option for the area during the fall/winter months.
- Sports bar overlooks rinks for unique viewing and promotional opportunities.
- Facility would have advantage over other similar facilities for youth tournaments and camps due to proximity of Parrot Cove Waterpark.
- Ability for Steps Dance School to co-locate if they so choose.
- Public ice skating will be an affordable recreational opportunity for families and youth groups (\$20-25 per family).

Comparable Facility:

- Sun Prairie Ice Arena –*built in 2014, cost \$7.2 million*

World Food Plaza



World Food Plaza is an indoor/outdoor plaza which has the ability to host events and festivals as well as provide concessions during minor league hockey and soccer games. The plaza would operate by renting out spaces for local food vendors to use during the events.

Features:

- Indoor corridor space can be opened into outdoor plaza space to allow a mix of venue space needs
- Can act as main entrance during ticketed events at the Ice Arena and World Field

Recreational Opportunities:

- Beer and food festivals
- Indoor/outdoor music venue
- Rental space for gatherings such as weddings, parties, etc.

Highlights:

- Indoor/outdoor options allows for a controllable environment to host festivals and events during summer and winter months.
- Allows local food vendors to benefit from hosted sporting events.
- Could be opened to food trucks during other events (Beef Empire Days, Christmas Shopping Season, etc.) to act as a gathering spot for the community.
- Gives local musicians a manageable space for concerts.

Garden City World Field



Garden City World Field is a championship level soccer and rugby stadium. The stadium will serve as the focal point for soccer in Western Kansas.

Features:

- Dedicated grass field specifically designed and maintained for soccer and rugby use
- Ample seating to host events
- Two rentable “party decks” which have indoor/outdoor access and excellent view of the field
- Viewing platform for the sports bar in Garden City Ice Arena
- Press box
- Array of world flags proudly displaying the cultural heritage of Garden City
- Access to varsity level locker rooms inside Garden City Ice Arena
- Access to World Food Plaza for concessions

Recreational Opportunities:

- Youth soccer tournaments
- Minor league soccer (NPSL level- ex: FC Wichita)
- Adult soccer tournaments
- Rugby tournaments
- Concert venue
- Rentable “party decks” for events

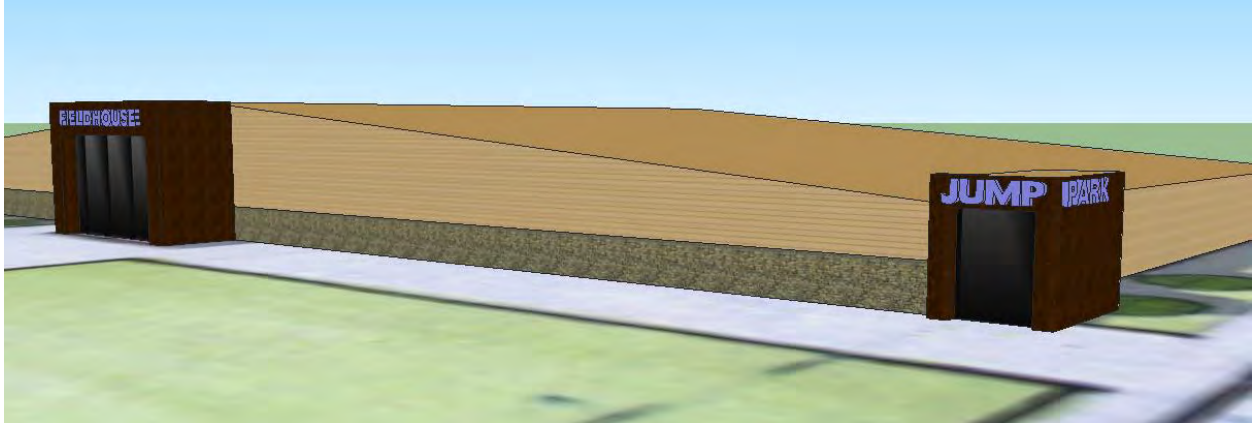
Highlights:

- Minor league soccer would act as an entertainment option during the spring/summer months.
- Would be the premiere soccer facility in Western Kansas.

SPORTS^{of} the WORLD COMPLEX

- Integration with the sports bar and party decks allows space to be utilized both during and outside of events taking place at the World Field.
- Shade structure allows space to be used comfortably during the summer months.
- Proximity to other soccer fields and Parrot Cove Waterpark makes the facility very attractive to youth soccer tournaments and camps.
- Could be considered as a top-tier location for hosting rugby tournaments.

Garden City Fieldhouse and Jump Park



Garden City Fieldhouse is an indoor youth soccer facility which will be designed to be convertible to also host full gymnastic competitions. The Jump Park is the only indoor trampoline park between Wichita and the Colorado Front Range.

Facility:

- Fieldhouse
 - Size: 40,000 square feet
 - Estimated annual visits: 45,000
 - Estimated annual revenue: \$375,000
 - Total employment: 8
 - Estimated payroll: \$140,000
- Jump Park (Leasable Space)
 - Size: 25,000 square feet
 - Estimated annual visits: 100,000
 - Estimated annual revenue: \$515,000
 - Total employment: 30
 - Estimated payroll: \$250,000

Features:

- Indoor youth soccer field
- Space to convert to host gymnastic competitions
- Multiple locker rooms
- Concession area
- Offices
- Jump Park has:
 - Free Jumping Zone
 - Dodgeball Zone
 - Basketball Zone

SPORTS of the WORLD COMPLEX

- Foam Pit
- Ninja Course
- Spider Tower
- Professional Trampoline
- Separate lounge and restrooms from Fieldhouse

Recreational Opportunities:

- Youth soccer camps and tournaments
- Gymnastic competitions
- Indoor turf field for various sporting activities (ultimate Frisbee, bubble soccer, football practice, etc.)
- Indoor Trampoline Park
- Exercise programing
- Venue space for events/parties

Highlights:

- The turf indoor youth soccer field gives community opportunity to host youth soccer tournaments and camps year-round.
- Would be attractive to host youth soccer and gymnastic competitions and camps due to proximity of Parrot Cove Waterpark.
- Jump Park would serve as a mid-range price entertainment option for families and youth groups (\$50-70 per family).
- Garden City Gymnastics could co-locate if they choose.

Configurable Fields



The configurable field area facilitates rugby and soccer practices as well as serves as game locations for tournaments.

Features:

- Space can be configured as:
 - Six youth soccer fields
 - Two adult soccer fields
 - Two rugby pitches
- Space to set up bleachers
- Space to set up mobile concessions

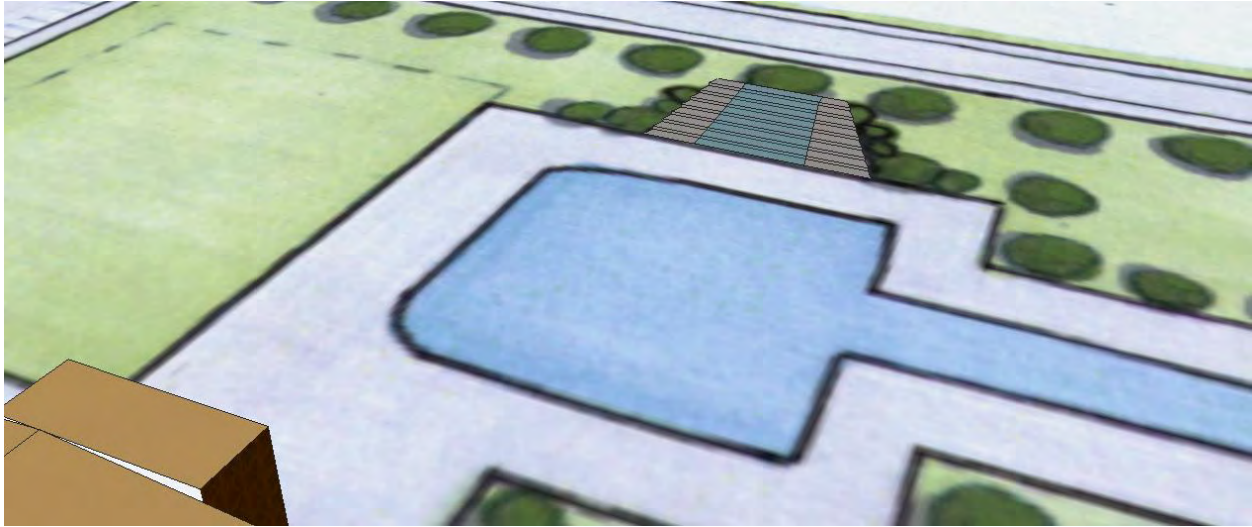
Recreational Opportunities:

- Youth soccer practice and tournaments
- Adult soccer practice and tournaments
- Rugby practice and tournaments

Highlights:

- Along with Garden City World Field the configurable fields allows the Sports of the World Complex to be able to host large soccer and rugby events.
- Gives dedicated space to rugby and soccer to hold practice and club play.

Headwater Plaza



Headwater Plaza is the gateway leisure space for people entering into Sports of the World Complex. It features a small lake and stream which can be connected to additional development in the future. There is also space for commercial development which has easy parking access but also opens to the plaza.

Features:

- Water feature which flows into the lake
- Small 10,000 sq ft lake
- 25' wide and 225' long river
- Wide paved areas along river and lake for walking
- Plaza area in front of Garden City Fieldhouse
- 25,000 sq ft of developable commercial space

Recreational Opportunities:

- Small venue for outdoor music and events
- Walking "destination" to tie into Garden City trails system
- Relaxing area for visitors to enjoy to and regroup during tournaments

Highlights:

- One of the few open water features in Western Kansas.
- A focal point for people gathering in the area; especially those planning on using the Fieldhouse or Jump Park.
- Provides the ability to develop additional dining options to serve the Complex and the local community.

PROPOSAL FOR BUILDING AN ICE FACILITY IN GARDEN CITY, KANSAS

Prepared For:

**Matt Allen, City Manager,
Garden City, Kansas**

AUGUST 2015

Prepared By:

Shannon Dick, Garden City Hockey
Howard Fisher, High Plains Youth Hockey Association
Kevin Campbell, Sporting Garden City



PROPOSAL FOR BUILDING AN ICE FACILITY IN GARDEN CITY, KANSAS

Overview

Recently Garden City has had tremendous retail, industrial, and population growth. While this growth has cemented our community as the economic hub of Western Kansas we still lag behind other local cities with recreational options. Also, our growth has made it very important to attract and retain families, thus it is time to invest in amenities in our city which improve the quality of life.

We propose building an ice facility in Garden City to give our community year round affordable recreation which would also serve as a further regional draw to our community as there is no directly competing facility within 200 miles.

With the proposed STAR Bond district we have the best opportunity to build an ice facility which will be ideally located for success and greatly compliment the other pre-existing and future developments in the immediate area.

Estimated Demand for Year-Round Ice Skating and Ice Hockey in Southwest Kansas

Using figures from the 2012 “A Retail Market Study for Garden City, Kansas” prepared by RDG Planning & Design and Gruen Gruen + Associates, there are 209,333 people within Garden City’s Primary Trade Area, an additional 52,883 in its Secondary Trade Area, and a further 237,895 in its Tertiary Trade Area.

The 2013 Sports, Fitness and Leisure Activates Topline Participation Report by SFIA Research estimated the national rate of people aged 6+ who causally ice skate (1-12 times a year) at 9.9% and a core (13+ times a year) of 1.9%. The report estimated that the rate of casual ice hockey playing at 1.1% and a core rate of 1.3%.

If we conservatively estimate that the population of Garden City’s Trade Area is 91% over the age of five, and we severely reduce the participation rate as the distance to Garden City grows, we estimate that there would be 5,068 unique casual ice skaters and 973 core ice skaters as well as 281 casual hockey players and 332 core hockey players. Using very conservative estimates for usage this would lead to 58,200 uses from ice skating and 14,204 uses from ice hockey annually (for a total of 72,404)¹.

Recommended Location

VSC Sports Consultants list three characteristics for selecting a successful location for an ice facility²:

Customer Ease of Use – This characteristic describes the convenience for people in the area to reach the location. The major criterion is proximity to highways and if the rink will be located in an area which will have the customer base to be able to make the facility economically feasible. Communities with regional draw are therefore better locations than those without.

¹ An estimate which is closer to the reported numbers from research is 106,265 ice skating uses and 55,282 ice hockey uses per year (178,669 total) in Garden City.

² *Location, Location, Location*; Michael S. Komich, VSC Sports Consultants

PROPOSAL FOR BUILDING AN ICE FACILITY IN GARDEN CITY, KANSAS

Proximity to Home or Other Activities – The main emphasis of this characteristic is the facility needs to be located in an area which has additional activities for skaters and families to use. The suggested additional facilities in the area are:

- A high density of retail to allow parents to shop before, during, and after their children use the ice facility
- Restaurants for use after skating and to attract tournaments
- Offices or industrial parks as a source of regular “after work” skaters
- Hotels to attract tournaments and camps
- Schools for school program use
- Health clubs and other recreation facilities which can assist in cross-generation of customers

Suitability to an Exit Strategy – How well will this location work for other uses if the ice rink is found to be not economically viable?

If we consider all three characteristics listed above we see that the proposed STAR Bond district in Garden City would be the ideal location for an ice skating facility. The location would be along the Highway 50/400 and Highway 83 bypass which would make it easy for people to get to. The surrounding area contains Schulman Crossing, as well as many additional retail units, restaurants, hotels, and will be very close to the new indoor water park, all of which will make the ice rink attractive for hosting tournaments and camps. Finally, since this location will be in the STAR Bond District the facility could be used for many other uses.

Estimated Construction Cost

The Minnesota Ice Arena Managers Association estimates the average cost to build a one sheet ice facility to be \$3.8 million, and a two sheet facility to be \$7.2 million³.

Minimum Requirements

At minimum a successful ice facility will have one sheet of ice including standard NHL dasher boards setup, four full locker rooms, two small locker rooms (referee or personal), seating for 1,000 spectators (recommended minimum for hosting a junior level hockey team), bathrooms, office space, room for maintenance equipment, skate rental area, concourse, and concession area.

Estimated Revenue

Using the estimated demand figures above and charging a low rate of \$3 per ice skating use and \$10 per ice hockey use the estimated usage fees for these activities would generate \$315,622 annually. Other revenue streams would be skate rentals, advertising at the rink, concessions, skate sharpening, pro-shop

³ These figures are often quoted but no document is ever sourced. In our research it seems that current ice facilities are being built on average about 10% higher than these numbers.

PROPOSAL FOR BUILDING AN ICE FACILITY IN GARDEN CITY, KANSAS

purchases, facility rental, and usage from events and teams, etc. These additional streams of revenue in a comparable facility and location to Garden City would bring in an estimated \$45-60,000 annually.

Estimated Economic Impact of Ice Hockey Tournaments

If we look at a similar non-traditional hockey market of Taos, New Mexico they found the impact of a large local youth hockey tournament to have \$876,000 of direct spending and an additional \$1,050,000 of indirect spending (30 teams participating over 4 hotel nights)⁴. This figure is on the high side of what we could expect from a youth tournament in Garden City; however a year round ice facility would be able to hold many smaller tournaments each year (we project one or two tournaments for each of the five ice hockey age groups each year).

Research has shown that we could expect \$220 spent directly in the community per person per day on a team visiting for a youth hockey tournament⁵. A typical small hockey tournament has 10 teams and each team generally has 18 people (including players and coaches) for a full two day tournament (Friday night through Sunday afternoon) we would expect direct spending resulting from a small youth tournament to be about \$80,000.

Estimated Operating Expense

Looking at a comparable one sheet facility in Moscow, Idaho⁶ a conservative estimate for operating expenses would be about \$350,000 per year with the largest costs being payroll at \$150,000, Utilities at \$50,000, and Maintenance at \$23,000. Cost of operating two sheets of ice (especially if the second sheet of ice was only used during high demand or tournaments and camps) would increase the overall cost of operation less than 50%⁷.

Typical Usage Types

The types of programming offered at our three closest full time ice facilities (Pueblo Ice Arena, Amarillo Civic Center, and Wichita Ice Center) include: Public skating, youth hockey, adult hockey, figure skating, speed skating, party space rental, and junior hockey games.

Colorado Spring's Sertich Ice Center has a very good calendar of events for their public skating, hockey and figure skating. It breaks down how public skating can be packaged to maximize usage with different events, for example; matinee skating, glow skate, cheap skate night, family skate night, etc.

⁴ *Los Alamos County Capital Improvement Program Project Development System, Los Alamos County Ice Rink Roof/Cover, 2010*

⁵ *Economic Impact of Youth Hockey Tournaments: A Case Study of the La Crosse and Onalaska Ice Rinks*, Schultz and Deller, University of Wisconsin-Madison, May 2000.

⁶ *Palouse Ice Rink Business Plan*, December 2014.

⁷ *Feasibility Study for Two Sheets of Ice*, Bozeman Amateur Hockey Association

PROPOSAL FOR BUILDING AN ICE FACILITY IN GARDEN CITY, KANSAS

Synergy with other co-located facilities

USA Hockey reports⁸ that hockey players are being encouraged to participate in other “Invasion” sports which share similar tactics to hockey. The three major invasion sports are hockey, soccer, and lacrosse. Cross training in these other sports allows youth to increase their athleticism while preventing burnout on a specific sport. Locating an ice hockey facility in the same immediate area as the Sporting KC soccer training facility will give soccer players easy access to another option for cross training. Also the ice facility could also be temporarily converted to accommodate indoor soccer and indoor lacrosse.

Using an Ice Rink for Other Sports

While ideally the proposed facility would always have ice available for the community to use, the facility in Wooster, Ohio is an example where the ice time is shared with artificial turf which can be installed in two hours and removed in one⁹. A similar system could be used in this facility to accommodate indoor soccer, indoor football, etc.

Two Sheets vs. One

There are multiple sources¹⁰ which debate about the pros and cons of building multiple ice sheets in the same facility. The general consensus is that a second sheet of ice should only be built for permanent year-round use if there is demonstrated demand. However, it is almost universally recommended that a new ice facility at minimum should have plans drawn for two rinks with many people suggesting to build the initial facility to hold multiple sheets but only use the ice that has the demand and use the rest of the space for other community events.

In Garden City’s case, building a facility that can hold two sheets of ice for peak use, tournaments and camps is recommended, however we should expect the second sheet of ice to be melted and used for other community needs 95% of the time while an ice program is being developed, and used as a non-ice area more than 50% of the time for the foreseeable future.

Other Considerations

1. Upon doing research on the success and failure of ice facilities the common theme is that facilities with good management do very well, and those who are managed by non-experts and those who do not want to grow the programs located at the facility are doomed to failure. It is paramount that the manager of the facility is well paid and has extensive knowledge of running an ice facility and growing ice programs.
2. Many communities use their ice facility as a general gathering and recreation place, so even though meeting and party space is not required to build a useable ice facility, it seems that

⁸ *How Invasion Sports Help Hockey Players*, Michael Caples, June 2015, USA Hockey

⁹ *Small Town Ice Arenas of the Future*, Jack Vivian, PhD, Ice Skating Institute

¹⁰ A good discussion on this topic is found at: *When Bigger Is Better An Ice Arena Business Roundtable*, EDGE May/June 2004

PROPOSAL FOR BUILDING AN ICE FACILITY IN GARDEN CITY, KANSAS

including these features increases the use of the rink and add to the value that the community gets from the rink.

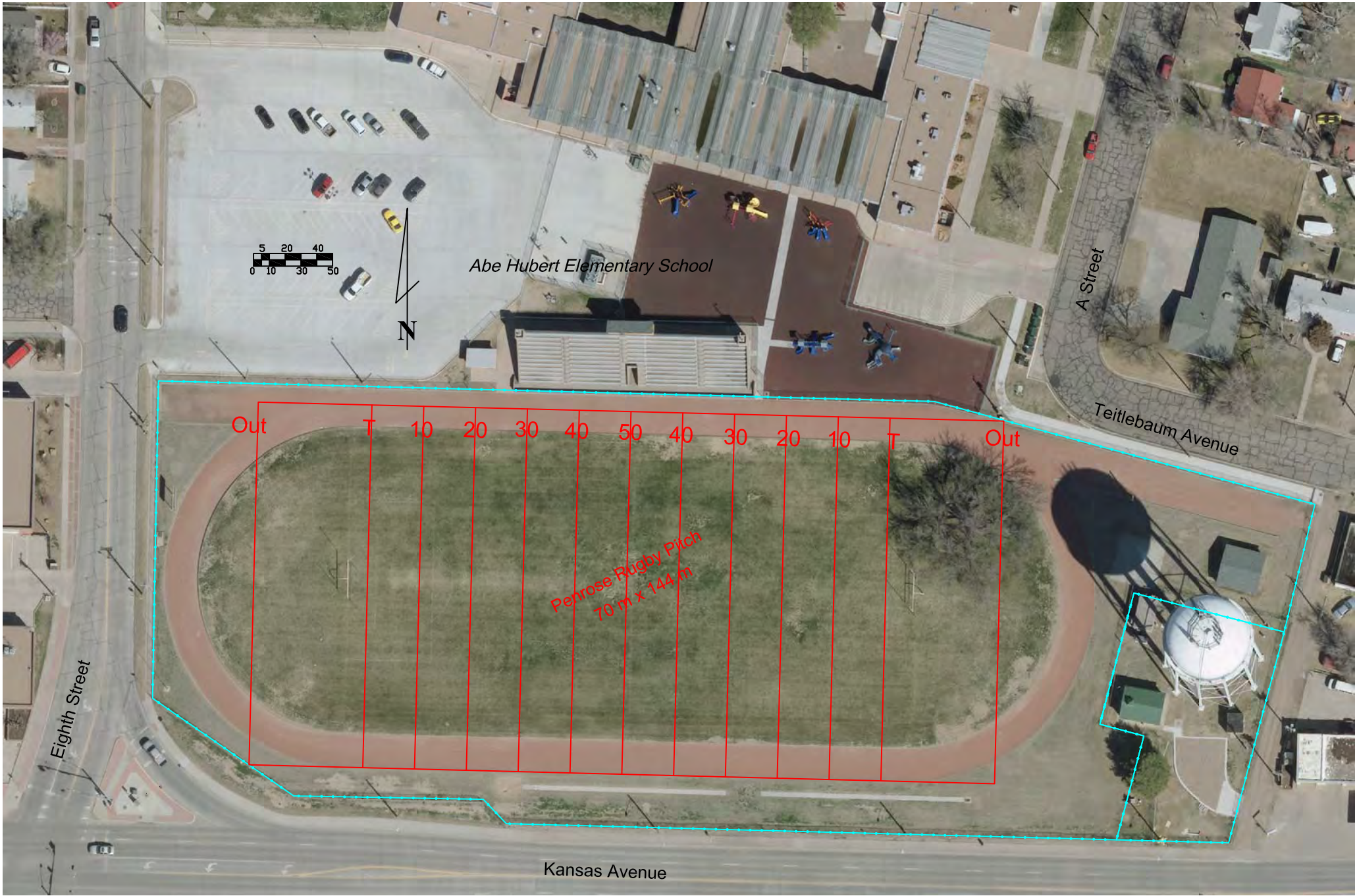
3. There is considerable interest for a Junior Hockey team to be placed in Southwest Kansas by the Western States Hockey League. Given that the ice facility is built to their minimum standards we would expect that a team would be ready to play in the facility as soon as it is completed. Current WSHL teams in our area include Wichita, Tulsa, Oklahoma City, Dallas, Denver, and Fort Collins.

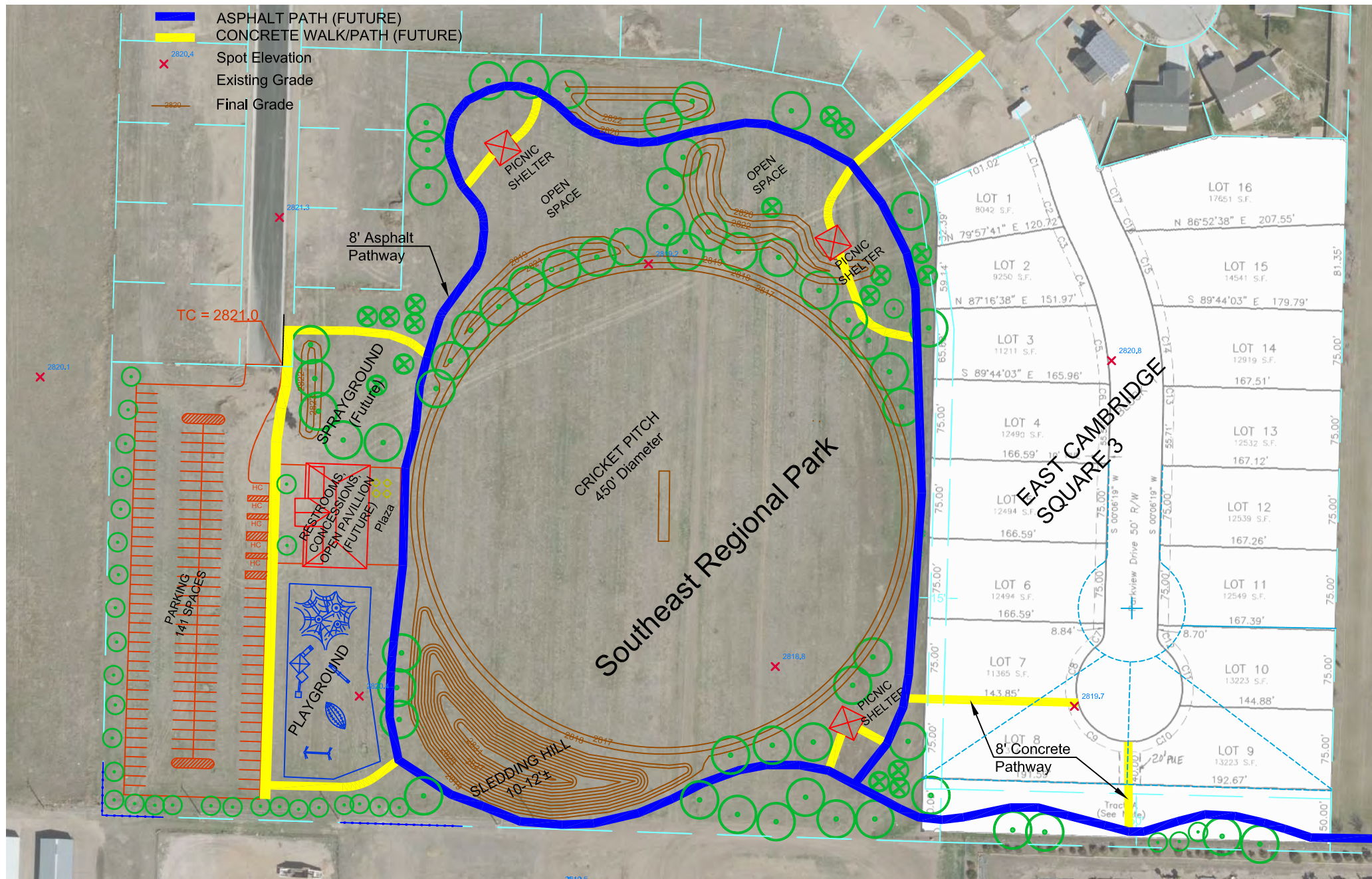
Recommendation

After considering the quality of life needs, estimated demand, the location, and the economic impact we recommend including an ice facility with two ice sheets¹¹ in the proposed STAR Bond district in Garden City, Kansas. We will leave the details of the facility to the discretion of the parties involved and recommend that a professional company be hired to conduct a feasibility study and business plan. Our organizations are more than willing to assist in any way needed.

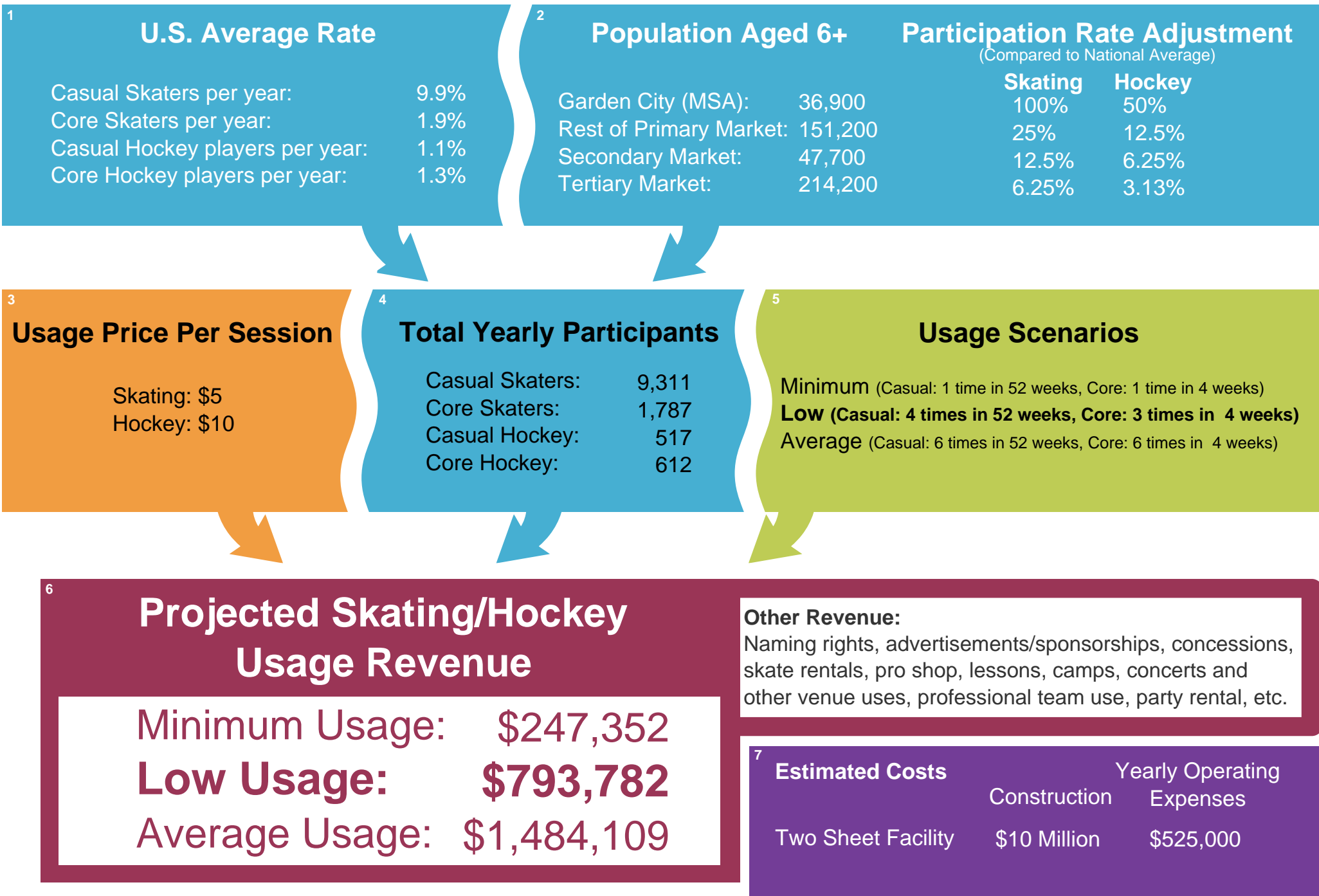
¹¹ One ice sheet to be maintained year round which has a minimum of 1,000 spectator seats, and the second would initially be used a community activity and recreational space.







Garden City/Finney County Ice Facility Projected Revenue*



* See Garden City/Finney County Ice Facility Projected Revenue Notes for details of each box

Exhibit 5. Cost Estimates

Exhibit 5.1 Total Costs

Exhibit 5.2 Eligible Costs

Exhibit 5.3 GMCN estimate

**TOTAL DEVELOPMENT COSTS
SPORTS OF THE WORLD COMPLEX
GARDEN CITY STAR BOND PROJECT**

Cost Category		Schulman Crossing		Stone Development		Sports of the World Complex		Totals
<u>Land Acquisiton</u>								
	Subtotal	\$	5,795,847	\$	802,116	\$	2,500,000	\$ 9,097,963
<u>Infrastructure</u>								
Streets		\$	5,341,630	\$	883,383	\$	504,000	
Sewer, Water & Electric		\$	1,169,067	\$	409,163	\$	479,000	
	Subtotal	\$	6,510,697	\$	1,292,546	\$	983,000	\$ 8,786,243
<u>Site Work</u>								
	Subtotal	\$	8,069,500	\$	2,623,526	\$	2,488,089	\$ 13,181,115
<u>Hard Construction Costs</u>								
Menard's		\$	12,817,450					
Hobby Lobby		\$	2,530,000					
Ross		\$	1,760,000					
Pet Store		\$	1,125,000					
Dick's		\$	3,080,000					
Ulta		\$	1,200,000					
Dress Barn		\$	637,500					
Inline Shops		\$	600,000					
Cato		\$	320,000					
TJ Maxx		\$	320,000					
Rue 21		\$	1,920,000					
Rib Crib		\$	1,022,030					
8,400 SF Shops		\$	1,050,000					
9,600 SF Shops		\$	1,200,000					
Dollar Tree		\$	882,000					
Lewis Motors		\$	3,800,000					
<i>Pad Lot (Future)</i>		\$	1,050,000					
<i>Outlots (5) (Future)</i>		\$	7,500,000					
Heritage Inn & Suites				\$	7,441,200			
Old Chicago				\$	3,074,000			
Parrot Cove Waterpark				\$	8,162,000			
Ice Arena						\$	11,485,313	
World Stadium						\$	1,489,792	
Field House						\$	6,519,584	
Multi-use fields						\$	139,000	
Restoom						\$	194,436	
Pedestrian Overpass						\$	2,250,000	
Crickett Pitch						\$	195,000	
Penrose Field Rugby						\$	63,000	
		\$	42,813,980	\$	18,677,200	\$	22,336,125	\$ 83,827,305
<u>Soft Costs</u>								
Architectural, Engineering, Surveying		\$	1,903,582	\$	873,223	\$	1,528,947	
Taxes, Insurance, Appraisal		\$	165,000	\$	125,296			
Legal		\$	906,415	\$	31,152	\$	3,000,000	
Commissions & Fees		\$	1,775,000	\$	26,665			
Miscellaneous		\$	150,000	\$	250,552			
Financing Costs		\$	3,115,000	\$	640,635			
	Subtotal	\$	8,014,997	\$	1,947,523	\$	4,528,947	\$ 14,491,467
GRAND TOTALS		\$	71,205,021	\$	25,342,911	\$	32,836,161	\$ 129,384,093

**ESTIMATED ELIGIBLE PROJECT COSTS
GARDEN CITY STAR BOND PROJECT**

Cost Category	Totals	STAR Bond Eligible	STAR Bond Uses
<u>Land Acquisition</u>			
Subtotal	\$ 9,097,963	\$ 2,500,000	\$ 2,500,000
<u>Infrastructure</u>			
Streets	\$ 6,729,013	\$ 504,000	\$ 504,000
Sewer, Water & Electric	\$ 2,057,230	\$ 479,000	\$ 479,000
Subtotal	\$ 8,786,243	\$ 983,000	\$ 983,000
<u>Site Work</u>			
Subtotal	\$ 13,181,115	\$ 2,488,089	\$ 2,488,089
<u>Hard Construction Costs</u>			
Menard's	\$ 12,817,450	\$ -	\$ -
Hobby Lobby	\$ 2,530,000	\$ -	\$ -
Ross	\$ 1,760,000	\$ -	\$ -
Pet Store	\$ 1,125,000	\$ -	\$ -
Dick's	\$ 3,080,000	\$ -	\$ -
Ulta	\$ 1,200,000	\$ -	\$ -
Dress Barn	\$ 637,500	\$ -	\$ -
Inline Shops	\$ 600,000	\$ -	\$ -
Cato	\$ 320,000	\$ -	\$ -
TJ Maxx	\$ 320,000	\$ -	\$ -
Rue 21	\$ 1,920,000	\$ -	\$ -
Rib Crib	\$ 1,022,030	\$ -	\$ -
8,400 SF Shops	\$ 1,050,000	\$ -	\$ -
9,600 SF Shops	\$ 1,200,000	\$ -	\$ -
Dollar Tree	\$ 882,000	\$ -	\$ -
Lewis Motors	\$ 3,800,000	\$ -	\$ -
<i>Pad Lot (Future)</i>	\$ 1,050,000	\$ -	\$ -
<i>Outlots (5) (Future)</i>	\$ 7,500,000	\$ -	\$ -
Heritage Inn & Suites	\$ 7,441,200	\$ -	\$ -
Old Chicago	\$ 3,074,000	\$ -	\$ -
Parrot Cove Waterpark	\$ 8,162,000	\$ -	\$ -
Ice Arena	\$ 11,485,313	\$ 11,485,313	\$ 11,485,313
World Stadium	\$ 1,489,792	\$ 1,489,792	\$ 1,489,792
Field House	\$ 6,519,584	\$ 6,519,584	\$ 6,519,584
Multi-use fields	\$ 139,000	\$ 139,000	\$ 139,000
Restroom	\$ 194,436	\$ 194,436	\$ 194,436
Pedestrian Overpass	\$ 2,250,000	\$ -	\$ -
Crickett Pitch	\$ 195,000	\$ -	\$ -
Penrose Field Rugby	\$ 63,000	\$ -	\$ -
	\$ 83,827,305	\$ 19,828,125	\$ 19,828,125
<u>Soft Costs</u>			
Architectural, Engineering, Surveying	\$ 4,305,752	\$ 1,528,947	\$ 1,528,947
Taxes, Insurance, Appraisal	\$ 290,296	\$ -	\$ -
Legal	\$ 3,937,567	\$ 3,000,000	\$ 3,000,000
Commissions & Fees	\$ 1,801,665	\$ -	\$ -
Miscellaneous	\$ 400,552	\$ -	\$ -
Financing Costs	\$ 3,755,635	\$ -	\$ -
Subtotal	\$ 14,491,467	\$ 4,528,947	\$ 4,528,947
GRAND TOTALS	\$ 129,384,093	\$ 30,328,161	\$ 30,328,161

Preliminary Budget Totals

Finney County
Economic Development Corporation

GMCN
ARCHITECTS • PLANNERS

Project

Ice Arena	\$12,289,285
Field House	\$6,975,955
Soccer Stadium	\$1,564,282
Restroom/Concession Building	\$208,046
Complex Site Costs	\$3,790,593
Other Costs	\$5,000,000
Project Total	\$29,828,162

Exhibit 6. STAR Bond Proforma

**STAR Bond Effective Sales Tax Rate
Garden City Project**

Taxing Jurisdiction	Tax Rate	% Allocation	STAR Bond Dedicated
State of Kansas	6.50%	100.00%	6.50%
Finney County	1.00%	24.00%	0.24%
City of Garden City	1.00%	50.00%	0.50%
Total Tax Rate	8.50%		7.24%

**STAR Bond Baseline Sales
Garden City Project**

BASELINE = 2014		
STAR Bond District Base Sales	Base District Sales Tax (8.5%)	Baseline Sales Tax Increment (7.24%)
\$ 39,514,062	\$ 3,403,688	\$ 2,877,571

Estimated STAR Bond Revenues Garden City Project

				STAR Bond Revenue			Less:	Total
	Retail	Lodging	Total	State	City/County	Lodging	Base Year	STAR Bond
Year	Sales	Sales	Sales	6.50%	0.74%	6.00%	Sales Tax	Revenue
2017	\$75,603,375	\$2,620,000	\$78,223,375	\$5,084,519	\$578,853	\$157,200	\$2,877,571	\$2,943,001
2018	\$82,298,163	\$2,672,400	\$84,970,563	\$5,523,087	\$628,782	\$160,344	\$2,877,571	\$3,434,642
2019	\$83,944,126	\$2,725,848	\$86,669,974	\$5,633,548	\$641,358	\$163,551	\$2,877,571	\$3,560,886
2020	\$85,623,009	\$2,780,365	\$88,403,374	\$5,746,219	\$654,185	\$166,822	\$2,877,571	\$3,689,655
2021	\$87,335,469	\$2,835,972	\$90,171,441	\$5,861,144	\$667,269	\$170,158	\$2,877,571	\$3,821,000
2022	\$89,082,178	\$2,892,692	\$91,974,870	\$5,978,367	\$680,614	\$173,562	\$2,877,571	\$3,954,971
2023	\$90,863,822	\$2,950,546	\$93,814,367	\$6,097,934	\$694,226	\$177,033	\$2,877,571	\$4,091,622
2024	\$92,681,098	\$3,009,556	\$95,690,655	\$6,219,893	\$708,111	\$180,573	\$2,877,571	\$4,231,006
2025	\$94,534,720	\$3,069,748	\$97,604,468	\$6,344,290	\$722,273	\$184,185	\$2,877,571	\$4,373,177
2026	\$96,425,415	\$3,131,143	\$99,556,557	\$6,471,176	\$736,719	\$187,869	\$2,877,571	\$4,518,192
2027	\$98,353,923	\$3,193,765	\$101,547,688	\$6,600,600	\$751,453	\$191,626	\$2,877,571	\$4,666,108
2028	\$100,321,001	\$3,257,641	\$103,578,642	\$6,732,612	\$766,482	\$195,458	\$2,877,571	\$4,816,981
2029	\$102,327,422	\$3,322,794	\$105,650,215	\$6,867,264	\$781,812	\$199,368	\$2,877,571	\$4,970,872
2030	\$104,373,970	\$3,389,249	\$107,763,219	\$7,004,609	\$797,448	\$203,355	\$2,877,571	\$5,127,841
2031	\$106,461,449	\$3,457,034	\$109,918,484	\$7,144,701	\$813,397	\$207,422	\$2,877,571	\$5,287,949
2032	\$108,590,678	\$3,526,175	\$112,116,853	\$7,287,595	\$829,665	\$211,571	\$2,877,571	\$5,451,260
2033	\$110,762,492	\$3,596,699	\$114,359,190	\$7,433,347	\$846,258	\$215,802	\$2,877,571	\$5,617,836
2034	\$112,977,742	\$3,668,633	\$116,646,374	\$7,582,014	\$863,183	\$220,118	\$2,877,571	\$5,787,744
2035	\$115,237,297	\$3,742,005	\$118,979,302	\$7,733,655	\$880,447	\$224,520	\$2,877,571	\$5,961,051
2036	\$117,542,042	\$3,816,845	\$121,358,888	\$7,888,328	\$898,056	\$229,011	\$2,877,571	\$6,137,823
Totals								\$92,443,618

Source: Canyon Research Southwest, Inc.; June 2017.

Supportable STAR Bond Debt Estimates Garden City Project

Year	Estimated STAR Bond Revenue	Less: Adm. Costs 2%	Net STAR Bond Proceeds	Debt Coverage 1.35	Present Value 6.0%	Net Present Value
2017	\$2,943,001	\$58,860	\$2,884,141	\$2,136,401	0.94340	\$2,015,480
2018	\$3,434,642	\$68,693	\$3,365,949	\$2,493,296	0.89000	\$2,219,033
2019	\$3,560,886	\$71,218	\$3,489,668	\$2,584,939	0.83962	\$2,170,367
2020	\$3,689,655	\$73,793	\$3,615,862	\$2,678,416	0.79209	\$2,121,547
2021	\$3,821,000	\$76,420	\$3,744,580	\$2,773,763	0.74726	\$2,072,722
2022	\$3,954,971	\$79,099	\$3,875,872	\$2,871,016	0.70496	\$2,023,951
2023	\$4,091,622	\$81,832	\$4,009,790	\$2,970,214	0.66506	\$1,975,371
2024	\$4,231,005	\$84,620	\$4,146,385	\$3,071,396	0.62741	\$1,927,025
2025	\$4,373,177	\$87,464	\$4,285,713	\$3,174,603	0.59190	\$1,879,047
2026	\$4,518,192	\$90,364	\$4,427,828	\$3,279,873	0.55839	\$1,831,448
2027	\$4,666,108	\$93,322	\$4,572,786	\$3,387,249	0.52679	\$1,784,369
2028	\$4,816,981	\$96,340	\$4,720,641	\$3,496,771	0.49697	\$1,737,790
2029	\$4,970,872	\$99,417	\$4,871,455	\$3,608,485	0.46884	\$1,691,802
2030	\$5,127,841	\$102,557	\$5,025,284	\$3,722,433	0.44230	\$1,646,432
2031	\$5,287,949	\$105,759	\$5,182,190	\$3,838,659	0.41727	\$1,601,757
2032	\$5,451,260	\$109,025	\$5,342,235	\$3,957,211	0.39365	\$1,557,756
2033	\$5,617,836	\$112,357	\$5,505,479	\$4,078,133	0.37136	\$1,514,455
2034	\$5,787,744	\$115,755	\$5,671,989	\$4,201,473	0.35034	\$1,471,944
2035	\$5,961,051	\$119,221	\$5,841,830	\$4,327,281	0.33051	\$1,430,210
2036	\$6,137,823	\$122,756	\$6,015,067	\$4,455,605	0.31180	\$1,389,258
Totals	\$92,443,616	\$1,848,872	\$90,594,744	\$67,107,218		\$36,061,765

Source: Canyon Research Southwest, Inc.; June 2017.

Exhibit 7. Canyon Study

**STAR BOND FEASIBILITY STUDY
SPORTS OF THE WORLD COMPLEX
GARDEN CITY, KANSAS**

July 2017

CANYON RESEARCH SOUTHWEST, INC.

COMMERCIAL REAL ESTATE RESEARCH AND ANALYSIS

STAR BOND FEASIBILITY STUDY SPORTS OF THE WORLD COMPLEX GARDEN CITY, KANSAS

June 2017

Prepared for:

Finney County Economic Development Corporation
114 West Pine Street
Garden City, KS 67846

Prepared by:

Canyon Research Southwest, Inc.
475 Ellicott Street, Suite 301
Buffalo, NY 14202

PR# 17-06-01

475 ELLICOTT STREET, SUITE 301 / BUFFALO, NY 14203 / (716) 551-0655

CANYON RESEARCH SOUTHWEST, INC.

COMMERCIAL REAL ESTATE RESEARCH AND ANALYSIS

July 25, 2017

Lona DuVall, President
Finney County Economic Development Corporation
114 West Pine Street
Garden City, KS 67846

RE: STAR Bond Feasibility Study
Sports of the World Complex; Garden City, Kansas

Ms. DuVall;

In December 2014 the Garden City Commission approved an ordinance to create a STAR Bond District encompassing 312 acres on the east side of the city surrounding the intersection of U.S. Route 50 and Schulman Avenue. Existing development within the District includes the James H. Tangeman Sports Complex and Schulman Crossing. The State Department of Commerce approved the STAR Bond District in January 2015. The Sports of the World Complex will serve as the STAR Bond District's principal tourist destination consisting of two indoor ice rinks, championship level soccer and rugby stadium, outdoor soccer and rugby fields, indoor soccer facility and jump park, and food pavilion.

The City of Garden City, Kansas is seeking to finance a portion of the Sports of the World Complex through Sales Tax Revenue ("STAR") bonds as authorized by the STAR Bond Financing Act (House Bill No. 2005 KS 2007). Pursuant to the STAR Bond Financing Act the STAR Bond application must be accompanied by a *Feasibility Study* that examines the viability of the planned development or special bond project as well as its impact upon the Kansas economy and similar businesses in the project's market area. To satisfy this requirement Canyon Research Southwest, Inc. has prepared the attached *Feasibility Study* for the Sports of the World Complex.

Upon review of the report, should any questions arise or additional information requested, contact me directly at (716) 551-0655.

Respectfully submitted,

CANYON RESEARCH SOUTHWEST, INC.

Eric S. Lander, Principal

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Canyon Research Southwest, Inc.		

SUMMARY OF MAJOR FINDINGS

The Garden City STAR Bond Project (“Garden City Project”) in Garden City, Kansas encompasses 312 acres on the east side of the city surrounding the intersection of U.S. Route 50 and Schulman Avenue. The City is seeking to finance a portion of the project through Sales Tax Revenue (STAR) bonds as authorized by the STAR Bond Financing Act (House Bill No. 2005 KS 2007).

Existing development within the Garden City Project includes the James H. Tangeman Sports Complex, Schulman Crossing, Parrot Cove Waterpark, Heritage Inn & Suites, Old Chicago, and Stone Development. Future development will include the Sports of the World Complex consisting of two indoor ice rinks, championship level soccer and rugby stadium, outdoor soccer and rugby fields, indoor soccer facility and jump park, and food pavilion.

Canyon Research Southwest, Inc. has prepared a *Feasibility Study* for the Garden City Project. The report’s major findings are summarized in the text below.

Market Study Conclusions

The Garden City STAR Bond District Project Plan provides for two principal “destination attractions” designed to attract out-of-state visitors and promote economic development. The Sports of the World Complex is designed as a multi-sport destination venue consisting of two indoor ice rinks, championship level soccer and rugby stadium, outdoor soccer and rugby fields, and a cricket field. Schulman Crossing is a 410,000 square foot power center housing a major anchor, junior anchors, small shops, and outparcels. Stone Development contains an indoor waterpark, restaurant, hotel, and 30,000 square feet of retail and office space.

The *Market Study* section of the report evaluated the ability of the Garden City Project to gain market share locally, regionally and nationally, and the ability of the project to gain sufficient market share to: 1) remain profitable past the term of repayment and 2) maintain its status as a significant factor for travel decisions.

Multi-Sport Facility

Since 1990, the popularity of soccer has taken off in America, especially among Latinos and younger players. According to *FIFA World Football Big Count*, nearly 24.5 million people play soccer at some level in the United States, second only to China. In 2014, 3,055,148 youth players officially registered with U.S. Youth Soccer, up 89 percent since 1990. During 2014, player registration totaled 25,258 in Kansas, 36,222 in Oklahoma, 21,787 in Nebraska, 30,147 in Missouri, and 73,313 in Colorado.

The National Sporting Goods Association's *Sports Participation in the United States 2016* reported that ice hockey participation for ages 7 and older in U.S. totaled 3.3 million. During 2015-16 season, players registered with USA Hockey totaled 1,546 in Kansas, 13,777 in Colorado, 13,384 in Texas, 7,284 in Missouri, 1,931 in Nebraska, and 1,113 in Oklahoma.

USA Rugby has over 115,000 members, the largest segment being college rugby with over 32,000 members. USA Rugby oversees 1,200 high school teams, 900 college teams, 700 senior club teams, and 400 youth teams. Over 2,500 rugby clubs exist in the United States.

According to the USA Cricket Association there are 1,100 cricket clubs in the United States, 32,066 cricket players, and 488 cricket playing facilities.

The increasing popularity of soccer, ice hockey, and rugby and high participation rates in Kansas and neighboring states bodes well for the potential of supporting the athletic facilities planned for the Sports of the World Complex.

Existing athletic facilities in Garden City include eleven soccer fields, no rugby fields, and no ice hockey rinks. Garden City is capable of supporting an estimated 2.4 indoor ice rinks, 13 soccer fields and 1.4 rugby pitches. The shortage of local athletic facilities suggests that the World of Sports Complex will attain steady local use in addition to the regional tournaments.

Retail Development

Garden City serves as a regional retail center supporting a primary and secondary trade area population in excess of 235,000 people. City sales tax collections rose nearly 25 percent from 2011 through 2016 as new retailers entered the market. National big-box retailers now operating in Garden City include Walmart, Sam's Club, Target, Sears, JC Penney, Home Depot, Menard's, Ross, TJ Maxx, Dick's Sporting Goods, Petco and Hobby Lobby.

Pull factors measure a community's ability to attract shoppers, residents and non-residents alike, to make retail purchases within the community. The fiscal year 2016 retail pull factor for Garden City is estimated at 1.61, indicating a capture rate of retail sales 61 percent higher than the average for Kansas. The pull factor supports the position that Garden City is a regional shopping destination that draws customers from outside of the city limits.

Given the complementary market positioning, coupled with the local retail market's ability to support a high level of new retail sales, development of Schulman Crossing is not anticipated to adversely impact Garden City's existing retail market. In fact, existing development at Schulman Crossing has heightened the status of Garden City as a regional shopping destination by offering retailers and dining establishments not previously available.

The Schulman Crossing site is a feasible retail development site, possessing access to a large trade area population, favorable competitive market conditions and the necessary access, visibility, exposure, and critical mass of retail space.

Market Impact Study Findings

The *Market Impact Study* examined the impact the Garden City STAR Bond District will have on the local economy and tourism industry. Specific issues examined include:

1. Project positioning and unique quality;
2. Project's synergy with area attractions;

3. Impact on comparable market area businesses;
4. Expected draw of tourists from out-of-state and from more than 100 miles away;
5. Estimate the project's retail sales at build-out; and
6. Impact on active STAR bond projects.

Project Positioning and Unique Quality

The Project Plan features a multi-sport athletic complex and 500,000 square feet of commercial space designed for national retailers and restaurants. When fully developed, the Project will function as an athletic, entertainment, shopping, and dining experience not currently available in western Kansas. Collectively, the Project components will serve a regional market within a 3.5-hour drive time, or a approximately 200-mile radius.

The principal “destination attraction” that will set the Project apart and generate increased out-of-town visitation and expenditures to the Garden City area will be the Sports of the World Complex, a multi-sport athletic venue for hockey, soccer, rugby, and cricket. The Garden City Ice Arena will be the centerpiece of the Sports of the World, featuring two NHL size ice rinks. The Garden City Ice Arena will be the only year-round ice facility between Wichita and the Colorado Front Range. The championship level stadium for soccer and rugby along with the multi-purpose athletic fields and support retail uses affords the opportunity to host large tournaments for a variety of sports. The absence of direct competition and an expanded market area will elevate the status of the Sports of the World Complex as a premiere multi-sport athletic complex, generating increased demand by athletes for training and competition.

The Project's retail component is designed to both complement and benefit from the presence of the Sports of the World Complex. Build-out of Schulman Crossing will support a mix of retailers and restaurants currently not operating in Garden City and western Kansas. The planned retail uses will cater to local residents, out-of-town visitors to the Project and vehicular traffic along U.S. Route 50.

To conclude, the Project is positioned as an athletic, recreational, and retail destination catering primarily to a regional and local market. The Project is designed to complement the adjacent Parrot Cove Waterpark and Heritage Inn & Suites as well as Garden City's existing athletic facilities and retail trade. The Project Plan assures a cohesive, integrated development designed to create synergy between land uses and maximize economic activity. Together, the Project's uses, concepts and design will generate large visitor volumes, draw out-of-town travelers, and enhance Garden City's status as a sports, recreation, and shopping destination.

Synergy with other Area Attractions

Much like business clusters, the clustering of tourist attractions creates the critical mass necessary to generate and sustain increased visitation and revenues. Most tourism clusters also have strong linkages to other closely related and supporting industries such as transportation, lodging, retail, food and beverage. Therefore, the larger cluster of attractions a tourist destination supports the greater the direct and indirect economic benefits.

Garden City boasts a number of major annual events and a wide selection of family, sporting, recreational, and cultural attractions. During 2015, attendance at the Lee Richardson Zoo totaled 232,496. Other attractions in Garden City include the Parrot Cove Indoor Waterpark, The Big Pool, Sandsage Bison Range, Buffalo Dunes Golf Course, Golf Club at Southwind and variety of athletic venues. Tourism's direct impact on the Garden City and Finney County economy is estimated at \$80 million annually.

The Garden City Project is designed to both enhance Garden City's status and sustainability as a sports and tourism destination and attract a new segment of the leisure and group traveler markets by creating sports, entertainment, and shopping destination not currently available in the region. The net result will be increased out-of-town visitation, expenditures and average length of stay.

The Sports of the World will serve as the Garden City Project's principal attraction. The variety and scope of the athletic venues will afford the opportunity to host major hockey, soccer, rugby, and cricket tournaments and cater to a regional market. By virtue of its unique athletic venues and market positioning the Sports of the World will complement Garden City's current inventory of athletic facilities and mix of major events and attractions.

The Parrot Cove Indoor Waterpark, Heritage Inn & Suites, and Old Chicago Pizza & Taproom operate immediately adjacent to the Garden City Project providing a family friendly attraction. The net effect of this cluster of attractions in conjunction with the Garden City Project will be the creation of a major tourism destination designed to capture the sports and leisure traveler markets that have been previously overlooked.

The synergistic effect of the Garden City Project on the local tourism industry and the heightened out-of-town visitation is expected to translate to increased attendance and revenues at the region's existing area attractions. The expanded selection of attractions will improve the sustainability of the local tourism industry.

Impact on Market Area Businesses

At the time the Menards store was under construction Gruen Gruen + Associates prepared "A Retail Market Study for Garden City, Kansas" that evaluated the potential for Garden City to support additional retail space and retail business types. The study concluded that the entry of large format retailers such as Home Depot and Sam's Club have helped to expand Garden City's retail trade area, attract non-local shoppers more frequently, and grow the retail sales surplus. Large retail clusters prosper because they offer a wide variety of goods and services in convenient proximity whose synergy attracts more customers and increased retail sales. This is evident in Garden City as the entry of large format retailers within the Garden City Project such as Menards, Dick's Sporting Goods, and Hobby Lobby has proven further expanded Garden City's retail trade area and generated a substantial increase in citywide retail sales.

The Garden City Project's initial phase of retail development aimed at attracted national big-box retailers, specialty shops, and eating and drinking establishments new to the market representing a wide range of merchandise including hardware and home improvement, apparel, sporting goods, pet supplies, crafts, and restaurant establishments. This retail market strategy has

improved the City's retail business environment by enhancing the offering of goods and services, expanded Garden City's retail trade area, and driven a spike in retail sales, thus reducing any adversely impact sales of existing area businesses. From 2012 through 2016 City sales tax collections increased by 18.2 percent. In addition, Garden City's pull factor increased from 1.47 in 2012 to 1.61 in 2016. It also appears that big-box retailers operating at the Garden City Project have not diverted significant retail sales from downtown merchants.

Completion of the Sports of the World will generate increased out-of-town visitation to Garden City and create the opportunity for existing retail businesses and restaurants to capture a share of the growing pool of retail expenditures.

To conclude, the Garden City Project is positioned to generate new retail and restaurant sales and will further enhance the Garden City's competitiveness as a regional shopping destination. The high percentage of new sales captured by the Garden City Project and the potential of the Garden City market to support additional retail sales suggests minimal cannibalization of current retail sales. Development of the Garden City Project will also benefit existing retail, entertainment, and restaurant businesses in Garden City by introducing new attractions and retail opportunities to the area and generating additional out-of-town visitors and expenditures. Therefore, this report concludes that development of the Garden City Project will not have an adverse impact on existing retail, entertainment, and restaurant businesses in Garden City.

Estimated Visitor Counts

Given the market positioning of the Sports of the World, the Garden City Project's primary trade area has been defined as the geographic area within a 3.5-hour drive time from Garden City, Kansas. Portions of Colorado, Oklahoma, Texas, and Nebraska fall within the Garden City Project's primary trade area.

At build-out and stabilization the Garden City Project is estimated to attract approximately 1.2 million visitors per year. Local residents living within a 100-mile radius are estimated to account for about 65 percent of total visitation, 10 percent of which will be out-of-state visitors. Regional visitors traveling more than 100 miles are estimated to account for the remaining 35 percent of total visitation, 53 percent of which will be out-of-state and international visitors. In total, out-of-state residents are estimated to account for 25 percent of total visitation to the Garden City Project, or approximately 299,000 visitors per year.

Garden City STAR Bond Project Visitation Pattern Estimates

Visitor Origination	Total Visitors	Out-of-State Visitors	Market Share
Within a 100-Mile Radius	781,535	78,154	10.0%
Outside of a 100-Mile Radius	414,965	220,971	53.3%
Totals	1,196,500	299,125	25.0%

Source: Canyon Research Southwest, Inc.

Estimated Retail Sales Potential

Taxable retail, lodging and amusement sales for the Garden City Project are estimated at \$75.6 million for 2017 and \$82.3 million for 2018. The Garden City Project is positioned to capture retail sales now eluding the 75-mile radius primary trade area and will serve as a major attraction and enhance Garden City's competitive positioning as a shopping, entertainment, and sports destination. At build-out and stabilization the Garden City Project is estimated to generate annual retail sales excluding lodging and automotive sales of approximately \$71.3 million. As summarized in the table on the following page, given the forecast growth in out-of-state visitation and spending an estimated 67 to 83 percent of the Garden City Project's retail sales will represent new spending, equating to approximately \$48 to \$59 million annually.

Impact on Active STAR Bond Projects

The Kansas Secretary of Commerce has approved five STAR bond projects in central and western Kansas that incorporate major destination attractions, including the Wichita River District, K-96 and Greenwich Project, and Olympic Park District in the Wichita MSA; Downtown Manhattan Redevelopment District in Manhattan; and the Dodge City Project.

The Wichita River District, K-96 and Greenwich Project, and Olympic Park District in the metropolitan Wichita area are all located over 200 miles driving distance east of the Garden City Project and are targeted at distinctly different market segments and destination attractions. The Wichita River District possesses a riverfront, downtown location and is designed as an entertainment, recreation and employment center. The K-96 & Greenwich STAR Bond District Project Plan focuses on creating a multi-sport athletic complex targeting basketball, baseball, soccer, volleyball, football, tennis and fitness/training. The Olympic Park Project District aims at creating a tournament quality aquatic center and retail destination.

The Downtown Manhattan Redevelopment District is located in downtown Manhattan, Kansas over 275 miles northeast of Garden City. The Downtown Manhattan Redevelopment District is anchored by the Flint Hills Discovery Center and complemented by a mix of entertainment, dining and specialty shopping venues.

The Dodge City Project is the closest active STAR Bond project to the Garden City Project, located approximately 50 miles to the east. The major tourism attractions of this STAR Bond project include the Boot Hill Museum and Long Branch Lagoon water park.

Because each active STAR bond project supports distinctly different major tourism attractions and retail components, it has been concluded that development of the Garden City Project will not have a measurable adverse impact on visitor volumes, retail sales volumes and STAR bond revenues generated by active STAR Bond projects in central and western Kansas. Therefore, the operation of the Garden City Project is not anticipated to cause default in the payment of outstanding STAR bonds issued by the five active STAR Bond approved redevelopment projects in central and western Kansas.

Economic Impact Study Findings

Development and operation of the Garden City Project will contribute significantly to the state and local economy by generating construction and permanent jobs, increased out-of-state visitation, spending and lodging demand, and state income tax revenues.

Total capital investment in the Garden City Project is estimated at approximately \$144 million. Hard construction costs are estimated at approximately \$99 million. During the construction phase direct on-site employment is estimated at 988 full-time equivalent jobs. Indirect job creation is estimated at 352 jobs, bringing the total construction phase work force to 1,340 jobs. Total payroll originating from these construction phase jobs is estimated at \$48 million, generating an estimated \$1.7 million in total state income tax revenues.

At build-out and stabilization, the Garden City Project is estimated to generate approximately \$82 million in annual sales and a total economic output of \$115 million. Direct and indirect employment generated from operation of the retail, restaurant, office, and lodging components developed within the Garden City Project is estimated to total 1,412 full-time equivalent jobs supporting an estimated annual payroll of \$40 million. Direct and indirect employment generated by the Garden City Project is to yield an estimated \$1.3 million in annual income tax revenues for the State of Kansas.

At build-out and stabilization the Garden City Project is estimated to attract 1.1 million annual visitors, including 367,000 visitors from over 100 miles away. Lodging demand for overnight generated by these visitors is estimated at 183,500 annual room nights, sufficient to support approximately 739 hotel rooms. A Holiday Inn Express, Hampton Inn, TownPlace Suites, and Comfort Inn are all located within a one-half mile from the Garden City Project, totaling 334 guest rooms. Garden City Project's lodging stock totals just 96 guest rooms. These lodging demand forecasts illustrate the significant impact the Garden City Project will have on the local hotel market and the potential to support additional hotel room inventory.

STAR Bond Revenue Projections

Bond debt used to fund reimbursable project costs associated with the Garden City Project will be repaid by Sales Tax Special Obligation Bond ("STAR Bond") revenues realized through incremental retail sales and lodging taxes. The STAR Bond funding capacity of the Garden City Project was quantified through calculating the next present value of the annual Sales Tax Special Obligation Bond revenues through the 20-year maturity of the district using a debt coverage ratio of 1.35 and a discount ("interest") rate of 6.0 percent.

Total project costs associated with the Sports of the World planned for the Garden City Project are estimated at \$28,505,000. STAR Bond eligible project costs are estimated at \$25,406,000. These eligible project costs don't include the financing costs associated with issuing the STAR Bonds.

Throughout the statutory 20-year STAR bond maturity period the net STAR Bond revenues generated by the Garden City Project of \$92 million are sufficient to fully satisfy approximately \$36 million in bond debt. Therefore, this report concluded that the Garden City Project will

generate sufficient STAR Bond revenues to cover the anticipated debt service obligations for the requested STAR bond financing for the Garden City Project.

Supportable STAR Bond Debt Estimates Garden City Project

Year	Estimated STAR Bond Revenue	Less: Adm. Costs 2%	Net STAR Bond Proceeds	Debt Coverage 1.35	Present Value 6.0%	Net Present Value
2017	\$2,943,001	\$58,860	\$2,884,141	\$2,136,401	0.94340	\$2,015,480
2018	\$3,434,642	\$68,693	\$3,365,949	\$2,493,296	0.89000	\$2,219,033
2019	\$3,560,886	\$71,218	\$3,489,668	\$2,584,939	0.83962	\$2,170,367
2020	\$3,689,655	\$73,793	\$3,615,862	\$2,678,416	0.79209	\$2,121,547
2021	\$3,821,000	\$76,420	\$3,744,580	\$2,773,763	0.74726	\$2,072,722
2022	\$3,954,971	\$79,099	\$3,875,872	\$2,871,016	0.70496	\$2,023,951
2023	\$4,091,622	\$81,832	\$4,009,790	\$2,970,214	0.66506	\$1,975,371
2024	\$4,231,005	\$84,620	\$4,146,385	\$3,071,396	0.62741	\$1,927,025
2025	\$4,373,177	\$87,464	\$4,285,713	\$3,174,603	0.59190	\$1,879,047
2026	\$4,518,192	\$90,364	\$4,427,828	\$3,279,873	0.55839	\$1,831,448
2027	\$4,666,108	\$93,322	\$4,572,786	\$3,387,249	0.52679	\$1,784,369
2028	\$4,816,981	\$96,340	\$4,720,641	\$3,496,771	0.49697	\$1,737,790
2029	\$4,970,872	\$99,417	\$4,871,455	\$3,608,485	0.46884	\$1,691,802
2030	\$5,127,841	\$102,557	\$5,025,284	\$3,722,433	0.44230	\$1,646,432
2031	\$5,287,949	\$105,759	\$5,182,190	\$3,838,659	0.41727	\$1,601,757
2032	\$5,451,260	\$109,025	\$5,342,235	\$3,957,211	0.39365	\$1,557,756
2033	\$5,617,836	\$112,357	\$5,505,479	\$4,078,133	0.37136	\$1,514,455
2034	\$5,787,744	\$115,755	\$5,671,989	\$4,201,473	0.35034	\$1,471,944
2035	\$5,961,051	\$119,221	\$5,841,830	\$4,327,281	0.33051	\$1,430,210
2036	\$6,137,823	\$122,756	\$6,015,067	\$4,455,605	0.31180	\$1,389,258
Totals	\$92,443,616	\$1,848,872	\$90,594,744	\$67,107,218		\$36,061,765

Source: Canyon Research Southwest, Inc.; July 2017.

**STAR BOND FEASIBILITY STUDY
SPORTS OF THE WORLD COMPLEX
GARDEN CITY, KANSAS**

July 2017

INTRODUCTION

Study Objective and Organization

The Garden City STAR Bond Project (“Garden City Project”) in Garden City, Kansas encompassing 312 acres on the east side of the city surrounding the intersection of U.S. Route 50 and Schulman Avenue. The City is seeking to finance a portion of the project through Sales Tax Revenue (“STAR”) bonds as authorized by the STAR Bond Financing Act (House Bill No. 2005 KS 2007). The Project Plan is designed to create a tourist destination featuring a mix of sports, recreation, retail, and lodging uses.

STAR bonds provide Kansas municipalities the opportunity to issue bonds to finance the development of major commercial entertainment and tourism areas and use revenues received by the city and county from any transient guest taxes, local sales taxes and use taxes generated by the development to pay off the bonds. STAR bonds possess a 20-year term. In order to be considered a major commercial entertainment and tourism area, a proposed project must be capable of being characterized as a statewide and regional destination, and include a high quality innovative entertainment and tourism attraction, containing unique features which will increase tourism, generate significant positive and diverse economic and fiscal impacts and be capable of sustainable development over time. Additionally, retail tenants of projects financed by STAR bonds must comply with all Kansas laws, including the Kansas “affiliate nexus” law, and collect sales tax on remote sales to Kansas residents. The STAR bond program in Kansas was scheduled to expire on July 1, 2012. In June 2012, Gov. Sam Brownback signed a bill extending the STAR bond program for another five years.

On May 2, 2017, the Kansas House granted preliminary approval of House Bill 2184 extending for five years the state’s STAR bond program which was set to expire July 1, 2017. On June 6th Kansas legislators voted to override Gov. Sam Brownback’s veto of a tax bill that would repeal or roll back cuts to income tax. The override included a provision that extends the STAR bond program by three years to July 1, 2020. In response, the Garden City Commission approved a request for a one-year extension to Garden City’s STAR bond project.

The Kansas Secretary of Commerce ultimately approves the use of STAR bond proceeds within a STAR Bond Project District once the District is established by a governing body. The types of development projects eligible for STAR bond financing include:

- A project with at least a \$50 million capital investment and \$50 million in projected gross annual sales revenues.
- A project located outside of a metropolitan statistical area that has been found by the Secretary of Commerce to be in an eligible area under Tax Increment Financing (“TIF”) law and of regional or statewide importance.
- A major commercial entertainment and tourism area as determined by the Secretary of Commerce.

- Auto racetrack facilities, multi-sport athletic complexes, river walk canal facilities, historic theaters, Manhattan Discovery Center, Wyandotte County Schlitterbahn Project, museum facility, or a major motorsports complex in Shawnee County.

STAR bond legislation allows the governing body of a city to establish one or more special bond projects in any area in the city or outside of a city's boundaries with the written approval of the county commission. However, each special bond project must be approved by the Secretary of Commerce, based on the required feasibility study, prior to utilizing STAR bonds.

Pursuant to the STAR Bond Financing Act, a STAR bond application must be accompanied by a *Feasibility Study* that examines the impact of the proposed development or special bond project. According to Section 7 of the STAR Bond Financing Act the *Feasibility Study* should contain the following:

- Whether a STAR bond project's revenue and tax increment revenue and other available revenue are expected to exceed or be sufficient to pay for the project costs;
- The effect, if any, a STAR bond project will have on any outstanding special obligation bonds payable from the revenues described in Section 10;
- A statement of how the jobs and taxes obtained from the STAR bond project will contribute significantly to the economic development of the state and region;
- Visitation expectations; the unique quality of the project; economic impact study; and integration and collaboration with other resources or businesses;
- The quality of service, and experience provided, as measured against national consumer standards for the specific target market;
- Project accountability, measured according to best industry practices;
- The expected return on state and local investment that the project is anticipated to produce;
- A statement concerning whether a portion of the local sales and use taxes are pledged to other uses and are unavailable as revenue for the project and, if the revenues are so committed, a detailed explanation of the commitment and the effect; and
- An anticipated principal and interest payment schedule on the bond issue.

The *Market Study* component of the *Feasibility Study* determines the ability of the STAR bond project to gain market share locally, regionally and nationally and the ability of the project to gain sufficient market share to: 1) remain profitable past the term of repayment and 2) maintain status as a significant factor for travel decisions.

The *Marketing Impact Study* component of the *Feasibility Study* examines the impact of the special bond project upon similar businesses in the market area (i.e., that the project will increase total sales in the surrounding area, not diminish sales from existing retailers).

Garden City Project Plan

In December 2014, the Garden City Commission approved an ordinance to create a STAR Bond district on the city's east side that covers about 312 acres of land surrounding the intersection of U.S. Route 50 and Schulman Avenue. The STAR Bond District boundaries are depicted on the aerial on the next page and include the Tangeman Sports Complex, Schulman Crossing shopping center, Stone Development, and undeveloped land. The State Department of Commerce approved the STAR Bond District on December 19, 2014.

The James H. Tangeman Sports Complex located at 2301 East Spruce Street includes four fast pitch softball fields, one baseball field, and Broncbuster Stadium, home to Garden City Community College football and soccer programs.

Collett based in Charlotte, North Carolina is developing Schulman Crossing, the principal retail component of the Garden City Project. Schulman Crossing is a power center located at the northeast corner of U.S. Route 50 and Schulman Avenue. The initial phase opened in May 2013 consisting of a 202,260 square foot Menards and five outparcels. The second phase opened in 2014 adding 175,500 square feet of retail space which is currently fully occupied. Existing tenants include Hobby Lobby, Dick's Sporting Goods, TJ Maxx, Ross, Petco, Ulta, Rue 21, The Mattress Hub, Bling Glamour by Nicole, and Cato Fashions. Two outparcels support 18,200 square feet of shop space occupied by Buffalo Wild Wings, Olivia Belle Lingerie, United Wireless, Cricket, Bridal-N-More, Great Clips, Nail Style, and Osaka Steak & Sushi. A reported 3,700 square feet of outparcel shop space is vacant and available for lease. Outparcel development includes a 4,473 square foot Rib Crib BBQ, 9,800 square foot Dollar Tree, and Lewis Motors is under construction on a Toyota dealership. A 30,000 square foot big-box and several outparcels remain available for future development.

The Stone Development at the intersection of Stone Creek Drive and Lareu Road includes the Parrot Cove Waterpark, 96-room Heritage Inn & Suites, Old Chicago Pizza & Tap Room, Core Fitness, and 19,500 square foot Stone Creek Plaza.

A current commercial tenant roster for the Garden City Project is provided in the table on page 5.

STAR bonds would be used to finance and build a multi-sport athletic facility to be known as the Sports of the World Complex. The preliminary design incorporates six key components including: 1) a dual sheet ice arena, 2) food plaza, 3) tournament quality field for soccer and rugby, 4) several multi-sport fields, 5) field house and jump park, and 6) Headwater Plaza. A description of each project component is provided below followed by an illustration of the preliminary design.

Garden City Ice Arena

The Garden City Ice Arena will be a dual sheet facility and the centerpiece of the Sports of the World Complex. The 91,000 square foot facility will house two NHL size ice rinks, locker rooms, pro shop, meeting and party rooms, dance studio, office, spectator seating, sports bar, and concessions. The Garden City Ice Arena will be the only year-round ice facility between Wichita and the Colorado Front Range. Its design and location are ideal for hosting a minor league hockey team, amateur hockey tournaments, and figure skating events.

This aerial map illustrates the proposed Star Line light rail alignment through the Star Bond District in San Antonio. The alignment is shown as a yellow hatched corridor running generally north-south, starting from the southbound ramp of US-98/420 and extending north towards the City Limits. Key landmarks and infrastructure include:

- Major Roads:** US-98/420, Schulman Avenue, and various ramps (Southbound, Northbound, La Teja, LBJ, and LBJ Road).
- City Limits:** A red outline indicates the boundary of the City of San Antonio.
- Star Bond District:** A yellow hatched area in the center of the map.
- Stadium:** A large orange stadium is located near the intersection of Schulman Avenue and the proposed alignment.
- Arden Fields:** A green circular area in the southwest corner of the map.
- Other Features:** A large industrial building, a parking lot, and a small blue building are also visible.

Garden City Project List of Active Businesses

Business	Date Opened	Building Sq. Ft.	# of Rooms
Schulman Crossing - Shopping Center			
Menards	4/29/2013	202,260	
Hobby Lobby	9/5/2014	55,000	
Petco	9/25/2014	12,500	
Dick's Sporting Goods	8/25/2014	35,000	
Ross Dress for Less	10/9/2014	22,000	
Ulta Beauty	10/9/2014	10,000	
CATO	10/20/2014	4,000	
The Mattress Hub	9/13/2016	4,000	
Bling	8/29/2014	2,000	
TJ Maxx	10/1/2014	24,000	
Rue 21	7/16/2015	7,000	
Schulman Crossing - Shops A & B			
Cricket Wireless	8/16/2015	1,200	
Bridal & More	4/13/2016	1,200	
Nail Style	8/5/2015	1,200	
Great Clips	9/13/2016	1,200	
Osaka Steak & Sushi	4/13/2016	2,400	
Vacant		1,200	
United Wireless	10/13/2015	1,400	
Olivia Belle Lingerie	8/26/2016	1,400	
Vacant		2,500	
Buffalo Wild Wings	10/13/2015	4,500	
Schulman Crossing - Outparcels			
Dollar Tree	7/14/2015	9,800	
Rib Crib BBQ	11/6/2015	4,473	
Lewis Motors	U/C	22,340	
Stone Development			
Old Chicago Pizza & Tap Room	6/5/2014	6,900	
Heritage Inn & Suites	11/6/2015		96
Parrot Cove Waterpark	12/19/2016	31,700	
Core Fitness	1/30/2015	9,750	
Stone Creek Plaza			
Blue Fox Boutique	7/29/2015	1,300	
Enterprise Rent a Car	11/27/2012	1,300	
A Quilted Crow	4/15/2013	2,600	
Cleary Building Corp.	5/16/2002	1,300	
DV Construction	11/13/2014	3,900	
Heritage Realty	11/13/2014	2,600	
Embroid Me	7/7/2014	1,300	
Petro Santander USA	7/23/2014	3,900	
Austin Pools	6/11/2015	1,300	
Totals		500,423	96

World Food Plaza

The World Food Plaza is an indoor/outdoor plaza designed as a controllable venue ideal for hosting events and festivals as well as providing concessions during sporting events.

Garden City World Field

The Garden City World Field will be a championship level stadium for soccer and rugby. The preliminary design calls for a grass field, ample spectator seating, two party decks, press box, and access to locker rooms inside the Garden City Ice Arena and concessions at the World Food Plaza. The Garden City World Field will be a premiere soccer facility in Western Kansas capable of hosting a minor league soccer team.

Multi-Sport Fields

The configurable field area can accommodate six youth soccer fields, two adult soccer fields or two rugby pitches. The facility provides dedicated space to hold soccer and rugby practices and when combined with the Garden City World Field serves as game locations for tournaments.

Garden City Field House and Jump Park

The Garden City Field House is an indoor youth soccer facility which is designed to be convertible to also host full gymnastic competitions. The facility will be housed in a 40,000 square foot building supporting a youth soccer field, multiple locker rooms, offices, and concessions. The Garden City Field House will be able to host year-round soccer tournaments, gymnastic competitions, and camps.

The Jump Park will be housed in 25,000 square feet and include a free jumping zone, dodgeball, basketball, foam pit, ninja course, spider tower, professional trampoline, lounge and restrooms.

Headwater Plaza

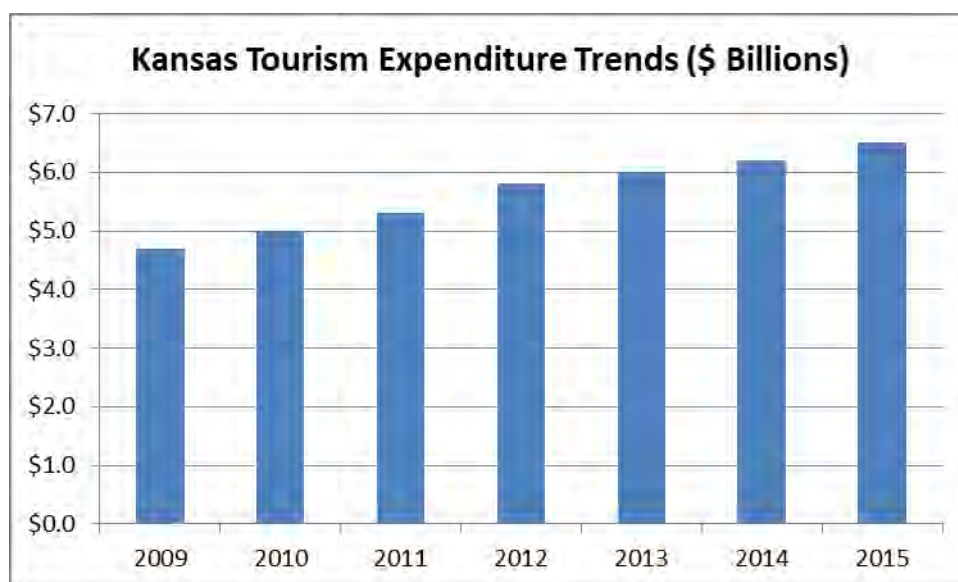
Headwater Plaza is the gateway leisure space for people entering into the Sports of the World Complex. It will feature a small lake and stream which can be connected to future development in the district. Headwater Plaza can also accommodate up to 25,000 square feet of commercial space.

The combination of indoor and outdoor multi-sport venues, recreational attractions, and eating and drinking establishments will create a sports and entertainment attraction not currently available within southwest Kansas. The distance to comparable sports facilities will provide for a large geographic market area and the ability to attract tournaments and draw visitors from outside of Kansas.



Tourism Market Overview

Tourism employment ranks as the 8th largest industry in Kansas supporting 63,200 jobs. According to the *Economic Impact of Travel in Kansas 2015* prepared by Tourism Economics, over the past two years visitation to Kansas increased by 1.7 million to an estimated 35.4 million visitors in 2015. The Kansas tourism market has rebounded from the national recession marked by gradual increases in annual visitation and expenditures. Visitation and expenditures declined from 2007 through 2009. By 2010, visitation and expenditures were back on the rise. Traveler spending has grown from \$4.7 billion in 2009 to \$6.5 billion by 2015. Out-of-state and international visitors accounted for 69 percent of total tourist expenditures. Tourism's direct and indirect economic impact on the State of Kansas was estimated at \$10.4 billion for 2015.



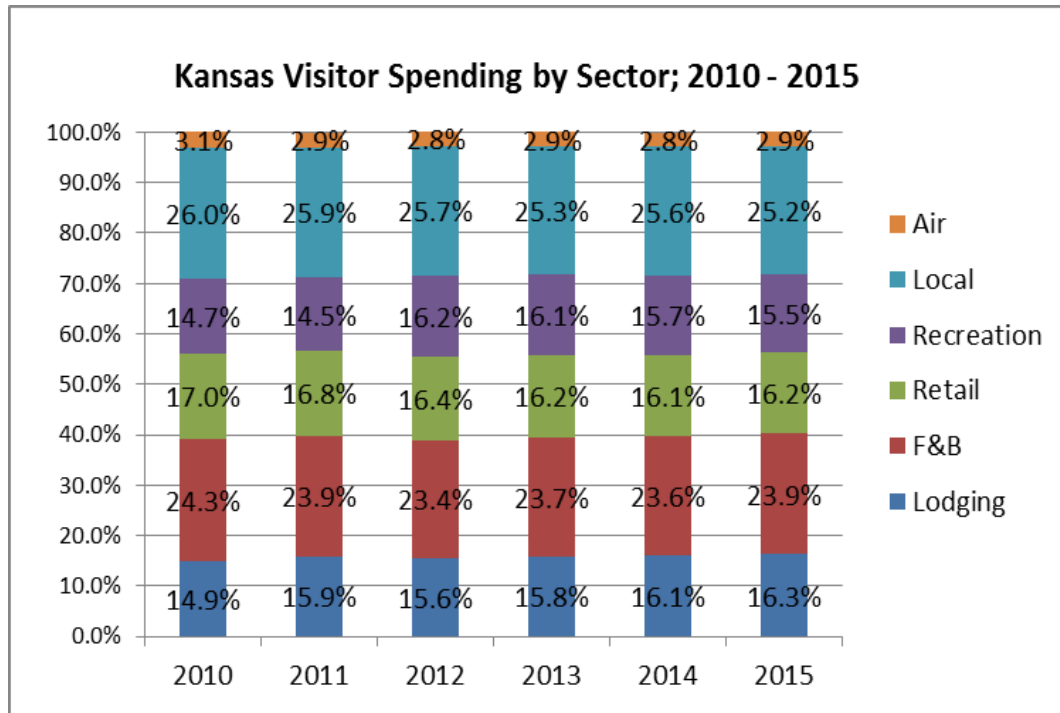
May through October is the state's peak travel season. The Kansas City and Wichita metropolitan areas serve as the State's principal tourism destinations. Kansas hosted 35.4 million visitors in 2015, of which 60 percent were day travelers. Leisure travelers accounted for 62 percent of all visitor expenditures in Kansas with business travelers accounting for the remaining 38 percent.

During 2015, spending per visitor to Kansas averaged \$184 with day travelers spending \$76 and overnight visitors spending \$347. While overnight travelers represented only 40 percent of all visitors to Kansas in 2015 they accounted for over 75 percent of all tourism spending, generating \$4.9 billion.

During 2013, the Eastern Region (includes Kansas City MSA) and Wichita MSA captured the State's highest levels of tourism expenditures, accounting for market shares of 47.9 percent and 22.9 percent, respectively.

During 2015, tourism expenditures in Kansas reached \$6.5 billion with local transportation accounting for the largest share (25.2%). Collectively, food and beverage, retail, and lodging represented 56.5 percent of total visitor spending.

The bar chart below illustrates annual tourism expenditure patterns in Kansas by sector from 2010 through 2015. Those sectors reporting the large gains in market share include lodging from 14.9 percent in 2010 to 16.3 percent in 2015 and recreation & entertainment increasing from 14.7 percent in 2010 to 15.5 percent by 2015. Those tourism expenditure sectors experiencing the largest declines in market share included air transportation and retail both declining by 0.8 percent points.



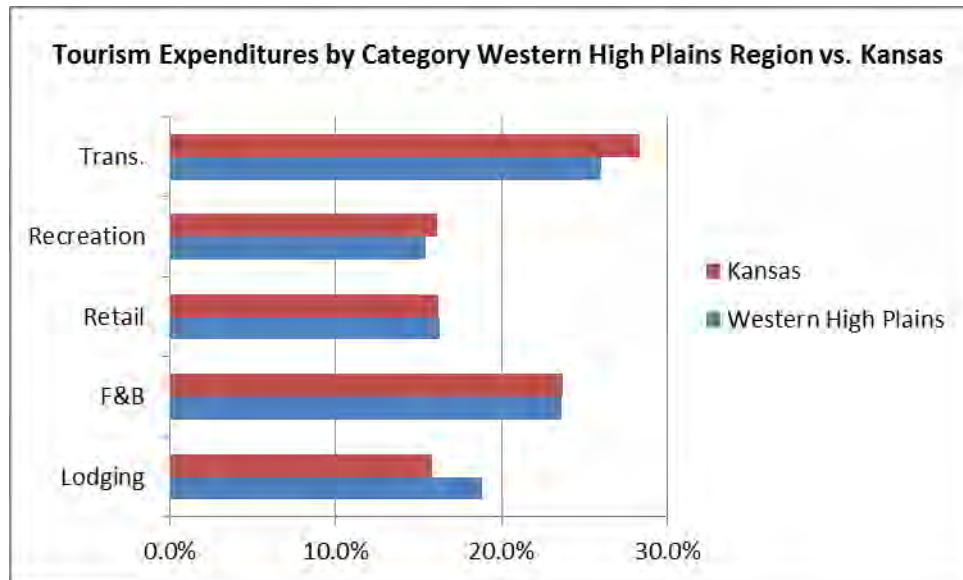
From 2010 to 2015, tourism expenditures in Kansas rose by nearly 29 percent. Since 2010, lodging accounted for the largest increase in expenditures of 41.6 percent, followed by recreation and entertainment at 35.8 percent, and food & beverage at 26.9 percent. In terms of absolute growth in sales, food & beverage rose by \$330 million, followed by local transportation at \$324 million, and lodging at \$312 million.

Kansas Trends in Tourism Expenditures by Category

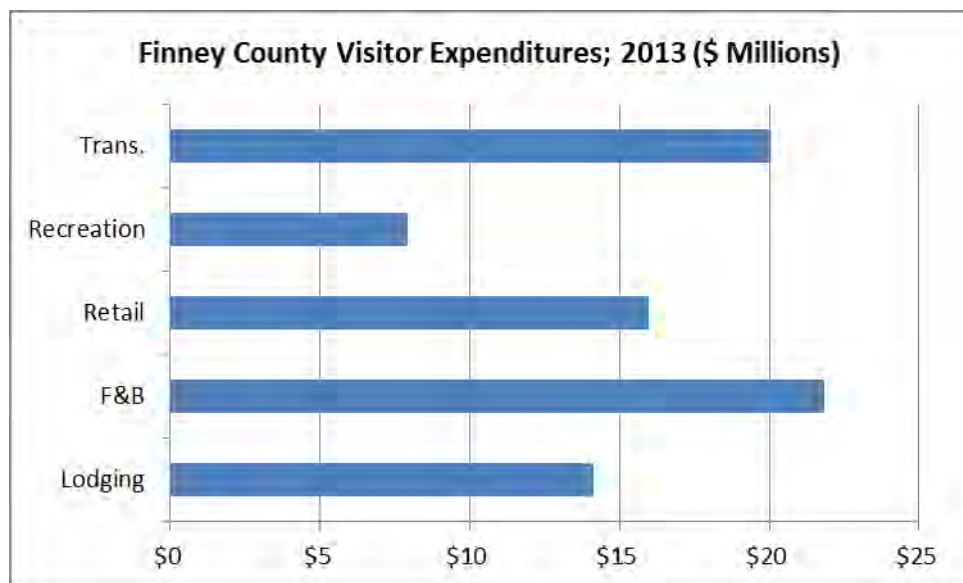
	Expenditures (\$ Millions)						%
	2010	2011	2012	2013	2014	2015	Change
Lodging	\$750	\$849	\$907	\$941	\$1,007	\$1,062	41.6%
Food & Beverage	\$1,225	\$1,288	\$1,360	\$1,412	\$1,474	\$1,555	26.9%
Retail	\$857	\$904	\$953	\$968	\$1,003	\$1,049	22.4%
Recreation & Entertainment	\$740	\$781	\$941	\$958	\$976	\$1,005	35.8%
Local Transportation	\$1,312	\$1,399	\$1,498	\$1,512	\$1,596	\$1,636	24.7%
Air Transportation	\$155	\$157	\$163	\$173	\$177	\$186	20.0%
Totals	\$5,039	\$5,379	\$5,822	\$5,965	\$6,233	\$6,494	28.9%
Percent Change	7.2%	6.2%	8.6%	2.7%	4.5%	4.2%	

Source: Tourism Economics.

Garden City is located within the Western High Plains region of Kansas. During 2013, tourism expenditures within this 34-county region amounted to \$476 million, or just 8.0 percent of the statewide total. Tourism expenditures for the year were led by and transportation at \$123.5 million, food and beverage at \$112.2 million, and lodging at \$89.6 million. When compared to statewide averages, tourism expenditures on recreation and transportation in the Western High Plains region are well below the norm.



Garden City is located within Finney County which in 2013 captured a reported \$80 million in visitor expenditures. Expenditures in Finney County were led by food and beverage at \$22 million, transportation at \$20 million, and retail at \$16 million.



To conclude, Finney County and Garden City serve as one of Southwest Kansas' principal tourism destinations. Tourism is a major economic engine for Finney County.

MARKET STUDY

The *Market Study* component of the *Feasibility Study* determines the ability of the STAR bond project to gain market share locally, regionally and nationally and the ability of the project to gain sufficient market share to:

- Remain profitable past the term of repayment; and
- Maintain status as a significant factor for travel decisions.

Existing development within the STAR Bond District includes the James H. Tangeman Sports Complex, Stone Development, and Schulman Crossing. Sports of the World Complex is designed as the principal tourism-related component, planned for two sheets of ice, championship level soccer and rugby stadium, outdoor soccer and rugby fields, indoor soccer facility and jump park, and food pavilion.

The *Market Study* portion of the report evaluates the suitability of the STAR Bond District to facilitate development of the athletic and retail uses. In doing so, the *Market Study* examines the region's tourism market and the ability of the local market to support additional athletic and retail facilities.

The *Athletic Market Analysis* examines the market potential of the proposed major league soccer training and development facility. Comparable athletic facilities in Garden City were inventoried, sports participation was assessed, and a facility evaluation prepared.

The *Retail Market Analysis* evaluates the potential of supporting continued development of Schulman Crossing. The competitive retail market was evaluated by identifying the trade area's historical retail sales trends, pull factors and retail sales gaps. A site specific evaluation determined the ability of STAR Bond District to accommodate retail development.

Based on the findings of the *Market Study* the report will determine the suitability of the Garden City Project as a prospective location for future development and continued operation of athletic and retail uses.

Athletic Facilities Market Analysis

The City of Garden City is proposing to develop Sports of the World Complex, a multi-sport facility designed to accommodate, ice hockey, figure skating, gymnastics, soccer, rugby, and cricket. This section of the report provides statistics on sports participation in the United States, a survey of athletic facilities in Garden City along with a facilities need assessment based on the *Park, Recreation, Open Space & Greenway Guidelines* published by the National Recreation and Park Association.

Sports Participation

The vast majority of Americans participate in some fitness or recreational physical activity. The Physical Activity Council released the *2011 Sports, Fitness and Recreation Participation Overview Report* based on a survey that measured participation in 117 sports, fitness and recreation activities. The report concluded that 76 percent of Americans age six and over (216.5 million people). The report also determined that many Americans engaged in socially based exercise activities at health clubs.

The table on the following page identifies 10-year trends in sports participation among Americans seven years of age and older as reported by the National Sporting Goods Association Sports Participation in 2010. During 2010 those sports and recreation activities enjoying the highest level of participation included exercising walking (114.1 million); aerobic exercising (58.6 million); running/jogging (49.4 million); bicycle riding (39.3 million); exercising with equipment (38.6 million); and hiking (32.5 million). Sports and recreational activities that showed the greatest gains in participation from 2000 to 2010 included running/jogging (57.4%); tennis (45.7%); exercise walking (25.4%); and exercising with equipment (20.1%).

Those sports and recreational activities that will be offered by the Sports of the World Complex are highlighted in gray. Participation levels in 2010 were reported at nearly 14.1 million for soccer, 4.9 million for gymnastics, and 2.1 million for hockey. These participation rates bode well for the need/demand for the Sports of the World Complex.

Soccer Participation

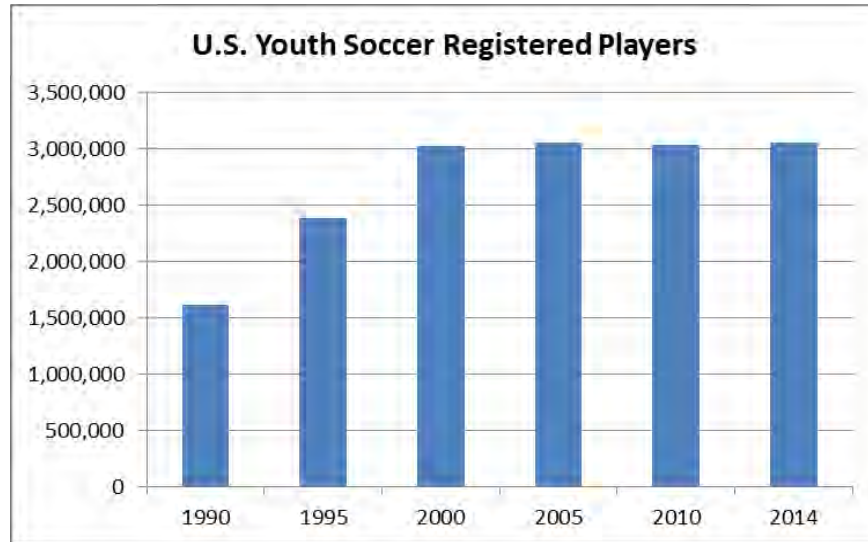
The vast majority of Americans participate in some fitness or recreational physical activity. The Physical Activity Council released the *2017 Participation Report* which is an annual study that tracks sports, fitness, and recreation participation in the United States. The study measures participation in 118 sports, fitness and recreation activities. The report concluded that from 2011 to 2016 most categories showed a moderate increase in participation. Fitness sports experienced the largest gain, from a participation rate of 59.6 percent in 2011 to 62.7 percent by 2016. Participation in team sports rose from 21.2 percent in 2011 to 23.6 percent in 2016. Racquet sports participation increased from 11.9 percent in 2011 to 13.7 percent by 2016. Individual sports recorded the largest drop in participation over the past five years from 39.0 percent in 2011 to 34.6 percent in 2016.

Ten-Year History of Sports Participation Among Americans Seven Years of Age and Older

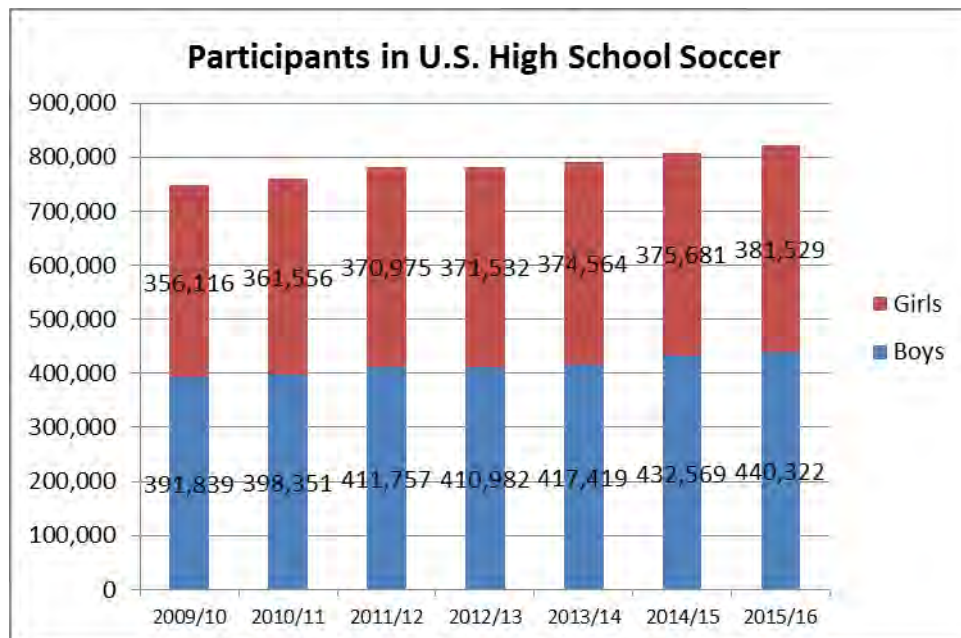
Sport	Participation (in 000's)		% Change
	2010	2000	
Exercise Walking	114,068	90,982	25.4%
Exercising with Equipment	38,618	32,144	20.1%
Swimming	17,145	16,141	-1.7%
Bicycle Riding	39,320		
Bowling	55,877	51,938	7.6%
Aerobic Exercising	58,648	55,960	4.8%
Hiking (Day)	32,496	30,051	8.1%
Running/Jogging	49,408	31,398	57.4%
Fishing	38,860	43,696	-11.1%
Weight Lifting	27,339	24,800	10.8%
Basketball	26,304	26,215	0.3%
Billiards/Pool	39,385	46,336	-15.0%
Golf	26,122	28,844	-9.4%
Yoga	21,886		
Sailing	3,869	4,405	-12.2%
Hunting and Firearms	18,212		
Soccer	14,075		
Table Tennis	19,446	12,712	53.0%
Baseball	14,661	15,848	-8.1%
Tennis	18,903	12,974	45.7%
Backpack	8,349	6,637	9.2%
Softball (Slow Pitch)	8,429	13,577	-37.9%
Volleyball (Court)	7,346		
Football (Tackle)	6,905	8,229	-16.1%
Skateboarding	6,808	9,859	-30.9%
In-Line Roller Skating	7,980	21,912	-63.3%
Alpine Skiing	11,504		
Mountain Biking	7,161		
Archery	6,319	6,285	0.5%
Snowboarding	8,196		
Kayaking	6,465		
Hunting with Bow & Arrow	3,908	4,633	-15.6%
Water Skiing	4,836	8,768	-44.8%
Gymnastics	4,815	4,876	-1.2%
Ice Hockey	2,145	2,432	-11.8%
Wrestling	2,089	3,743	-44.2%
Cross Country Skiing	4,530		

Source: National Sporting Goods Association Sports Participation in 2010.
The report did not include participation levels for rugby or cricket

Since 1990, when the United States qualified for the World Cup final round for the first time in 40 years, and especially since 1994, when the United States hosted the world's most popular sporting event, soccer has taken off in America, settling behind only football, baseball, and basketball in nearly all statistical measures of popularity, especially among Latinos and younger players. According to *FIFA World Football Big Count*, nearly 24.5 million people play soccer at some level in the United States, second only to China. U.S. Youth Soccer published that 3,055,148 youth players officially registered with U.S. Soccer in 2014, up 89 percent since 1990. During 2014, players registered with U.S. Youth Soccer totaled 25,258 in Kansas, 36,222 in Oklahoma, 21,787 in Nebraska, 30,147 in Missouri, and 73,313 in Colorado.



According to Statista, the number of participants in United States high school soccer rose from 747,955 in 2009-10 to 821,851 by 2015-16, an increase of 9.9 percent. Boy's high school soccer participation during this seven year period rose by 12.4 percent.

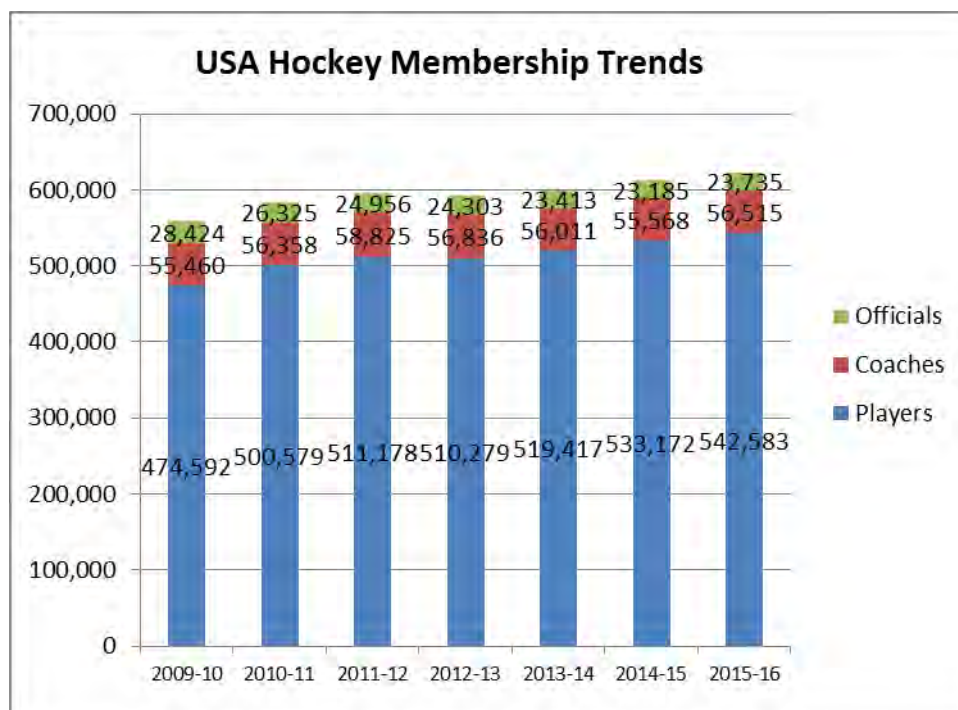


The increasing popularity of soccer and high participation rates in Kansas and neighboring states bodes well for the potential of building and supporting the soccer facilities planned for the Sports of the World Complex.

Hockey Participation

The 2016 edition of the National Sporting Goods Association's *Sports Participation in the United States* reported that for the second straight year ice hockey participation declined slightly in U.S. to 3.3 million for ages 7 and older. Hockey participation in the U.S. was 3.5 million in 2013 and 2014 was 3.4 million in 2014. Participation is defined as someone who participates at least twice per year and can include recreational and/or organized activity. In 2015, it was a very warm year across the United States, which likely influenced slightly lower participation figures.

USA Hockey reported that 542,583 people registered as players during the 2015-16 season, which bested the previous record set in 2014-15 by 11,000. The organization also reached record highs in total membership, which includes coaches and on-ice officials. USA Hockey now includes 622,833 Americans directly involved with hockey as players, coaches or officials, with an estimated 1 million-plus involved as volunteers, team managers and parents. Since the 2009-10 season total membership in USA Hockey has risen by 11.5 percent, an increase of over 64,000 members. The record setting participation levels is a strong sign for the direction of hockey in the United States.



During 2015-16 season, players registered with USA Hockey totaled 1,546 in Kansas, 13,777 in Colorado, 13,384 in Texas, 7,284 in Missouri, 1,931 in Nebraska, and 1,113 in Oklahoma. The increasing popularity of ice hockey and high participation rates in Kansas and neighboring states bodes well for the potential of building and supporting the two sheets of ice planned for the Sports of the World Complex.

Rugby Participation

USA Rugby (officially the United States of America Rugby Football Union, Ltd.) is the national governing body for the sport of rugby union in the United States. Its role is to serve as "the national governing body charged with achieving and maintaining high levels of quality in all aspects of rugby." USA Rugby is responsible for the promotion and development of the sport in the U.S. and promotion of U.S. international participation.

USA Rugby was founded in 1975 as the United States of America Rugby Football Union, and it organized the first U.S. national team match in 1976. Today, USA Rugby has over 115,000 members, the largest segment being college rugby with over 32,000 members. USA Rugby oversees 1,200 high school teams, 900 college teams, 700 senior club teams, and 400 youth teams. Over 2,500 rugby clubs exist in the United States. USA Rugby administers all United States national teams: senior men's and women's teams, sevens teams for both men and women, and under-20 national teams for both sexes.

Cricket Participation

According to the USA Cricket Association total cricket participation in the United States is reported at 32,066 players and 1,100 clubs. Cricket playing facilities in the United States total 488 pitches/fields. The country is divided into eight regions with Kansas located in the Central West Region supporting seven leagues, the closest being the Colorado Cricket League and North Texas Cricket Association.

Existing Athletic Facilities

The Sports of the World Complex is designed with two sheets of indoor ice and outdoor soccer, rugby, and cricket fields. The Garden City Recreation Commission, Garden City Community College, and Garden City Parks and Recreation were consulted to identify public and private athletic facilities in Garden City. As summarized in the table below, existing athletic facilities in Garden City include eleven soccer fields, no rugby fields, and no ice hockey rinks.

Existing Athletic Facilities in Garden City, Kansas

Facility	Owner	Fields	Field Type
Garcia Soccer Complex	City/GCRC/USD 457	3 Adult Fields or 9 Youth Fields	Grass
Esquivel Soccer Complex	City/GCRC/USD 457	2 Adult Soccer Fields	Grass
Tangeman Sports Complex	GCCC	Football & Soccer Stadium	Turf
Garden City High School	USD 457	Football & Soccer Stadium	Turf
Kenneth Henderson Middle School	USD 457	Football & Soccer w/Bleachers	Grass
Horace Good Middle School	USD 457	Football & Soccer Stadium	Turf
Abe Hubert Elementary School	USD 457	Football & Soccer Stadium	Grass

Facilities Needs Assessment

The World of Sports Complex is designed as a multi-sport venue sufficient to host athletic tournaments for soccer, rugby, hockey, figure skating, gymnastics and cricket. Facilities will include two sheets of ice, two adult soccer fields or two rugby pitches, and a cricket field.

National standards are useful to ensure a minimum standard is achieved in the provision of parks and recreation areas. The *Park, Recreation, Open Space and Greenway Guidelines* published by the National Recreation and Park Association (“NRPA”) are the most commonly used spatial and need standards for determining the needs and design of recreational facilities. The standards are based on a national survey of American municipalities of all sizes and geographic regions. These standards provide a measure for determining the amount of park and recreation space required to meet the needs and desires of residents and visitors.

Facility needs assessment is quantified based on the number of facilities per 1,000 residents. According to the *Park, Recreation, Open Space and Greenway Guidelines* athletic facility need standards include 1.0 indoor ice rink per 100,000 residents and 1.0 soccer field per 10,000 residents. Based on the popularity of the sport and the ability to utilize soccer and football fields, this study utilized a demand standard of 1.0 exclusive rugby pitch per 100,000 residents. No standards published for cricket.

The 2017 population of Garden City at 31,214 people. Garden City serves as southwest Kansas’ principal economic and retail center. Esri Business Analyst estimates the current population within a 100-mile radius of Garden City at 235,384 residents. Based on the *Park, Recreation, Open Space and Greenway Guidelines* the trade area can currently support 2.4 indoor ice rinks, 24 soccer fields, and 2.4 rugby pitches. These demand forecasts do not take into consideration tournament play originating from outside of a 100-mile radius. The Sports of the World is anticipated to draw from within a 3.5-hour drive time.

A survey of athletic facilities in Garden City, Kansas identified a total supply of eleven soccer fields, no rugby pitches, and no ice hockey rinks.

The existing supply of athletic facilities in Garden City was compared to facility needs standards to determine whether additional athletic facilities can be supported. As the table below illustrates, Garden City is under-supplied by 2.4 indoor ice rinks, 13 soccer fields and 2.4 rugby pitches. The shortage of local athletic facilities suggests that the planned World of Sports Complex will attain steady local use in addition to the regional tournaments.

Garden City Sports Facilities Supply/Demand Analysis

Athletic Facility	Existing Facilities	Demand Standard	Trade Area Population	Supportable Facilities	Surplus/ Shortage
Indoor Ice Rink	0	1 per 100,000	235,384	2.4	-2.4
Soccer Field	11	1 per 10,000	235,384	24	-13
Rugby Pitch	0	1 per 100,000	235,384	2.4	-2.4

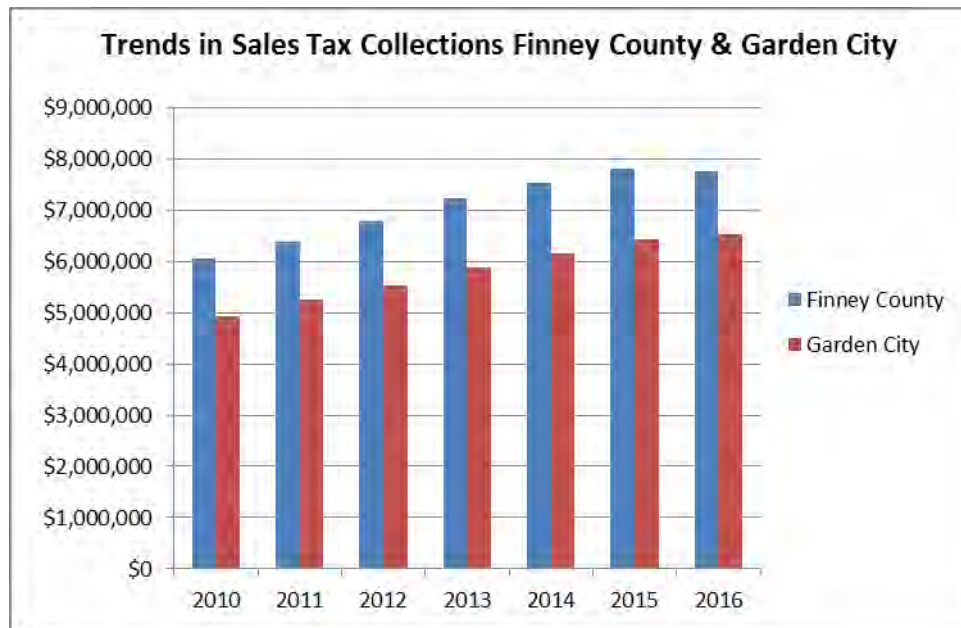
Retail Market Analysis

Collett based in Charlotte, North Carolina is developing Schulman Crossing, the principal retail component of the Garden City Project. In June 2013, the first phase of Schulman Crossing opened consisting of a 202,260 square foot Menards and five outparcels. The second phase opened in 2014 adding 208,000 square feet of retail space north of Menards. Anchor tenants at Schulman Crossing include Hobby Lobby, Dick's Sporting Goods, T.J. Maxx, Ross Dress for Less, and Petco. The Stone Development also houses some retail tenants.

This section of the report evaluates the market viability of the Garden City Project to sustain development of the existing and planned retail uses by evaluating local retail market trends, qualifying space demand, and preparing a site analysis to determine the suitability of the Project Area to support future retail development.

Garden City Retail Market Overview

Garden City, Kansas is located within Finney County and serves as the principal commerce center. As a means to gauge recent trends in retail trade for Garden City, sales tax revenues from 2010 through 2016 were obtained from the Kansas Department of Revenue. Following declining sales tax collections in 2009 and 2010 stemming from the national recession, sales tax collections rebounded in 2011 up 6.4 percent. Sales tax collections continued to escalate each year through 2016, increasing a total of 24.6 percent since 2011. Through May 2016 retail sales tax collections for the City of Garden City were down 0.5 percent from the same five months in 2016.



Since 2010 sales tax collections for Finney County have tracked with that of Garden City. By 2011 retail sales activity was on the upswing with tax collections up 5.5 percent over the prior year. From 2012 through 2016 sales tax collections continued to grow on an annual basis, increasing 21.4 percent over the five year period. Through May 2016 retail sales tax collections for Finney County were down 0.4 percent from the same five months in 2016.

As illustrated in the table below, large-scale shopping centers and freestanding retailers in Garden City collectively total approximately 1.4 million square feet of building area. The largest retail cluster in Garden City surrounds the intersection of U.S. Route 50 and Kansas Avenue, supporting such national big-box retailers as Walmart, Sam's Club, Target, Sears, JC Penney, Home Depot, Menard's, Ross, TJ Maxx, Dick's Sporting Goods, Petco and Hobby Lobby. The aerial photograph below identifies the national big-box retailers operating in and adjacent to the Garden City Project.

Garden City Large-Scale Shopping Centers and Retailers

Center/Retailer Name	Address	Year Built	Building Sq. Ft.
Shopping Centers			
Garden City Plaza	2204 E. Kansas Avenue	1984	315,100
Schulman Crossing	Schulman Ave. & Larue Street	2013-14	357,040
Eastgate Plaza	1305 E. Kansas Avenue	1973	104,968
Freestanding Retailers			
The Home Depot	3110 E. Kansas Avenue	2003	103,541
Sam's Club	3010 Larue Street	2008	102,500
Walmart	3101 E. Kansas Avenue	1997	204,578
Target	2401 E. Kansas Avenue	1994	89,358
Staples	2508 E. Kansas Avenue	1998	24,008
Tractor Supply Co.	3333 E. Mary Street	2010	18,800
Ace Hardware	1210 N. Fleming Street	1977	41,940
Dale's Furniture	705 W. Kansas Avenue	1958	18,010
Appliance & Furniture Mart	1117 N. Fleming Street	1998	39,399
Aaron's	2504 E. Kansas Avenue	2010	8,000
Total Building Area			1,427,242

Source: Finney County Assessor and Canyon Research Southwest, Inc.

The Retail Market Study for Garden City, Kansas prepared by Gruen Gruen + Associates determined that approximately half of retail sales made in Garden City are attributed to local households. Households generally within a 75-mile area surrounding Garden City encompassing 17 counties in southwest Kansas are estimated to account for an additional 30 to 40 percent of sales. This geographic area represents the primary trade area from which the vast majority of retail space in Garden City is supported.

Dodge City is the closest alternative retail destination to Garden City. Major national retailers operating stores in Dodge City are limited to J.C. Penney, Sears and Walmart. Only a modest number of junior anchor retailers are active in the market, including Hobby Lobby, Hibbett Sports, Stage, True Value Hardware, Ace Hardware, Aarons, Tractor Supply Store, Dollar Tree and Family Dollar. The largest retail sales tax generators in Dodge City include the Walmart Supercenter, Dillon's and J.C. Penney.

Garden City's Principal Retail Cluster



Retail Pull Factor

Pull factors measure a community's ability to attract shoppers, residents and non-residents alike, to make retail purchases within the community. A pull factor is a measure of the strength of a community's retail trade, based on a comparison of local spending in relation to that of a wider geographic area (e.g. the state), with a measure of 1.0 representing a perfect balance. A pull factor greater than 1.0 indicates that the community is pulling in retail sales from beyond its boundaries and the balance of trade is favorable. Alternatively, a pull factor less than 1.0 indicates that the community is experiencing retail sales leakage. Pull factors are calculated by dividing the trade area capture by the community's population.

The *Study of Retail Trade in Cities & Counties across Kansas for Fiscal Years 2005-2016* published by Kansas State University for the Kansas Department of Revenue was consulted to determine retail pull factor trends for both Garden City and neighboring counties. As the table below indicates the fiscal year 2016 retail pull factor for Garden City is estimated at 1.61, indicating a capture rate of retail sales 61 percent higher than the average for Kansas. The pull factor supports the position that Garden City is a regional shopping destination that draws customers from outside of the city limits.

From a pull factor of 1.35 in 2010 over the past five years Garden City's retail pull factor has improved each year. Garden City's increasing retail pull is in direct response to the opening of several national retailers that have assisted in both retaining and attracting new retail sales into the community. By 2016, Garden City captured 86.8 percent of all retail sales in Finney County, up from 82.5 percent in 2010. The Garden City Project's retail component has and will continue to assist in improving Garden City's retail draw.

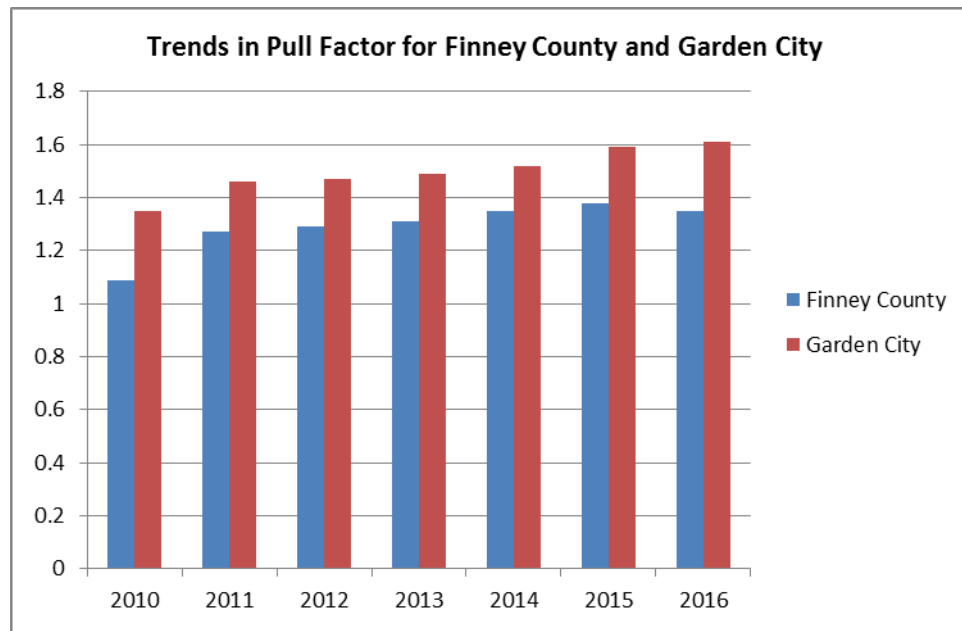
Trends in Garden City Retail Pull Factors

Fiscal Year	Pull Factor	State of Kansas Sales Taxes	% of County Total	City Population	Trade Area Capture
2016	1.61	\$40,599,638	86.8%	27,005	43,548
2015	1.59	\$37,561,198	83.4%	27,004	42,841
2014	1.52	\$35,749,515	81.9%	26,966	41,119
2013	1.49	\$34,337,191	82.3%	26,985	40,082
2012	1.47	\$33,127,021	82.3%	26,880	39,423
2011	1.46	\$31,061,875	82.7%	26,658	38,905
2010	1.35	\$25,132,501	82.5%	28,295	38,141

Source: Kansas State University and Kansas Department of Revenue.

The *Trade Area Capture* (TAC) of a city is a measure of the customer base served by a community. It is calculated by multiplying the city's population by the pull factor. Garden City's TAC customer base exceeds its resident population, suggesting the city draws both local residents from outside the city as well as out-of-town visitors and tourists. According to the Kansas State University study, over the past seven years Garden City's trade area capture has increased from a customer base of 38,141 people in fiscal year 2010 to a high of 43,548 by fiscal year 2016.

Garden City is located in Finney County. In recent years Finney County's pull factor has improved considerably, increasing from 1.09 in FY 2010 to 1.35 by FY 2016. The bar chart below illustrates the trends in pull factor for both Garden City and Finney County since FY 2010.



Retail Space Demand Estimates

The Garden City Project is designed as a regional shopping destination serving both local residents and out-of-town visitors. The initial phase consisted of a 202,260 square foot Menards. The second phase opened in 2014 adding 196,000 square feet of retail space. Retail sales and space demand will originate from two primary sources, the local population and out-of-town visitors. An additional 30,000 square foot big-box retailer is planned for Phase 2.

Supportable retail sales from local residents are a function of consumer population and income levels. According to the U.S. Census the July 1, 2015 Finney County population of 36,722 residents and per capita income of \$22,145 yields total personal income of approximately \$813 million. Based on the U.S. retail and food services (excluding automobile and parts sales) spending rate equivalent to 30 percent of total personal income as reported by the *U.S. Census Bureau Annual Retail Trade Survey*, retail sales supportable by Finney County residents are estimated at approximately \$244 million annually. By applying the FY 2016 retail pull factor for Finney County of 1.35, retail sales attributed to both residents and out-of-town visitors are estimated at approximately \$329 million.

According to the Kansas Department of Revenue, during CY 2016 total retail sales for Finney County totaled approximately \$674 million. Retail businesses exclusive of automobile dealerships and parts (i.e., clothing and accessories, electronics, furniture and home furnishings, food and beverages, etc.), account for approximately 45 percent of all retail sales, translating to approximately \$303 million for Finney County in 2016. Supportable retail sales are estimated at

\$329 million, yielding retail sales leakage for the year estimated at \$26 million. At average sales of \$200 per square foot the estimated retail leakage is sufficient to support 130,800 square feet of additional retail space in Finney County.

For the purpose of this analysis, from 2017 through 2025, the Finney County population is estimated to increase by 2.0 percent, or 735 residents. Over this nine year time frame the growth in per capita income is forecast to average 1.5 percent annually generating additional retail sales of \$5.6 million by 2025. Based on population and growth and an expanding tourism market, by 2025 Finney County is forecast to garner retail sales sufficient to support an additional 33,000 square feet of retail space.

Current pent-up demand and future retail space demand for Finney County are estimated at approximately 164,000 square feet of retail space through 2025. Therefore, these demand estimates conclude that sufficient demand exists over the next ten years within Finney County to absorb the remaining 30,000 square feet retail space planned for the Garden City Project.

The Finney County retail space demand forecasts are outlined in the table below.

Finney County Retail Space Demand Projections

Retail Sales Formula	2016	Growth 2017-25
Resident Population – July 1, 2016 (U.S. Census)	36,722	735
Per Capita Income – (U.S. Census)	\$22,145	\$25,320
Total Personal Income	\$813,208,690	\$18,610,200
% Income Spent on Goods & Food Services	0.30	0.30
Supportable Non-Automotive Retail Sales by Finney County Residents	\$243,962,607	\$5,583,060
Finney County FY 2016 Retail Full Factor	1.35	1.35
Supportable Retail Sales by Out-of-Town Visitors	\$85,386,912	\$1,954,071
Total Supportable Non-Automotive Retail Sales – Finney County	\$329,349,519	\$7,537,131
Less: CY 2016 Finney County Non-Automotive Retail Sales	(\$303,189,613)	
Potential Capture of Additional Non-Automotive Retail Sales	\$26,159,906	\$7,537,131
Average Retail Sales Per Sq. Ft.	\$200	\$229
Supportable Additional Retail Space (Sq. Ft.)	130,800	32,913

Canyon Research Southwest, Inc.

Site Evaluation

Schulman Crossing represents the Garden City Project's principal retail component. The center is designed for approximately 426,000 square feet of major anchor, junior anchor, and small shop space, and by definition is classified as a power center. Shopping center developers and major retailers evaluate potential sites based on a series of site-specific criteria. Selection criteria commonly applied when evaluating a retail development site includes visibility and exposure; accessibility; traffic counts; critical mass of retail space; trade area population; and direct competition. Using these site selection criteria Schulman Crossing was evaluated for the potential to support shopping center development.

Visibility

Visibility and exposure have a significant influence on a shopping center's achievable retail sales volumes. All shopping center types should possess major arterial frontage with power and lifestyle centers preferring a freeway or highway location. National and regional big-box retailer, restaurant, convenience store and bank chains also require major arterial frontage.

The Schulman Crossing site is located adjacent to U.S. Route 50/83/400, satisfying the exposure requirement for major anchors, junior anchors, and outparcels.

Accessibility

Power centers rely on an efficient regional transportation network that typically includes a mix of major arterial streets, highways and freeways.

Lareu Road has been constructed through the Schulman Crossing site which provides sufficient ingress and egress for major anchors, junior anchors, small shops, and outparcels. U.S. Route 50 and neighboring major arterials of Schulman Avenue and Kansas Avenue provide the necessary regional and local access to support major anchors, junior anchors and outparcels.

Traffic Counts

The vehicular traffic counts on arterial streets that flow past the site are important when evaluating a potential shopping center site. Average daily traffic counts past the Schulman Crossing site were reported by the Kansas Department of Transportation in 2016 at 9,030 vehicles on U.S. Route 50/83/400 and 6,650 vehicles on Schulman Avenue. By 2022 average daily traffic counts on U.S. Route 50/83/400 are estimated at 11,240 vehicles. These levels of vehicular traffic are sufficient to support retail development.

Critical Mass of Retail Space

Creating a vibrant power center requires building a sufficient critical mass of space. According to the International Council of Shopping Centers, power centers range in size from 250,000 to 600,000 square feet of building area.

The conceptual plan for Schulman Crossing calls for 426,000 square feet of building area housing a major anchor and several junior anchors, meeting the space requirements for power centers.

Trade Area Population

Garden City serves as a regional shopping destination. The primary trade area, which encompasses a 75-mile radius, possesses a population of approximately 156,438 people. The secondary trade area out to a 100-mile radius adds another 78,946 people. This trade area population is sufficient to support a large retail industry featuring regional and national chain retailers.

Competition

Power centers are occupied primarily by anchor retailers and category-specific junior anchors. Most tenants are national or regional.

The area surrounding the intersection of U.S. Route 50/83/400 and Kansas Avenue, which includes Schulman Crossing, serves as Garden City's principal retail hub. In addition to Schulman Crossing, big-box retailers operating within this retail hub include Walmart, Sam's Club, Home Depot, Target, JC Penney, Sears.

The closest concentration of big-box retailers is in Dodge City located approximately 52 miles east of Garden City. Existing big-box retailers operating stores in Dodge City is limited to J.C. Penney, Sears, Walmart, Hobby Lobby, Hibbett Sports, Stage, True Value Hardware, Ace Hardware, Aarons, Dollar Tree and Family Dollar. Both cities possess a similar size resident population, but Garden City supports a larger retail market. According to the Kansas Department of Revenue, during 2015 Garden City's taxable retail sales were 34 percent higher than that of Dodge City and its pull factor of 1.59 compared favorably to Dodge City's pull factor of 1.14.

Site Evaluation Conclusions

Schulman Crossing is designed as a 426,000 square foot power center. This report concludes that the Schulman Crossing site is a feasible retail development site, possessing access to a large trade area population, favorable competitive market conditions and the necessary access, visibility, exposure and critical mass of retail space.

Market Study Conclusions

The Garden City STAR Bond District's Project Plan calls for a multi-sport athletic facility and a large-scale shopping center. The Sports of the World Complex is designed with two sheets of indoor ice and outdoor soccer, rugby, and cricket fields. Schulman Crossing is a power center designed for 426,000 square feet a major anchor, junior anchors, and small shop space.

Athletic Facilities

Since 1990, the popularity of soccer has taken off in America, settling behind only football, baseball, and basketball in nearly all statistical measures of popularity, especially among Latinos and younger players. According to *FIFA World Football Big Count*, nearly 24.5 million people play soccer at some level in the United States, second only to China. U.S. Youth Soccer published that 3,055,148 youth players officially registered with U.S. Soccer in 2014, up 89

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percent since 1990. During 2014, players registered with U.S. Youth Soccer totaled 25,258 in Kansas, 36,222 in Oklahoma, 21,787 in Nebraska, 30,147 in Missouri, and 73,313 in Colorado.

The 2016 edition of the National Sporting Goods Association's *Sports Participation in the United States* reported that ice hockey participation for ages 7 and older in U.S. totaled 3.3 million. During 2015-16 season, players registered with USA Hockey totaled 1,546 in Kansas, 13,777 in Colorado, 13,384 in Texas, 7,284 in Missouri, 1,931 in Nebraska, and 1,113 in Oklahoma.

USA Rugby has over 115,000 members, the largest segment being college rugby with over 32,000 members. USA Rugby oversees 1,200 high school teams, 900 college teams, 700 senior club teams, and 400 youth teams. Over 2,500 rugby clubs exist in the United States.

The increasing popularity of soccer, ice hockey, and rugby and high participation rates in Kansas and neighboring states bodes well for the potential of supporting the three adult soccer fields, two rugby pitches, and two sheets of ice planned for the Sports of the World Complex.

Existing athletic facilities in Garden City include eleven soccer fields, one rugby field, and no ice hockey rinks. Garden City is capable of supporting an estimated 2.4 indoor ice rinks, 13 soccer fields and 2.4 rugby pitches. The shortage of local athletic facilities suggests that the planned Sports of the World Complex will attain steady local use in addition to the regional tournaments.

Retail Development

Schulman Crossing is designed as a power center housing a mix of big-box retailers, small shops, and outparcels. Garden City serves as a regional retail center supporting a primary and secondary trade area population in excess of 235,000 people. City sales tax collections rose nearly 25 percent from 2011 through 2016 as new retailers entered the market. National big-box retailers now operating in Garden City include Walmart, Sam's Club, Target, Sears, JC Penney, Home Depot, Menard's, Ross, TJ Maxx, Dick's Sporting Goods, Petco and Hobby Lobby.

Pull factors measure a community's ability to attract shoppers, residents and non-residents alike, to make retail purchases within the community. The fiscal year 2016 retail pull factor for Garden City is estimated at 1.61, indicating a capture rate of retail sales 61 percent higher than the average for Kansas. The pull factor supports the position that Garden City is a regional shopping destination that draws customers from outside of the city limits.

Given the complementary market positioning, coupled with the local retail market's ability to support a high level of new retail sales, development of Schulman Crossing is not anticipated to adversely impact Garden City's existing retail market. In fact, development of Schulman Crossing has heightened the status of Garden City as a regional shopping destination by offering retailers and dining establishments not previously available.

The Schulman Crossing site is a feasible retail development site, possessing access to a large trade area population, favorable competitive market conditions and the necessary access, visibility, exposure and critical mass of retail space.

MARKET IMPACT STUDY

The *Market Impact Study* examined the impact the Garden City Project will have on the local economy and tourism industry. Specific issues examined include:

- 1 Project positioning and unique quality;
- 2 Project's synergy with area attractions;
- 3 Impact on comparable market area businesses;
- 4 Expected draw of tourists from out-of-state and from more than 100 miles away;
- 5 Estimate the project's retail sales at build-out; and
- 6 Impact on active STAR bond projects in the central and southwest Kansas.

Project Positioning and Unique Quality

The Garden City Project Plan features a multi-sport athletic complex and 500,000 square feet of commercial space. When fully developed, the Project will function as an athletic, entertainment, shopping and dining experience not currently available in southwest Kansas. Collectively, the Project components will serve a regional market within a 3.5-hour drive time, or approximately a 200-mile radius.

The principal “destination attraction” that will set the Project apart and generate increased out-of-town visitation and expenditures to the Garden City area will be the Sports of the World Complex, a multi-sport athletic venue for hockey, soccer, rugby, and cricket. The Garden City Ice Arena will be the centerpiece of the Sports of the World, featuring two NHL size ice rinks. The Garden City Ice Arena will be the only year-round ice facility between Wichita and the Colorado Front Range. The championship level stadium for soccer and rugby along with the multi-purpose athletic fields and support retail uses affords the opportunity to host large tournaments for a variety of sports. The absence of direct competition and an expanded market area will elevate the status of the Sports of the World Complex as a premiere multi-sport athletic complex, generating increased demand by athletes for training and competition.

The Project's retail component is designed to both complement and benefit from the presence of the Sports of the World Complex. Build-out of Schulman Crossing and the Stone Development will yield 500,000 square feet of commercial space supporting a mix of retailers and restaurants currently not operating in Garden City and southwest Kansas. The planned retail uses will cater to local residents, out-of-town visitors to the Project and vehicular traffic along U.S. Route 50.

To conclude, the Project is positioned as an athletic, recreational, retail and dining destination catering primarily to a regional and local market. The Project is designed to complement the adjacent Parrot Cove Waterpark and Heritage Inn & Suites as well as Garden City's existing athletic facilities and retail trade. The Project Plan assures a cohesive, integrated development designed to create synergy between land uses and maximize economic activity. Together, the Project's uses, concepts and design will generate large visitor volumes, draw out-of-town travelers, and enhance Garden City's status as a sports, recreation, shopping and dining destination.

Synergy with Area Attractions

According to the World Tourism Organization (WTO) tourism and travel is the world's largest industry and it is predicted to continue to generate job growth in the future. Hence it is an important vehicle for regional and national economic development. Attractions are the most critical component of the tourism industry and serve as a primary driver of tourism activity. Without attractions there would be no need for other tourism services. Many tourist attractions possess strong entertainment connections, including sports venues, theatres and museums.

Much like business clusters, the clustering of tourist attractions creates the critical mass necessary to generate and sustain increased visitation and revenues. Most tourism clusters also have strong linkages to other closely related and supporting industries such as transportation, lodging, retail, food and beverage. Therefore, the larger cluster of attractions a tourist destination supports the greater the direct and indirect economic benefits.

Garden City boasts a number of major annual events and a wide selection of family, sporting, recreational, and cultural attractions. During 2015, attendance at the Lee Richardson Zoo totaled 232,496. Other attractions in Garden City include the Parrot Cove Indoor Waterpark, The Big Pool, Sandsage Bison Range, Buffalo Dunes Golf Course, and variety of athletic venues. Tourism's direct impact on the Garden City and Finney County economy is estimated at \$80 million annually.

Garden City, Kansas Attractions

Area Attraction
Lee Richardson Zoo
Parrot Cove Indoor Waterpark
The Big Pool - World's Largest Hand Dug Swimming Pool
Finney County Historical Museum
First Saturday Art Days
Sandsage Bison Range
Finney County Fair
Ward's Petting Zoo
Buffalo Dunes Golf Course
Golf Club at Southwind
Tangemen Sports Complex
Clint Lightner Baseball Field
Garcia Soccer Complex
Martin Esquivel Soccer Complex

The Garden City Project is designed to both enhance Garden City's status and sustainability as a sports and tourism destination and attract a new segment of the leisure and group traveler markets by creating a sports, entertainment, and shopping destination not currently available in

the region. The net result will be increased out-of-town visitation, expenditures and average length of stay.

The Sports of the World will serve as the Garden City Project's principal attraction. The variety and scope of the athletic venues will afford the opportunity to host major hockey, soccer, rugby, and cricket tournaments and cater to a regional market. By virtue of its unique athletic venues and market positioning the Sports of the World will complement Garden City's current inventory of athletic facilities and mix of major events and attractions.

The Parrot Cove Indoor Waterpark, Heritage Inn & Suites, and Old Chicago Pizza & Taproom operate immediately adjacent to the Garden City Project providing a family friendly attraction. The net effect of this cluster of attractions in conjunction with the Garden City Project will be the creation of a major tourism destination designed to capture the sports and leisure traveler markets that have been previously overlooked.

The synergistic effect of the Garden City Project on the local tourism industry and the heightened out-of-town visitation is expected to translate to increased attendance and revenues at the region's existing area attractions. The expanded selection of attractions will improve the sustainability of the local tourism industry.

Impact on Comparable Market Area Businesses

Tourism is a major catalyst for economic development in the State of Kansas. The Garden City Project Plan incorporates approximately 400,000 square feet of shopping center space with the initial phase of development. This section of the report examined the impact of these project components upon similar retail businesses in Garden City (i.e., that the project will increase total sales in the surrounding area, not diminish sales from existing retailers in the surrounding area).

At the time the Menards store was under construction Gruen Gruen + Associates prepared "*A Retail Market Study for Garden City, Kansas*" that evaluated the potential for Garden City to support additional retail space and retail business types. The study concluded that the entry of large format retailers such as Home Depot and Sam's Club have helped to expand Garden City's retail trade area, attract non-local shoppers more frequently, and grow the retail sales surplus. Large retail clusters prosper because they offer a wide variety of goods and services in convenient proximity whose synergy attracts more customers and increased retail sales. This is evident in Garden City as the entry of large format retailers within the Garden City Project such as Menards, Dick's Sporting Goods, and Hobby Lobby has proven further expanded Garden City's retail trade area and generated a substantial increase in citywide retail sales.

The Garden City Project's initial phase of retail development aimed at attracted national big-box retailers, specialty shops, and eating and drinking establishments new to the market representing a wide range of merchandise including hardware and home improvement, apparel, sporting goods, pet supplies, crafts, and restaurant establishments. This retail market strategy has improved the City's retail business environment by enhancing the offering of goods and services, expanded Garden City's retail trade area, and driven a spike in retail sales, thus reducing any adversely impact sales of existing area businesses. From 2012 through 2016 City sales tax collections increased by 18.2 percent. In addition, Garden City's pull factor increased from 1.47

in 2012 to 1.61 in 2016. It also appears that big-box retailers operating at the Garden City Project have not diverted significant retail sales from downtown merchants.

Completion of the Sports of the World will generate increased out-of-town visitation to Garden City and create the opportunity for existing retail businesses and restaurants to capture a share of the growing pool of retail expenditures.

To conclude, the Garden City Project is positioned to generate new retail sales and will further enhance the Garden City's competitive positioning as a regional shopping destination. The high percentage of new sales captured by the Garden City Project and the potential of the Garden City market to support additional retail sales suggests minimal cannibalization of current retail sales. Development of the Garden City Project will also benefit existing retail, entertainment, and restaurant businesses in Garden City by introducing new attractions and retail opportunities to the area and generating additional out-of-town visitors and expenditures. Therefore, this report concludes that development of the Garden City Project will not have an adverse impact on existing retail, entertainment, and restaurant businesses in Garden City.

Estimated Customer/Visitor Counts

STAR bond financing is being sought to assist in the development of the Garden City Project. To assist in evaluating STAR bond applications the Kansas Secretary of Commerce has published guidelines regarding a proposed project's economic impact. The following criteria were evaluated when considering the tourism potential of a project applying for STAR bond financing:

- Out-of-state visitation from multiple states should have a target of 20 percent of total annual visitation to be considered a major, unique, destination attraction;
- A target of 30 percent of total annual visitation should be drawn from greater than 100 miles distance from the attraction community; and
- Total annual visitation should compare very favorably to existing attractions in Kansas.

The Garden City Project is designed to serve as one of western Kansas' primary visitor destinations and draw from a wide regional geographic area. The Sports of the World will serve as the Project's principal attraction, complemented by the presence of adjacent Parrot Cove Waterpark and Heritage Inn & Suites.

A trade area is the geographic area from which a business or community generates the majority of its customers. This often is the geographic area that represents 75 percent of current customers. Given the market positioning of the Sports of the World, the Garden City Project's primary trade area has been defined as the geographic area within a 3.5-hour drive time from Garden City, Kansas.

During 2013 visitor spending to Finney County was reported by the State of Kansas at \$80 million. According to *Economic Impact on Travel in Kansas 2015* published by Tourism Economics, overnight travelers spent an average of \$347 per trip with day-trippers spending \$76

for an average of \$177 per visitor per trip. By applying an average expenditure of \$177 per visitor, during 2013 Finney County hosted an estimated 457,000 out-of-town visitors.

The Lee Richard Zoo serves as Garden City's principal attraction. Attendance to the Lee Richard Zoo has grown from 155,549 visitors in 2012 to 232,496 visitors in 2015. These high attendance figures illustrate the potential of Garden City to attract visitors and bode well for the ability of the Garden City Project to generate strong visitation.

Schulman Crossing is a 400,000 square foot power center anchored by Menards Hobby Lobby, Dick's Sporting Goods, TJ Maxx, Ross, Petco, Ulta, and Rue 21. At build-out the Garden City Project's retail component is estimated to attract approximately 790,000 annual visitors based on stabilized year sales of \$71.3 million (excludes lodging, waterpark, and automotive sales) and average sales of \$90 per customer. Based on its unique attractions and retail mix, the Garden City Project is expected to attract new visitors to Garden City.

Based on a stabilized occupancy rate of 68 percent and an average of 1.8 persons per room, the existing 96-room Heritage Inn & Suites hosts an estimated 21,500 guests per year.

Completion of the Sports of the World is anticipated to substantially increase attendance at the Parrot Cove Waterpark. The increased attendance will be attributed to hockey and soccer tournament play and figure skating competitions that will bring large numbers of out-of-town visitors to Garden City. Based on attendance levels reported for the Long Branch Lagoon water park in Dodge City, at build-out of the Garden City Project annual attendance at the Parrot Cove Waterpark is forecast at 40,000.

The Garden City Ice Arena will house two NHL size ice rinks and serve as the centerpiece of the Sports of the World Complex. The Garden City Ice Arena will be the only year-round ice facility between Wichita and the Colorado Front Range. Its design and location are ideal for hosting a minor league hockey team, adult and youth hockey tournaments, hockey and skating academies, figure skating events, and open skating. Annual attendance to the Garden City Ice Arena is estimated at 150,000.

The Garden City World Field will be a championship level stadium for soccer and rugby capable of hosting a minor league soccer team. The configurable field area can accommodate six youth soccer fields, two adult soccer fields or two rugby pitches. The facility provides dedicated space to hold soccer and rugby practices and when combined with the Garden City World Field serves as game locations for tournaments. Based on 30 soccer and rugby tournaments of eight to sixteen teams, clinics, camps, and open practice, annual attendance to the Garden City World Field and configured field area is estimated at 50,000.

The Garden City Field House is a 40,000 square foot indoor youth soccer facility which is designed to be convertible to also host full gymnastic competitions. The facility will be able to host year-round soccer tournaments, gymnastic competitions, and camps. Attendance to the Field House was estimated by researching nine comparable facilities with two soccer fields. The Jump Park will be housed in 25,000 square feet and include a free jumping zone, dodgeball, basketball, foam pit, ninja course, spider tower, professional trampoline, and lounge. Attendance to the Jump Park was based on such similar facilities as Sky Zone, Rockin' Jump Trampoline Park, Big Air Trampoline Park, and Launch Trampoline Park. Annual attendance to the Garden City Field House and Jump Park is conservatively estimated at 145,000.

Based on its unique attractions and retail mix, the Garden City Project is expected to attract new visitors to Garden City. At build-out attendance to the Garden City Project is estimated to total approximately 1.2 million annual visitors.

Garden City STAR Bond Project Annual Visitation Estimates at Build-out

Project Component	Annual Visitation
Schulman Crossing & Stone Development	790,000
Heritage Inn & Suites and Parrot Cove Waterpark	61,500
Sports of the World	
Garden City Ice Arena	150,000
Garden City World Field	50,000
Garden City Field House & Jump Park	145,000
Total Annual Visitation	1,196,500

Visitation estimates for the Garden City Project are segmented into three sources, including: 1) local residents residing within a 100-mile radius; 2) regional visitors residing outside of a 100-mile radius and 3) out-of-state visitors.

Local Residents Residing within a 100-Mile Radius

The Sports of the World is estimated to attract a total of 345,000 people annually. The athletic complex will host ongoing league play and be open for daily sports and recreation use by local residents. The Garden City population totals approximately 31,000 people. Within a 100-mile radius the estimated population is 235,384. Local residents residing within a 100-mile radius are forecast to account for 60 percent of all visitors to the Sports of the World, or 207,000 annually.

Collectively, the Heritage Inn & Suites and Parrot Cove Waterpark are estimated to accommodate approximately 61,500 annual visitors, of which local residents within a 100-mile radius are estimated to account for 35 percent, or 21,525 guests.

The Garden City Project's retail component is expected to serve as a major draw for visitors residing within a 100-mile radius, due primarily to the anchor shopping center which is designed to house big-box retailers currently not operating in the local market. Wichita, Kansas approximately 200 miles to the east is the closest alternative shopping destination supporting a large mix of big-box retailers. The current resident population within a 100-mile radius of Garden City is 235,384. At build-out, the Garden City Project's retail component is estimated to draw approximately 790,000 visitors annually. Given the size of the local resident and visitor populations as well as the level of direct big-box retailer competition and rate of return visits, local residents within a 100-mile radius are estimated to account for 70 percent of total visitation, or approximately 553,000 annual visitors.

The entire Garden City Project is estimated to attract approximately 1.2 million annual visitors, of which local residents within a 100-mile radius will account for an estimated 65 percent, or approximately 781,000 visitors.

Garden City STAR Bond Project Annual Visitation Estimates within a 100-Mile Radius

Project Component	Total Visitation	% within 100 Miles	Visitors in 100 Miles
Schulman Crossing & Stone Development	790,000	70%	553,000
Heritage Inn & Suites and Parrot Cove Waterpark	61,500	35%	21,535
Sports of the World	345,000	60%	207,000
Total Annual Visitation	1,196,500	65.3%	781,535

Regional Visitors Residing Outside of a 100-Mile Radius

Garden City serves as a regional retail destination. Out-of-town visitation to Finney County is estimated 457,000 visitors per year. Build-out of the Garden City Project will greatly enhance Garden City's draw as a shopping destination, but more importantly the athletic venues will attract an entirely new brand of visitor attending tournaments, clinics, and camps. These new overnight visitors will contribute a significant economic impact on Garden City and Finney County. Regional visitors traveling more than 100 miles are estimated to account for 35 percent of total visitation to the Garden City Project, or approximately 415,000 annual visitors.

Out-of-State Visitors

Tourism is a major industry in Kansas. According to *Kansas Tourism in 2011* prepared by HIS Global Insight for the Kansas Department of Commerce, over 32 million tourists to Kansas spent \$8.03 billion. Out-of-state and international visitors accounted for 55.8 percent of tourist expenditures.

The Garden City Project will attract out-of-state visitors by hosting hockey, soccer, rugby, and cricket tournaments as well as figure skating competitions. The primary trade area for athletic tournaments and competitions encompasses the geographic area with a 3.5 hour drive time. Esri Business Analyst estimates the current population within a 3.5-hour drive time from Garden City at 816,817 residents. An estimated 275,357 residents of Colorado, Oklahoma, Texas, and Nebraska reside within a 3.5-hour drive time, accounting for 33.7 percent of the primary trade area population. An estimated 136,518 out-of-state residents live within a 100-mile radius of the Garden City Project. Given the mix of athletic facilities the Garden City Project is anticipated to draw considerably from the neighboring states of Colorado, Oklahoma, and Texas.

Out-of-state visitors are estimated to account for approximately 25 percent of the Garden City Project's total visitation or approximately 299,000 visitors annually.

Summary

This report estimates annual visitation to the Garden City Project at stabilization of approximately 1.2 million people. Local residents living within a 100-mile radius are estimated to account for about 65 percent of total visitation, 10 percent of which will be out-of-state visitors. Regional visitors traveling more than 100 miles are estimated to account for the remaining 35 percent of total visitation, 53 percent of which will be out-of-state and international visitors. In total, out-of-state residents are estimated to account for 25 percent of total visitation to the Garden City Project, or approximately 299,000 visitors per year. These out-of-town visitation trend estimates meets the State of Kansas Secretary of Commerce guidelines that 30 percent of visitors to a proposed STAR Bond Redevelopment District travel beyond 100 miles and 20 percent reside out-of-state.

Garden City STAR Bond Project Visitation Pattern Estimates

Visitor Origination	Total Visitors	Out-of-State Visitors	Market Share
Within a 100-Mile Radius	781,535	78,154	10.0%
Outside of a 100-Mile Radius	414,965	220,971	53.3%
Totals	1,196,500	299,125	25.0%

Source: Canyon Research Southwest, Inc.

The Kansas Department of Commerce Travel & Tourism Division published the *2003 Attraction Visitor Report* which tracks the attendance levels for major attractions in the state. For 2003 attendance ranged from a low of 173 at the Minor Sod House Bed & Breakfast in Brewster, Kansas to a high of 1.42 million for Harrah's Prairie Band Casino in Mayetta, Kansas. The one major attraction omitted from the survey is Village West which attracts 10 million visitors per year. Therefore, the Garden City Project would serve as one of Kansas' leading attractions.

Estimated Retail Sales Potential

The centerpiece of the Garden City Project is the Sports of the World. The Project Plan incorporates a variety of retail, recreation, and lodging uses to complement the multi-use athletic complex and add to the visitor experience. Schulman Crossing's initial phase of development included approximately 410,000 square feet of building area housing big-box retailers, small specialty shops, and outparcels. For the purpose of this study only existing and under construction commercial space was included in the retail sales forecasts for the Garden City Project.

For the purpose of calculating STAR bond revenues, **incremental** taxable retail and lodging sales were estimated for the Garden City Project based on these sources:

1. Actual retail sales volumes for comparable power and lifestyle/entertainment centers;
2. Actual Garden City Project taxable sales as reported by the Kansas Department of Revenue;
3. Sales data published by the International Council of Shopping Centers ("ICSC");
4. *Dollars & Cents of Shopping Centers* published by the Urban Land Institute;
5. *Top 100 Retailers* published by National Retail Federation;
6. Tourism spending characteristics published by the Travel Industry Association of America;
7. *Economic Impact on Travel in Kansas 2015*;
8. 2011 Tourism Satellite Account by HIS Global Insight; and
9. Trade area demographics provided by Ersi Business Analyst.

Estimated Retail and Amusement Sales

The Kansas Department of Revenue reported total actual taxable sales in 2016 within the Garden City Project of \$72,169,200. Businesses not open for the entire 2016 calendar year included The Mattress Hub, Bridal & More, Great Clips, Olivia Belle Lingerie, and Parrot Cove Waterpark. Lewis Motors is anticipated to open by fall 2017. These businesses will contribute more taxable sales for the Garden City Project in 2017.

For 2017, taxable retail sales for Schulman Crossing were estimated at \$66.2 million.

Sales for Lewis Motors were estimated at approximately \$2.7 million in 2017 and \$7.9 million for 2018.

Daily passes for the Parrot Cove Waterpark range from \$15.00 to \$30.00. At an average ticket price of \$20.00 per day and annual attendance of 20,000, ticket revenues for 2017 are estimated at \$400,000.

Lodging revenues for the 96-room Heritage Inn & Suites were forecasts based on an average occupancy rate of 68 percent and an average daily rate of \$110, yielding \$2.62 million for 2017.

Sales for Old Chicago Pizza & Tap Room were estimated at \$2.2 million for 2017. The retailers operating within the Stone Creek Plaza are forecast to generate sales of \$1.5 million for 2017.

As indicated by the table on the following page, **incremental** taxable retail sales for the Garden City Project are estimated at \$75.6 million in 2017 and \$82.3 million in 2018.

Capture of Retail Sales Leakage

Retail trade areas are segmented into primary, secondary and tertiary geographic areas. The primary trade area is the geographical region that generates the largest share of sales, generally ranging from 70 to 80 percent. Garden City's primary trade area is defined as the geographic area within a 75-mile radius.

At the time the Menards store was under construction Gruen Gruen + Associates prepared "A Retail Market Study for Garden City, Kansas" that evaluated the potential for Garden City to support additional retail space and retail business types. The study concluded that non-residents of Garden City accounted for approximately half of retail sales in Garden City. At the time of the study the 75-mile radius primary trade area supported a retail gap surplus of \$5.8 million. According to the *Retail MarketPlace Profile* published by Esri Business Analyst, the primary trade area now has a retail gap surplus of \$148 million, suggesting the Garden City Project has effectively captured new retail sales into the primary trade area by virtue of attracting national retailers not present in the local market offering an expanded mix of retail goods and services.

At stabilization the Garden City Project is forecast to generate approximately \$71.3 million in annual retail sales, exclusive of amusement, lodging, and automotive sales. Given the presence of several big-box retailers the Garden City Project's retail component supports a strong customer draw and expanded trade area. At conservative capture rates of 40 to 50 percent, the Garden City Project is capturing new primary trade area retail sales of \$28.5 to \$35.7 million annually.

Garden City Project Incremental Retail and Amusement Sales Estimates

Project Component	Occupied	# of	Sales	Per	2017	2018
	Sq. Ft.	Rooms	Sq. Ft.	Room		
Menards	202,260		\$125		\$25,282,500	\$25,788,150
Schulman Crossing - Shopping Center	175,500		\$200		\$35,100,000	\$35,802,000
Schulman Crossing - Shops A & B	14,500		\$175		\$2,537,500	\$2,588,250
Schulman Crossing - Outparcels						
Rib Crib BBQ	4,473		\$375		\$1,677,375	\$1,710,923
Dollar Tree	9,800		\$165		\$1,617,000	\$1,649,340
Lewis Motors	22,340				\$2,664,000	\$7,900,000
Stone Development						
Old Chicago Pizza & Tap Room	6,900		\$325		\$2,242,500	\$2,287,350
Heritage Inn & Suites		96		\$110	\$2,620,000	\$2,672,400
Stone Creek Plaza	29,250		\$50		\$1,462,500	\$1,491,750
Parrot Cove Waterpark	31,700				\$400,000	\$408,000
Totals					\$75,603,375	\$82,298,163

Source: Canyon Research Southwest, Inc.; July 2017.

Capture of Out-of-State Visitor Expenditures

At build-out and stabilized occupancy, the Garden City Project estimated to generate annual retail sales (excluding amusement, lodging and automotive) of approximately \$71.3 million. This section of the report estimates supportable retail sales originating from overnight, out-of-state visitors.

Garden City is located within Finney County which in 2013 captured a reported \$80 million in visitor expenditures. Expenditures on entertainment and recreation, food & beverage, and shopping accounted for 65 percent of total tourism expenditures.

The Garden City Project will create an attraction designed to increase both out-of-town visitor volumes and spending. Out-of-state visitors from outside a 100-mile radius to the Garden City Project are estimated at approximately 221,000 visitors per year.

During 2015, spending per visitor to Kansas averaged \$184 with day travelers spending \$76 and overnight visitors spending \$347. While overnight travelers represented only 40 percent of all visitors to Kansas in 2015 they accounted for over 75 percent of all tourism spending.

Assuming direct visitor spending in Garden City on shopping, dining and entertainment amounts to \$175 per trip, potential direct tourism expenditures by out-of-state visitors to the Garden City Project are estimated at approximately \$39 million annually.

The presence of the Sports of the World and critical mass of retailers and restaurants exclusive to the Garden City will ideally position the Garden City Project to capture a large share of direct tourism expenditures from overnight out-of-state visitors. Garden City's narrow retail market will also enable businesses operating in the Garden City Project to capture a large share of direct tourism expenditures from out-of-state visitors. Assuming capture rates of 50 to 60 percent of direct tourism expenditures overnight, out-of-state visitors outside a 100-mile radius would account for an estimated \$19.3 to \$23.2 million in annual sales.

The Garden City Project is positioned to capture retail sales now eluding the 75-mile radius primary trade area and will serve as a major attraction and enhance Garden City's competitive positioning as a shopping, entertainment, and sports destination. At build-out and stabilization the Garden City Project is estimated to generate annual retail sales excluding lodging and automotive sales of approximately \$71.3 million. As summarized in the table on the following page, given the forecast growth in out-of-state visitation and spending an estimated 67 to 83 percent of the Garden City Project's retail sales will represent new spending, equating to approximately \$48 to \$59 million annually.

Estimated New Retail Sales by Source Garden City STAR Bond Project

New Retail Sales Formula	Conservative Scenario	Moderate Scenario
Potential New Primary Trade Area Spending		
Primary Trade Area Annual Retail Sales	\$2,175,417,597	\$2,175,417,597
Garden City Project Annual Retail Sales at Stabilization	\$71,317,763	\$71,317,763
Capture Rate of New Sales	40%	50%
Primary Trade Area Sales Captured by the Garden City Project	\$28,527,105	\$35,658,882
% of Total Garden City Project Retail Sales at Build-out	40.00%	50.00%
Expenditures by Out-of-State Visitors		
Estimated Annual Out-of-State Visitors to Garden City Project	220,971	220,971
Expenditures Per Overnight Visitor on Shopping, Dining & Entertainment	\$175	\$175
Total Annual Visitor Expenditures on Shopping, Dining & Entertainment	\$38,669,925	\$38,669,925
Garden City Project Capture Rate of Visitor Expenditures	50%	60%
New Visitor Expenditures Captured by the Garden City Project	\$19,334,962	\$23,201,955
Garden City Project Annual Retail Sales at Build-out	\$71,317,763	\$71,317,763
% of Total Garden City Project Retail Sales at Build-out	27.11%	32.53%
Garden City Project Retail Sales Capture		
Garden City Project Annual Retail Sales at Build-out	\$71,317,763	\$71,317,763
Primary Trade Area New Sales Captured by the Garden City Project	\$28,527,105	\$35,658,882
New Visitor Expenditures Captured by the Garden City Project	\$19,334,962	\$23,201,955
Total New Sales and Out-of-State Expenditures @ Garden City Project	\$47,862,067	\$58,860,837
% of Garden City Project Retail Sales from Trade Area & Visitors	67.11%	82.53%

Source: Canyon Research Southwest, Inc.; July 2017

Impact on Active STAR Bond Projects

Since adoption of STAR bond legislation the Department of Commerce has approved five STAR bond projects in central and western Kansas that incorporate major destination attractions, including the Wichita River District, K-96 and Greenwich Project, and the Olympic Park District in the Wichita MSA, Downtown Manhattan Redevelopment District in Manhattan; and the Dodge City Project District. To determine the potential impact of the Garden City Project on each of these approved STAR Bond projects a comparison was made on each project's major attraction(s); tenant mix; market positioning and target market.

Wichita River District

On July 20, 2007 the City of Wichita approved the undertaking of a STAR Bond Project within the Wichita River District pursuant to House Bill No. 2005 of the 2007 Kansas Legislative Session. In October 2007 the Kansas Department of Commerce approved the STAR Bond Plan for the Wichita River District. The approval was for \$13 million in STAR bonds (exclusive of financing costs) for three projects, including: 1) the Keeper of the Plains sculpture, plaza and pedestrian bridge project; 2) the East River Redevelopment Project adjacent to the Broadview Hotel and 3) the WaterWalk fountain and public plaza area. The total project budget is \$155.8 million and the project was approved for \$14.7 million in STAR bonds.

In 2014, the City of Wichita expanded the scope of the project to the West Bank, adding river bank improvements as well as tourism and recreational facilities. Additional STAR bond financing of \$4.75 million were issued to support the \$21 million project.

In May 2007, the *Keeper of the Plains* was re-dedicated and the East River Redevelopment Project completed. The \$20.6 million riverbank improvement project included the creation of two cable-stayed, suspended pedestrian bridges, riverbank landscaping, and the creation of bike/pedestrian paths along both sides of the Arkansas River for easier walking access and landscaping. The Waltzing Waters Fountain and Plaza area was completed in October 2012.

Complementing the public improvements, to date an estimated \$72 million in private investment has been reported. Major private investment projects include:

- WaterWalk Main Place and Gander Mountain - \$29 million
- Marriott Fairfield Hotel - \$12.35 million
- Drury Broadview Hotel remodel and renovation - \$29 million
- Wichita Area Association of Realtors office building - \$1.6 million
- Wichita Boathouse renovation - \$650,000

Because of the unique characteristics of the Wichita River District, particularly since the district did not begin as a "Greenfield," but already contained several active businesses, it was possible to more efficiently use the STAR bond resources in a "pay-as-you-go" manner. During calendar year 2014 the Wichita River District collected a total of \$4.34 million in state and local sales taxes. Since 2007, the District has generated in excess of \$13.7 million in sales tax revenue. As of the date of this report Gander Mountain was in the process of closing its store within the Wichita River District. Stopped by Gander Mountain store and it was closing – liquidation sale

The Wichita River District is designed to offer a waterfront recreational and educational attraction complemented by a mix of retail, office, and lodging uses. Much of the demand and tenant orientation of the commercial development component will stem from its downtown location and close proximity to employment as well as art, cultural and entertainment venues. Meanwhile, the Garden City Project is designed as a multi-sport athletic complex. While both projects will be developed using a mixed-use concept, each will offer a distinctive mix of attractions, anchor tenants, and businesses.

The Wichita River District's retail component consists of just 150,077 square feet in buildings ranging from 3,891 to 15,477 square feet. Little retail has followed the August 2005 opening of Gander Mountain; thus, the project's retail market positioning and tenant mix have yet to be well defined. Given its downtown location it would appear that a cluster of national and local restaurants would be appropriate. Similar to Old Town located immediately east of downtown Wichita, traditional retail shopping will likely play only a minor role at Wichita River District.

Conversely, retail shopping will play a major role within the Garden City Project which is designed for approximately 400,000 square feet of major anchor, junior anchor, small shops, and outparcel space. Therefore, the retail components of the Wichita River District and the Garden City Project would not directly compete.

Given the Wichita River District's emphasis on riverfront access and urban-scale mixed-use development, pay-as-you-go project financing, and its location in the Wichita CBD, the Garden City Project should have little or no impact on operations and financial sustainability.

K-96 & Greenwich STAR Bond District

In June 2013, the Kansas Secretary of Commerce approved the K-96 & Greenwich STAR Bond District located on a 423-acre site at the intersection of K-96 Highway and Greenwich Road in Wichita, Kansas. The District's Project Plan focuses on creating an athletic and recreation attraction complemented by a mix of retail, employment and lodging uses. The Project Plan designates the site for 1.4 million square feet of commercial development anchored by a major state-of-the-art indoor multi-sport athletic complex. Additional project components include a mix of big-box retailers, destination restaurants, lodging, and medical office space. Today the District supports approximately 838,710 square feet of existing commercial space.

The initial phase of development located south of K-96 includes a variety of big-box retailers, restaurants, and hotels. In spring 2012, Cabela's, a premier retailer of hunting, fishing and outdoor gear, opened an 80,000 square foot store. Additional retailers within the District include Super Target, World Market, Hobby Lobby with Chili's, McDonalds, Subway and Kanza Bank occupying out parcels. A 71,680 square foot Academy Sports store opened in 2015. Existing hotels include Hampton Inn & Suites, Holiday Inn Express & Suites, and Staybridge Suites.

The 106 acres located north of K-96 are designed for an athletic complex, anchored shopping center, and hotel. In December 2015, the \$14 million Wichita Sports Forum and Aviate Extreme opened, consisting of a 142,000 square foot indoor multi-sport facility and 20,000 square foot extreme air sports trampoline park. The athletic complex features basketball, baseball, soccer, volleyball, football, tennis, and fitness/training facilities capable of hosting regional and national tournaments. The Greenwich Place shopping center and La Quinta hotel are currently under

construction. Retailers either opened or under construction within Greenwich Place include Mardel, Ross, Bed Bath & Beyond, Home Goods, Cost Plus World Market, DSW, Ulta, and Steinmart.

Total project costs for the District are estimated at approximately \$127 million. In December 2013, STAR bonds were issued in the amount of \$36,325,000. During calendar years 2014 and 2015 incremental revenues received from within the district totaled \$8,200,004. Debt service payments have been made totaling \$5,401,275. Disbursements from the bond proceeds to the private developers and the City total \$24,922,779.

The City of Wichita has expanded the District to include the Stryker Soccer Complex on the west side of Greenwich Road at 29th Street North. A \$19.1 million renovation is planned that will yield 14 multi-purpose fields, eight baseball fields, seating for up to 5,000 spectators, locker rooms, and concessions. The proposed renovations will position the facility to attract more regional and national tournaments.

The K-96 & Greenwich STAR Bond District Project Plan focuses on creating an athletic and recreation attraction complemented by a mix of retail, employment and lodging uses. Based on this project positioning, mix of athletic facilities, and location in Wichita, the Garden City Project should have little or no impact on operations and financial sustainability.

Olympic Park District

In May 2014, the Kansas Commerce Secretary approved the Olympic Park STAR Bond Project Plan and the issuance of up to \$25.4 million in STAR Bond financing. The City of Goddard will contribute \$4.75 million for infrastructure improvements and private investments will reach \$44 million. Total project costs are estimated at \$155 million.

The Olympic Park Project District occupies a 280-acre site located at North Goddard Road and West Kellogg Drive in Goddard, Kansas. The Project Plan designates the site for mixed-use development including a 150-room all-suites hotel and conference center attached to a 100,000 square foot aquatic and wellness center with four pools, including a long course pool, a short course pool, a 25-meter training pool, a 25-meter dive pool and a therapy pool. The aquatic and wellness center will also have 4,500 square feet of training rooms ideal for athlete training, meetings, corporate events, school and sports team functions, birthday parties, family reunions, and more. Also included are four tournament quality baseball and softball fields. No comparable athletic facility exists in the Midwest, allowing the GAC to support a primary trade area encompassing a 500+ mile radius.

The feasibility study submitted by the City of Goddard reflects that the Project is a unique travel destination that will attract an estimated 2.1 million new visitors annually to the region. At build-out the Project is forecast to generate annual retail sales of over \$154 million.

In January 2016, SLN Manager, Inc. was scheduled to break ground in January 2016 on a \$35 million Crowne Plaza hotel, an aquatic and wellness center, and a family entertainment center with a completion scheduled for April 2017. As of the date of this report the hotel had yet to commence construction. According to City Council meeting minutes through June 5, 2017 project financing is still being worked on with hopes construction will commence soon.

The 343,500 square feet of planned retail space will house destination retailers and out lots designed to accommodate sit-down restaurants, fast food restaurants and a convenience store. The Project Plan designates approximately 60 acres for future development.

To conclude, the Olympic Park Project District aims at creating a mixed-use aquatic, lodging and retail destination. The goal is to create a national and regional destination capable of competing with other major markets. Based on this project positioning the Garden City Project should have little or no impact on operations and financial sustainability.

Downtown Manhattan Redevelopment District

In November 2006, the Kansas Secretary of Commerce approved and designated the Downtown Manhattan Redevelopment District as a “special bond project” pursuant to the provisions of K.S.A. 12-1770 et seq., as amended, and on December 28, 2006 approved the issuance of up to \$50 million in STAR bonds. On December 1, 2009, \$50 million in STAR bonds were issued to finance the construction of the Flint Hills Discovery Center as well as expenses related to land acquisition, public infrastructure, streetscape, landscaping and a public park within the South End of the Downtown Redevelopment Project Area. Through year-end 2015 approximately \$49.9 million of the STAR bond proceeds had been spent.

The Downtown Manhattan Redevelopment District occupies the eastern portion of downtown Manhattan, Kansas and is generally bounded by Bluemont Avenue to the north; Ft. Riley Boulevard on the south; Tuttle Creek Boulevard on the east; and Fourth Street on the west. The Downtown Manhattan Redevelopment District is designed to serve as a premier tourism attraction, anchored by the Flint Hills Discovery Center and complemented by a mix of entertainment, dining and specialty shopping venues. The Flint Hills Discovery Center opened in April 2012 and serves as a major tourism destination with local and regional attractions highlighted in the facility. The Flint Hills Discovery Center has been an immediate success with attendance of 50,971 in 2013 and 48,166 in 2014.

The *Downtown Redevelopment Conceptual Plan* is divided into two districts. The South Project Area is designed for the Flint Hills Discovery Center, a 122-room hotel, 30,000 square foot conference center, a 40,000 square foot movie theatre, 18,000 square feet of restaurants, 19,000 square feet of retail shops, 24 residential units and a 400-space parking structure. The Flint Hills Discovery Center opened in April 2012. The Hilton Garden Inn, conference center and parking garage opened in November 2011. The Blue Earth Plaza, across the street from the hotel and conference center, was completed in April 2012.

The City entered into a development agreement with a local developer that includes two hotels and a mixed-use building for the Retail/Theater Tract. Candlewood Inn & Suites opened in April 2013, followed by the mixed-use building in 2014 and Holiday Inn Express in 2015.

Dial Realty Corporation is developing the North Project Area with the Manhattan Marketplace, a 160,923 square foot shopping center and 158 residential units. A 30,000 square foot Best Buy store was the first tenant to commence construction within the Manhattan Marketplace, opening in October 2006. Since that time addition tenant opening have included HyVee, Petco, Bed Bath & Beyond, Dick’s Sporting Goods, McAlister’s Deli and Olive Garden. The North Project Area is fully occupied. All 158 residential units have been constructed.

The Downtown Manhattan Redevelopment District's total economic impact includes more than \$160 million in capital investment, more than 1,200 construction jobs, and more than 1,000 permanent full-time jobs with an annual payroll exceeding \$21 million. Over \$25 million in sales tax has been collected from the district through December 31, 2013.

In 2009, the City of Manhattan issued a \$12.1 million sales tax special obligation revenue (STAR) bonds Series 2009-1 and \$31.4 million sales tax special obligation revenue (STAR) bonds Series 2009-2 to finance eligible project costs for the Downtown Manhattan Redevelopment District. Approximately \$6.35 million in sales tax was collected within the STAR Bond District prior to the bond issue in November 2009. Through August 31, 2015 a reported \$30.7 million in sales tax was collected within the district. The first scheduled principal payment on the bonds of \$1.71 million and interest payments totaling \$2,377,737 were due in 2012. Excess 2012 sales tax revenue was used to call \$2,635,000 in bonds. Only interest payments in the amount of \$2,626,850 were due in 2010 and 2011. However, excess sales tax generated in 2010 and 2011 was used to call \$3.57 million in bonds on June 1, 2011 and \$1.175 million on December 1, 2011. Total debt service was \$3,554,292 in 2013, \$3,613,954 in 2014, and \$3,588,005 in 2015. Debt service payments on the bond funds are current and the STAR bonds could retire as soon as 2021, five years early.

The Downtown Manhattan Redevelopment District and Garden City Project target distinctly different market segments and destination attractions. Manhattan's tourism industry is heavily reliant on Kansas State University and the area's many outdoor recreational amenities. Within a 50-mile radius of Manhattan are a large number of parks, lakes, agri-tourism sites, and science and nature amenities. The Flint Hills Discovery Center complements the area's natural environment by providing an educational facility. Meanwhile, the Garden City Project is aimed at the sports market by offering athletic facilities for hockey, soccer, rugby, and cricket. Therefore, the Garden City Project should have little or no impact on operations and financial sustainability of the Downtown Manhattan Redevelopment District.

Dodge City District

The Dodge City STAR Bond Project in Dodge City, Kansas designates two non-contiguous Project Areas for redevelopment, including the Heritage Area and Entertainment Area. The Heritage Area encompasses the historic downtown area while the Entertainment Area is located at the intersection of 14th Avenue and U.S. Highway 50. An expanded Boot Hill Museum will serve as the Project's principal destination attraction. Dodge City and the Boot Hill Museum are nationally and internationally recognized as authentic and historic Western attractions.

Heritage Area

The Heritage Area is comprised of approximately 166 acres within historic downtown Dodge City anchored by the Boot Hill Museum, Front Street and the Santa Fe Depot. The Heritage Area is so-named because it offers unique redevelopment opportunities focusing on protecting, enhancing and promoting Kansas' western history and heritage. Famous for its rich history as a frontier cowtown, Dodge City offers up a wide array of legends, lore and history.

The centerpiece of the Heritage Area will be the expansion and reinvestment of the Boot Hill Museum. The museum has been the anchor of Dodge City's tourism industry for decades, but

requires reinvestment if it is to remain a national tourism attraction. Dodge City is one of a very few United State heritage towns still standing, and the Boot Hill Museum is a unique historical attraction in western Kansas that draws between 68,000 and 80,000 visitors annually. The Dodge City Project provides \$3.5 million in funding to renovate and expand the museum. The Boot Hill Museum will be expanded by approximately 12,000 square feet of exhibition space and additional improvements designed to host events and traveling exhibits and the introduction of interactive and multi-lingual exhibits. The proposed upgrades to the museum are designed to improve its competitive positioning and increase attendance and revenues.

STAR Bond-financed projects in the Heritage Area will focus on such improvements as the “Gunsmoke Trail Expansion” commemorating Dodge City’s historic past, a Public Square, family-oriented tourism attraction, and new commercial development. Investment in the Heritage Area will create redevelopment opportunities both north and south of Wyatt Earp Boulevard.

The Long Branch Lagoon water park opened in summer 2016 in the Heritage Area south of Wyatt Earp Boulevard. The water park was financed in part with STAR bond revenues and is operated by the City of Dodge City and open to the public. The outdoor water park is open from the Saturday before Memorial Day through Labor Day, featuring tube slides, a lazy river, wave pool, water basketball, concessions, and other amenities, all combining to create a regional attraction.

Leisure Development, LLC recently completed the Fort Dodge RV Resort located adjacent to Wright Park and the Long Branch Lagoon water park. The RV resort features a clubhouse, on-line reservations and payment services, a full-service RV store, laundry, pull through RV stalls, ten 2-bedroom cabins, 68 RV sites, and 20 tent sites with all sites having electric with 30 and 50 amp service, free wireless internet, and water and sewer service.

Leisure Development, LLC has also completed the renovation and the conversion of the Guymon Petro building located at the northwest corner of 4th Avenue and West Trail Street. The 12,000 square foot building houses the Guymon Petro Bar & Grill on the ground floor with seating for 170 and approximately 4,000 square feet of event/banquet space on the second floor.

Located just north of the water park at the corner of 5th Avenue and West Trail Street, Leisure Development, LLC is under construction on a 93-room Holiday Inn Express.

The Jim Lewis Ford automobile dealership located at 200 East Wyatt Earp Boulevard has completed construction a new 7,800 square foot dealership showroom and sales building. The \$2.3 million project includes new sidewalks, landscaping and retaining walls designed to improve the curb appeal along Wyatt Earp Boulevard.

The Heritage Area will also accommodate the renovation and adaptive re-use of approximately 44,000 square feet of existing commercial space designed to house specialty retailers and restaurants. Office and residential space, although not specifically identified in the master plan, will be encouraged as part of the Heritage Area’s mixed-use environment.

The goal of providing enhanced tourism services, attractions and amenities to the Heritage Area is to improve Dodge City’s status as a tourism destination with benefits aimed at generating increased visitation and visitor expenditures, extending visitor stays in Dodge City and

Canyon Research Southwest, Inc.

enhancing the visitor experience. The total estimated cost to complete the Heritage Area improvements, including property acquisition, soft costs and building construction, is estimated at approximately \$49 million.

Entertainment Area

The Entertainment Area is located approximately 2.5 miles northwest of the Heritage Area, at the intersection of 14th Avenue and U.S. Highway 50. The Entertainment Area is designed as a retail and entertainment destination aimed at attracting retailers and national restaurant chains not presently operating in Dodge City.

The Entertainment Area's conceptual plan includes a mix of retail uses totaling 352,400 square feet of building area housing three major anchors, three junior anchors, and small shops. Ten outparcels will front onto 14th Avenue designed to accommodate restaurants and retail businesses. The Entertainment Area is designed to be anchored by a building supplies store, department store and supermarket.

In June 2017, city officials approved an amendment to the STAR Bonds project to incorporate the initial phase of retail development at the southwest corner of 14th Avenue and U.S. Highway 50. The Project Plan calls for a 75,000 square foot Sutherland's, 15,000 square feet of shop space, and three out parcels.

Despite being located approximately 50 miles apart, the STAR Bond projects in Dodge City and Garden City will not compete directly given their varied market positioning. The centerpiece of the Dodge City STAR Bond Project is focused on heritage tourism with the renovation and redevelopment of the Boot Hill Museum and the downtown area. Meanwhile, the Garden City Project is aimed at catering to the sports market through providing facilities for hockey, soccer, rugby, and cricket. Therefore, the Garden City Project should have little or no impact on operations and financial sustainability of the Dodge City District.

Conclusions

The Wichita River District, K-96 and Greenwich Project, and Olympic Park District in the metropolitan Wichita area are all located over 200 miles driving distance east of the Garden City Project and are targeted at distinctly different market segments and destination attractions. The Wichita River District possesses a riverfront, downtown location and is designed as an entertainment, recreation and employment center. The K-96 & Greenwich STAR Bond District Project Plan focuses on creating a multi-sport athletic complex targeting basketball, baseball, soccer, volleyball, football, tennis and fitness/training. The Olympic Park Project District aims at creating a tournament quality aquatic center and retail destination.

The Downtown Manhattan Redevelopment District is located in downtown Manhattan, Kansas over 275 miles northeast of Dodge City. The Downtown Manhattan Redevelopment District is anchored by the Flint Hills Discovery Center and complemented by a mix of entertainment, dining and specialty shopping venues.

The Dodge City Project is the closest active STAR Bond project to the Garden City Project, located approximately 50 miles to the east. The major tourism attractions of this STAR Bond project include the Boot Hill Museum and Long Branch Lagoon water park.

Because each active STAR bond project supports distinctly different major tourism attractions and retail components, it has been concluded that development of the Garden City Project will not have a measurable adverse impact on visitor volumes, retail sales volumes and STAR bond revenues generated by active STAR Bond projects in central and western Kansas, including the Wichita River District, K-96 and Greenwich Project, and Olympic Park District in the Wichita MSA; Downtown Manhattan Redevelopment District in Manhattan; and the Dodge City District. Therefore, the operation of the Dodge City Project is not anticipated to cause default in the payment of outstanding STAR bonds issued by the five active STAR Bond approved redevelopment projects in central and western Kansas.

ECONOMIC IMPACT STUDY

The following economic impacts are forecast when considering the tourism potential of a project applying for STAR bond financing:

- Direct expenditures: Visitor spending that directly supports the jobs and incomes of people and firms that deal directly with visitors;
- Indirect expenditures: Changes in sales, income or jobs in regional sectors that supply goods and services in support of direct expenditure entities;
- Direct job creation: The total number of jobs (distinguished as full-time or part-time) supported by the target attraction; and
- Creation of overnight hotel stays.

The *Economic Impact Assessment* examines the economic implications of the existing and under construction commercial components within the Garden City Project in terms of the direct and indirect growth in employment and income. The project's economic impact has been measured in terms of both construction-phase and operational-phase.

Direct impacts measure the spending and job creation that occurs as a direct result of the operations and activities that occur within the Garden City Project. Indirect impacts consist of re-spending of the initial or direct expenditures, or the supply of goods or services resulting from the initial direct spending within the Garden City Project.

Economic impacts measure the effects of economic stimuli or new demand for goods and services in the local economy. New demand in this case is created by the new retailers to the market and hotel/casino, and the additional spending they will support. The secondary impacts of supplier expenditures by these businesses, employee spending and visitor spending are called multiplier effects. Multiplier effects are a way of representing the larger effects on the local economy of an initial increase in demand.

Total development costs for Schulman Crossing and the Stone Development now operating within the Garden City Project totaled approximately \$96.5 million, including land acquisition, site work, infrastructure, site work, buildings, and soft costs.

Wages were determined by consulting the *Occupational Employment and Wage Estimates May 2014* for the State of Kansas published by the U.S. Department of Labor.

Construction-Phase

Development of the Garden City Project would generate non-recurring construction impacts. For the purpose of this study the construction-phase economic impacts were prepared separately for the existing and under construction project components within Schulman Crossing/Stone Development and Sports of the World.

Development costs for the existing and under construction project components within Schulman Crossing/Stone Development totaled approximately \$88 million, inclusive of land acquisition, infrastructure, vertical construction costs, soft costs, and contingency allowance. Hard construction costs amounted to approximately \$71.4 million.

Existing and current construction within the Garden City Project resulted in an estimated total economic output of approximately \$100 million, direct and indirect job creation of 702 full-time equivalent jobs and payroll of \$32.7 million.

Future development of the Garden City Project include six outparcels at Schulman Crossing and the Sports of the World Complex. Total development costs for these components are estimated at approximately \$37 million, inclusive of land acquisition, infrastructure, buildings, and soft costs. Hard construction costs are estimated at approximately \$31.5 million.

Future construction within the Garden City Project would result in an estimated total economic output of approximately \$44 million, direct and indirect job creation of 326 full-time equivalent jobs and payroll of \$14.4 million.

Total direct and indirect economic impacts generated from construction of the Garden City Project are summarized in the table below.

Construction Phase Economic Impact Estimates Garden City Project

	Existing Components	Future Construction	Totals
Total Development Costs	\$87,997,932	\$37,055,000	\$125,052,932
Direct Construction Expenditures	\$71,437,449	\$31,509,000	\$102,946,449
Total Economic Impact from Construction	\$100,012,429	\$44,112,600	\$144,125,029
Job Creation - FTE			
Direct	501	231	732
Indirect	201	95	296
Total	702	326	1,028
Construction Payroll			
Direct	\$23,307,926	\$10,280,454	\$33,588,380
Indirect	\$9,414,657	\$4,152,534	\$13,567,191
Total	\$32,722,583	\$14,432,988	\$47,155,571

For tax years 2013 through 2016 the State of Kansas applied a two-bracket individual income tax structure with a rate of 2.7 percent levied on income of less than \$15,000 for singles and \$30,000 for couples with a top bracket of 4.6 percent. According to the Kansas Department of Revenue, for tax year 2017 the three-bracket individual income tax structure was reinstated (K.S.A. 79-32, 110). For individual incomes up to \$30,000 the tax rate is 3.9 percent. For individual incomes exceeding \$30,000 and up to \$60,000 the tax levy is \$870 for married couples and \$435 for all others plus 4.9 percent for income exceeding \$30,000. For incomes exceeding \$60,000 the tax levy is \$2,340 for married couples and \$1,170 for all others plus 5.2 percent for income over \$60,000.

Kansas allows itemized deductions and tax payers can claim the same itemized deductions reported on the Federal return. Standard deductions under the Tax Reform Law are increased to \$3,000 for singles or married filing separately and \$7,500 for married couples filing jointly. This analysis applied a blended standard deduction for single and married couples of \$5,250. Kansas has no personal exemption.

Existing construction of the Garden City Project generated total direct and indirect full-time equivalent employment estimated at 702 full-time equivalent jobs supporting a total payroll of approximately \$32.7 million. The State of Kansas collected an estimated \$1.3 million in state income tax revenues resulting from construction-phase payroll. Future build-out of the Garden City Project is estimated to generate \$357,000 in state income taxes.

Operational-Phase

Full-time equivalent employment resulting from development and operation of the Garden City Project was estimated using employment ratios stated in the number of jobs per 1,000 square feet of building area and jobs per hotel room. The economic impact estimates are limited to the existing and under construction businesses operating within Schulman Crossing and the Stone Development.

Total payroll was estimated based on annual mean incomes pertinent occupations in Kansas published by the U.S. Department of Labor's *Occupational Employment and Wage Estimates May 2014*. A sample of annual mean incomes include \$19,700 for food preparation and serving related workers, \$46,330 for food service managers, \$25,780 for retail sales, \$18,910 for amusement and recreation, \$38,650 for automotive services technicians and \$40,270 for automotive body repairers.

As summarized in the table on the following page, at build-out and stabilization, the Garden City Project is estimated to generate approximately \$82 million in annual sales and a total economic output of \$115 million. Direct and indirect employment generated from operation of the retail, restaurant, amusement and lodging components developed within the Garden City Project is estimated to total 1,412 full-time equivalent jobs supporting an estimated annual payroll of \$40 million.

Applying the 2017 individual income tax structure, the State of Kansas is estimated to collect approximately \$1.3 million in annual state income tax revenues resulting from direct and indirect

employment generated by existing and under construction businesses operating in the Garden City Project.

Operational-Phase Economic Impact Estimates Garden City Project – Current and U/C Businesses

	Totals
Operational Impacts	
Total Economic Impact of Operations	
Stabilized Annual Sales	\$82,298,163
Output	\$115,217,428
Job Creation	
Direct	1,070
Indirect	342
Total	1,412
Payroll	
Direct	\$25,096,568
Indirect	\$14,856,366
Total	\$39,952,934

At build-out and stabilization the Garden City Project is estimated to attract 1.1 million annual visitors, including 367,000 visitors from over 100 miles away. Assuming 45 percent of visitors from outside of a 100-mile radius stay the night in a hotel, total demand for overnight accommodations are estimated at 183,500 annual room nights, sufficient to support approximately 739 hotel rooms at an average occupancy rate of 68 percent. Garden City Project's lodging stock totals just 96 guest rooms. These lodging demand forecasts illustrate the significant impact the Garden City Project will have on the local hotel market and the potential to support additional hotel room inventory.

To conclude, the Garden City Project will contribute significantly to the state and local economy by generating construction and permanent jobs; attracting out-of-state visitors, spending and lodging demand; strengthening Garden City's status as a regional shopping and athletic destination; and yielding state income tax revenues.

STAR BOND FEASIBILITY STUDY

The STAR bond program provides Kansas municipalities the opportunity to issue bonds to finance the development of major commercial entertainment and tourism areas, and use sales tax revenue generated by the development to pay off the bonds. STAR bonds possess a 20-year term. An eligible area for the STAR bond program includes a historic theater, major tourism area, major motorsports complex, auto racetrack facility, river walk canal facility, major multi-sport athletic complex or a major commercial entertainment and tourism area.

This section of the report quantifies the ability of the Garden City Project to support the necessary bond debt to cover eligible project costs by calculating the net present value of the forecast STAR bond tax revenue streams generated through maturity of the 20-year term.

STAR Bond Revenue Estimates

The STAR Bond Act allows for the pledge of 100 percent of the tax increment revenue received by the State of Kansas, county and city from any local sales and use taxes, including the city's share of any county sales tax, which are collected within the STAR bond project district. The STAR bond financing being sought for the Garden City Project will be repaid by incremental retail sales taxes. STAR bond revenue estimates for the Garden City Project were estimated for only existing businesses operating within the Garden City Project as well as and commercial properties under construction at the time of this study.

In the 2015 session of the Kansas Legislature a tax plan was approved that increased the sales tax rate to 6.5 percent tax in July. Therefore, this report utilized a STAR Bond eligible State sales tax rate of 6.5 percent.

The City of Garden City levies a 1.0 percent sales tax, of which 50 percent is eligible for STAR Bond Capture, or 0.50 percent.

A reported 24 percent of the Finney County sales tax rate of 1.0 percent is eligible for STAR Bond capture, or 0.24 percent.

As outlined in the table below, the total STAR Bond eligible sales tax rate is 7.24 percent.

STAR Bond Effective Sales Tax Rate Garden City Project

Taxing Jurisdiction	Tax Rate	% Allocation	STAR Bond Dedicated
State of Kansas	6.50%	100.00%	6.50%
Finney County	1.00%	24.00%	0.24%
City of Garden City	1.00%	50.00%	0.50%
Total Tax Rate	8.50%		7.24%

Under provisions of the Kansas Department of Revenue Regulation KS-1250, the sale of admissions to places providing amusement, entertainment or recreation is subject to Kansas sales tax. Therefore, the Parrot Cove Waterpark revenues are subject to sales tax.

Under Kansas law lodging revenues are subject to both a retail sales tax and transient guest tax. Kansas sales tax is imposed on the total gross receipts received from the rental of rooms by hotels as defined by K.S.A. 36-501. The STAR Bond-eligible tax rate for lodging revenues generated within the Garden City Project total 7.24 percent. K.S.A. 12-1697 authorizes qualifying Kansas cities and counties to levy the local transient guest tax. Finney County levies a 6.0 percent transient guest tax on lodging revenues. The Heritage Inn & Suites operating within the Garden City Project is subject to both a sales tax and transient guest tax levies.

From 1997 through 2016 the Consumer Price Index (CPI) rose at an average annual rate of 2.24 percent. Through maturity of the STAR bonds retail and lodging sales volumes within the Garden City Project are escalated at a more conservative annual rate of 2.0 percent.

The base year for the Garden City Project is 2014, at which time the Stone Creek Drive development and much of Schulman Crossing's initial phase was completed and open for business. During 2014, the Kansas Department of Revenue reported taxable sales for the Garden City Project of \$39,514,062. At a STAR Bond eligible sales tax rate of 7.24 percent the base year sales tax revenue amounted to \$2,877,571. The Garden City Project is able to capture incremental sales tax revenue above this base year.

For the purpose of this study the Sports of the World Complex will be open and fully operational by fall 2019. Incremental taxable retail, lodging and amusement sales for the Garden City Project are estimated at \$75.6 million for 2017 and \$82.3 million at stabilization in 2020. Future retail sales are estimated to escalate at an average annual rate of 2.0 percent.

As depicted in the table on the following page, throughout the 20-year life of the Garden City Project is forecast to generate incremental STAR Bond revenues of approximately \$92.4 million in STAR bond revenue.

Estimated STAR Bond Revenues Garden City Project

				STAR Bond Revenue			Less:	Total
	Retail	Lodging	Total	State	City/County	Lodging	Base Year	STAR Bond
Year	Sales	Sales	Sales	6.50%	0.74%	6.00%	Sales Tax	Revenue
2017	\$75,603,375	\$2,620,000	\$78,223,375	\$5,084,519	\$578,853	\$157,200	\$2,877,571	\$2,943,001
2018	\$82,298,163	\$2,672,400	\$84,970,563	\$5,523,087	\$628,782	\$160,344	\$2,877,571	\$3,434,642
2019	\$83,944,126	\$2,725,848	\$86,669,974	\$5,633,548	\$641,358	\$163,551	\$2,877,571	\$3,560,886
2020	\$85,623,009	\$2,780,365	\$88,403,374	\$5,746,219	\$654,185	\$166,822	\$2,877,571	\$3,689,655
2021	\$87,335,469	\$2,835,972	\$90,171,441	\$5,861,144	\$667,269	\$170,158	\$2,877,571	\$3,821,000
2022	\$89,082,178	\$2,892,692	\$91,974,870	\$5,978,367	\$680,614	\$173,562	\$2,877,571	\$3,954,971
2023	\$90,863,822	\$2,950,546	\$93,814,367	\$6,097,934	\$694,226	\$177,033	\$2,877,571	\$4,091,622
2024	\$92,681,098	\$3,009,556	\$95,690,655	\$6,219,893	\$708,111	\$180,573	\$2,877,571	\$4,231,006
2025	\$94,534,720	\$3,069,748	\$97,604,468	\$6,344,290	\$722,273	\$184,185	\$2,877,571	\$4,373,177
2026	\$96,425,415	\$3,131,143	\$99,556,557	\$6,471,176	\$736,719	\$187,869	\$2,877,571	\$4,518,192
2027	\$98,353,923	\$3,193,765	\$101,547,688	\$6,600,600	\$751,453	\$191,626	\$2,877,571	\$4,666,108
2028	\$100,321,001	\$3,257,641	\$103,578,642	\$6,732,612	\$766,482	\$195,458	\$2,877,571	\$4,816,981
2029	\$102,327,422	\$3,322,794	\$105,650,215	\$6,867,264	\$781,812	\$199,368	\$2,877,571	\$4,970,872
2030	\$104,373,970	\$3,389,249	\$107,763,219	\$7,004,609	\$797,448	\$203,355	\$2,877,571	\$5,127,841
2031	\$106,461,449	\$3,457,034	\$109,918,484	\$7,144,701	\$813,397	\$207,422	\$2,877,571	\$5,287,949
2032	\$108,590,678	\$3,526,175	\$112,116,853	\$7,287,595	\$829,665	\$211,571	\$2,877,571	\$5,451,260
2033	\$110,762,492	\$3,596,699	\$114,359,190	\$7,433,347	\$846,258	\$215,802	\$2,877,571	\$5,617,836
2034	\$112,977,742	\$3,668,633	\$116,646,374	\$7,582,014	\$863,183	\$220,118	\$2,877,571	\$5,787,744
2035	\$115,237,297	\$3,742,005	\$118,979,302	\$7,733,655	\$880,447	\$224,520	\$2,877,571	\$5,961,051
2036	\$117,542,042	\$3,816,845	\$121,358,888	\$7,888,328	\$898,056	\$229,011	\$2,877,571	\$6,137,823
Totals								\$92,443,618

Source: Canyon Research Southwest, Inc.; June 2017.

Supportable Bond Debt Estimates

The STAR Bond funding capacity of the Garden City Project was quantified through calculating the net present value of the annual Sales Tax Special Obligation Bond (“STAR”) revenues throughout the 20-year maturity of the district. This report assumed that all STAR bond revenue would be used to pay bond debt. The net present value was calculated using a debt coverage ratio of 1.35 and a discount (“yield”) rate of 6.0 percent.

Total project costs for the Sports of the World are estimated at approximately \$28.5 million. STAR Bond-eligible costs are estimated at approximately \$25.4 million.

Throughout the statutory 20-year STAR bond maturity period the net STAR bond revenues generated by the Garden City Project of \$92.4 million are sufficient to fully satisfy approximately \$36 million in bond debt amortized over a 20-year term at a 6.0 percent interest rate with a debt coverage ratio of 1.35. Therefore, this report concluded that the Garden City Project is forecast generate sufficient STAR Bond revenues to cover the anticipated debt service obligations for the requested STAR Bond financing for the Garden City Project.

Supportable STAR Bond Debt Estimates Garden City Project

Year	Estimated STAR Bond Revenue	Less: Adm. Costs 2%	Net STAR Bond Proceeds	Debt Coverage 1.35	Present Value 6.0%	Net Present Value
2017	\$2,943,001	\$58,860	\$2,884,141	\$2,136,401	0.94340	\$2,015,480
2018	\$3,434,642	\$68,693	\$3,365,949	\$2,493,296	0.89000	\$2,219,033
2019	\$3,560,886	\$71,218	\$3,489,668	\$2,584,939	0.83962	\$2,170,367
2020	\$3,689,655	\$73,793	\$3,615,862	\$2,678,416	0.79209	\$2,121,547
2021	\$3,821,000	\$76,420	\$3,744,580	\$2,773,763	0.74726	\$2,072,722
2022	\$3,954,971	\$79,099	\$3,875,872	\$2,871,016	0.70496	\$2,023,951
2023	\$4,091,622	\$81,832	\$4,009,790	\$2,970,214	0.66506	\$1,975,371
2024	\$4,231,005	\$84,620	\$4,146,385	\$3,071,396	0.62741	\$1,927,025
2025	\$4,373,177	\$87,464	\$4,285,713	\$3,174,603	0.59190	\$1,879,047
2026	\$4,518,192	\$90,364	\$4,427,828	\$3,279,873	0.55839	\$1,831,448
2027	\$4,666,108	\$93,322	\$4,572,786	\$3,387,249	0.52679	\$1,784,369
2028	\$4,816,981	\$96,340	\$4,720,641	\$3,496,771	0.49697	\$1,737,790
2029	\$4,970,872	\$99,417	\$4,871,455	\$3,608,485	0.46884	\$1,691,802
2030	\$5,127,841	\$102,557	\$5,025,284	\$3,722,433	0.44230	\$1,646,432
2031	\$5,287,949	\$105,759	\$5,182,190	\$3,838,659	0.41727	\$1,601,757
2032	\$5,451,260	\$109,025	\$5,342,235	\$3,957,211	0.39365	\$1,557,756
2033	\$5,617,836	\$112,357	\$5,505,479	\$4,078,133	0.37136	\$1,514,455
2034	\$5,787,744	\$115,755	\$5,671,989	\$4,201,473	0.35034	\$1,471,944
2035	\$5,961,051	\$119,221	\$5,841,830	\$4,327,281	0.33051	\$1,430,210
2036	\$6,137,823	\$122,756	\$6,015,067	\$4,455,605	0.31180	\$1,389,258
Totals	\$92,443,616	\$1,848,872	\$90,594,744	\$67,107,218		\$36,061,765

Source: Canyon Research Southwest, Inc.; June 2017.

ADDENDA

EXHIBIT A

Canyon Research Southwest, Inc., Client Roster

CLIENT ROSTER

During its period of operation, Canyon Research Southwest, Inc. has provided real estate consulting services for a number of leading organizations including:

American Furniture Warehouse
Arizona State Land Department
Aspen Enterprises
Bain & Company, Inc. (Boston, Massachusetts)
Bashas' Markets
Belz-Burrow (Jonesboro, Arkansas)
Biskind, Hunt & Taylor, PLC
Bridgeview Bank Group
Browning-Ferris Industries
Cameron Group (Syracuse, New York)
Cass County, Missouri
Cavan Real Estate Investments
D.J. Christie, Inc. (Overland Park, Kansas)
Chickasaw Nation (Oklahoma)
Church of Jesus Christ of Latter Day Saints
Circle G Development
City of Belton, Missouri
City of St. Charles, Missouri
City of Duncan, Oklahoma
City of Fenton, Missouri
City of Glendale Economic Development Department
City of Independence, Missouri
City of Lee's Summit, Missouri
City of Liberty, Missouri
City of Newton, Kansas
City of Osage Beach, Missouri
City of Mesa Economic Development Department
City of Mesa Real Estate Services
City of Phoenix Economic Development Department
City of Phoenix Real Estate Department
City of St. Charles, Missouri
City of Tucson Community Services Department
City of Warsaw, Missouri
Dial Realty (Omaha, Nebraska and Overland Park, Kansas)
Danny's Family Car Wash
DMB Associates
DMJM Arizona Inc.
EDAW, Inc. (Denver, Colorado)
Frontera Development, Inc.
Gilded Age (St. Louis, Missouri)
W.M. Grace Development
Greystone Group (Newport Beach, California)
Hanford/Healy Advisory Company
Heritage Bank (Louisville, Colorado)

Holiday Hospitality Corporation (Atlanta, Georgia)
Jorden & Bischoff, PLC
JPI Development
Kaiser Permanente (Oakland, California)
Landmark Organization (Austin, Texas)
Lee's Summit Economic Development Council (Lee's Summit, Missouri)
Lewis and Roca
Lowe's Companies, Inc. (West Bloomfield, MI)
Lund Cadillac
Marriott International, Inc. (Washington, D.C.)
AJ Martinez & Associates (Prescott, Arizona)
MCO Properties
Meritage Homes
Metropolitan Housing Corporation (Tucson, Arizona)
Monterey Homes
Mountain Funding (Charlotte, North Carolina)
Navajo Nation Division of Economic Development
Opus Northwest Corporation
Opus West Corporation
Pederson Group, Inc.
Phelps Dodge Corporation
Piper Jaffray (Kansas City, Missouri)
Pivotal Group
Pulte Home Corporation
Pulte Homes of Greater Kansas City
Pyramid Development (St. Louis, Missouri)
Ralph J. Brekan & Company
RED Development (Kansas City, Missouri)
R.H. Johnson & Company (Kansas City, Missouri)
Richmond American Homes
River Run Development (Boise, Idaho)
Royal Properties (Champaign, Illinois)
Salt River Project
Steiner + Associates, Inc. (Columbus, Ohio)
Summit Development Group (St. Louis, Missouri)
SWD Holdings (San Francisco, California)
The Innova Group Tucson (Tucson, Arizona)
The University of Arizona Department of Economic Development (Tucson, Arizona)
The University of Arizona Medical Center (Tucson, Arizona)
Trammell Crow Residential
Union Homes (Salt Lake City, Utah)
Unified Government of Wyandotte County and City of Kansas City, Kansas
Wal-Mart, Inc. (Bentonville, Arkansas)
Waste Management
Wells Fargo Bank NA
Weststone Properties
Widewaters (Syracuse, NY)
Yavapai-Apache Nation (Camp Verde, Arizona)
Zaremba Group (Atlanta, Georgia)

EXHIBIT B

Resume of Eric S. Lander, Principal
Canyon Research Southwest, Inc.

EDUCATION

In 1981, Mr. Lander received a B.S. in Marketing from the Arizona State University College of Business Administration, receiving honors status for his superior cumulative grade point average. In 1992, Mr. Lander received a Masters in Real Estate Development and Investment from New York University, graduating with honors.

BUSINESS EXPERIENCE

Canyon Research Southwest, Inc.

President (October 1984 to Present)

Established Canyon Research Southwest, Inc. as a multi-disciplined real estate consulting firm designed to provide comprehensive research and analysis to the development, financial, investment, and municipal communities. Responsibilities include direct marketing, project management, staffing, and client relations. The firm has performed in excess of 400 major consulting assignments with over 75 local and national clients. Fields of expertise include market and feasibility analysis of large-scale master planned communities, freeway oriented mixed-use projects, retail centers, office complexes, business parks, and hotels. Additional services include fiscal impact studies, property valuation, and development plan analysis.

Mountain West Research

Associate (December 1988 to January 1990)

Senior Consultant (October 1983 to October 1984)

Mr. Lander assisted in managing the Commercial Real Estate Services Division of Mountain West, Arizona's largest real estate and economic development consulting firm. Responsibilities included direct marketing, personnel management, client relations, and consulting on large-scale commercial, office, industrial, and hotel projects. Also contributed to several real estate publications and assisted in the management and marketing of the firm's commercial, office, and industrial (COI) data base.

Iliff, Thorn & Company

Marketing Assistant (January 1982 to December 1983)

Joined Iliff, Thorn & Company during its infancy and became solely responsible for providing in-house marketing support services to its commercial real estate brokers. These services included demographic research, office/industrial/retail market studies, raw land sales packages, site selection analysis, client relations, and property research. Major accomplishments included establishing and implementing office and industrial absorption studies, devised central office market and available raw land files, and organized the development of an industrial/retail map. Also, during this time, Mr. Lander obtained a real estate sales license and became involved in commercial brokerage activities.

RANGE OF EXPERIENCE

In 1987, Mr. Lander, in cooperation with the Drachman Institute of Regional Land Planning, published a working paper titled "Land Development as Value Added in the Development Process and Appropriate Criteria to Rank Sites for Selection of Master Planned Satellite Communities." Since the publication of this working paper, Mr. Lander has conducted numerous market feasibility studies on existing and proposed, large-scale, master planned communities in the Southwestern United States, totaling over 80,000 acres. The working paper was also evaluated and utilized by such prestigious universities as Harvard, M.I.T. and the University of North Carolina as part of their Masters program in Real Estate, City and Regional Planning, and Business.

Mr. Lander is an instructor with the Commercial Real Estate Institute, teaching classes in Market Analysis, Commercial Property Valuation and Land Valuation.

Developed a model designed to evaluate and rank the development potential of freeway interchanges. The methodology for ranking freeway properties is based on a list of 25 criteria which provide a framework to efficiently compare the strengths and weaknesses of various freeway sites. Seven (7) criteria have been established which apply to metropolitan area economic base and real estate market, five (5) criteria evaluate the region influenced by the presence of the freeway in question, and thirteen (13) interchange and site-specific criteria are aimed at determining future real estate development opportunities. This model has been utilized in evaluating freeway-oriented, mixed-use projects anchored by regional malls, business parks, office complexes, and hotels.

Mr. Lander has provided consulting services on downtown redevelopment and historic preservation efforts. Recent examples include a heritage tourism study for the Erie Canal terminus in Buffalo, New York; evaluation of potential office, retail, hotel and arena development in the downtown areas of Glendale and Mesa, Arizona; retail market evaluation and redevelopment plan for downtown Warsaw, Missouri; a downtown master plan for downtown Lee's Summit, Missouri; and a redevelopment plan for the 24 Highway Corridor in Independence, Missouri.

Mr. Lander has conducted *TIF and TDD Revenue Projections* for a variety of large-scale retail projects in Missouri and Kansas. Tax Increment Financing and Transportation Development Districts are government-backed funding mechanisms designed to finance project-specific public infrastructure improvement. Funding is provided via the issue and sale of bonds. In the case of Tax Increment Financing the bonds are repaid with incremental increases in property tax and sales tax revenue generated by the designated redevelopment area. Transportation Development Districts involve the levy of an additional sales tax on businesses operating within the redevelopment area.

Mr. Lander has conducted *STAR Bond Feasibility and Market Studies* on several proposed developments in Kansas, including the Kansas City Tourism District, Legends at Village West, Kansas City Research & Medical Campus, and Rosedale Station Shopping Center. The *Market Study* evaluates the market positioning, market demand, short-term development potential, and economic impact for the proposed Redevelopment District. Meanwhile, the *Feasibility Study* provides a STAR Bond revenue vs. costs comparison to determine the ability of the Redevelopment District to cover debt service for the projected STAR Bond obligations throughout the bond maturity period.

Exhibit 8. Authorization Documents & Notes

Exhibit 8.1 Ordinance No.2677-2014

Exhibit 8.2 KDOC determination of eligibility

Exhibit 8.3 STAR Bond Project Timeline

(Published in *The Garden City Telegram* on December 20, 2014)

ORDINANCE NO. 2671-2014

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS MAKING FINDINGS REGARDING A STAR BOND PROJECT DISTRICT AND ESTABLISHING A STAR BOND PROJECT DISTRICT WITHIN THE CITY.

WHEREAS, pursuant to the provisions of K.S.A. 12-17,160 through 12-17,170, as amended (the "Act"), the City of Garden City, Kansas (the "City") is authorized to establish sales tax and revenue ("STAR") bond project districts within defined areas of the City for certain purposes and in eligible areas as defined in the Act; and

WHEREAS, in Resolution No. 2609-2014, adopted November 4, 2014 and published on December 8, 2014, the governing body of the City gave the notice required by the Act of its intent to create a STAR bond project district under the Act (the "District") and described the proposed district plan, proposed project areas and generally described the buildings and other facilities to be constructed and/or improved within the District; and

WHEREAS, the City has published and delivered notice of a public hearing as required by the Act and on this date conducted a public hearing on the advisability of creating the District; and

WHEREAS, the City desires to establish the District in accordance with the provisions of the Act; and

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

Section 1. Eligible Area. The governing body finds and determines the District is a STAR bond project as defined in K.S.A. §12-17,162 and is an "eligible area" as defined by the Act. This finding shall become effective only upon a finding by the Kansas Secretary of Commerce that the area described on **Exhibit A** to this Ordinance is an "eligible area" under the Act.

Section 2. Description of and Creation of STAR Bond Project District. The legal description of the District is set forth on **Exhibit A** to this Ordinance and incorporated here by this reference. The property described on **Exhibit A**, including adjacent rights-of-way, is designated and created as the District, according to the Act and subject to the conditions stated in Section 1 of this Ordinance.

A map of the District is attached as **Exhibit B** and incorporated here by this reference. The District does not contain any property not referenced in Resolution No. 2609-2014 providing notice of a public hearing.

Section 3 STAR Bond Project District Plan. The STAR bond district plan is approved and is attached to this Ordinance as **Exhibit C** and incorporated here by this reference.

Section 4. Further Action. The Mayor, City Manager, City Clerk and other officials and employees of the City, including the City Attorney and the City's Financial Advisor and Bond Counsel, are further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 5. Effective Date. This Ordinance, including the attached Exhibits shall become effective upon its passage by the governing body of the City and publication in the official newspaper of the City.

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PASSED AND APPROVED by the governing body of the City of Garden City, Kansas
on December 16, 2014.



CITY OF GARDEN CITY, KANSAS



Roy Cessna, Mayor

ATTEST:



Celyn N. Hurtado, City Clerk

EXHIBIT A
(LEGAL DESCRIPTION OF THE STAR BOND DISTRICT)

LEGAL DESCRIPTION

Tracts located in the Southeast Quarter of Section 9 and the North Half of Section 16, all in Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

BEGINNING at the Southeast Corner of Section 9, T24S, R32W, thence North, along the east line of said Section, to the Northeast Corner of the Southeast Quarter of Section 9; thence West, along the north line of said Southeast Quarter, to the East line of 156 Commercial, Phase Four; thence South, along said East line to the Southwest corner of 156 Commercial, Phase Four, said point being the Northeast Corner of Schulman Crossing Phase II; thence along the North line of Schulman Crossing Phase II, North 89°50'25" West, 869.90 feet; thence continuing along said line, North 70°46'13" West, 60.00 feet to the Northernmost Corner of Lot 1, Block 2, Schulman Crossing Phase II, said line also being the East right-of-way line of US Highway 50/83/400; thence South along the West line of said Schulman Crossing Phase II and continuing South along the west line of Schulman Crossing the following 3 courses: South 20°45'56" West, 942.44 feet; thence South 10°45'12" West, 508.48 feet; thence South 01°38'07" West, 867.71 feet to the Southwest Corner of the Southeast Quarter of said Section 9; thence North 90°00'00" West, along the North line of the Northwest Quarter of Section 16, T24S, R32W, 363.85 feet, to the northwesterly line of the abandoned Nebraska, Kansas and Southern Railroad right-of-way; thence South 49°51'15" West, 375.78 feet along said line; thence continuing South 49°49'10" West, 546.23 feet, along said line; thence North 01°01'32" West, 595.33 feet to the North line of said Section; thence North 90°00'00" West, 280.00 feet; thence South 00°50'00" East, 828.10 feet, along the East line of Bowman Acres to the Southeasterly line Lot 27, Bowman Acres, said line also being the northwesterly line of the abandoned railroad right-of-way; thence Southwesterly, along the southeasterly line of Bowman Acres to the intersection with the Centerline of Gene Avenue; thence West, along said Centerline to the West line of Section 16; thence South 00°00'00" East, 259.50 feet, along said West line; thence South 89°42'12" East, 227.77 feet, to a point on the southeastern line of Lot 1, Bowman Acres, said line also being the Northwestern line of Block 2, Golden Plains Addition; thence North 50°15'29" East, 111.18 feet, to the Northernmost Corner of Golden Plains Addition; thence South along the west line of said Golden Plains addition to the South line of the Northwest Quarter of said Section 16; thence East along the South line of said Northwest Quarter, to the Center Corner of Section 16; thence North, along the East line of said Northwest Quarter, said line being the East line of Lot 6, Samy Addition, to the South line of said Samy Addition; thence South 88°12'50" East, 156.07 feet; thence continuing along said line, South 88°14'18" East, 308.07 feet, to the Southwest Corner of Heritage Place Second Addition; thence South 89°56'17" East, 499.00 feet along the South line of said Heritage Place Second Addition, to the Southeast Corner of Lot 38, Block 2, Heritage Place Second Addition; thence North 00°08'25" West, 671.66 feet along the East line of said Lot 38, to the Southwest Corner of Lot 2, Block 2, Heritage Place Second Addition; thence North 90°00'00" West, 215.25 feet, along the West line of said Lot 2, to the Southwest Corner of said Lot 2; thence North 00°00'00" West, 148.00 feet, along the West line of said Lot 2, to the Southeast Corner of Lot 1, thence North 90°00'00" West, 284.11 feet along the South line of said Lot 1 and its extension, to the East line of Samy Addition; thence North 01°34'12" East, 197.89 feet, to the Northeast Corner of Samy Addition; thence North 01°47'19" East, 299.92 feet, along the East line of Echo Valley Addition, to the North line of Section 16; thence South 88°17'12" East, 2173.68 feet, more or less, to the point of beginning, containing 274 Acres, more or less.

EXHIBIT B

(MAP OF THE STAR BOND DISTRICT)



EXHIBIT C
(STAR BOND DISTRICT PLAN)

**STAR BOND PROJECT DISTRICT PLAN FOR DEVELOPMENT
THROUGH SALES TAX AND REVENUE INCREMENT FINANCING
GARDEN CITY, KANSAS**

November 4, 2014

SECTION 1. PURPOSE

The City of Garden City, Kansas (the "City") intends to create a sales tax and revenue ("STAR") bond project district within the City. Kansas statutes governing the creation of STAR bond project districts and sales tax and revenue increment financing (K.S.A. 12-17,160 through 12-17,170 and particularly, K.S.A. 12-17,165 (a)) require preparation of a "STAR bond project district plan" (referred to herein as the "district plan") before creation of a STAR bond project district. The district plan is the preliminary plan identifying the proposed STAR bond project areas and generally describing the buildings, facilities and improvements proposed to be constructed in such areas.

SECTION 2. DESCRIPTION OF SALES TAX AND REVENUE (STAR) FINANCING

Projects financed through STAR financing involve the creation of an "increment" in state and local sales, use and transient guest tax collected in a STAR bond project district. The increment is the amount of such taxes collected from taxpayers within the portion of a STAR bond project district occupied by a STAR bond project that exceeds the amount of the "base year" revenue. The base year is the 12-month period immediately before the month the STAR bond project district is established. After the STAR bond district is created the sales tax and revenue increment collected in the STAR bond project district which exceeds that collected in the base year is paid to the City to fund and pay certain eligible costs of the STAR bond project. The ad valorem property tax revenues of the county and the school district levying taxes in the STAR bond project district will not be adversely impacted.

SECTION 3. STAR BOND PROJECT DISTRICT

A map showing the boundaries of the proposed STAR bond project district is attached as **Exhibit A**. The proposed STAR bond project district is within the city limits of Garden City, Kansas and consists of approximately 312 acres (more or less) of real estate, located in east central Garden City, Finney County, Kansas, near the intersection of US-50/83/400 and Schulman Avenue.

Before the proposed STAR bond project district is established, the Kansas Secretary of Commerce must make a finding the proposed district is an "eligible area" for STAR bond financing as defined by the Act.

SECTION 4. STAR BOND DISTRICT PROJECT DESCRIPTION

The buildings and facilities to be constructed or improved in the STAR bond project district may be described in a general manner as a mixed-use development consisting of some or all of the following uses: major multi-sport athletic complex, including indoor and outdoor facilities, arena, and athletic facilities and dormitory; retail uses; restaurant uses; other general commercial development; hotel uses; residential uses; and associated public and private infrastructure. The STAR bond project district may consist of multiple STAR bond project areas as delineated in one or more STAR bond project plans to be approved for property within the STAR bond project district.

SECTION 5. STAR PROJECT PLAN APPROVAL

The statutes governing STAR increment financing and STAR bond project districts require that all proposed projects in a STAR bond project district be presented to and authorized by the City Commission through its approval of detailed "STAR bond project plans". Each project plan will identify specific project areas within the STAR bond project district and will include detailed descriptions of the proposed improvements and methods of financing. STAR bond project plans must be reviewed by the Holcomb - Garden City - Finney County Area Planning Commission and are submitted to a public hearing after published notice and notification of affected property owners. Before going forward a STAR bond project plan must be adopted by a two-thirds majority of the City Commission and the Kansas Secretary of Commerce must review the STAR bond project plan, the feasibility and market studies required by the Act and other documents and approve the STAR bond project.

EXCERPT OF MINUTES

The governing body of the City of Garden City, Kansas met in regular session at the usual meeting place in the City on December 16, 2014, at 1:00 p.m., with Mayor Roy Cessna presiding, and the following members of the governing body present:

Janet Doll
Melvin Dale

Dan Fankhauser
Chris Law

The following members were absent:

At 1:30 p.m. Mayor Cessna opened a public hearing on the creation of a redevelopment district within the City as previously authorized by Resolution No. 2609-2014. All persons present who wished to comment were given the opportunity to do so.

The Mayor closed the public hearing at 1:53p.m.

An ordinance was presented to the governing body entitled:

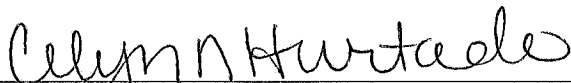
AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS MAKING FINDINGS REGARDING A STAR BOND PROJECT DISTRICT AND ESTABLISHING A STAR BOND PROJECT DISTRICT WITHIN THE CITY.

The Ordinance was considered and discussed; and on motion of Doll, seconded by Fankhauser, the Ordinance was passed by a majority vote of the members present. The ordinance was assigned No. 26772014.

CITY CLERK'S
CERTIFICATION OF EXCERPT OF MINUTES

I hereby certify that the foregoing is a true and correct Excerpt of Minutes of the December 16, 2014 meeting of the governing body of the City of Garden City, Kansas.





Celyn N. Hurtado, City Clerk

1000 S.W. Jackson St., Suite 100
Topeka, KS 66612-1354

Pat George, Secretary



Department of Commerce

phone: (785) 296-3481
fax: (785) 296-5055
admin@kansascommerce.com
KansasCommerce.com

Sam Brownback, Governor

December 19, 2014

Matt Allen
City Manager
301 N. 8th Street
PO Box 998
Garden City, KS 67846-0998

RE: Garden City STAR Bond Project District

Dear Mr. Allen:

We have received your request dated November 10, 2014, in which Garden City requests the Secretary of Commerce, pursuant to K.S.A. 12-17,160 *et seq.* as amended (the "Act"), take action to find and determine that the Garden City STAR Bond Project District is an "eligible area" within the meaning of K.S.A. 12-17,165. In your request, the Project District is comprised of a tract of land consisting of approximately 312 acres and located in east central Garden City near the intersection of US-50/83/400 and Schulman Avenue. A full legal description of the proposed District is found in Resolution No. 2609-2014 attached to your correspondence. The development currently being contemplated in the District consists of a mixed use lifestyle development anchored by a multi-sport athletic complex including indoor and outdoor facilities, arena, athletic facilities and dormitory, retail, restaurant, other general commercial development, hotel use and associated public and private infrastructure. All of the facilities will be designed to attract regional and national soccer and other field sport competitions bringing thousands of visitors to the area every year.

Your request indicates the total cost of the Project will be approximately \$135 million and the primary attraction will be the major multi-sport athletic facility/arena, destination retailers and entertainment venues. The City has estimated the Project's attraction, shopping, dining, entertainment, and lodging components will generate approximately over \$100 million in annual retail sales. The Project is estimated to draw over a 50,000 visitors on an annual basis, many of whom will come from outside the State of Kansas.

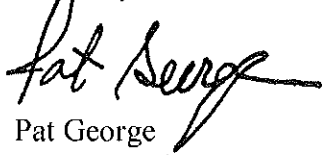
Based on all the above, it is my determination that the proposed Garden City STAR Bond Project District may be considered a major multi-sport athletic complex or major commercial

entertainment and tourism area and an "eligible area," for the purpose of establishing a STAR Bond Project District as contemplated by K.S.A. 12-17,165.

This preliminary approval and designation of the proposed Project District as an "eligible area" should not be construed as approval of any particular STAR Bond Project or Project Plan and is limited to a finding that the proposed Project District constitutes an "eligible area" under the Act as a condition precedent to the city passing an ordinance creating a STAR Bond Project District. Commerce will require additional information prior to being in a position to evaluate the Project for STAR bond financing and determining the appropriate level of STAR bond funding. It is my expectation the City will submit a proposed STAR Bond Project Plan within 90 days from the date of this approval.

We look forward to working with Garden City as this project continues through the STAR bond process.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat George", with a stylized flourish extending from the end of the name.

Pat George
Secretary of Commerce

**SPORTS OF THE WORLD COMPLEX
GARDEN CITY STAR BOND PROJECT
TIMELINE**

TAX INCREMENT FINANCING					
No	Item	Responsible Party	Date	Comment	Done
1	Adopt Resolution setting a public hearing to create the District	City	November 4, 2014		XX
2	Submit Resolution to Secretary of Commerce	City	November 10, 2014		XX
3	Mail Resolutions by Certified mail, return receipt requested, to Finney County/Garden City Board of Education	City	11/10/2014 no later than 11/14	Not more than 10 days following the date of adoption of the resolution	XX
4	Mail resolution by certified mail, return receipt requested, to each owner and occupant of land within the District	City	11/10/2014 no later than 10/17	Not more than 10 days following the date of adoption of the resolution	XX
5	Publish Resolution with Sketch of the District Plan area	City	12/2/2014 no later than 12/9/14	Not more than 2 weeks, but not less than 1 week before public hearing	XX
6	Public hearing before City Commission to consider establishment of the District.	City	December 16, 2014	Not less than 30 days and no more than 70 days after the resolution is adopted calling public	XX
7	Adopt Ordinance creating District	City	December 16, 2014	Not more than 30 days after public hearing.	XX
8	Submit Ordinance & plan to KDOC	City	December 17, 2014		XX
9	KDOC granted preliminary approval	KDOC	December 19, 2014		XX
10	Submit business list to KDOR for determination of sales tax baseline	City	February 26, 2015		XX
11	KDOR provides sales tax baseline	KDOR	March 19, 2015		XX
12	Submit request for extension to KDOC	City	December 8, 2016		XX
13	KDOC grants 6 month extension	KDOC	December 14, 2016		XX
14	Submit request for 2nd extension to KDOC	City	June 8, 2017	No later than 6/8/17, if Legislature extends program	XX
15	KDOC grants 2nd extension	KDOC			
16	Feasibility study	Developer/ Canyon Research	August 15, 2017	Prior to City Commission resolution calling public hearing - no timeframe	
17	Project Plan	Developer	August 15, 2017	Prior to City Commission resolution calling public hearing - no timeframe	
18	Approval of Project Plan by Planning Commission	City	September 21, 2017		
19	Adopt Resolution setting a public hearing to adopt the project Plan	City	October 3, 2017		
20	Mail Resolution certified mail, return receipt requested to BOE, GCCC and County Commissioners	City	no later than 10/13/17	Not more than 10 days following the date of adoption of the resolution	
21	Publish Resolution with Sketch of the District Plan area	City	10/24/17 - 10/31/17	Not more than 2 weeks, but not less than 1 week before public hearing	
22	Public hearing before City Commission to consider adoption of Project Plan. Adopt Project Plan by Ordinance (2/3 vote)	City	November 7, 2017	Not less than 30 days and no more than 70 days after the resolution is adopted calling public	
23	Submit Project Plan, feasibility study and related documents to Secretary of Commerce	City	November 10, 2017		
24	Submit copy of ordinance adopting district to County Clerk, Appraiser, & Treasurer, County Commission, USD 457 & GCCC	City	November 10, 2017		
25	KDOC grants final approval	KDOC	December 8, 2017		
26	Draft & circulate Bond Issue POS	GKB	December 22, 2017		
27	Draft Resolution setting bond sale	TWG	January 8, 2018		
28	Draft Transcript	TWG	January 8, 2018		
29	Approve final project costs, adopt Resolution setting bond sale & approve POS, rating package to Moody's	City	January 16, 2018	60 day protest period after public hearing, if pledging full faith & credit (1/6/18)	
30	Publish Notice of Bond Sale in Kansas Register & GC Telegram, distribute notice of sale & POS	TWG	January 17, 2018		
31	Draft Bond Resolution & Ordinance	TWG	January 24, 2018		
32	Moody's Rating interview	GKB, City	January 30, 2018		
33	Bond Sale, accept low bid, adopt Bond Resolution & Ordinance	City	February 6, 2018		
34	Finalize Bond Resolution & Ordinance per low bid	TWG	February 6, 2018		
35	Publish Bond Ordinance, mail final Official Statement	TWG	February 9, 2018		
36	Transcript to Attorney General, bonds to Staet Treasurer	TWG	February 12, 2018		
37	Bond Closing	GKB	March 6, 2018		

Rev 6/12/17



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Steve Cottrell, Assistant to the City Manager
DATE: October 17, 2017
RE: Tax Abatement Resolution related to Issuance of Industrial Revenue Bonds for the Meadowlark Dairy Nutrition, LLC, plant

ISSUE:

2:00 p.m. - Public Hearing related to granting a tax exemption related to the proposed issuance of Industrial Revenue Bonds (IRB) for Meadowlark Dairy Nutrition, LLC plant and related facilities. Following the public hearing, the Governing Body is asked to consider and approve a Tax Abatement Resolution.

1. Resolution No. ____-2017, a resolution of the Governing Body of the City of Garden City, Kansas, approving an ad valorem property tax exemption for property acquired with the proceed of certain industrial revenue bonds.

BACKGROUND:

At your September 15, 2015 meeting, the Governing Body approved a Resolution of Intent to issue Industrial Revenue Bonds for the Meadowlark Dairy Nutrition, LLC (Meadowlark) plant. The Resolution of Intent provided for a public hearing.

After the public hearing, the Governing Body is asked to consider and approve a Resolution approving the property tax exemption for the project. The cost benefit analysis shows that the project qualifies for a 70% exemption. A Payment In Lieu of Taxes (PILOT) agreement that provides for the 30% payment for the ten year life of the IRB, will be presented with the IRB Bond Ordinance at a future date.

The City's Bond Counsel, Mary Carson, has been working with Meadowlark on this matter and has prepared the Resolution and the draft PILOT agreement for Governing Body consideration and approval.

ALTERNATIVES:

1. Approve the Resolution.
2. Defer action until a later date.

RECOMMENDATION:

Staff recommends approval of the Resolution.

FISCAL NOTE:

There is no cost to the City for this action. The City has no responsibility for repayment of any

obligations under the IRB.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	10/17/2017	Backup Material
Cost Benefit Analysis	10/11/2017	Backup Material
PILOT agreement - draft	10/11/2017	Backup Material

RESOLUTION NO. ____-2017

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS APPROVING AN AD VALOREM PROPERTY TAX EXEMPTION FOR PROPERTY ACQUIRED WITH THE PROCEEDS OF CERTAIN INDUSTRIAL REVENUE BONDS.

WHEREAS, the governing body of the City of Garden City, Kansas (the “City”) desires to promote, stimulate and develop the general economic welfare and prosperity of the City and of the State of Kansas; and

WHEREAS, pursuant to K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the “Act”), the City is authorized to issue revenue bonds of the City; and

WHEREAS, on September 15, 2015 the City adopted Resolution No. 2642-2015 stating its preliminary intent to issue Industrial Revenue Bonds authorized by the Act, in an aggregate estimated principal amount of \$240,000,000 (the “Bonds”), to pay costs of the purchase, acquisition, construction and equipping of a USDA dairy dryer process plant and all things related thereto, located on an approximately 156 acre parcel located generally east of US Highway 83, between the BNSF Railroad and the Arkansas River in Garden City (the “Project”); and

WHEREAS, the Project will be leased to and operated by Meadowlark Dairy Nutrition, LLC (the “Tenant”) and

WHEREAS, the City has provided published notice in the official City newspaper, at least seven days before the date of this Resolution, of the proposed issuance of the Bonds and the accompanying ad valorem property tax abatement on the Project, and has given written notice of the same to Finney County, Kansas, Unified School District No. 457, and the Garden City Community College, as required by Kansas law and City policy; and

WHEREAS, the City prepared a cost benefit analysis in connection with its consideration of ad valorem property tax abatement on the Project, and the cost benefit analysis includes an analysis of the effect on state revenues; and

WHEREAS, the City conducted a public hearing on the ad valorem property tax exemption, and all persons present and desiring to speak were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS:

SECTION 1. Tax Exemption. The City intends the property acquired with the proceeds of the Bonds be 100% exempted from ad valorem property taxation for a ten-year period commencing the calendar year after the year in which the Bonds are issued in accordance with Kansas law; provided proper application is made for the exemption and it is ultimately granted by the Kansas Board of Tax Appeals, or other administrative body then having jurisdiction over such matters. The

Tenant is responsible for preparing such application and providing it to the City for review and submission. Notwithstanding the foregoing, the City's approval of exemption from ad valorem property taxes for property acquired with the proceeds of the Bonds is conditioned upon the Tenant's execution (before the Bonds are issued) of an agreement to make payments in lieu of general ad valorem property taxes on the exempted property constituting the Project. The annual payments due from the Tenant will be established in the agreement to make payments in lieu of taxes, and the agreement will provide that, for each of the 10 years the tax exemption is effective, the Tenant will pay to the Finney County treasurer: (i) the amount of general ad valorem real and personal property taxes due on the property before the completion of the Project, and (ii) thirty percent (30%) of the amount of general ad valorem real and personal property taxes for the completed and bond financed Project which would have been due and payable by the Tenant if the Project were taxable.

Section 2. Special Assessments. Any special assessment levied against the real property portion of the Project, if any, shall not be exempted or abated by this Resolution and shall continue to be the obligation of the Tenant, payable in the manner provided by law.

Section 3. Approval of Exemption. This tax exemption approved by this Resolution is also conditioned on the Board of Tax Appeals of the State of Kansas issuing an order exempting the Project from *ad valorem* taxation by and in accordance with Kansas law, including particularly K.S.A. 79-201a *Twenty-Fourth*.

Section 4. Other Actions Required. The Mayor and City Clerk are authorized and directed to take all such other actions not inconsistent with this Resolution as necessary or desirable to accomplish the purposes contemplated by this Resolution.

Section 5. Effective Date. This Resolution shall become effective upon its approval and passage by the governing body of the City of Garden City, Kansas.

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ADOPTED and APPROVED by the governing body of the City of Garden City, Kansas on October 17, 2017.

CITY OF GARDEN CITY, KANSAS

[Seal]

By _____
Melvin L. Dale, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

EXCERPT OF MINUTES

The governing body of the City of Garden City, Kansas met in regular session at the usual meeting place in the City on October 17, 2017 at 1:00 p.m., with Mayor Melvin L. Dale presiding, and the following members of the governing body present:

The following members were absent:

Among other business, in accordance with published and mailed notice as required by Kansas law, the Mayor opened a public hearing relating to the issuance by the City of Garden City, Kansas, of its Industrial Revenue Bonds in the principal amount of \$200,000,000 (the “Bonds”) for the purpose of purchasing, acquiring, constructing, furnishing and equipping a USDA dairy dryer process plant and all things related thereto, located on an approximately 156 acre parcel located generally east of US Highway 83, between the BNSF Railroad and the Arkansas River in Garden City (the “Project”), and granting of a tax exemption for Project financed by the Bonds.

All interested persons were given an opportunity to present their views on the Project and the granting of the tax exemption.

A resolution was presented entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS APPROVING AN AD VALOREM PROPERTY TAX EXEMPTION FOR PROPERTY ACQUIRED WITH THE PROCEEDS OF CERTAIN INDUSTRIAL REVENUE BONDS.

The Resolution was considered and discussed, and on motion of _____, seconded by _____, the Resolution was adopted by vote of the majority of all members present.

The Resolution was assigned No. 2017-_____.

CITY CLERK'S
CERTIFICATION OF EXCERPT OF MINUTES

I certify that the foregoing is a true and correct Excerpt of Minutes of the October 17, 2017 meeting of the governing body of the City of Garden City, Kansas.

[Seal]

Celyn N. Hurtado, City Clerk

A Tax Abatement Cost-Benefit Analysis of Meadowlark Dairy Nutrition, LLC

City or County where the firm is or will be located: **City of Garden City**
Date of Analysis: **Wednesday, October 11, 2017**

Description of the firm's location or expansion in the community:
Milk powder manufacturing facility

This report includes an analysis of costs and benefits from the firm for the following taxing entities, where the firm is or will be located. These taxing entities, with the exception of a neighboring school district, if shown, are considering tax abatements or incentives for the firm:

City:	Garden City
County:	Finney
School District:	U.S.D. 457 (Garden City)
A neighboring School District:	None
Special Taxing District:	Garden City Community College
Special Taxing District:	None
State of Kansas	

Contents of this report:

About this Cost-Benefit Analysis Report	Page 2
Summary of Costs and Benefits for all Taxing Entities	Page 4
The Economic Impact that the Firm will have on the Community	Page 6

Costs and Benefits for:

City:	Garden City	Page 7
County:	Finney	Page 9
School District:	U.S.D. 457 (Garden City)	Page 11
A neighboring School District:	None	Page 13
Special Taxing District:	Garden City Community College	Page 15
Special Taxing District:	None	Page 17
State of Kansas		Page 19

Data Used in this Analysis, if included , follows the Costs and Benefits for the State of Kansas

About this Cost-Benefit Analysis Report

This cost-benefit analysis report was prepared using the Kansas Tax Abatement Cost-Benefit Model - a computer program that analyzes economic and fiscal impact. The pages that follow, in this report, show the impact that the firm included in this analysis, the firm's employees and workers in spin-off jobs will have on the community and the state.

The economic impact over the next ten years is calculated along with the accompanying public costs and benefits for the State of Kansas and the taxing entities included in this analysis.

This analysis also shows the effect of tax abatements and incentives that may be considered for the firm.

Here is how the analysis was performed:

1. Data was entered for the state and community's tax and other rates; the firm and it's employees; tax abatements and other incentives being considered for the firm; construction activity; and expected visitors.
2. Using the data entered, as well as some rates built into the computer program, calculations were made of the economic impact of the firm along with the related costs and benefits.

The calculations of impact include direct, indirect and induced impact. Regional economic multipliers, specific to the firm's industry group, were used by the program to calculate the direct and induced or spin-off jobs and earnings in the community.

These are the report sections:

Summary of Costs and Benefits for all Taxing Entities This report page summarizes the costs and benefits for all taxing entities resulting from the firm and from new direct, indirect and induced jobs.

The Economic Impact that the Firm will have on the Community This report page shows the number of direct, indirect and induced jobs that will be created in the community, the number of new residents and additional school children, and increases in local personal income, retail sales, economic activity and the property tax base in the first year and over the next ten years.

Costs and Benefits for Each Taxing Entity These report pages summarize the costs and benefits for the State of Kansas and for each taxing entity as a result of the firm locating or expanding in the Kansas community.

The public benefits include additional revenues from the firm and employees for your taxing entities - - - sales taxes, property taxes, utilities, utility franchise fees, other payments by new residents, payments by the firm and additional school funding. Public costs include the additional costs of public services for new residents and the firm, costs of educating new students that move to the school district, along with tax abatements and incentives provided to the firm.

In addition to a presentation of public costs and benefits, this report also computes the present value of net benefits to be received by each taxing entity; the payback period for incentives and taxes to be abated; the rate of return on investment for each entity and cost-benefit ratios.

Present Value

The present value of the expected cash flow over the next ten years - the excess of benefits over cost - for each entity was computed. Present value is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. The analysis uses a discount rate that is entered to make the dollars comparable--by expressing them in today's dollars or in present value.

Generally, a positive present value indicates an acceptable investment.

Payback Period

The investment payback period for each taxing entity was computed. This analysis views the financial incentives, including tax abatement, that the taxing entities are considering for the firm as an investment that the public will be making in the company. The payback period, therefore, is the number of years that it will take each taxing entity to recover the cost of incentives from the net annual benefits that they will receive. This payback period also shows the point in time where the cost and benefits are equal for the level and length of tax abatements and incentives being granted.

The payback period is a basis for judging the appropriateness of providing incentives to a firm. Generally, the shorter the payback period the better the investment.

Rate of Return on Investment

The rate of return on investment for each taxing entity was also computed. As with the computation of payback, the rate of return analysis views the incentives that each taxing entity is considering as an investment that the public will be making in the company. The rate of return, therefore, is annual rate of return, over the next ten years, on each taxing entity's investment in the firm.

Generally, a rate of return in excess of the taxing entity's cost of capital is considered desirable.

Cost-Benefit Ratio

The cost-benefit ratio for each taxing entity was also computed. This ratio compares public benefits over a ten year period from the new or expanding firm to public costs during the same period. For example, a cost-benefit ratio of 1.55 (or 1.55 to 1) shows that ten year benefits are 155 percent of public costs. Conversely, a cost-benefit ratio of .75 shows that public benefits are only 75 percent of public costs -- costs exceed benefits.

Generally, a cost-benefit ratio of 1.30 to 1 is considered acceptable for a taxing entity to grant tax abatements and other financial incentives to a firm.

Data Used in this Analysis These report pages, if included, show the data used in this cost-benefit analysis.

Summary of Costs and Benefits for all Taxing Units

Benefits:

	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Corporate and Personal Income Taxes	Additional School Funding	Other Revenues	Total Benefits
City: Garden City	\$1,115,198	\$15,850,919	\$2,860,000			\$2,844,347	\$22,670,465
County: Finney	\$1,462,031	\$17,706,987				\$675,921	\$19,844,939
S. D: U.S.D. 457 (Garde		\$10,088,885			\$2,959,065		\$13,047,951
S. D: None		\$0			\$0		\$0
Garden City Community		\$9,125,797				\$429,289	\$9,555,087
None		\$0				\$0	\$0
State of Kansas	\$8,940,557	\$9,341,950		\$32,714,333		\$2,241,129	\$53,237,970

Costs, Incentives and Taxes Abated:

	Costs of Services for the Firm and New Residents	Costs of Educating New Students	Taxes Abated	Incentives	Total Costs, Incentives and Taxes Abated
City: Garden City	\$232,218		\$11,051,588	\$0	\$11,283,806
County: Finney	\$50,090		\$12,322,014	\$0	\$12,372,104
S. D: U.S.D. 457 (Garde		\$6,138,625	\$7,034,179		\$13,172,803
S. D: None		\$0			\$0
Garden City Community	\$188,642		\$6,365,469		\$6,554,112
None	\$0		\$0		\$0
State of Kansas	\$923,101	\$1,446,167	\$6,517,339	\$0	\$8,886,606

Net Benefits:

	Total Benefits	Total Costs Incentives and Taxes Abated	Net Benefits
City: Garden City	\$22,670,465	\$11,283,806	\$11,386,658
County: Finney	\$19,844,939	\$12,372,104	\$7,472,835
S. D: U.S.D. 457 (Garde	\$13,047,951	\$13,172,803	(\$124,853)
S. D: None	\$0	\$0	\$0
Garden City Community	\$9,555,087	\$6,554,112	\$3,000,974
None	\$0	\$0	\$0
State of Kansas	\$53,237,970	\$8,886,606	\$44,351,363

Other:

	Present Value of Net Benefits to be Received Over the next 10 Years	Present Value of Incentives and Taxes Abated Over the next 10 Years	Payback Period for Incentives and Taxes Abated	Rate of Return over the next 10 years on Investment of Incentives and Taxes Abated	Cost-Benefit Ratio
City: Garden City	\$8,582,859	\$8,213,669	10 Years	104.49%	1.04
County: Finney	\$5,668,009	\$9,157,864	More than 10 years.	61.89%	0.62
S. D: U.S.D. 457 (Garde	(\$94,141)	\$5,227,887	More than 10 years.	0.00%	0.00
S. D: None	\$0				
Garden City Community	\$2,229,272	\$4,730,894	More than 10 years.	47.12%	0.47
None	\$0	\$0	N/A	0.00%	0.00
State of Kansas	\$34,608,293	\$4,843,760	During construction period.	714.49%	7.14

The Economic Impact of the Firm

	<u>In the first year</u>	<u>Over the next ten years</u>
Number of jobs to be created	412	412
Number of new residents in the community	131	131
Number of additional students in the local school district	44	44
Increase in local personal income	\$16,104,000	\$184,614,144
Increase in local retail sales	\$5,636,400	\$64,614,950
Increase in the community's property tax base	\$243,177,008	\$219,989,465

Costs and Benefits for the City of: Garden City

Benefits to the city from the firm, its employees and spin-off benefits:

Year	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Other Municipal Revenues	Total
Construction Period	\$352,994	\$0	\$0	\$0	\$352,994
1	\$64,705	\$1,362,735	\$286,000	\$245,271	\$1,958,711
2	\$70,741	\$1,408,388	\$286,000	\$253,242	\$2,018,372
3	\$72,311	\$1,455,568	\$286,000	\$261,473	\$2,075,352
4	\$73,926	\$1,504,328	\$286,000	\$269,971	\$2,134,225
5	\$75,590	\$1,554,720	\$286,000	\$278,745	\$2,195,055
6	\$77,318	\$1,605,248	\$286,000	\$287,804	\$2,256,371
7	\$79,098	\$1,657,419	\$286,000	\$297,158	\$2,319,674
8	\$80,931	\$1,711,285	\$286,000	\$306,815	\$2,385,031
9	\$82,819	\$1,766,902	\$286,000	\$316,787	\$2,452,508
10	\$84,764	\$1,824,326	\$286,000	\$327,082	\$2,522,172
Total	\$1,115,198	\$15,850,919	\$2,860,000	\$2,844,347	\$22,670,465

The City's costs, property taxes abated and incentives provided to the firm:

Year	City Costs for the firm and Municipal Services for New Residents	Property Taxes Abated	Incentives	Total
Construction Period	\$0	\$0	\$0	\$0
1	\$20,024	\$952,990	\$0	\$973,015
2	\$20,675	\$983,962	\$0	\$1,004,638
3	\$21,347	\$1,015,941	\$0	\$1,037,288
4	\$22,041	\$1,048,959	\$0	\$1,071,000
5	\$22,757	\$1,083,050	\$0	\$1,105,808
6	\$23,497	\$1,118,250	\$0	\$1,141,747
7	\$24,261	\$1,154,593	\$0	\$1,178,853
8	\$25,049	\$1,192,117	\$0	\$1,217,166
9	\$25,863	\$1,230,861	\$0	\$1,256,724
10	\$26,704	\$1,270,864	\$0	\$1,297,567
Total	\$232,218	\$11,051,588	\$0	\$11,283,806

Net Costs and Benefits for the City of: Garden City

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$352,994	\$0	\$352,993	\$352,993	\$0
1	\$1,958,711	\$973,015	\$985,696	\$934,309	\$903,308
2	\$2,018,372	\$1,004,638	\$1,013,734	\$910,791	\$884,043
3	\$2,075,352	\$1,037,288	\$1,038,063	\$884,028	\$865,189
4	\$2,134,225	\$1,071,000	\$1,063,224	\$858,252	\$846,737
5	\$2,195,055	\$1,105,808	\$1,089,247	\$833,420	\$828,679
6	\$2,256,371	\$1,141,747	\$1,114,624	\$808,376	\$811,005
7	\$2,319,674	\$1,178,853	\$1,140,820	\$784,241	\$793,709
8	\$2,385,031	\$1,217,166	\$1,167,865	\$760,979	\$776,782
9	\$2,452,508	\$1,256,724	\$1,195,783	\$738,550	\$760,215
10	\$2,522,172	\$1,297,567	\$1,224,604	\$716,920	\$744,002
Total	\$22,670,465	\$11,283,806	\$11,386,658	\$8,582,859	\$8,213,669

Discounted payback period for taxes abated and incentives 10 Years

Average annual rate of return over the next ten years on the city's investment of taxes abated and incentives for the firm 104.49%

Cost-Benefit Ratio 1.04

Costs and Benefits for Finney County

Benefits to the county from the firm, its employees and spin-off benefits:

Year	Sales Taxes	Property Taxes	Other County Revenues	Total
Construction Period	\$450,814	\$0	\$0	\$450,814
1	\$86,159	\$1,520,100	\$58,384	\$1,664,643
2	\$93,453	\$1,571,759	\$60,282	\$1,725,494
3	\$95,621	\$1,625,170	\$62,193	\$1,782,984
4	\$97,853	\$1,680,393	\$64,165	\$1,842,410
5	\$100,152	\$1,737,488	\$66,199	\$1,903,839
6	\$102,536	\$1,793,957	\$68,350	\$1,964,843
7	\$104,991	\$1,852,260	\$70,572	\$2,027,823
8	\$107,520	\$1,912,459	\$72,865	\$2,092,844
9	\$110,125	\$1,974,614	\$75,233	\$2,159,972
10	\$112,808	\$2,038,789	\$77,678	\$2,229,275
Total	\$1,462,031	\$17,706,987	\$675,921	\$19,844,939

The County's costs, property taxes abated and incentives provided to the firm:

Year	County Costs for the firm and County Services for New Residents	Property Taxes Abated	Incentives	Total
Construction Period	\$0	\$0	\$0	\$0
1	\$4,319	\$1,062,540	\$0	\$1,066,860
2	\$4,460	\$1,097,073	\$0	\$1,101,533
3	\$4,605	\$1,132,728	\$0	\$1,137,333
4	\$4,754	\$1,169,542	\$0	\$1,174,296
5	\$4,909	\$1,207,552	\$0	\$1,212,460
6	\$5,068	\$1,246,797	\$0	\$1,251,865
7	\$5,233	\$1,287,318	\$0	\$1,292,551
8	\$5,403	\$1,329,156	\$0	\$1,334,559
9	\$5,579	\$1,372,353	\$0	\$1,377,932
10	\$5,760	\$1,416,955	\$0	\$1,422,715
Total	\$50,090	\$12,322,014	\$0	\$12,372,104

Net Costs and Benefits for Finney County

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$450,814	\$0	\$450,814	\$450,814	\$0
1	\$1,664,643	\$1,066,860	\$597,783	\$566,618	\$1,007,147
2	\$1,725,494	\$1,101,533	\$623,960	\$560,598	\$985,667
3	\$1,782,984	\$1,137,333	\$645,651	\$549,845	\$964,646
4	\$1,842,410	\$1,174,296	\$668,114	\$539,312	\$944,073
5	\$1,903,839	\$1,212,460	\$691,378	\$528,997	\$923,939
6	\$1,964,843	\$1,251,865	\$712,977	\$517,083	\$904,234
7	\$2,027,823	\$1,292,551	\$735,271	\$505,452	\$884,949
8	\$2,092,844	\$1,334,559	\$758,284	\$494,096	\$866,076
9	\$2,159,972	\$1,377,932	\$782,039	\$483,010	\$847,605
10	\$2,229,275	\$1,422,715	\$806,559	\$472,184	\$829,528
Total	\$19,844,939	\$12,372,104	\$7,472,835	\$5,668,009	\$9,157,864

Discounted payback period for taxes abated and incentives More than 10 years.

Average annual rate of return over the next ten years on the county's investment of taxes abated and incentives for the firm 61.89%

Cost-Benefit Ratio 0.62

Costs and Benefits for the School District where the firm is or will be located:

U.S.D. 457 (Garden City)

Benefits to the school district from the firm, its employees and spin-off benefits:

Year	Property Taxes	Additional State, Federal and Other School Funding	Total
1	\$867,362	\$255,163	\$1,122,525
2	\$896,419	\$263,456	\$1,159,875
3	\$926,449	\$272,019	\$1,198,467
4	\$957,484	\$280,859	\$1,238,343
5	\$989,557	\$289,987	\$1,279,544
6	\$1,021,718	\$299,412	\$1,321,129
7	\$1,054,924	\$309,143	\$1,364,066
8	\$1,089,209	\$319,190	\$1,408,398
9	\$1,124,608	\$329,563	\$1,454,171
10	\$1,161,158	\$340,274	\$1,501,432
Total	\$10,088,885	\$2,959,065	\$13,047,951

Total costs for the School District:

Year	Additional Costs	Property Taxes Abated	Total
1	\$529,340	\$606,565	\$1,135,905
2	\$546,544	\$626,278	\$1,172,822
3	\$564,306	\$646,632	\$1,210,939
4	\$582,646	\$667,648	\$1,250,294
5	\$601,582	\$689,346	\$1,290,929
6	\$621,134	\$711,750	\$1,332,884
7	\$641,321	\$734,882	\$1,376,203
8	\$662,164	\$758,766	\$1,420,929
9	\$683,684	\$783,425	\$1,467,109
10	\$705,904	\$808,887	\$1,514,790
Total	\$6,138,625	\$7,034,179	\$13,172,803

Net Costs and Benefits for the School District: U.S.D. 457 (Garden City)

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$1,122,525	\$1,135,905	(\$13,380)	(\$12,682)	\$574,943
2	\$1,159,875	\$1,172,822	(\$12,947)	(\$11,632)	\$562,681
3	\$1,198,467	\$1,210,939	(\$12,472)	(\$10,621)	\$550,681
4	\$1,238,343	\$1,250,294	(\$11,952)	(\$9,648)	\$538,936
5	\$1,279,544	\$1,290,929	(\$11,385)	(\$8,711)	\$527,443
6	\$1,321,129	\$1,332,884	(\$11,755)	(\$8,525)	\$516,194
7	\$1,364,066	\$1,376,203	(\$12,137)	(\$8,343)	\$505,185
8	\$1,408,398	\$1,420,929	(\$12,531)	(\$8,165)	\$494,411
9	\$1,454,171	\$1,467,109	(\$12,939)	(\$7,992)	\$483,866
10	\$1,501,432	\$1,514,790	(\$13,359)	(\$7,821)	\$473,547
Total	13,047,951	\$13,172,803	(\$124,853)	(\$94,141)	\$5,227,887

Discounted payback period for taxes abated and incentives More than 10 years.

Average annual rate of return over the next ten years on the school district's investment of taxes abated and incentives for the firm 0.00%

Cost-Benefit Ratio 0.00

Costs and Benefits for a neighboring School District: None

Benefits to the school district from the firm, its employees and spin-off benefits:

Year	Property Taxes	Additional State, Federal and Other School Funding	Total
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$0	\$0	\$0
5	\$0	\$0	\$0
6	\$0	\$0	\$0
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$0	\$0	\$0
10	\$0	\$0	\$0
Total	\$0	\$0	\$0

Total costs for the School District:

Year	Additional Costs
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
Total	\$0

Net Costs and Benefits for the School District: None

Year	Public Benefits	Total Costs	Net Benefits or (Costs)	Present Value of Net Benefits
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0

Discounted payback period for taxes abated and incentives N/A

Average annual rate of return over the next ten years on the school district's investment of taxes abated and incentives for the firm N/A

Cost-Benefit Ratio N/A

Costs and Benefits for Special Taxing District: Garden City Community College

Benefits to the special taxing district from the firm, its employees and spin-off benefits:

Year	Property Taxes	Additional Revenues	Total
1	\$784,822	\$37,018	\$821,840
2	\$811,028	\$38,221	\$849,249
3	\$838,108	\$39,463	\$877,571
4	\$866,092	\$40,746	\$906,838
5	\$895,009	\$42,070	\$937,080
6	\$924,097	\$43,437	\$967,535
7	\$954,130	\$44,849	\$998,980
8	\$985,140	\$46,307	\$1,031,446
9	\$1,017,157	\$47,812	\$1,064,968
10	\$1,050,214	\$49,366	\$1,099,580
Total	\$9,125,797	\$429,289	\$9,555,087

Total costs for the Special Taxing District:

Year	Additional Costs	Property Taxes Abated	Total
1	\$16,267	\$548,901	\$565,168
2	\$16,796	\$566,741	\$583,536
3	\$17,341	\$585,160	\$602,501
4	\$17,905	\$604,177	\$622,082
5	\$18,487	\$623,813	\$642,300
6	\$19,088	\$644,087	\$663,175
7	\$19,708	\$665,020	\$684,728
8	\$20,349	\$686,633	\$706,982
9	\$21,010	\$708,949	\$729,958
10	\$21,693	\$731,989	\$753,682
Total	\$188,642	\$6,365,469	\$6,554,112

Net Costs and Benefits for Special Taxing District: Garden City Community College

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$821,840	\$565,168	\$256,671	\$243,290	\$520,286
2	\$849,249	\$583,536	\$265,712	\$238,730	\$509,189
3	\$877,571	\$602,501	\$275,070	\$234,253	\$498,330
4	\$906,838	\$622,082	\$284,755	\$229,859	\$487,702
5	\$937,080	\$642,300	\$294,779	\$225,546	\$477,301
6	\$967,535	\$663,175	\$304,360	\$220,736	\$467,121
7	\$998,980	\$684,728	\$314,251	\$216,028	\$457,159
8	\$1,031,446	\$706,982	\$324,464	\$211,420	\$447,409
9	\$1,064,968	\$729,958	\$335,010	\$206,912	\$437,867
10	\$1,099,580	\$753,682	\$345,897	\$202,499	\$428,529
Total	\$9,555,087	\$6,554,112	\$3,000,974	\$2,229,272	\$4,730,894

Discounted payback period for taxes abated and incentives More than 10 years.

Average annual rate of return over the next ten years on the taxing district's investment of taxes abated and incentives for the firm 47.12%

Cost-Benefit Ratio 0.47

Costs and Benefits for Special Taxing District: None

Benefits to the special taxing district from the firm, its employees and spin-off benefits:

Year	Property Taxes	Additional Revenues	Total
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$0	\$0	\$0
5	\$0	\$0	\$0
6	\$0	\$0	\$0
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$0	\$0	\$0
10	\$0	\$0	\$0
Total	\$0	\$0	\$0

Total costs for the Special Taxing District:

Year	Additional Costs	Property Taxes Abated	Total
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$0	\$0	\$0
5	\$0	\$0	\$0
6	\$0	\$0	\$0
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$0	\$0	\$0
10	\$0	\$0	\$0
Total	\$0	\$0	\$0

Net Costs and Benefits for Special Taxing District: None

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0

Discounted payback period for taxes abated and incentives N/A

Average annual rate of return over the next ten years on the taxing
district's investment of taxes abated and incentives for the firm 0.00%

Cost-Benefit Ratio 0.00

Costs and Benefits for the State of Kansas

Benefits to the State from the firm, its employees and spin-off benefits:

Year	Sales Taxes	Property Taxes	Corporate and Personal Income Taxes	Other State Revenues	Total
Construction Period	\$2,717,488	\$0	\$3,656,225	\$0	\$6,373,713
1	\$531,255	\$803,513	\$2,194,059	\$193,255	\$3,722,082
2	\$573,812	\$830,309	\$2,759,745	\$199,536	\$4,363,402
3	\$587,432	\$857,998	\$2,797,327	\$206,021	\$4,448,779
4	\$601,455	\$886,610	\$2,836,026	\$212,716	\$4,536,807
5	\$615,900	\$916,175	\$2,875,901	\$219,630	\$4,627,606
6	\$630,871	\$945,951	\$2,916,972	\$226,768	\$4,720,562
7	\$646,285	\$976,694	\$3,100,720	\$234,138	\$4,957,837
8	\$662,165	\$1,008,437	\$3,145,678	\$241,747	\$5,058,026
9	\$678,524	\$1,041,211	\$3,191,993	\$249,604	\$5,161,332
10	\$695,370	\$1,075,050	\$3,239,687	\$257,716	\$5,267,824
Total	\$8,940,557	\$9,341,950	\$32,714,333	\$2,241,129	\$53,237,970

The State's costs, property taxes abated and incentives provided to the firm:

Year	State Costs for the firm and Services for New Residents	Cost of Educating New Students	Property Taxes Abated	Incentives	Total
Construction Period	\$0	\$0	\$0	\$0	\$0
1	\$79,600	\$124,705	\$561,997	\$0	\$766,302
2	\$82,187	\$128,757	\$580,262	\$0	\$791,206
3	\$84,858	\$132,942	\$599,121	\$0	\$816,921
4	\$87,616	\$137,263	\$618,592	\$0	\$843,471
5	\$90,463	\$141,724	\$638,696	\$0	\$870,883
6	\$93,404	\$146,330	\$659,454	\$0	\$899,187
7	\$96,439	\$151,085	\$680,886	\$0	\$928,411
8	\$99,573	\$155,996	\$703,015	\$0	\$958,584
9	\$102,810	\$161,066	\$725,863	\$0	\$989,738
10	\$106,151	\$166,300	\$749,453	\$0	\$1,021,904
Total	\$923,101	\$1,446,167	\$6,517,339	\$0	\$8,886,606

Net costs and benefits for the State of Kansas:

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$6,373,713	\$0	\$6,373,712	\$6,373,712	\$0
1	\$3,722,082	\$766,302	\$2,955,780	\$2,801,687	\$532,698
2	\$4,363,402	\$791,206	\$3,572,195	\$3,209,447	\$521,337
3	\$4,448,779	\$816,921	\$3,631,858	\$3,092,939	\$510,219
4	\$4,536,807	\$843,471	\$3,693,336	\$2,981,322	\$499,337
5	\$4,627,606	\$870,883	\$3,756,722	\$2,874,397	\$488,688
6	\$4,720,562	\$899,187	\$3,821,374	\$2,771,435	\$478,266
7	\$4,957,837	\$928,411	\$4,029,426	\$2,769,975	\$468,066
8	\$5,058,026	\$958,584	\$4,099,442	\$2,671,191	\$458,083
9	\$5,161,332	\$989,738	\$4,171,594	\$2,576,498	\$448,314
10	\$5,267,824	\$1,021,904	\$4,245,919	\$2,485,690	\$438,752
Total	\$53,237,970	\$8,886,606	\$44,351,363	\$34,608,293	\$4,843,760

Discounted payback period for taxes abated and incentives During construction period.

Average annual rate of return over the next ten years on the state's investment of taxes abated and incentives for the firm 714.49%

Cost-Benefit Ratio 7.14

Local rates and constants used in the Analysis of Meadowlark Dairy Nutrition, LLC

City:

Garden City	City name
36.458	City mill levy
\$160,000	Average market value of new residential property in the city
1.000%	City sales tax rate
0.000%	City transient guest tax rate
\$1,884	Annual net revenues per household for city owned utilities
\$239	Average annual utility franchise fees collected per household
\$1,443	Annual revenues per resident, in addition to property, transient guest and sales taxes, utilities and utility franchise fees
\$118	The city's annual marginal cost of providing municipal services, excluding utilities, to each new resident
\$1,361	Annual per worker revenues for the city from businesses -- in addition to property, transient guest and sales taxes and utilities
\$111	Annual marginal cost, per worker, of providing city services, excluding utilities, to businesses

County:

Finney	Name of county
40.6490	County mill levy
\$213,650	Average market value of new residential property in the county
1.150%	County sales tax rate
6.000%	County transient guest tax rate
\$325	The county's annual revenues per resident, excluding property; transient guest and sales taxes
\$24	The county's annual marginal cost of providing municipal services to each new resident
1.00	Regional economic multiplier adjustment for the County
\$277	Annual per worker revenues for the county from businesses -- in addition to property, transient guest and sales taxes and utilities
\$21	The county's annual marginal cost, per worker, of providing services to businesses

School District 1 -- Where the firm is or will be located

U.S.D. 457 (Garden City)	Name of school district
23.205	School district 1's local option mill levy
\$160,000	Average market value of new residential property in school district 1
\$13,444	School district 1's estimated marginal cost per child
\$4,988	State funding per child in school district 1
\$1,492.16	Federal and other annual funding per child in school district 1

School District 2 -- A neighboring school district where some of the firms's new employees will live

None	Name of school district
------	-------------------------

0.000	School district 2's local option mill levy
\$0	Average market value of new residential property in school district 2
\$0	School district 2's estimated marginal cost per child
\$0	State funding per child in school district 2
\$0.00	Federal and other annual funding per child in school district 2

Special Taxing District 1 -- Where the firm is or will be located:

Garden City Community College	Special tax district 1
20.999	Special tax district 1's mill levy
\$213,650	Average market value of new residential property in special tax district 1
\$129.57	Special tax district 1's cost per resident
\$294.86	Special tax district 1's annual addl. revenues (excl prop taxes) from each new resident
\$110	The district's annual marginal cost, per worker, of providing services to businesses
\$251	Annual per worker revenues for the district from businesses -- in addition to property sales taxes and utilities

Special Taxing District 2 -- Where the firm is or will be located:

None	Special tax district 2
0	Special tax district 2's mill levy
\$0	Average market value of new residential property in special tax district 2
\$0.00	Special tax district 2's cost per resident
\$0.00	Special tax district 2's annual addl. revenues (excl prop taxes) from each new resident
\$0	The district's annual marginal cost, per worker, of providing services to businesses
\$0	Annual per worker revenues for the district from businesses -- in addition to property sales taxes and utilities

State of Kansas:

21.5	State mill levy
0.065	State sales tax rate
\$1,597.00	State's annual marginal revenues per new resident (excl property, income and sales taxes)
\$658.00	State's annual marginal cost of providing services to each new resident
0.115	State tax classification for residential real property
0.25	State tax classification for commercial and industrial real property
0	State tax classification for commercial and industrial machinery and equipment (7 years or more life)
0.3	State tax classification for all other tangible personal property:
7	Economic life, in years for straight line depreciation of commercial and industrial machinery & equipment
0.2	Minimum taxable value as a percent of retail cost of commercial and industrial machinery & equipment
\$550	The state's annual marginal cost, per worker, of providing services to businesses
\$1,336	Annual per worker revenues for the state from businesses, excluding property, income and sales taxes
35.00%	Percent of gross salary that a typical Kansas worker spends on taxable goods and services

Personal Income Taxes:

Income >	Over	But Not Over	=	Tax	+	Tax Rate
	\$0	\$30,000		\$0		3.50%
	\$30,000	\$60,000		\$1,050		6.25%
	\$60,000			\$2,925		6.45%
Standard Deduction >		\$6,000				
Allowance per: Exemption >		\$2,250				

Corporate Income Taxes:

Corporate Income Tax Rate >	4.00%
Surtax Rate >	3.35%
Amount Over Which Surtax Applies >	\$50,000.00

Other Rates:

3.25%	Inflation
5.50%	Discount rate for calculating the present value of costs and benefits

Comments:

Updated 2/19/2009 Received from Kansas Department of Commerce from CBA done 06/20/08. KLS

Market or retail value of the firm's initial new or additional investment in: 1

\$1,500,000	Land
\$147,868,000	Building and improvements
\$93,494,000	Furniture, Fixtures and Equipment

Sum of the firm's initial new or additional investment
\$242,862,000

Projected Expansions

0 Year of 2nd Expansion

\$0	Land
\$0	Building and improvements
\$0	Furniture, Fixtures and Equipment

Sum of the firm's second expansion investment
\$0

0 Year of 3rd Expansion

\$0	Land
\$0	Building and improvements
\$0	Furniture, Fixtures and Equipment

Sum of the firm's third expansion investment
\$0

0 Year of 4th Expansion

\$0	Land
\$0	Building and improvements
\$0	Furniture, Fixtures and Equipment

Sum of the firm's fourth expansion investment
\$0

Sales and Purchases

2

New or additional sales of the firm:

Year 1:	\$200,000,000
Year 2:	\$290,000,000
Year 3:	\$290,000,000
Year 4:	\$290,000,000
Year 5:	\$290,000,000
Year 6:	\$290,000,000
Year 7:	\$290,000,000
Year 8:	\$290,000,000
Year 9:	\$290,000,000
Year 10:	\$290,000,000
Total:	\$2,810,000,000

Annual operating expenditures by the firm subject to sales taxes:

Year 1:	\$180,000,000
Year 2:	\$240,000,000
Year 3:	\$240,000,000
Year 4:	\$240,000,000
Year 5:	\$240,000,000
Year 6:	\$240,000,000
Year 7:	\$240,000,000
Year 8:	\$240,000,000
Year 9:	\$240,000,000
Year 10:	\$240,000,000
Total:	\$2,340,000,000

Percent of sales subject to sales taxes in the:

City:	0.00%
County:	0.00%
State:	0.00%

Percent of annual taxable operating expenditures in the:

City:	0.75%
County:	0.75%
State:	0.75%

% of sales on which state corporate income taxes will be computed (ie: Annual net taxable income)

8.00%

Property taxes**3**Will the Firm be located within City property tax jurisdiction ? (Y or N): ☒ Y**Revenues from utilities and franchise fees**

Net revenues from city-owned utilities provided to the firm

City utility franchise fees to be collected on the firm's utility usage

Construction period	\$0
Year 1:	\$1,000
Year 2:	\$1,000
Year 3:	\$1,000
Year 4:	\$1,000
Year 5:	\$1,000
Year 6:	\$1,000
Year 7:	\$1,000
Year 8:	\$1,000
Year 9:	\$1,000
Year 10:	\$1,000
Total:	\$10,000

Construction period	\$0
Year 1:	\$285,000
Year 2:	\$285,000
Year 3:	\$285,000
Year 4:	\$285,000
Year 5:	\$285,000
Year 6:	\$285,000
Year 7:	\$285,000
Year 8:	\$285,000
Year 9:	\$285,000
Year 10:	\$285,000
Total:	\$2,850,000

Payments by the firm and the cost of providing other services to the firm 4

Extra payments that the firm will make to the city, county and state -- those payments over and above property, sales and income taxes and utilities and other on-going payments made by all firms

	City	County	State
Construction period	\$0	\$0	\$0
Year 1:	\$0	\$0	\$0
Year 2:	\$0	\$0	\$0
Year 3:	\$0	\$0	\$0
Year 4:	\$0	\$0	\$0
Year 5:	\$0	\$0	\$0
Year 6:	\$0	\$0	\$0
Year 7:	\$0	\$0	\$0
Year 8:	\$0	\$0	\$0
Year 9:	\$0	\$0	\$0
Year 10:	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Extra cost of providing public services to the firm -- those services that are over and above incentives, utilities and typical services provided to all firms in the city, county and state

	City	County	State
Construction period:	\$0	\$0	\$0
Year 1:	\$0	\$0	\$0
Year 2:	\$0	\$0	\$0
Year 3:	\$0	\$0	\$0
Year 4:	\$0	\$0	\$0
Year 5:	\$0	\$0	\$0
Year 6:	\$0	\$0	\$0
Year 7:	\$0	\$0	\$0
Year 8:	\$0	\$0	\$0
Year 9:	\$0	\$0	\$0
Year 10:	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Employee information

5

Number of new employees to
be hired each year

Number of new employees
moving to the county each year
from out of state

Total number of new
employees moving to the
county each year

Year 1:	55
Year 2:	0
Year 3:	0
Year 4:	0
Year 5:	0
Year 6:	0
Year 7:	0
Year 8:	0
Year 9:	0
Year 10:	0
Total:	55

Year 1:	25
Year 2:	0
Year 3:	0
Year 4:	0
Year 5:	0
Year 6:	0
Year 7:	0
Year 8:	0
Year 9:	0
Year 10:	0
Total:	25

Year 1:	25
Year 2:	0
Year 3:	0
Year 4:	0
Year 5:	0
Year 6:	0
Year 7:	0
Year 8:	0
Year 9:	0
Year 10:	0
Total:	25

New indirect employees who will be moving to the county, as
a per cent of new direct employees:

From out-of-State:

Total moving to the county:

Employee salary and household information

6

Average annual
salaries of
employees

Year 1:	\$61,000
Year 2:	\$62,830
Year 3:	\$64,715
Year 4:	\$66,656
Year 5:	\$68,656
Year 6:	\$70,716
Year 7:	\$72,837
Year 8:	\$75,022
Year 9:	\$77,273
Year 10:	\$79,591
Total:	\$699,296

Where new employees moving to the county
will live

90.00%
90.00%
10.00%
60.00%
40.00%

In the City.
In the school district where the firm is located.
In school district 2
In special taxing district 1.
In special taxing district 2.

Where employees will shop, as a percent of their total shopping:

100.00%
90.00%
75.00%

In Kansas.
Within the County.
In the City.

Household size of a typical new worker at the firm.

Number of school age children in the household of
a typical new worker at the firm.

Percent of new workers who move to the community that will
(1) buy new homes or mobile homes within the first five years or
(2) require the building of new residential units.

Value of incentives being offered to the firm:

	By the City	By the County	By the State
Construction period:	\$0	\$0	\$0
Year 1:	\$0	\$0	\$0
Year 2:	\$0	\$0	\$0
Year 3:	\$0	\$0	\$0
Year 4:	\$0	\$0	\$0
Year 5:	\$0	\$0	\$0
Year 6:	\$0	\$0	\$0
Year 7:	\$0	\$0	\$0
Year 8:	\$0	\$0	\$0
Year 9:	\$0	\$0	\$0
Year 10:	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Percent of property taxes to be abated on:

8

	Land	Buildings and Improvements	Furniture, Fixtures & Equipment
Year1	70.00%	70.00%	70.00%
Year2	70.00%	70.00%	70.00%
Year3	70.00%	70.00%	70.00%
Year4	70.00%	70.00%	70.00%
Year5	70.00%	70.00%	70.00%
Year6	70.00%	70.00%	70.00%
Year7	70.00%	70.00%	70.00%
Year8	70.00%	70.00%	70.00%
Year9	70.00%	70.00%	70.00%
Year10	70.00%	70.00%	70.00%

Property taxes to be abated by the following taxing entities:

☒ = Yes - Taxes to be abated

☒ City

☒ County

☒ School District 1

☒ Special Taxing District 1

☒ Special Taxing District 2

☒ The State

Construction

9

	Initial construction or expansion	2nd Expansion	3rd Expansion	4th Expansion
Construction Cost	\$89,000,000	\$0	\$0	\$0
Construction Profit Percentage	10.00%	0.00%	0.00%	0.00%
Taxable materials purchased in:				
Kansas	\$15,000,000	\$0	\$0	\$0
The County	\$15,000,000	\$0	\$0	\$0
The City	\$15,000,000	\$0	\$0	\$0
Taxable FFE purchased in:				
Kansas	\$775,000	\$0	\$0	\$0
The County	\$775,000	\$0	\$0	\$0
The City	\$775,000	\$0	\$0	\$0
Total Construction Salaries:	\$40,050,000	\$0	\$0	\$0
Construction Salaries spent in:				
Kansas	\$26,032,500	\$0	\$0	\$0
The County	\$23,426,250	\$0	\$0	\$0
The City	\$19,524,375	\$0	\$0	\$0
Amt. paid to avg. cons. worker	\$200,250	\$0	\$0	\$0
HH size - avg. cons. worker:	3	0	0	0
Nr. cons. workers:	200	0	0	0

Visitors

10

<p>Number of out-of-town visitors expected at the firm each year</p> <table border="1"> <tr><td>Year 1:</td><td>50</td></tr> <tr><td>Year 2:</td><td>50</td></tr> <tr><td>Year 3:</td><td>45</td></tr> <tr><td>Year 4:</td><td>40</td></tr> <tr><td>Year 5:</td><td>35</td></tr> <tr><td>Year 6:</td><td>35</td></tr> <tr><td>Year 7:</td><td>35</td></tr> <tr><td>Year 8:</td><td>35</td></tr> <tr><td>Year 9:</td><td>35</td></tr> <tr><td>Year 10:</td><td>35</td></tr> <tr><td>Total:</td><td>395</td></tr> </table>	Year 1:	50	Year 2:	50	Year 3:	45	Year 4:	40	Year 5:	35	Year 6:	35	Year 7:	35	Year 8:	35	Year 9:	35	Year 10:	35	Total:	395	<p><input type="text" value="2.5"/> Average number of days that each visitor will stay in the city</p> <p>Daily retail spending by a visitor, excluding lodging:</p> <p><input type="text" value="\$40"/> In the City</p> <p><input type="text" value="\$40"/> Anywhere in the County</p> <p>The number of nights that a typical visitor will stay in a local hotel or motel:</p> <p><input type="text" value="2.5"/> In the City</p> <p><input type="text" value="2.5"/> Anywhere in the County</p> <p>Average daily hotel / motel room rates:</p> <p><input type="text" value="60"/> In the City</p> <p><input type="text" value="60"/> Anywhere in the County</p>
Year 1:	50																						
Year 2:	50																						
Year 3:	45																						
Year 4:	40																						
Year 5:	35																						
Year 6:	35																						
Year 7:	35																						
Year 8:	35																						
Year 9:	35																						
Year 10:	35																						
Total:	395																						

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

This Agreement, entered into as of December 13, 2017 between the City of Garden City, Kansas (the “Issuer”) and Meadowlark Dairy Nutrition, LLC (the “Tenant”);

For and in consideration of the mutual promises and covenants contained in this Agreement for Payment In Lieu of Taxes (“Agreement”), and other good and valuable consideration, the parties to this Agreement understand and agree as follows:

1. **Tax Exemption; Payment in Lieu of Taxes.** In consideration of the issuance by the Issuer of its Industrial Revenue Bonds, Series 2017 (Meadowlark Dairy Nutrition, LLC), in the aggregate principal amount of not to exceed \$200,000,000 (the “2017 Bonds”), for the purpose of paying the costs of purchasing, acquiring, constructing and equipping a new USDA dairy dryer process plant and all things related thereto, located in Garden City, Kansas (the “Project”), to be leased by the Tenant to the City pursuant to a Site Sublease, and leased back from the City to the Company, pursuant to a Lease Agreement (the “Bond Lease”); and in consideration of the Tenant’s execution of the Site Sublease and Bond Lease; and in consideration of the laws of the State of Kansas affording exemption from *ad valorem* property taxation for the Project for a period of 10 years commencing with the calendar year 2018 (“Abatement Term”) for the portions of the Project acquired or constructed with proceeds of the 2017 Bonds, as described in the bond trust indenture authorizing issuance of the 2017 Bonds, between the Issuer and the trustee named therein; and the agreement by the Issuer to approve and assist with application for such exemption if the payments provided for herein are made; the Tenant here confirms its agreement to make payments in lieu of *ad valorem* property taxes (“PILOT”) in the amounts and in the manner specified in this Agreement. The Project acquired or constructed with proceeds of the Bonds up to an amount not exceeding \$200,000,000 is referred to hereafter as the “Tax Abated Portion.”

2. **Amount of Payments; Place of Payment.** In lieu of general *ad valorem* property taxes on the Project for the Abatement Term, other than special assessments levied on account of special benefits, the Tenant shall pay by separate check to the Treasurer of Finney County, Kansas, or other appropriate office as directed by the Issuer, on or before December 20 in each year of the Abatement Term, with the privilege of half payment as provided by law for general *ad valorem* taxes, a PILOT, the total amount of which is specified below, to be distributed as and for a part of the general *ad valorem* tax collections for all taxing subdivisions in Finney County, Kansas as provided in K.S.A. 12-1742. The amount of the PILOT to be paid in each year of the Abatement Term will be an amount equal to the sum of (i) the amount of general *ad valorem* real and personal property taxes due on the Project property before construction and completion of the Project, and (ii) thirty percent (30%) of the amount of general *ad valorem* real and personal property taxes for the Tax Abated Portion of the Project, which would have been due and payable by the Tenant if the Project were taxable during the Abatement Term. The PILOT payments required by this Agreement will not exceed 100% of the taxes which would have been due in the absence of the tax abatement described herein.

3. **Reduction of Payment for Actual Taxes Paid.** The annual amount to be paid pursuant to Paragraph 2 above shall be reduced (but not below zero) by any actual *ad valorem* tax payments paid in respect of the Abated Portion of the Project by or on behalf of the Tenant for the years comprising the Abatement Term.

4. **Special Assessments.** Any special assessment levied against the real property portion of the Project, if any, shall not abate by virtue of issuing the Series 2017 Bonds or this Agreement, and shall continue to be the obligation of the Tenant, payable in the manner provided by law.

5. **Protest of Appraised Valuation.** The Tenant will make all PILOTs required by this Agreement, but Tenant reserves the right to make PILOTs under protest pending its timely appeal of the valuation of the Project as determined by the Finney County Appraiser. Any such appeal must be initiated by the Tenant or its agent. The Tenant shall provide written notice to the Issuer of any such appeal at the same time the appeal is filed with Finney County. The notice to the Issuer shall specify the amount of the Tenant's requested valuation. The Issuer may, but is not required, to take a position on the Tenant's appeal of valuation. If, after an appeal, the valuation is adjusted downward, the Tenant shall reduce its next PILOT by the amount of any overpayment it made earlier. If the next payment is not large enough to fully credit any overpayment, the credit may be carried forward to later payment(s). If, after appeal, the valuation of the Project is increased, the Tenant shall pay any additional amount due, calculated based on the revised valuation, with its next PILOT due under this Agreement.

6. **Tenant Covenants; Abatement Standards.**

(a) Tenant will not utilize any of the Project property for which it is requesting or receiving a tax exemption for any purpose that does not qualify for a tax-exemption pursuant to K.S.A. 79-201a *Second* or K.S.A. 79-201a *Twenty Fourth*.

(b) During the Abatement Term, tenant will not remove property purchased with proceeds of the 2017 Bonds except as permitted by the Bond Lease.

(c) The Tenant and the Issuer agree and understand the tax abatement described in this Agreement is conditioned on the Tenant's construction and completion of the Project as described herein and in that Development Agreement dated August 13, 2015, between the parties hereto, and upon Tenant's continued operation of the Project during the Abatement Term.

7. **Inspection.** Tenant agrees that Issuer and its properly authorized agents shall have the right at reasonable times (during business hours), subject to at least 24 hours advance notice and to the Tenant's usual business proprietary, safety and security requirements, to enter t and inspect the Project and the records of the Tenant which demonstrate compliance with this Agreement.

8. **Maintenance of Current and Future Tax Exemptions.** The tax abatement provided for in this Agreement shall not apply to any future improvements or expansion to the Project, if any, nor extend the term of existing exemptions, if any. The parties acknowledge that

Tenant may seek property tax exemptions for real and personal property, constructed and acquired as part of a future expansion of the Project.

8. **Failure to Make Payment in Lieu of Taxes.** If the Tenant fails to make timely PILOTs required by this Agreement, penalties and interest will be assessed against the Tenant by the Finney County Treasurer according to applicable state laws relating to late tax payments.

9. **Assignment.** The benefits granted by the Issuer to the Tenant pursuant to this Agreement shall belong solely to the Tenant and this Agreement shall not be transferred, assigned, pledged or in any other manner hypothecated by Tenant without the express written consent of the Issuer, in Issuer's sole discretion. The Issuer may condition any consent to assignment of this Agreement on the execution and delivery of an assignment and assumption agreement satisfactory to the Issuer.

10. **Events of Default.** The following events shall be an "Event of Default" under this Agreement:

(a) the Tenant fails to pay any PILOT in a timely manner or perform any of its obligations under this Agreement;

(b) the Tenant shall breach any covenant contained herein or any representation of Tenant made herein is found to be false or erroneous when made;

(c) The Tenant abandons, vacates or ceases operation of the Project during the Abatement Term;

(d) The Tenant is in default under the Bond Lease.

11. **Remedies on Default.** Upon an Event of Default described in Section 10, the Tenant shall be given thirty (30) days following written notice from the Issuer to the Tenant specifying the Event of Default and requesting remedy. If the particular default is not subject to cure within 30 days, the Tenant shall initiate action within such period to cure any default and pursue such action diligently to completion within such longer period of time as the Issuer shall agree to in writing. If such a default is not cured within the agreed upon cure period this Agreement may be terminated by the Issuer upon written notice to the Tenant (with a copy to the Finney County Clerk). In the case of an Event of Default described in Section 10 (a), the 30 day notice and cure period described above will not be required in the case of a second or subsequent occurrence of such Event of Default. Upon a termination of this Agreement, the Tenant shall pay (as directed by the Issuer) an amount equal to the sum of (i) all due and unpaid PILOTS due with respect to previous calendar years, (ii) the pro rata total PILOTs that would be due in the current calendar year, (iii) the pro rata amount of any ad valorem real property taxes that would be due for the remaining portion of the current calendar year if the Tax Abated Portion of the Project were no longer exempted, and (iv) the amount of costs, expenses and attorneys' fees incurred by the Issuer as the result of an Event of Default and in enforcement of this Agreement.

12. **Full Agreement; Waiver; Amendment.** The preceding constitutes the entire agreement of the parties and no amendment of this Agreement will be effective unless in writing signed by the parties. No waiver of any covenant or agreement of this Agreement shall be effective unless in writing and no waiver shall operate as a waiver of any subsequent breach of the same covenant or agreement or as a waiver of any other covenant or agreement. The provisions of this Agreement shall supersede any prior written or oral agreements between the parties concerning the matters addressed herein.

13. **Notice.** Any notice required or permitted under this Agreement must be in writing and may be given by U.S. mail, postage prepaid, and registered or certified with return receipt requested. Notice may also be served by personal delivery, overnight courier, or facsimile transmission. Notice shall be deemed given and effective as of the time of actual delivery to the addressee. Notices given under this Agreement shall be given to the following addresses:

(1) The Tenant:

Meadowlark Dairy Nutrition, LLC

Garden City, Kansas 67846

Attn: _____

Ph:

Fax:

(2) The Issuer:

City of Garden City, Kansas

301 W. 8th Street, P.O. Box 499

Garden City, Kansas 67846

Attn: City Manager

Ph: 620-276-1160

Fax: 620-276-1169

14. **Approval of Exemption.** The parties acknowledge the tax exemption for the Project described by this Agreement is conditioned on the issuance of an order of the Kansas Board of Tax Appeals exempting the Project from ad valorem taxation under applicable Kansas Law. The Issuer will assist the Tenant in obtaining such an order, but the Issuer shall not be liable for any failure of the Kansas Board of Tax Appeals or Finney County, Kansas to effect or approve such exemptions or the continuation of tax exemptions as provided by law. The Tenant acknowledges that it is the responsible party to obtain and maintain the tax exemptions described herein and that such exemptions are subject to annual review by the Board of Tax Appeals and Finney County for continued compliance with applicable Kansas law, that changes in law and actions of Tenant may affect availability or continuation of the tax exemption, and that an order approving the tax exemptions described herein for the Project does not guarantee the continuation of the exemption or apply to any expansion or future improvement of the Project.

15. **Governing Law.** This Agreement shall be governed by and construed under the laws of the state of Kansas.

16. **Counterparts.** This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed to be an original and all of which shall constitute the same instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Issuer has caused this Agreement to be signed by a duly authorized official, such signature to be attested by a duly authorized officer and its official seal to be applied, and the Tenant has caused this Agreement to be signed on its behalf by a duly authorized officer, such signature attested by a duly authorized officer, and its corporate seal (if any) to be applied, as of the day and year first above written.

CITY OF GARDEN CITY, KANSAS

[Seal]

By _____
Melvin L. Dale, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

“ISSUER”

MEADOWLARK DAIRY NUTRITION, LLC

By _____

Name: _____

Title: _____

“TENANT”



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood and Development Services Director
DATE: October 17, 2017
RE: Community Health Advisory Board (CHAB) structure and responsibilities

ISSUE:

The Governing Body is asked to consider and approve a resolution amending the CHAB structure and responsibilities.

1. Resolution No. _____ - 2017, a resolution providing for the creation, membership, structure and responsibilities of a Community Health Advisory board to advise the Governing Body of the City of Garden City, Kansas, with regard to policy issues involving community health, especially as it relates to the built environment.

BACKGROUND:

The CHAB was created in September of 2014. The purpose was to advise the Governing Body with regard to policy issues involving community health as it relates to the built environment, as requested by the Governing Body. The City Manager appoints a staff member to serve as the liaison to the CHAB and Neighborhood & Development Services has been assigned as the staff liaison.

The CHAB would like to amend the resolution for the purpose of health education awareness, support of grants, to keep momentum, to be proactive, and to coordinate timing of input or action with other boards or Governing Bodies. They would like to achieve this by having monthly meetings instead of waiting for the Governing Body to request their advice on a policy issue, as originally outlined by resolution number 2605-2014. The City Attorney also reviewed the resolution and also recommended some minor edits to the resolution.

The CHAB responsibilities also overlap the responsibilities of the Planning Commission as it pertains to health and the built environment. Monthly meetings of the CHAB could potentially provide a more proactive approach to achieving the goal of creating policy involving the built environment. However, holding monthly CHAB meetings, depending on the month, would also potentially strain the resources of the department and City which was not anticipated with the creation of the CHAB.

ALTERNATIVES:

The Governing Body may:

1. Approve the proposed resolution.
2. Not approve the proposed resolution.

RECOMMENDATION:

Staff recommends doing what is in the best interest of the community.

The CHAB recommended approval of the attached amendments to the resolution.

Members Present - 9

Yea Vote - 9

Nay Vote - 0

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Unofficial Minutes - CHAB September 25, 2017	10/11/2017	Backup Material
Resolution No. 2605-2014 Community Health Advisory Board	10/11/2017	Backup Material
CHAB Resolution Amendment	10/11/2017	Backup Material

**MINUTES
COMMUNITY HEALTH ADVISORY BOARD
GARDEN CITY, KANSAS**

MONDAY, SEPTEMBER 25, 2017 AT 10:00 A.M.

The Community Health Advisory Board met in the City Administration Building located at 301 N. Main Street, Garden City, Kansas at 10:00 A.M.

Present were Chairperson Nusser, Vice-Chairperson Koksai, Member Desalvo, Member Campbell, Member Drees, Member Unruh, Member Gerstner, Member Taylor and Member Dyer. Also in attendance was Community Health Advisory Board Staff Liaison Secretary Kentner.

I. CALLED MEETING TO ORDER

At 10:02 am. *Chairperson Nusser* called the meeting to order.

II. APPROVAL/REVIEW OF MINUTES:

Member Drees makes a motion to approve the minutes from March 8, 2017. *Member Gerstner* seconds motion. Votes were taken by yeas and nays and recorded as follows:

Desalvo	Campbell	Drees	Unruh	Nusser	Koksai	Gerstner	Taylor	Dyer
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

III. GENERAL STAFF REPORT AND UPDATE

- a) Secretary Kentner updates the board on the 3rd Street to Campus Drive Trail. There are two (2) undeveloped properties that have issues and do not, at this point, want the trail. The City may have to pursue eminent domain or postpone the project.
- b) Secretary Kentner updates the board on the progress of the Talley Trail/Finnup Park sign and mile marker orders and installation. Signs and mile markers have been ordered. Public Works will schedule installation once they're delivered. A ribbon cutting and walk were proposed to mark completion of the installations.
- c) Secretary Kentner updates the board on the Traffic Study projects. The Traffic Advisory and Community Health Advisory Board will be scheduling a meeting together to coordinate the review of projects.

IV. BUSINESS

- a) Discussion regarding new meeting day and time

Member Campbell makes a motion to meet the second Wednesday of each month at 5:00 P.M. *Member Desalvo* seconds the motion. Votes were taken by yeas and nays and recorded as follows:

Desalvo	Campbell	Drees	Unruh	Nusser	Koksai	Gerstner	Taylor	Dyer
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Nay	Yea

Motion passed.

- b) Discussion regarding scope of authority of Community Health Advisory Board (CHAB)
 1. Resolution currently indicates CHAB will meet as designated by the Mayor and discuss issues identified by the Mayor
 2. Board would like to meet regularly and be able to bring items to the Governing Body
- c) Discussion regarding reporting to the Governing Body
 1. Resolution indicates requirement of reporting no less than twice per year
 2. October meeting will include preparing a report for the Governing Body
- d) Discussion regarding grants
 1. *Member Koksai* needs the Governing Body to approve the priority neighborhood for the HCI Grant. *Secretary Kentner* will discuss this with the City Manager.
 2. Healthy Community Initiative (HCI) Grant – includes funds for a feasibility study for a path between Garden City and Holcomb that will expire September 2018. *Secretary Kentner* suggested asking the city's engineering consulting firm to provide a cost estimate for the study to help expedite things.
 3. *Chairperson Nusser* has requested all information on grants, expiration dates, etc to be submitted by email to *Secretary Kentner* to be compiled and distributed to board members.
- e) Discussion regarding Kansas Open Meetings Act
- f) Discussion regarding amending resolution

Member Taylor makes a motion to amend resolution to add, per section I, to strike “and as otherwise required by the Governing Body of the City”, and section III to incorporate the second Wednesday of each month at 5:00 pm as our official meeting time. *Member Gerstner* seconds the motion.

Votes were taken by yeas and nays and recorded as follows:

[illegible]

Motion passed.

1. *Member Unruh* formally states the reason for the change in the resolution is for health education awareness, support of grants, to keep momentum, to be proactive, and to coordinate timing of input or action with other boards or Governing Bodies.
- g) Discussion regarding review of minutes
 1. The board requested that the draft of the meeting minutes be emailed to board members for review as soon as possible. *Secretary Kentner* indicated that most weeks those minutes can be provided within approximately seventy-two (72) hours or three (3) business days.
- h) Discussion regarding new non-profit, Sporting Garden City, and the Sports of the World Complex
- i) Discussion regarding having board members join next meeting via Skype or speaker phone due to prior commitments
- j) Discussion regarding board member term expiration dates

Meeting adjourned at approximately 10:56 am.

Judy Nusser, Chairman
Beth Koksall, Vice-Chairman

Kaleb Kentner Secretary

Resolution 2605 -2014

A RESOLUTION PROVIDING FOR THE CREATION, MEMBERSHIP, STRUCTURE AND RESPONSIBILITIES OF A COMMUNITY HEALTH ADVISORY BOARD TO ADVISE THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS, WITH REGARD TO POLICY ISSUES INVOLVING COMMUNITY HEALTH, ESPECIALLY AS IT RELATES TO THE BUILT ENVIRONMENT.

WHEREAS, since 1991, the State of Kansas has fallen from the 8th healthiest state to the 27th healthiest state.

WHEREAS, The 2012 County Health Rankings ranked Finney County 20th in Health Outcomes and 93rd in Health Factors

WHEREAS, the City of Garden City recognizes and accepts its role as policy leader in addressing community health issues in this community and all of Southwest Kansas, and

the City of Garden City recognizes that many entities within the community seek to improve community health and wish to provide a venue for them to work with the City on projects and policies to improve community health,

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the City of Garden City, Kansas:

SECTION I: That it is advisable, desirable, and in the overall interest of the City of Garden City, Kansas, to create and establish a City Community Health Advisory Board, (hereinafter referred to as "the Board") which shall act in an advisory capacity to the Governing Body of the City, and as otherwise requested by the Governing Body of the City, on policy matters and programs as they relate to community health and physical environment

SECTION II: That the membership of the board shall be composed of representation from the community including, but not limited to, the Finney County Community Health Coalition, Finney County Health Department, another health service agency, with a total of nine (9) representatives, appointed for three (3) year terms by the Mayor of the City with the advice and consent of the Board of Commissioners, provided that when initial appointments are made, three (3) shall be for terms which expire January 1, 2016, three (3) shall be made for terms which expire January 1, 2017, and three (3) shall be for terms which expire January 1, 2018. Thereafter all appointments shall be for three (3) years.

SECTION III: That the Board shall convene in a place and time designated by the Mayor of the City of Garden City, Kansas. At such meeting the Board shall elect a Chairperson for an initial term which expires January 1, 2016. A Chairperson shall be elected for term of two (2) years thereafter. Other officers may be elected, bylaws adopted, and the time and place for future meetings set, by action of a quorum of the Board. A quorum shall consist of five (5) members.

SECTION IV: That the City Manager of the City of Garden City shall appoint a staff member to serve as City liaison to the Board. The staff member shall assist the Board in the performance of its duties, and shall notify members of the date, time and place of the meetings of the Board.

SECTION V: That the Board may act in an advisory capacity on issues relating to community health, including but not limited to, promoting healthy initiatives within the community and matters of healthy community design.

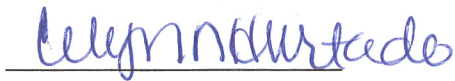
SECTION VI: That the Board shall report and make recommendations to the Governing Body of the City of Garden City at regularly scheduled meetings of the Governing Body, not less than twice each calendar year, commencing in 2015.

SECTION VII: That this resolution shall be effective on the date approved and adopted below.

APPROVED AND ADOPTED by the Governing Body of the City of Garden City, Kansas, this 2nd day of September, 2014.

A handwritten signature in blue ink, reading "Roy Cessna", written over a horizontal line.

Roy Cessna, Mayor

A handwritten signature in blue ink, reading "Celyn N. Hurtado", written over a horizontal line.

Celyn N. Hurtado, City Clerk

RESOLUTION NO. _____ -2017

A RESOLUTION PROVIDING FOR THE CREATION, MEMBERSHIP, STRUCTURE AND RESPONSIBILITIES OF A COMMUNITY HEALTH ADVISORY BOARD TO ADVISE THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS, WITH REGARD TO POLICY ISSUES INVOLVING COMMUNITY HEALTH, ESPECIALLY AS IT RELATES TO THE BUILT ENVIRONMENT.

WHEREAS, since 1991, the State of Kansas has fallen from the 8th healthiest state to the 27th healthiest state,

WHEREAS, the 2012 County Health Rankings ranked Finney County 20th in Health Outcomes and 93rd in Health Factors,

WHEREAS, the City of Garden City recognizes and accepts its role as policy leader in addressing community health issues in this community and all of Southwest Kansas, and

WHEREAS, the City of Garden City recognizes that many entities within the community seek to improve community health and wish to provide a venue for them to work with the City on projects and policies to improve community health.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Garden City, Kansas, as follows:

SECTION I: That it is advisable, desirable, and in the overall interest of the City of Garden City, Kansas, to create and establish a City Community Health Advisory Board, (hereinafter referred to as "the Board") which shall act in an advisory capacity to the Governing Body of the City on policy matters and programs as they relate to community health and physical environment

SECTION II: That the membership of the Board shall be composed of representation from the community including, but not limited to, the Finney County Community Health Coalition, Finney County Health Department, and other health service agencies, groups, or individuals interested in community health issues, with a total of nine (9) representatives, appointed for three (3) year terms by the Mayor of the City with the advice and consent of the Board of Commissioners, provided that when initial appointments are made, three (3) shall be for terms which expire January 1, 2016, three (3) shall be made for terms which expire January 1, 2017, and three (3) shall be for terms which expire January 1, 2018. Thereafter all appointments shall be for three (3) years.

SECTION III: That the Board shall convene on a monthly basis. At such meeting, the Board shall elect a Chairperson for an initial term which expires January 1, 2016. A Chairperson shall be elected for a term of two (2) years thereafter. Other officers may be elected, bylaws adopted, and the time and place for future meetings set, by action of a quorum of the Board. A quorum shall consist of five (5) members.

SECTION IV: That the City Manager of the City of Garden City shall appoint a staff member to serve as City liaison to the Board. The staff member shall assist the Board in the performance of its duties, and shall notify members of the date, time and place of the meetings of the Board.

SECTION V: That the Board may act in an advisory capacity on issues relating to community health, including but not limited to, promoting healthy initiatives within the community and matters of healthy community design.

SECTION VI: That the Board shall report and make recommendations to the Governing Body of the City of Garden City at regularly scheduled meetings of the Governing Body, not less than twice each calendar year, commencing in 2015.

SECTION VII: That this resolution shall be effective on the date approved and adopted below.

APPROVED AND ADOPTED by the Governing Body of the City of Garden City, Kansas, this 17th day of October, 2017.

Melvin L Dale, Mayor

ATTEST:

Celyn N Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood and Development Services Director
DATE: October 17, 2017
RE: GC2016-70/71 Comprehensive plan amendment & rezone, 2607 Schulman from "R-1" Single Family Residential District to "C-2" General Commercial District.

ISSUE:

The Governing Body is asked to consider and approve a comprehensive plan amendment and rezone from "R-1" Single Family Residential District to "C-2" General Commercial District of 2607 Schulman.

1. Ordinance No. _____-2017, an ordinance approving the rezoning of land from "R-1" Single Family Residential District to "C-2" General Commercial district; amending the Zoning Ordinance, the Comprehensive Plan of the City, and the District Zoning Map of the City; repealing the current Zoning Ordinance, Comprehensive Plan, and District Zoning Map; all to the Code of Ordinances of the City of Garden City, Kansas.

BACKGROUND:

Date:	September 21, 2017	Jurisdiction:	Garden City
Owner:	David Crouch		
Applicant:	David Crouch		
Requested Action:	Rezoning from "R-1", Single Family Residential District to "C-2", General Commercial District.		
Purpose:	Rezone property to allow for the use of the property as commercial.		
Location address:	2607 Schulman, Garden City, KS		
Comprehensive Plan:	The proposed land use is not consistent with the Comprehensive Plan. Future land use is categorized as 2 or more families.		
Sites Existing Zoning:	"R-1" Single Family Residential District		
Surrounding Zoning:	North "C-2" General Commercial District South "R-1" Single Family Residential District and "P-F" Public Facilities District East "C-2" General Commercial District West "R-1" Single Family Residential District		
Land Area:	Contains 1.40 acres +/-		

Notice Date:	This project was published and noticed by mail as required by code.
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1. The applicant is requesting to rezone this parcel from "R-1", Single Family Residential District to "C-2", General Commercial District.
2. The request for this rezone and comprehensive plan amendment, originally was to be presented to the Planning Commission on November 17, 2016, but was put on hold by the applicant until a commercial buyer either provided a letter of intent or went under contract to purchase this property.
3. This property currently has a house, two garages and a few sheds on it.
4. The applicant is looking to sell this property and is currently under contract to sell it. A condition placed on the sale of this property is that it be rezoned to "C-2", General Commercial District, but we do not currently know what it is being rezoned for. Speculative zoning of property is not recommended and would be considered poor planning practice.
5. The Comprehensive Plan for the City shows this parcel as Two or More Families potential. The applicant is requesting that the Comprehensive Plan be amended to show this parcel as Commercial potential, to allow for the rezone.
6. This property does have access to public water, but it currently is on its own septic system.
7. Site Plan approval will be required for the redevelopment of this property.
8. Residential uses would be required to cease if the requested change to the Comprehensive Plan and rezone are approved.

The Planning Commission may make their recommendation and state their findings according to the criteria in Section 27.040. Below is the complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA.

Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

- (A) The physical character of the neighborhood surrounding the property under consideration,
- (B) The existing zoning and land uses of properties both adjacent and near the property under consideration,
- (C) The suitability under existing conditions of the subject property for the land uses to which it has been zoned,
- (D) The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
- (E) The length of time the subject property has remained vacant as zoned (if applicable),
- (F) The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
- (G) The consideration of recommendations of permanent or professional staff (if applicable),

(H) The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and

(I) Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

Comprehensive Plan Amendment:

1. The Governing Body may approve the Comprehensive Plan amendment.
2. The Governing Body may not approve the Comprehensive Plan amendment.

Rezoning Request:

1. The Governing Body may approve the rezoning request.
2. The Governing Body may not approve the rezoning request.

RECOMMENDATION:

Staff Recommendation: Staff recommends approval of the Comprehensive Plan amendment and rezoning request.

Planning Commission Recommendation: The Planning Commission recommended approval of the Comprehensive Plan amendment and rezoning request on September 21, 2017.

Present-8

Yea-5

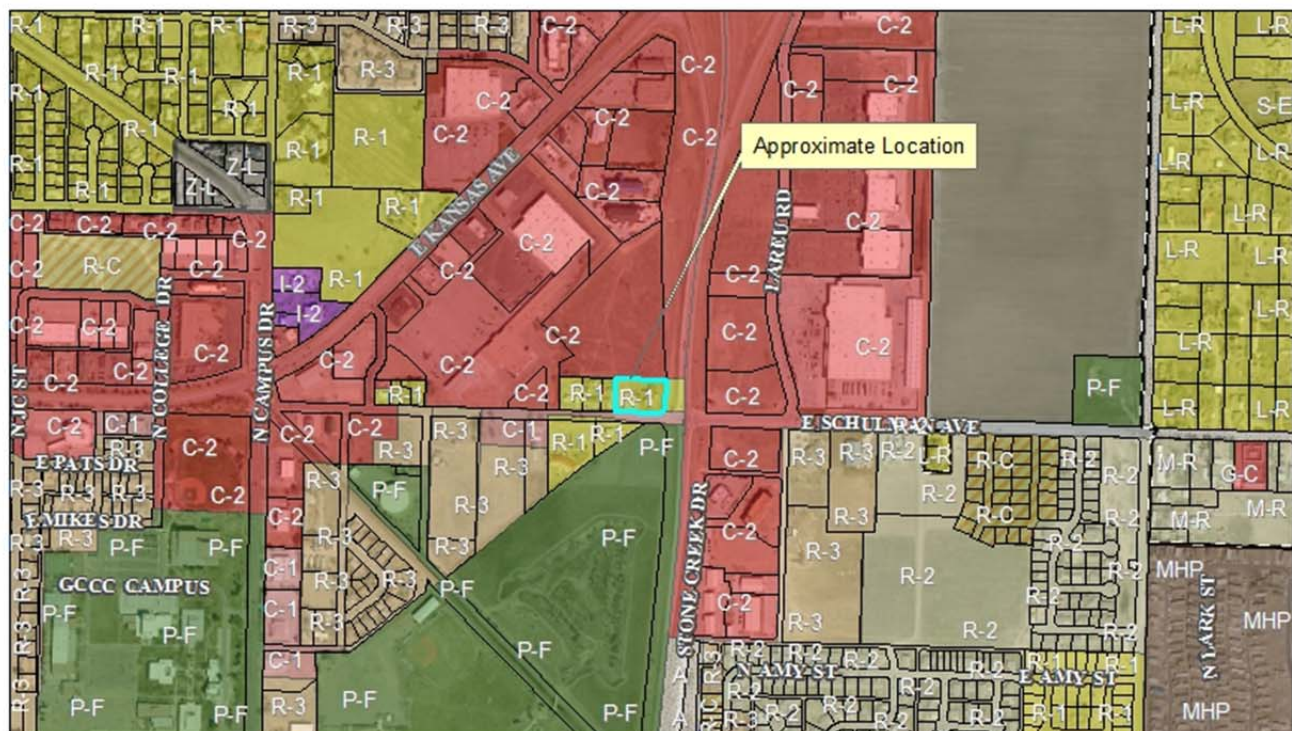
Nay-3

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Vicinity map and property photos	10/10/2017	Backup Material
Planning Commission minutes excerpt - Sep 21, 2017	10/10/2017	Backup Material
Ordinance	10/11/2017	Backup Material



Case Number: GC2016-70/71
 Applicant: David Crouch
 Address: 2607 E Schulman Ave.
 Request: Rezone "R-1" to "C-2" and Amendment to the comprehensive plan





Figure 1: View of the property at 2607 Schulman looking east.



Figure 2: View of the property at 2607 Schulman looking north.



Figure 3: View of the property at 2607 Schulman looking northwest.

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION

September 21, 2017

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, September 21, 2017 in the City Commission Chambers at the City of Garden City Administrative Center located at 301 North 8th Street, Garden City, Kansas.

I. CALL TO ORDER

Chairman Lopez called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Chairman Lopez, Member Howard, Member Gigot, Member Anliker, Member Germann, Member Stewart, Member Hitz, and Member Schneider. Also present was Secretary Kentner.

II. SWEARING IN OF NEW MEMBER – Jeana Anliker

Jeana Anliker was sworn in as a City representative finishing a term that expires 12/31/2018.

III. APPROVAL OF MINUTES- August 17, 2017

Member Germann makes motion to approve the minutes from August 17, 2017. *Member Schneider* seconds the motion. Votes were taken by yeas and nays and recorded as follows:

Howard	Gigot	Anliker	Germann	Law	Lopez	Stewart	Hitz	Schneider
Yea	Yea	Yea	Yea	Not Present	Yea	Yea	Yea	Yea

Motion passed.

IV. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

OPEN PUBLIC COMMENT for items not on agenda.

NO RESPONSE

CLOSED PUBLIC COMMENT

V. GENERAL STAFF REPORT AND UPDATE

Secretary Kentner presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office, and asked if anyone had questions regarding those items.

Staff addressed questions regarding the General Staff Report and Update.

VI. SUBMITTAL OF EXHIBITS FOR THE RECORD

- A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
- B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
- C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
- D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
- E. All application files in their entirety including Staff Reports

NEW BUSINESS

GC2016-70 & 71: David Crouch has filed an application to rezone a parcel from “R-1”, Single Family Residential District to “C-2”, General Commercial District. The parcel is located at 2607 Schulman, Garden City.

Secretary Kentner reads staff report.

Secretary Kentner acknowledges a representative of the Applicant present – Is there anything you’d like to add?

Applicant’s representative, Alex Messenger of Hometown Real Estate – No, I think you covered it. Does the Board have any questions for me?

Secretary Kentner – We’ll get to their questions after receiving comments from the public.

OPEN PUBLIC COMMENT

Joe Matthews, 2511 E Schulman – Hi, I’m Joe Matthews and I live a couple houses east of this property, at 2511 E Schulman. I don’t know if you can tell me what business is going in there, but we already have a lot of noise from Buffalo’s and foot traffic on Schulman and people throwing trash in our front yard, so I’m concerned about another bar coming in there, or a strip club or something like that. I’d like to know how it’s going to affect my property value. Should I consider selling now before it gets changed from Residential? Those are my concerns.

Cindy White, 2601 E Schulman – Hello, my name is Cindy White. My husband and mother-in-law and I just moved to Garden City the weekend of the snowstorm (April 29, 2017) to the property next door to this, at 2601 E Schulman. As Joe already said, we do have a lot of issues already with people walking through our yards and leaving trash, Sonic cups, beer cans, you name it; with cars parking in my driveway, I have to park my car at the end of my driveway so people don’t use it to park, blocking me in ; and the noise. I’m concerned about what kind of business will be coming in and will they be required to put up a wall or something to keep people from wandering through our yards, and to help with noise?

CLOSE PUBLIC COMMENT

Secretary Kentner – Let’s start by answering a couple of questions in regards to the zoning. The zoning request is to change to “C-2”, which is our General Commercial District, our broadest commercial district, and our most prominent commercial zoning district, and it has a lot of different uses that are permitted by right. Yes, taverns could go in there – they do require a Conditional Use Permit, which would have to come back to the Board of Zoning Appeals. A lot of the louder or more intense uses are required to have a Conditional Use Permit. Some of those uses: auto repair shops, automobile parking lots, automotive sales, churches, food lockers, daycare centers, mini-storage units, parking lots and garages, private clubs, fraternities/sororities, lodges, taverns, towers, used car lots, and vehicle washes are all required to have Conditional Use Permits. Now there are several other things that are permitted by right, like tire repair shops. There are over 96 potential uses that could go in there. We don’t know what the use is, unless the Applicant can share that.

Applicant’s representative, Alex Messenger shakes his head “no”.

Secretary Kentner – That’s one of the concerns that Staff mentioned in the Staff Report, is that we don’t know what the intended use is, and of course that isn’t going to make the public comfortable in not knowing what’s going in there, and that’s often why speculative zoning is a difficult task.

Member Stewart – But our vote could be contingent on what it’s going to be.

Secretary Kentner – No. You have to either vote for the “C-2” and whatever’s allowed in that “C-2” is what’s allowed by right, and they could go in with anything that’s listed as a permitted use, or you vote against the rezone.

Member Stewart – What I’m saying is, if something was coming in next door to me and I didn’t want it, and I had the power to vote against it, I would.

Secretary Kentner – That’s fair enough. All of those issues that you look at in changing the zoning, that’s outlined in the Staff Report, those are the things you take into consideration. You consider the character of the neighborhood; the existing zoning; the potential for the property – looking into the future of the property; the length of time the property has remained vacant or has been used; the relative gain to the public health, safety, and welfare by the change of value of the landowner’s property compared to any hardship that may be imposed; the consideration of recommendations of permanent or professional staff; the conformance of proposed zoning changes to the recognized Comprehensive Plan. Again, this first requires a Comprehensive Plan amendment, and I’ve seen you guys approve Comprehensive Plan amendments and then not approve the zoning right away, and vice versa.

Chairman Lopez – I’m just kind of curious, it appears there’s a property immediately to the east of the proposed property change.

Secretary Kentner – That’s actually the right of way. That strip right there is owned by the State. So, they have a pretty substantial setback for the bypass there. The State has that to allow the bypass to expand in the future.

Member Schneider – This is right behind the mall?

Secretary Kentner – Yes, this is behind the mall area there.

Member Schneider – I’m just blanking on what’s across the street from it.

Secretary Kentner – Across the street is a church and a house.

Member Stewart – It used to be – what was it when it was built?

Member Gigot – A bar.

Discussion ensued regarding the previous uses and zoning history of the church property across the street from the subject property.

Member Germann – I have a couple of things. It appears to me that this definitely fits – changing the Comprehensive Plan is simple to say that “Yes, it could be commercial there”. So, when you talk about a tavern being required to have a Conditional Use Permit, what are we talking about as far as a tavern? Would Buffalo Wild Wings be considered a tavern, or would it be considered a restaurant?

Secretary Kentner – It would be considered a restaurant. A tavern would basically be, in essence, more than 50% of their business is alcohol or liquor sales. Now, something else to keep in mind, anyone who does develop on this property, if they tear all the existing structures down and develop it as commercial, they would have to go through the site plan process. That’s required. There would be required buffers between the residential and commercial. They would have minimum buffer requirements along the properties to the west and the south, and that could be landscaping, berms, a fence, or a combination of both. They do have to bring it up to commercial standards. Right now, the house would not meet commercial standards – couldn’t be used as commercial. If they plan on using any of the existing buildings, they would have to be remodeled to meet the commercial standards – parking lots, drainage, signage.

Member Stewart – The septic system probably wouldn’t work.

Secretary Kentner – Depending on the type of business, they’re probably going to have to connect to utilities. I believe they’re pretty close to being within four hundred (400) feet of sewer. The State law says if you’re within four hundred (400) feet – and it’s not measured to your house, it’s measured from your property line – so, if you’re within four hundred (400) feet of a public sewer or water system and your septic fails or your well fails, you are required to connect to it at that time.

Member Howard – They currently don’t have public water or sewer right now?

Secretary Kentner – I know that they don’t have sewer. I’m not sure on water.

Applicant’s representative, Alex Messenger – They have public water.

Member Germann – So, Kaleb, what would the enforcement be on that? Because I know of another thing that we approved and required certain things that’s not happening, and you have residents upset. How is that enforced?

Secretary Kentner – It goes through the development process – everything has to go through the development process. Once they’re completed with the process, if they’re not meeting the compliance requirements, a complaint is filed and enforcement is taken on that. In the city, the city staff sends out the letters and starts the whole process on that. Once it goes to “no response to letters” or the applicants are not following the zoning regulations, it’s then turned over to legal counsel. Legal counsel then proceeds with either directing staff and writing citations, or filing an injunction on the property – those are the alternatives that the city has on those, and it’s all based on complaints.

Member Germann – So, there are teeth.

Secretary Kentner – It’s all a matter of complaint. It has to go through the process. We have been directed, Staff has been directed by the Governing Body to work with people. Sometimes people don’t like that we work with people, and as long as they’ve told us they’re going to do it, or they’ve given us a timeline, we take that, but once they start taking advantage of that or there’s no progress being made, that’s when Staff says “we’re done” and we turn it over to legal counsel. It’s more rare than it is common that that happens, because most of the time people want to follow the regulations. There are the occasional individuals who feel they know better than what the regulations say, or what you recommended, or what the Governing Body said, and they want to push those issues. We try to work with them, but we get to a certain point and Staff turns it over to legal counsel. From there, it all depends on the legal counsel. Each jurisdiction is different, each has its own legal counsel and steps that they go through, and that’s how it’s enforced.

Chairman Lopez – I understand their concern – they’ve got some nice homes there. I can understand them wanting some protection. The only thing is, it looks like they’re getting squeezed more and more because they’re surrounded by Commercial already. I don’t see any additional exposure that isn’t already there. I think that intersection is going to get more and more busy, just as I’ve seen that road in front of their homes get more and more busy over the years than when it used to be just a seldom used road. There were only people in town who knew about it and they were the only ones who used it back in the day. I would hope that if it does become fully developed commercially that they are adequately compensated.

Member Stewart – If you could get to Schulman from both sides of Campus, it would be a highway.

Discussion ensued regarding the land use plan done in 2009 and future land use potential for the surrounding lots currently zoned “R-1” Single Family Residential.

Discussion ensued regarding when a property is required to connect to city sewer and water.

Member Hitz – Are they willing, at this point in time to tell us what is going in there?

Applicant’s representative, Alex Messenger – I don’t even know what’s going in. They won’t give that information out.

Member Germann – I don’t want to say that it’s not important that we know what’s going in there, because that could change. Even if we knew what was going in there, and said “I’m good with that”, in a couple of years they could sell to somebody who does something else there.

Member Hitz – If you live next door to them, it’s important to you.

Member Stewart – But what she’s saying is they can tell us one thing and then go in a completely different direction.

Member Hitz – I understand that.

Member Germann – Even if we knew that it was something that they’re totally cool with, like a daycare or something, and they would say “that’s great”, but in five years it could be something else. I just want them to realize that, that even if we did know what it was going to be, it’s no guarantee that it will always be that.

Member Gigot – But who’s to say – to the west and to the north of them – what’s the difference? It’s already there and these things that you have all this concern about can happen already, without this being changed or not.

Chairman Lopez – I tend to agree. I think another important issue here, though, is possibly the most invasive exposures to the people who have their homes there, they would have plenty of say on that.

Secretary Kentner – Yes, because they do require Conditional Use Permits.

Member Hitz – It’s unfortunate that they have become landlocked, basically, in this situation, and everything around them is either commercial – well across the street is residential – but public facility and down the road is “R-3”. But time has allowed them to become in the middle of something that really is just unfortunate for the owners.

Member Germann – Pinched.

Chairman Lopez – Actually, I think that they still have plenty of say in what goes in there. Even to some of this commercial area that is not being discussed today. I think that they have some authority over some of that.

Secretary Kentner – And even on their individual properties, they have the potential to change their properties to commercial use, too, in the future as this corridor develops. I don’t think when we looked at the corridor of Schulman Crossing in 2007 that we expected Schulman to be as bustling as it has become.

Discussion ensued regarding how property values could be impacted by changing zoning from residential to commercial.

MEMBER GERMANN MAKES MOTION TO AMEND THE COMPREHENSIVE PLAN TO ALLOW FOR COMMERCIAL USE. MEMBER ANLIKER SECONDS THE MOTION.

Chairman Lopez asks for any comments or discussion before taking the vote. No discussion/comments.

Votes were taken by yeas and nays and recorded as follows:

Howard	Gigot	Anliker	Germann	Law	Lopez	Stewart	Hitz	Schneider
Nay	Yea	Yea	Yea	Not Present	Yea	Nay	Nay	Yea

Motion passed.

MEMBER GERMANN MAKES MOTION TO APPROVE THE REZONE AS OUTLINED IN THE STAFF REPORT. MEMBER GIGOT SECONDS THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Howard	Gigot	Anliker	Germann	Law	Lopez	Stewart	Hitz	Schneider
Nay	Yea	Yea	Yea	Not Present	Yea	Nay	Nay	Yea

Motion passed.

ORDINANCE NO. _____ -2017

AN ORDINANCE APPROVING THE REZONING OF LAND FROM "R-1" SINGLE RESIDENTIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT; AMENDING THE ZONING ORDINANCE, THE COMPREHENSIVE PLAN OF THE CITY, AND THE DISTRICT ZONING MAP OF THE CITY; REPEALING THE CURRENT ZONING ORDINANCE, COMPREHENSIVE PLAN, AND DISTRICT ZONING MAP; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

BE IT ORDAINED by the Governing Body of the City of Garden City, Kansas:

SECTION 1. The Zoning Ordinance of the City of Garden City, Kansas, adopted by Ordinance No. 2528-2011, with all amendments thereto, is hereby amended to rezone the below described real property from "R-1" Single Residential District to "C-2" General Commercial District:

A TRACT OF LAND SITUATED IN THE SW/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 32 WEST OF THE 6TH P.M. IN FINNEY COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE PUBLIC ROAD: THENCE NORTH 89° 48' WEST, 274.9 FEET ALONG SAID RIGHT OF WAY LINE, TO THE PLACE OF BEGINNING; THENCE NORTH 56° 47' EAST, 35.7 FEET; THENCE NORTH 00° 05' WEST, 180.4 FEET TO A POINT WHICH IS 230 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 245 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE WEST AT AN INTERIOR ANGLE OF 90° 08' ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 300 FEET; THENCE SOUTH AT AN INTERIOR ANGLE OF 89° 52' A DISTANCE OF 200 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE PUBLIC ROAD; AND THENCE EAST AT AN INTERIOR ANGLE OF 90° 08' ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE PLACE OF BEGINNING EXCEPT ALL OIL, GAS AND/OR MINERALS.

SECTION 2. "GARDEN CITY 2020 COMPREHENSIVE PLAN", The "Future Land Use Map" of the City of Garden City, Kansas adopted by Ordinance No. 2469-2010 with all amendments thereto, is hereby amended as follows:

The Commercial Potential boundary is hereby amended to include the following described real property:

A TRACT OF LAND SITUATED IN THE SW/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 32 WEST OF THE 6TH P.M. IN FINNEY COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE PUBLIC ROAD: THENCE NORTH 89° 48' WEST, 274.9 FEET ALONG SAID RIGHT OF WAY LINE, TO THE PLACE OF BEGINNING; THENCE NORTH 56° 47' EAST, 35.7 FEET; THENCE NORTH 00° 05' WEST, 180.4 FEET TO A POINT WHICH IS 230 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 245 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE WEST AT AN INTERIOR ANGLE OF 90° 08' ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 300 FEET; THENCE SOUTH AT AN INTERIOR ANGLE OF 89° 52' A DISTANCE OF 200 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE PUBLIC ROAD; AND THENCE EAST AT AN INTERIOR ANGLE OF 90° 08' ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE PLACE OF BEGINNING EXCEPT ALL OIL, GAS AND/OR MINERALS.

SECTION 3. The "Future Land Use Map" adopted by Ordinance No. 2469-2010, as previously existing and amended, be and the same is hereby amended, to be replaced and continue hereafter as amended in this ordinance.

SECTION 4. The District Zoning Map referred to in the Zoning Regulations, Section 3.020, of the City of Garden, Kansas, adopted by Ordinance No. 2528-2011, as previously existing and amended, be and the same is hereby amended, to be consistent with the amendments set forth herein.

SECTION 5. The current Zoning Ordinance, Zoning Regulations, and District Zoning Map of the City of Garden City, Kansas, as previously existing and amended, be and the same hereby are repealed, to be replaced as specified in this ordinance. All sections of the Zoning Ordinance, Zoning Regulations, and District Zoning Map not specifically amended herein, shall remain in full force and effect.

SECTION 6. That this ordinance shall be in full force and effect from and after its publication in the Garden City Telegram, the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 17th day of October, 2017.

MELVIN DALE, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM:

RANDALL D. GRISELL, City Counselor



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Melinda Hitz, Finance Director
DATE: October 17, 2017
RE: 2017 G.O. Bond Issue Authorization

ISSUE:

The Governing Body is asked to consider and approve the following projects to be authorized in the 2017 General Obligation Bond issue:

Public Building Bond

Construction of an addition to the Central Fire Station, 212 N. 9th Street, including relocation of a 20" water transmission main, **final cost \$2,250,000.00**

KSA 65-163d et seq Bond

Acquisition of rights to receive treated wastewater effluent from the Meadowlark Dairy Nutrition, LLC project for reuse by the City, **final cost \$2,500,000.00.**

BACKGROUND:

During the City 2018 budget discussions the Public Building bond was authorized to be included in the Bond and Interest fund for debt payments beginning in 2018.

Currently the City has issued a 2017 Temporary Note issue for Water/Sewer projects that will be permanently financed in 2018. One of the projects included in this issue was the payment to Meadowlark Dairy Nutrition, LLC. This payment is scheduled for November, 2017 and the amount is fixed.

With the interest rates remaining somewhat constant, staff would propose that both projects be considered for the 2017 G.O. Bond issue. This would also free up funds in the Temporary Note issue if you wish to reallocate the use of those funds.

ALTERNATIVES:

1. Proceed with the 2017 General Obligation Bond issue with a total issue of \$4,750,000 not including issuance cost.
2. Proceed with the 2017 General Obligation Bond issue with a total issue of \$2,250,000 not including issuance cost.

RECOMMENDATION:

Staff recommends Alternative #1.

FISCAL NOTE:

The Public Building Bond debt payments are budgeted for the Bond and Interest fund in 2018. The KSA 65-163d et seq will be budgeted in the Water/Sewer fund in the revised 2018 budget.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Public Utilities Director, Muirhead
DATE: October 17, 2017
RE: Temporary Financing Water System Improvements - Reallocation of Funding

ISSUE:

The Governing Body is asked to consider and approve additional Water and Wastewater projects to be funded from temporary financing account.

BACKGROUND:

The Governing Body on December 6, 2017 approved Ordinance No. 2751-2016 authorizing the use of temporary financing to fund Water System Improvements. The total amount approved was \$6,355,000 for several water system improvements that are included in the attached Ordinance 2751-2016 Memorandum.

The Meadowlark Dairy Nutrition LLC effluent purchase in the amount of \$2,500,000 may be removed from this list of expenditures as it is being requested to be funded from the 2017 G.O.Bond issue.

It is requested that the Governing Body authorize the \$2,500,000 that will be available in the temporary financing account be made available for repairs to a portion of the 30 inch sanitary sewer collection system located west of the Wastewater Treatment Plant. The relocation of the effluent discharge point of the Wastewater Treatment Plant and water extensions, relocation's at the Mies Trucking Facility on East Mansfield Road, 8th Street between Buffalo Jones Avenue and Pine Street. Combined these projects are estimated at \$2,200,000.

ALTERNATIVES:

1. Approve the reallocation of funds approved in Ordinance 2751-2016.
2. Do not approve the reallocation of additional funds as outlined in Ordinance No. 2751-2016.

RECOMMENDATION:

Staff recommends alternative 1.

FISCAL NOTE:

There will be no financial impact by reallocating existing funding.

ATTACHMENTS:

Description	Upload Date	Type
Temporary Financing Water Projects	10/11/2017	Backup Material



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Steve Cottrell, Assistant to the City Manager
DATE: December 6, 2016
RE: Temporary Financing – Water System Improvements

ISSUE:

The Governing Body is asked to consider and approve an Ordinance authorizing several water system improvements.

1. Ordinance No. _____-2016 an ordinance of the City of Garden City, Kansas authorizing the City to make improvements to its public water system and authorizing the City to issue General Obligation Bonds to pay costs of such improvements.

BACKGROUND:

On November 15th, the Governing Body authorized the use of temporary financing for the following water system improvements:

<u>Project</u>	<u>Cost</u>
200 block S. Second Street	\$ 150,000
200 block S. First Street	\$ 60,000
200 block E. Maple Street	\$ 56,000
300 block W. Albert Street	\$ 150,000
Tenth Street – Buffalo Jones Ave. To Jenny Ave.	\$ 430,000
Seventh Street – Laurel St. to Kansas Ave.	\$ 450,000
Kansas Avenue – Seventh St. to Third St.	\$ 175,000
Spencer St. and Fulton St. well	\$ 300,000
Towns Riverview Extension	\$ 200,000
KSU Southwest Research Extension Center extension	\$ 200,000
Spruce Street/Jameson well development	\$ 350,000
Water tower and reservoir inspection and painting	\$ 850,000
Meadowlark Dairy Nutrition LLC effluent purchase	\$ 2,500,000
Contingency & Engineering	\$ 484,000
TOTAL	\$ 6,355,000

Bond Counsel Mary Carson has prepared the attached Ordinance authorizing the above water system improvements in the total maximum amount of \$6,355,000.00, which also provides for the use of temporary financing in advance of a future General Obligation Bond issue.

Authorization of the temporary financing will be presented for your consideration and approval at the December 20th meeting. We will purchase the temporary notes with idle City funds.

ALTERNATIVES:

1. The Governing Body may adopt the Ordinance.
2. The Governing Body may defer action until a later date.

RECOMMENDATION:

Staff recommends Governing Body adopt the Ordinance.

FISCAL NOTE:

Depending upon when permanent GO bonds are issued to retire the temporary financing, the first Bond payment would likely not occur until 2018. The debt service requirements would be budgeted in the Water Fund. The future GO Bond issue would cover the actual costs incurred.

ATTACHMENTS:

Description	Upload Date	Type
Authorizing Ordinance	11/30/2016	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Assistant to the City Manager	Cottrell, Steve	Approved	11/30/2016 - 3:56 PM
Finance Director	Uitz, Melinda	Approved	12/14/2016 - 10:52 AM

Finance Director
City Manager

ALZ, Melinda
Allen, Matt

Approved
Approved

12/1/2016 - 10:52 AM
12/1/2016 - 11:42 AM



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood and Development Services Director
DATE: October 17, 2017
RE: Repeal of Resolution No. 2700-2017 establishing an improvement district for the 2300 block of 9th Street

ISSUE:

The Governing Body is asked to consider and approve the repeal of Resolution No. 2700-2017 establishing an improvement district for the 2300 block of 9th Street.

BACKGROUND:

Staff has been working with Eric Solze since October of 2016 to create an improvement district for the purpose of paving the 2300 block of 9th Street (also known as the Solze Replat). In April of 2017, the Governing Body approved Resolution No. 2700-2017 that established an improvement district in the 2300 block of 9th Street. The district only included lots that had not been developed in the subdivision with a 50/50 split between the property owners and the City-at-large. The applicant does not want to proceed with the improvement district established by Resolution No. 2700-2017.

The applicant has approached the City requesting the repeal of the resolution with the intent to request a new petition for the creation of an improvement district that would include all lots and a 70/30 split between the property owners and the City-at-large.

ALTERNATIVES:

The Governing Body may:

1. Approve the request to repeal Resolution No. 2700-2017.
2. Not approve the request to repeal.

RECOMMENDATION:

In consideration of the lack of intent to use the improvement district established by Resolution No. 2700-2017, staff recommends alternative one to approve the request to repeal Resolution No. 2700-2017.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Resolution No. 2700-2017	10/11/2017	Backup Material

(Published in the Garden City Telegram on the 22nd day of April, 2017)

RESOLUTION NO. 2700-2017

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE 2300 BLOCK OF 9TH STREET, IN CITY OF GARDEN CITY, KANSAS; SETTING FORTH THE GENERAL NATURE OF THE IMPROVEMENTS, THE ESTIMATED OR PROBABLE COST THEREOF, THE EXTENT OF THE IMPROVEMENT DISTRICT TO BE ASSESSED FOR THE COST THEREOF, THE METHOD OF ASSESSMENT, AND THE APPORTIONMENT OF THE COST BETWEEN THE IMPROVEMENT DISTRICT AND THE CITY AT LARGE; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH THE FINDINGS OF THE GOVERNING BODY.

WHEREAS, a petition was filed with the City Clerk of the City of Garden City, Kansas, on March 6, 2017, pursuant to K.S.A. 12-6a01 *et seq.*, (Act), proposing certain internal improvements to the City (the "Petition"); and the Petition sets forth: (a) the general nature of the proposed improvements; (b) the estimated or probable cost of the proposed improvements; (c) the extent of the proposed improvement district to be assessed for the cost of the proposed improvements; (d) the proposed method of assessment; (e) the proposed apportionment of the cost between the improvement district and the city at large; (f) a request that such improvements be made without notice and hearing as required by K.S.A. 12-6a04(b); and

WHEREAS, the Governing Body of the City of Garden City, Kansas finds and determines that the Petition is sufficient pursuant to the Act; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Garden City, Kansas as follows:

SECTION 1. The Governing Body of the City, after a public hearing, hereby finds and determines the following, pursuant to K.S.A. 12-6a:

- (a) It is advisable to construct the following improvements:

To construct 9th Street from W. Emerson Street south to W. Thompson Street, Garden City, Kansas.

- (b) The estimated or probable cost of such improvements is: \$139,919.00. The estimated cost of the improvements shall increase at the pro-rata rate of 1 percent per month from and after the date this Resolution is adopted.

- (c) The extent of the improvement district to be assessed for the cost of the proposed improvement is:

Lots 3 through 8, Block A, and lots 3 through 6, Block B, Solze Replat, Garden City, Finney County, Kansas

- (d) The proposed method of assessment is per square foot on each lot and parcel of property within the improvement district.


- (e) The proposed apportionment of cost between the improvement district and the City-at-large is 50% to be assessed against the improvement district and 50% to be paid by the City-at-large.

SECTION 2. The improvements are hereby authorized and ordered to be made in accordance with the findings of the Governing Body, as set forth in Section 1 of this Resolution.

SECTION 3. The City is authorized, pursuant to subsequent action, to issue its general obligation bonds in an amount not to exceed the estimated cost stated herein to finance the construction of such improvements, all under the authority of the Act, and the applicable provisions of the laws of the state of Kansas. This Resolution shall constitute a declaration of official intent pursuant to U.S. Treasury Regulation, §1.150-2.

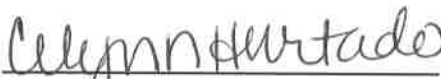
SECTION 4. This Resolution shall be published one time in the official city newspaper, and shall also be filed of record in the Office of the Register of Deeds of Finney County, Kansas.

ADOPTED this 18th day of April, 2017, by the Governing Body of the City of Garden City, Kansas.



Melvin Dale, Mayor

ATTEST:



Celyn N. Hurtado, City Clerk



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood and Development Services Director
DATE: October 17, 2017
RE: 2017 Garden City, Kansas Historic Preservation Plan

ISSUE:

The Governing Body is asked to consider and approve the 2017 Garden City Kansas Historic Preservation Plan.

BACKGROUND:

The City applied for and was awarded a 2016 Historic Preservation Grant Fund grant in June of 2016. The grant is from the National Park Service and is administered through the Kansas State Historic Preservation Office in the amount of \$35,000.00.

The grant allows the City to contract out for a Preservation Plan. The City did have an existing preservation plan; however, it hasn't been updated since 2000. It is ideal to update the plan every ten to fifteen years. In addition, many of the goals have been met in the existing plan; therefore, a new plan is needed to keep the preservation efforts current.

Requests for proposals were sent out and the Landmarks Commission recommended Thomason & Associates Preservation Planners. The Governing Body approved the Landmarks Commission's recommendation and approved the contract for services in April of 2017.

Several meetings were held throughout the year with stake holders and the public, seeking input for the plan. Some controversy and confusion arose regarding the potential to create two historic districts as a goal in the plan. The two areas for potential historic districts that appear to meet eligible criteria is Figure 66 Garden City Residential Historic District on page 76, and Figure 71 Fankhauser Subdivision on page 79 of the plan. Most of the controversy and confusion centered around the potential of the Fankhauser Subdivision to become a district. The plan does not create a district and does not take away any rights of the property owners. An individual owner may request to have their home listed as a historic home. It would take 51% of all the homeowners to create a district. Creating a historic district would generally be a property owner driven project.

The plan was completed and presented to the Landmarks Commission at their October 2, 2017 meeting and is now recommended for your approval. The plan is attached for your review.

The 2017 Garden City, Kansas Historic Preservation Plan provides:

- A guide to help policy makers and community leaders through complex issues involving historic preservation.

- Outlines goals and actions to preserve, maintain and enhance the City's historic commercial, residential and public resources.
- Provides recommendation for increasing heritage tourism efforts.
- Provides ways of raising public awareness of the importance of historic preservation in our community.

ALTERNATIVES:

The Governing Body may:

1. Approve the 2017 Garden City, Kansas Historic Preservation Plan.
2. Not approve the 2017 Garden City, Kansas Historic Preservation Plan.

RECOMMENDATION:

Staff recommends approval of the 2017 Garden City, Kansas Historic Preservation Plan.

The Garden City Landmarks Commission recommended approval of the 2017 Garden City, Kansas Historic Preservation Plan.

Members Present - 3

Yea Vote - 3

Nay Vote - 0

FISCAL NOTE:

None

ATTACHMENTS:

Description	Upload Date	Type
2017 Garden City Historic Preservation Plan	10/11/2017	Backup Material
Unofficial minutes - Landmarks Commission October 2, 2017	10/11/2017	Backup Material



GARDEN CITY, KANSAS HISTORIC PRESERVATION PLAN

**PREPARED FOR THE CITY OF
GARDEN CITY, KANSAS**

**Thomason & Associates
Preservation Planners
Nashville, Tennessee**



2017

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Appendices

Appendix A: Financial Incentives

Appendix B: Landmarks Commission Ordinance

Acknowledgements

The Garden City Historic Preservation Plan was developed through the assistance, funding and cooperation of the City of Garden City's Planning Department and the Kansas Historical Society. Particular thanks go to Carol Davidson and Kaleb Kentner in the city's Neighborhood and Development Services Department and Katrina Ringler at the Kansas Historical Society. Others contributing significantly to the plan were Steve Quackenbush of the Finney County Historical Society, Myca Bunch of Downtown Vision, and Bruce Glass of the Garden City Landmarks Commission. Historic photographs used in the report are courtesy the Finney County Historical Society.

Members of the Garden City Government

Mayor – Melvin Dale

City Commissioner – Roy Cessna

City Commissioner – Janet Doll

City Commissioner – Dan Fankhauser

City Commissioner – Chris Law

Neighborhood and Development Services Department Director – Kaleb Kentner

Members of the Garden City Landmarks Commission

Bruce Glass

Valerie Hess

Curt Kinney

Julie Christner

Brian Nelson

I. Executive Summary

Introduction

Over the past three decades, cities and towns nationwide have experienced a new vibrancy and economic growth through the preservation of their architectural and historic resources. Reviving a community's downtown and neighborhoods leads to an enhanced quality of life. Many cities have crafted comprehensive preservation plans to help guide policy makers and community leaders through the complex issues involving historic preservation efforts. The Garden City Historic Preservation Plan builds on the city's renewed emphasis on downtown and neighborhood revitalization efforts. Over the past two decades, Garden City has initiated a number of programs to spur redevelopment downtown, improve the appearance of its neighborhoods, increase recreational and cultural opportunities and encourage investment. The intent of the Garden City Historic Preservation Plan is to outline additional goals and actions to preserve, maintain and enhance the city's historic commercial, residential and public resources. The plan also provides recommendations for increasing heritage tourism efforts as well as raising public awareness of the importance of historic preservation in the community.

Why Preserve? – The Economic Benefits of Historic Preservation

There are numerous benefits derived from historic preservation. At the most apparent level, rehabilitation and preservation of older buildings add to the visual appeal of a community. Beneath the surface, there are deep fiscal benefits to the preservation-minded community, illustrated by dozens of studies conducted across the nation over the past thirty years. Several cities have demonstrated the economic soundness and fiscal responsibility inherent in preservation planning. In short, historic preservation makes good economic sense.

- Historic Preservation Creates Jobs

Rehabilitation and revitalization projects create thousands of construction jobs annually, which is much more than new construction. Rehabilitation projects are more labor intensive than new construction. In new construction, labor and material are generally split half and half. In a typical historic rehabilitation project, however, labor generally accounts for between 60 and 70 percent of the total cost, which has a beneficial ripple effect throughout the local economy.

- Historic Preservation Promotes Downtown Revitalization

Historic preservation has proven to be an effective economic development strategy for downtown revitalization efforts across the country. The rehabilitation of historic buildings not only raises the value of that particular parcel, but it also reinforces and often raises the property values of adjacent properties. Restored historic buildings on average appreciate at a rate greater than that of the marketplace as a whole.

- Historic Preservation Helps to Stabilize Neighborhoods

Historic preservation helps neighborhoods by stabilizing property values, encouraging reinvestment, maintaining or enhancing tax revenue collections, and providing housing and jobs. Historic preservation reduces vacancy as restoration of older homes provides affordable housing and increases occupancy. Restoration of older homes also revives neighborhoods by beginning an upward cycle that improves the economic attractiveness of a neighborhood.

- Historic Preservation Increases Property Values

Numerous studies across the country have shown that property values in designated National Register or local historic districts generally increase more rapidly than the market. In 1994, urban planner Donovan Rypkema analyzed appreciation rates of homes in historic districts versus those without historic designation in several U.S. cities. Invariably, the data supported a faster appreciation rate for homes within a historic district. Specifically, between 1971 and 1991, market value of historic district residential property increased from between 440-674 percent, versus 165-410 percent in respective, yet non-historic neighborhoods in the same city.¹ More recently, a study in 2007 evaluated market values in cities from New York, Georgia, Arizona, and Colorado, concluding that property values within historic districts increase by 5-35% per decade over the values in similar, undesignated neighborhoods.²

- Historic Preservation Supports Taxpayers' Investments

Allowing downtown and historic neighborhoods to decline is irresponsible to taxpayers. Existing infrastructure represents a huge investment in streets, sidewalks, lights, water and sewer lines, telephone and electrical lines, gutters and curbs. If this infrastructure is underutilized it wastes taxpayers' dollars. Commitment to revitalization and reuse of historic neighborhoods and downtown areas may be the most effective act of fiscal responsibility a local government can make.

- Historic Preservation Encourages Tourism

Historic preservation drives heritage tourism, one of the fastest growing industries across the country. Historic resources are among the strongest assets for attracting visitors to a city or community. More and more tourists are interested in visiting and exploring America's small towns and cities, and the things they most want to see and experience are the places and sites that make a community unique – its historic sites, buildings, and neighborhoods.

¹ Donovan Rypkema, *The Economics of Historic Preservation: A Community Leader's Guide* (Washington, D.C.: National Trust for Historic Preservation, 1994), 42-43.

² Jonathan Mabry, "Benefits of Residential Historic District Designation for Property Owners" (Tucson, AZ: Department of Urban Planning and Design, 2007), 3, accessed September 1, 2017, <http://www.tempe.gov/home/showdocument?id=5367>.

Goals and Objectives of the Garden City Historic Preservation Plan

Enhance Rehabilitation and Preservation of Garden City's Historic Neighborhoods

- Promote Rehabilitation Through a Property Assistance Program
- Promote Appropriate Rehabilitation Through Compatible Weatherization
- Encourage New Compatible Construction in Garden City's Older Neighborhoods
- Adopt Conservation Zoning Provision and Promote its Use
- Prepare Design Guideline Standards for Residential Properties
- List Eligible Historic Districts and Individual Properties in the National Register of Historic Places

Enhance Rehabilitation and Preservation of Downtown Buildings

- Promote and Increase the use of Downtown Financial Incentives
- List Downtown Garden City in the National Register of Historic Places

Increase Heritage Tourism in Garden City

- Promote the City's Heritage with Walking and Driving Tours
- Promote the City's Railroad Heritage
- Increase Awareness of the Santa Fe Trail Heritage

Increase Public Awareness and Support for Historic Preservation

- Encourage and Expand Neighborhood Home Tours
- Initiate an Annual or Bi-Annual Historic Preservation Awards Programs

II. Garden City's Proud Past – Historical and Architectural Development

A. Historical Overview

Garden City, Kansas, is the seat of Finney County, encompassing almost nine square miles and positioned on the north side of the Arkansas River. Located in the southwestern portion of the state, the city lies within a sub-region of the Great Plains known as the High Plains, which is characterized by high elevation and low precipitation, and a flat or gently rolling topography dominated by grasslands and punctuated by occasional rivers and streams.

Before settlement, the area was part of a vast rangeland over which traversed large herds of American bison, followed on their seasonal migratory paths by Native Americans. The Pawnee and Wichita tribes, linguistically connected as Caddo peoples, were the original occupants of this part of Kansas. Around 1780 the Osage and Kansa, two divisions of the Siouan people, apparently drove out the Caddo tribes out as they pushed from the east.³ After passage of the Homestead Act under President Lincoln, white settlement of the region accelerated, intensifying conflict between settlers and Indigenous peoples. Treaties in 1865 and 1867, intended to end Native-American occupation of western Kansas and initiate relocation to reservations, did not resolve the conflicts. The Tribes continued to live in the region, on and off reservations.

The well-worn bison trails became pathways for soldiers, adventurers, and traders headed to Santa Fe, gold seekers to California, and Mormons to freedom of worship. Some 90,000 people passed through Kansas in 1849-1850 alone, yet relatively few stopped to settle in a region that contemporary maps referred to as the “Great American Desert.” The grasslands that had supported the buffalo for centuries were also favorable for cattle. Cattlemen, who relied on the open range for grazing and the great cattle drives of the mid to late nineteenth century, even discouraged European-American settlement. But the coming of the railroad changed both settlement and commerce patterns in Kansas. Begun in 1859 and completed in 1873, the Atchison, Topeka, and Santa Fe Railroad cut through the prairies of southwestern Kansas, attracting ambitious pioneers, lured by the railroad’s promotion of the region and the promise of cheap land.

In 1854 the Kansas-Nebraska Act established the Kansas Territory, which included the current state of Kansas and a portion of Colorado. The act granted territorial residents popular sovereignty, meaning the right to choose whether to become a slave or free state. This inaugurated a period of intense conflict called the Border Wars or Bleeding Kansas as pro- and anti-slavery groups flooded into the state and vied for governmental control. An 1859 constitution established the region as free and Kansas achieved statehood in 1861.

The first settlers in the area of present-day Garden City were brothers James R. and William D. Fulton, whose initial enterprise was rounding up wild horses for sale in the East. The brothers were inspired to envision big plans for the flat, treeless landscape of sagebrush and antelope. The first step was an official land survey, which they accomplished with the assistance of Charles

³ Leola Howard Blanchard, *Conquest of Southwest Kansas: A History and Thrilling Stories of Frontier Life in the State of Kansas* (Wichita, KS: Wichita Eagle Press, 1931), 15, https://archive.org/stream/conquestofsouthw00blan/conquestofsouthw00blan_djvu.txt.

Van Trump, a surveyor from Dodge City. The men filed the survey at the United State Land Office in Larned, Kansas, on March 16, 1878. The town was divided into quarters, with the southwest quarter belonging to James Fulton and the southeast to William Fulton.⁴ The other two quarters were claimed by Van Trump and John A. Stevens, the latter being William Fulton's future son-in-law, who worked as a buffalo hunter. Stevens subsequently built a dwelling in the northeast quarter.⁵ The Fulton brothers' lands were separated by a dividing line that became Main Street of the new town. On the east side of the street, William built his four-room house, which he called the Occidental Hotel. It was soon discovered that both Van Trump and Stevens had inadvertently filed a claim for the northeast quarter, and by then a Larned man had filed a timber claim on the vacant northwest quarter. Stevens' house earned him legal claim, leaving Van Trump with no claim. On April 8, 1879 a detailed plat of the town was filed in Dodge City, attached to the unorganized County of Sequoyah.⁶



Figure 1: Early streetscape of Garden City, ca. 1878.

The flurry of 1878 land filings and the construction of the railroad notwithstanding, Garden City remained a frontier town in the late nineteenth century. An account by William D. Fulton's daughter remarked on the solitude and wildness of the landscape. The unsettling sounds of raging storms, fierce winds, and howling coyotes and the occasional sighting of a group of bison or a band of Native Americans were reminders that she lived on the edge of civilization.

An overview of some of Garden City's early residents is illustrative of the town's evolution. In the late 1870s, Garden City consisted of just fifteen residents: five in the William Fulton household, two in the James Fulton family, five in the family of Rev. Michael Turner, and John A. Stevens, Emanuel Schnars, and a third hired man.⁷ And although Garden City was established along the railroad, it was not a depot stop. When Mr. and Mrs. Dave R. Menke and their three children arrived in Garden City in August 1878 from Farmington, Illinois, the Santa Fe

⁴ Blanchard, 229.

⁵ Ibid.; Ralph Kersey, *History of Finney County, Kansas*, Vol. II (North Newton, KS: Finney County Historical Society, Inc., 1976), 40.

⁶ Kersey, 40.

⁷ Blanchard, 233.

conductor slowed down the train one-half mile past the town and the family walked back to the little village.

Mr. Menke opened the first store in Garden City and traveled back East to acquire dry goods to sell. The few residents of Garden City could only afford bare necessities, though Menke's store did supply work boots and goods to cowboys driving herds through the area.⁸ Menke was also the first postmaster for Garden City, an early banker, and instrumental in bringing electricity and telephone service to the town.⁹

In October of 1878, Joseph W. Weeks arrived with his brother to settle a homestead in Garden City, later sending for this family in Iowa. Weeks had enlisted in the Union Army in 1862 and saw action in the battle at Prairie Grove, Arkansas. In Garden City, Weeks and his brother earned a living catching wild horses and picking up bison bones, which had become a means of income for early settlers, who collected and sold them as a source of phosphorous for agricultural fertilizer.¹⁰

In January of 1879, C.J. (Charles Jesse) Jones of Sterling, Kansas, came to Garden City for an antelope hunt. Before returning home, the Fulton brothers brokered his services to secure a switch and station with the Santa Fe railroad, which Jones accomplished.¹¹ By May 1, 1879 a wooden frame depot structure was shipped from Topeka and installed in Garden City.¹² Later the railroad depot and freight office were moved to the north side of the tracks and expanded. After a fire destroyed the original depot, a temporary depot was erected. In 1907 the permanent station was built.¹³

Jones became an ardent supporter of Garden City and was a major landholder, buying the original northwest quarter from the initial timber-claim holder. This tract became known as Jones Addition.¹⁴ Later he was elected the town's first mayor. Jones was also a rancher and conservationist. His nickname "Buffalo" Jones derived from his efforts to preserve American bison, which had neared extinction by the 1880s. By the time Garden City was settled, the American bison population, once numbering in the tens of millions, had been reduced substantially due to railroad interests, improved leather-tanning techniques, and sport hunting. In Kansas, the wanton extermination of bison peaked between 1870 and 1873, leaving carcasses strewn across the plains.¹⁵ Periodically Jones ventured out on the wild landscape to search for bison calves, which he brought back to his ranch. With these he formed a herd from which he supplied animals to county fairs, zoos, and even Yellowstone National Park.¹⁶

⁸ Ibid., 234.

⁹ Kersey, 52.

¹⁰ William Cronon, *Nature's Metropolis: Chicago and the Great West* (New York: W.W. Norton and Company, 1991), 214, 216, 217, 438.

¹¹ Blanchard, 236.

¹² "Garden City, KS," The Great American Stations, accessed May 22, 2017, <http://www.greatamericanstations.com/stations/garden-city-ks-gck/>.

¹³ The Great American Stations.

¹⁴ Blanchard, 259.

¹⁵ Cronon, 214, 216, 217, 438.

¹⁶ H. Allen Anderson, "Jones, Buffalo," American National Biography Online, accessed May 23, 2017, <http://www.anb.org/articles/20/20-00519.html>.

In addition, C. J. Jones was instrumental in developing the irrigation infrastructure for Finney County agriculture, helping to organize four companies to channel water from the Arkansas River. Without this system, Garden City would likely have declined and disappeared. During the growing season of 1879 no crops were produced, prompting Mr. W. H. Armentrout to build the first “Garden City Ditch,” whose headgate on the Arkansas River was located in section 15, township 24, range 33, and ran through sections 15, 14, 13, before ending at the Finnup homestead, south of the railroad at Garden City. The ditch was later continued across the rail line to the Menke farm, northeast of Garden City. A group of seventeen farmers collectively purchased the ditch and it remained in their ownership until 1905, when the Sugar Company was established.¹⁷



Figure 2: Completed in 1880, the Garden City or Farmers' Ditch ca. 1905.¹⁸

The ditch was an immediate triumph, supplying water to lands that produced bountiful crops in 1880. One farmer estimated his produce per acre that year at 400 bushels of Irish potatoes, 600 bushels of sweet potatoes, 600 bushels of onions, 4,000 heads of cabbage, 8,000 melons, 1,000 bushels of turnips, and 20 to 25 bushels of wheat. Another major crop was alfalfa.¹⁹

Based on this success, C. J. Jones established a charter to construct a second ditch from the Arkansas River, at section 7, township 24, range 34. Jones furnished the money for headgates, machinery, and half-interest, while the farmers west and north of Garden City agreed to build the ditch for the other half-interest. Brothers James and Bob Craig along with their neighbor Isaac

¹⁷ Blanchard, 87.

¹⁸ Kansas Historical Society, Finney County Historical Society: Steele Collection Scrapbook 1, no. 20, accessed April 6, 2017, <http://www.kansasmemory.org/item/200021>.

¹⁹ Blanchard, 87-88.

Hurst began work on the fifteen-mile survey in June of 1880. After a month of work, other farmers who had originally committed their labor refused to assist. The Craigs and Hurst made an agreement with Jones to complete the project for the half-interest at stake. They worked until winter and resumed the following spring, completing the ditch to their farms by July 1881.²⁰ Jones organized and held interest in several other ditch projects that irrigated the farmlands of Finney County.

The importance of the irrigation infrastructure to local agriculture became evident when efforts were made to establish Finney County in 1883. Kansas state law required an official survey to verify that at least 1,500 residents lived in no fewer than 250 households within the proposed boundary. A census taker confirmed 1,569 people inhabited 373 households in the proposed Finney County, many of them relying on the 2,905 acres of land then in cultivation.²¹ The new county was named for David Wesley Finney (1839-1916), a veteran of the Union Army under General Sherman, who was Lieutenant Governor of the State of Kansas at the time the new county was established. The legislative act creating Finney County designated Garden City as the temporary county seat. In the first election held in the county in November, Garden City was voted the permanent county seat with judicial powers over all the unorganized counties of southwestern Kansas.²²



Figure 3: Buffalo Block with hotel and other businesses, ca. 1890.

²⁰ Ibid., 89-90.

²¹ Ibid., 123.

²² Ibid., 125-26.

The community progressed as downtown businesses grew. In 1884, the Garden City Bank became the first bank established in southwest Kansas, with a capital stock of \$50,000; W. Rush was president and C. M. Niles vice-president. In 1885, a small frame building in block 37 on the east side of Main Street served as the county courthouse. In September of that year, on Grant Avenue, C. J. Jones began construction of the Buffalo Block (Figure 3), which included a three-story hotel, and space for county offices granted a two-year period free of charge. The laying of the cornerstone for Buffalo Block was a grand event, with the Garden City cornet band marching alongside horses and buggies, and passengers arriving in special coaches on the east- and west-bound trains. After the placing of timely mementos in the cornerstone and many celebratory speeches, a public auction of downtown lots commenced. In the area around the courthouse, lots sold for \$175 to \$200, and total sales reached \$24,000.²³

In 1885, Garden City's population was 378. The following year there was a massive influx of residents into the town and county, and populations reached 3,500 and 10,000, respectively.²⁴ The number of school children in the county rose from 200 in mid-1884 to 600 in mid-1885, and to 800 by the end of 1885.²⁵ The city water works were in operation by 1886. The system included two pumps with a total capacity of 1,500,000 gallons per day, two boilers, an engine house, and a standpipe eight feet in diameter and 140 feet in height. The First National Bank was organized with capital stock of \$200,000 in the spring of 1886.²⁶



Figure 4: Streetscape of Garden City in 1887 with mule-drawn train car.

²³ Ibid., 136-37, 265.

²⁴ Kersey, 41.

²⁵ Blanchard, 148.

²⁶ Ibid., 265.

In 1887 Garden City's infrastructure expanded with the construction of an additional mile of railroad, extending north from the Santa Fe depot to Main Street. The contract for this line went to Allen Ditson of Larned Foundry, which also supplied two railcars to be pulled by mule teams, intended to transport passengers from the depot into town (Figure 4). At that time Garden City boasted several manufacturing companies. The Western Planing Mills employed twenty-five to thirty men and produced various types of woodwork. There were also the Carriage and Wagon Shop of Davidson & George; the concrete stoneworks of L. C. Reed; Robert & Malernee, Plow Works; and the four brick-making businesses of P. H. Hall, Hillyer & Green, Stewart & Haynes, and J. L. Wiley, collectively manufacturing 500,000 bricks per month.²⁷ In the same year, John A. Stevens, a rival developer of C. J. Jones, completed construction of the Windsor Hotel on Main Street (Figure 5).

Amidst Garden City's prosperity, however, disastrous weather events threatened its future. In the blizzard of January 1886, more than fifty people lost their lives. At the time, some residents of the county still lived in crude temporary structures, and there were reports of people succumbing to frostbite who required amputation.²⁸ Horses and other livestock without shelter perished under snowdrifts of six to ten feet. Tens of thousands of cattle died. Beginning in 1888, hot summer winds and drought scorched agricultural crops. The irrigation ditches ran dry, and attempts to expand and extend existing lines resulted in heavy financial losses.



Figure 5: Windsor Hotel (Photo by Henry L. Wolf (1850-1924) from between 1880-1900).

²⁷ Ibid., 264.

²⁸ Ibid., 133.

Garden City's population plummeted to less than 1,500 by 1890, as thousands of settlers abandoned their homesteads. Those who remained abandoned crops for cattle, free to range on vacant tracts. These changes ultimately impacted the makeup of the local population as well as the town's commercial interests. Banks were unable to sell foreclosed properties to destitute locals, and cheap land prices lured big ranchers to relocate to Finney County. In the 1890s, there were some twenty ranches of 1,000 acres and a handful with 5,000 acres. The 125-room Windsor Hotel became an official headquarters of cattle barons, transacting deals in the millions of dollars in the hotel's inner court.²⁹

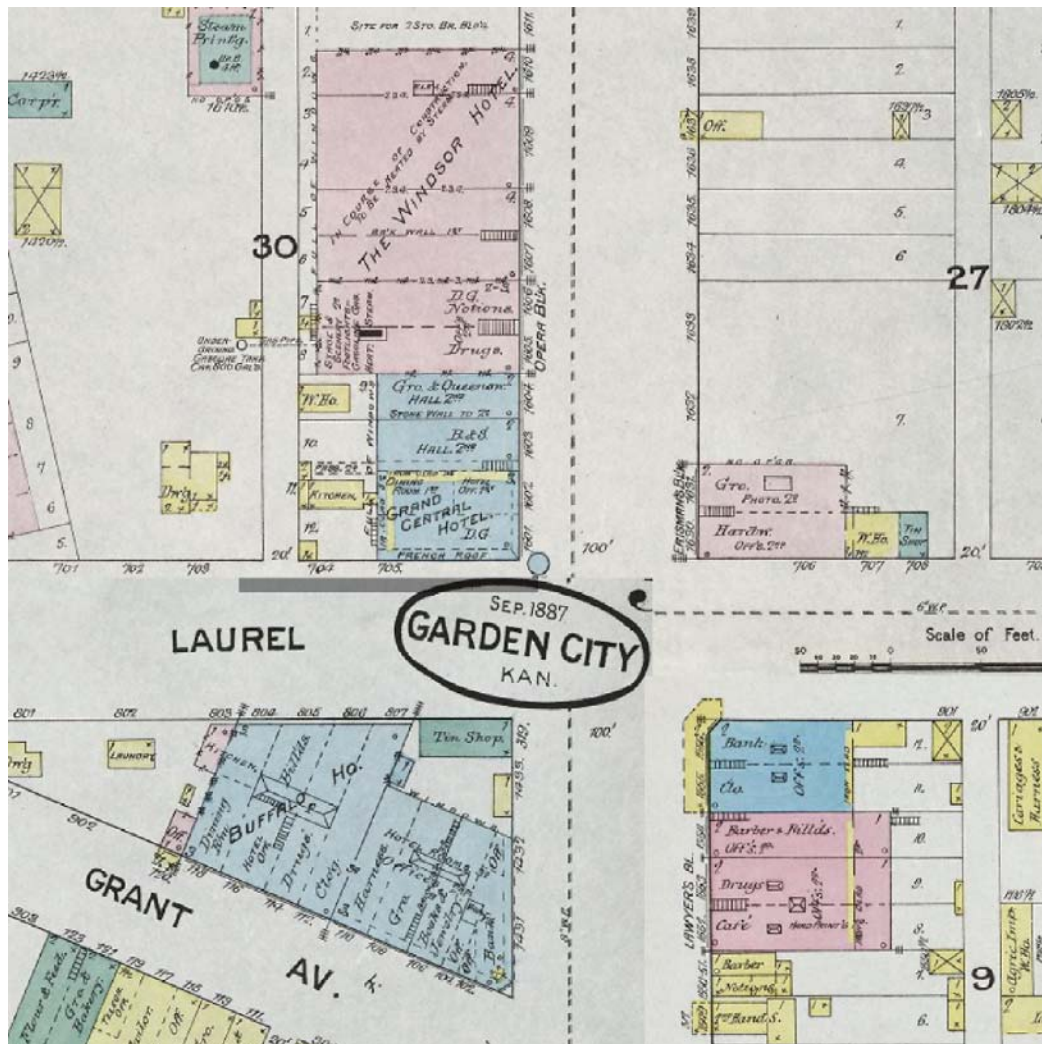


Figure 6: Sanborn Fire Insurance Map from 1887 depicting the Buffalo Hotel on Grant Avenue and the Windsor Hotel on Main Street, three blocks north of the railroad.

D. R. Menke became the manager of the Windsor Hotel. In 1898, he convinced the new owner to build a small electrical plant to electrify the hotel and other buildings in town. Menke also had three telephones installed in 1900, one at his First National Bank, one in the Windsor Hotel office, and one in the Santa Fe depot. Foreseeing the need for a more extensive system, Menke

²⁹ Ibid., 142, 144.

purchased an automatic telephone switchboard of 100-instrument capacity, originally with seven phones connected.³⁰

The early 1900s brought other new developments to Garden City and Finney County. Since the mid-1880s, Finney County offices had operated out of C. J. Jones's Buffalo Block. In 1902, the county purchased from George W. Warden the building on lot 11 in Garden City's downtown for \$900, as well as four undeveloped lots south of the building. County Clerk C. A. Schneider arranged the remodeling of the building for the new offices of Finney County, and the vacant lots were made into a park. The two-story, stone building was remodeled at a cost of \$4,303 and contained five vaults and a heating plant.³¹

The arrangement of downtown Garden City was based on the railroad, which ran east to west, and Main Street, which ran north to south. Main Street interrupted sequentially numbered streets between 7th Street and 8th Street. The three blocks of Main Street north of the railroad contained strictly commercial buildings. Early dwellings were built on lots along 6th and 7th streets on the east side of the commercial district, and 8th and 9th streets on the west side. South of the railroad there were some dwellings on the periphery of transportation-related businesses, which included several liverys, stables, and hotels.

A major factor in Finney County's economy was the development of crop-specific agriculture. Farmers in Kansas had experimented for several years with raising sugar beets for sugar. In 1902, three Kansas counties, including Finney, shipped 4,260 tons of beets to the American Beet Sugar Company in Rocky Ford, Colorado. The growing of beets, however, proved difficult for Finney County farmers, as the Arkansas River did not provide sufficient water during years of drought. The federal government, keen to encourage domestic production of sugar, stepped in with \$1.25 million for reclamation of the existing cooperative irrigation ditch and the installation of wells. Ultimately this government service proved too costly, and private entrepreneurs from Garden City and Colorado formed the United States Sugar and Land Company to control both the production and processing of sugar beets.

Menke, Finnup, and other Garden City promoters bundled 12,000 acres of abandoned farm lands along the Great Eastern Ditch to entice the Colorado investors. Formally organized in 1905, the United States Sugar and Land Company eventually owned or leased 40,000 acres and built a sugar refining plant, an electric plant, and an alfalfa mill, since alfalfa crops were planted in rotation with beets. The company also improved existing irrigation systems, constructed a 3,000-acre reservoir, and installed fifty wells to an average depth of 400 feet. In addition, the company constructed the Garden City Western Railroad, a spur line through the beet farms (Figure 7). Built one mile west of Garden City, the sugar factory was a six-story building of brick and structural steel, 7,000 feet long, with a concrete foundation and long sheds and warehouses (Figure 8). Over 300 men were hired for its construction, and the complex, which opened in 1906, employed more than 250 people at a time.³²

³⁰ Ibid., 268.

³¹ Ibid., 138.

³² Tiburcio Joe Berber, "The Sugar-Beet History in Kansas" (master's thesis, Kansas State College, 1947), 25-30.

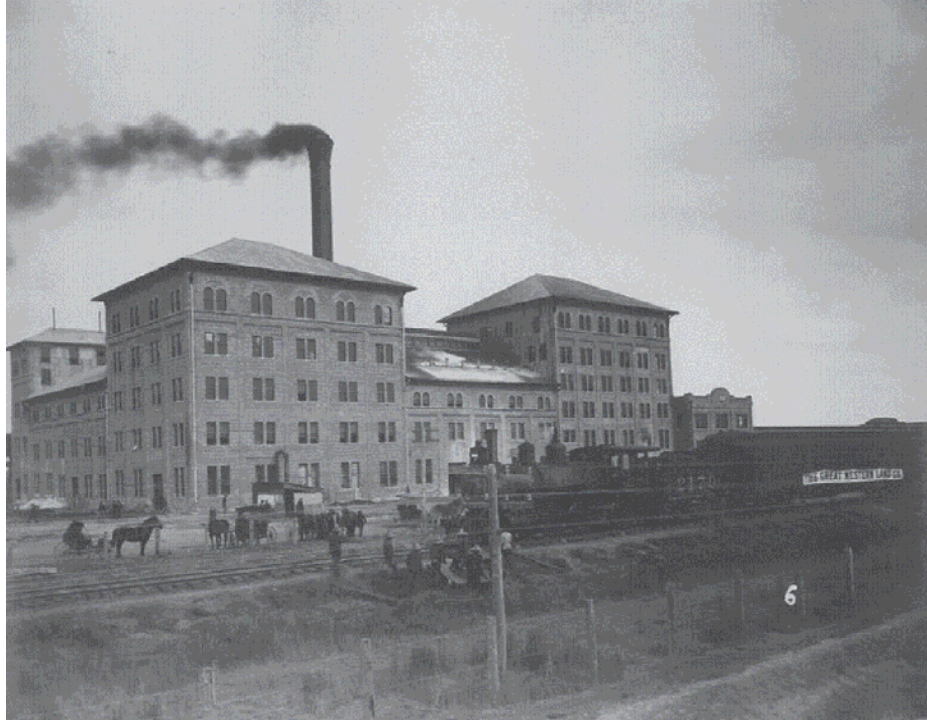


Figure 7: United States Sugar and Land Company factory beside the Atchison, Topeka, & Santa Fe rail line, ca. 1910.

On opening day, November 15, 1906, the factory reached its 600-ton capacity and maintained daily capacity levels through the season, which ended February 18, 1907. A total of 66,000 tons of beets were processed the first year. The all-time record of beets produced in the area was 123,225 tons in 1940, but in most years the production of beets was less than 100,000 tons. During most years, beet production surpassed factory capacity. After mechanical and storage issues were resolved, one ton of beets yielded thirty-three pounds of sugar at the Garden City factory, most of which was consumed in the High Plains region.³³

The beet industry had an immediate economic effect on Garden City, illustrated in the almost 100-percent rate of population growth between 1900 and 1910, from 1,590 to 3,171. This number accounts for almost all of the growth in the county for the same period. Fifteen new businesses opened in Garden City during this economic boom, and approximately 150 new residences were constructed, mainly to the northeast of the business district. The *Garden City Herald* on February 16, 1907, stated, “No city of its size in the west can boast of finer business blocks of stone and brick, or more comfortable and beautiful homes than Garden City.” The article continued, “there were no empty houses or businesses places; the people for the most part owned their own homes and took pride in keeping them in perfect repair. Property to rent was scarce and there was a constant demand for more houses.”³⁴

³³ W. F. Stoeckly, “A Brief History of ‘The Garden City Company’ and ‘Sugar Factory’: In Memory of Russell T. Tutt, from 1946 to 1991,” sec. “Sugar Factory in Operation: Campaign Time,” accessed June 14, 2017, <http://craw.us/stoeckly/articles/1991-history-GC.html>.

³⁴ Carol Hagen, “900 Block North Seventh Street Historic District,” National Register of Historic Places Nomination Form (Garden City, KS: Finney County Historical Society, 1998), sec. 8, 3.

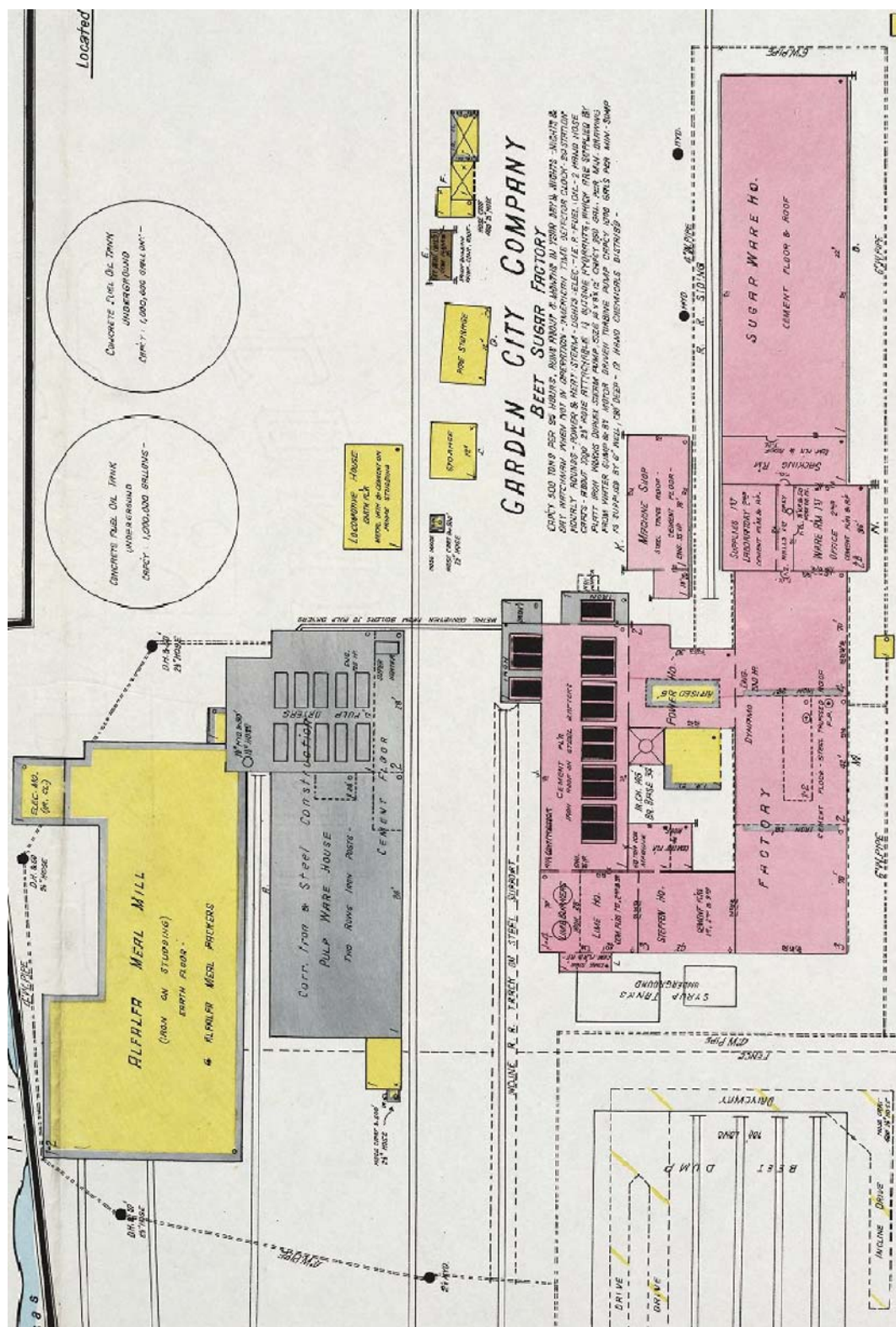


Figure 8: A 1920 Sanborn map shows the Garden City sugar beet factory (pink, brick construction) and alfalfa mill (yellow, frame construction).

During the 1910s, Garden City continued to progress. In 1919, George W. Finnup deeded 100 acres for the Frederick Finnup Park, named for his father, and plans were made to add streets, walks, trees, tennis courts, ball fields, and a campground. In the same year, Main Street was paved with bricks and the city enacted legislation requiring sewer connections. The new Garden City Junior College opened and was the only college in southwestern Kansas, offering thirty courses that specialized in scientific agricultural training. By 1920, Garden City's population was 3,848 and 6,121 by 1930.

Diversification of agricultural crops during the early twentieth century benefitted Garden City's economy. For one, cattle growers incorporated or shifted to wheat farming. Many farmers had one thousand or more acres in wheat. In 1929, a total of 125,000 acres were planted in wheat, producing 1.6 million bushels. By 1930, 300,000 acres were in wheat production, and the number continued to increase each subsequent year. Another important crop continued to be beets. Finney County, having the only sugar factory in the state of Kansas, was the leading beet producer. It also led the state in the production of alfalfa hay, seed, and meal (Figure 9).³⁵ With crops spread out over many thousands of acres, farmers relied on the Garden City Western Railroad to transport harvests for processing. Completed by the original sugar-factory investors strictly for this purpose, the fourteen-mile rail line was connected to the Santa Fe line.³⁶



Figure 9: Alfalfa was a major crop in the early twentieth century around Garden City.

³⁵ Blanchard, 152, 154-55.

³⁶ Stoeckly, sec. "Sugar Factory in Operation: Railroad."

In the Depression, the town was fortunate to have the sugar beet factory, which provided financial security to Garden City and Finney County. The city even experienced a small population boom, reaching 6,285 residents by 1940, though the Finney County population declined.³⁷ Like much of the region, drought caused hardships and Finney County was part of the “Dust Bowl.” A dust storm on October 4, 1935 was particularly memorable and darkened the city.

During World War II, a military airbase began operations east of town in 1942, now the site of the Garden City Regional Airport, providing another boost to the local economy (Figure 10). The Garden City Chamber of Commerce had lobbied hard for an airbase, sending extensive data on the community, local climate, and lay of the land to the War Department. Subsequently a location was selected about twelve miles east of town along U.S. Hwy. 50, one of eighteen military airfields established in Kansas. The primary function of the airbase in Garden City was basic pilot training, including for women.



Figure 10: Garden City Army Airfield.

Construction on the 640-acre site began in summer 1942 and was completed in spring 1943, including concrete runways, a parking area, control tower, barracks, officers' quarters, and a hospital. The base utilized local residents during construction, but also as employees in maintenance, repair, and secretarial jobs. Two of the World War II-era runways and one hangar are still in use, and the concrete foundations and outlines of other structures and roads are still visible. Most of the over 300 buildings were dismantled after the airbase was decommissioned in 1948 and either moved or sold for scrap materials. The airfield's presence near Garden City prompted another significant growth spurt, increasing the city's population to 10,905 by 1950. After fifty years of continuous operation, the sugar factory was closed on November 14, 1955. Since its founding in 1905, the entity that began as the United States Sugar and Land Company

³⁷ U.S. Census Bureau, accessed June 29, 2017, <https://www.census.gov/prod/www/abs/decennial/>.

had changed names three times, becoming Garden City Sugar and Company in 1914, Garden City Company in 1920, and The Garden City Company in 1930. The factory and all the machinery were sold to Merrill Shoup, president of Holly Sugar Company, for an undisclosed sum. Holly Sugar never re-opened the plant for the same reasons it closed in 1955: outdated and inefficient operations, high overhead, lack of available acreage for efficient operation, and high transportation costs.³⁸

The Garden City Company, however, continued to raise sugar beets, which were shipped by railroad to Rocky Ford, Colorado, for processing. When the Rocky Ford sugar mill closed in 1974, there was no processor of beets within 600 miles of Garden City, ending the history of sugar refining in Kansas.³⁹ The legacy of nearly seven decades of beet farming remains apparent in the diverse ethnic demographics in Garden City and Finney County. German-Russians, Mexicans, Spanish-Americans from New Mexico, Japanese, Chinese, and Poles have all found employment in the beet fields of the American Midwest. In Kansas, Mexican workers were predominant, supplementing local labor on a seasonal basis. The beet industry helped Garden City maintain a steady, gradual rate of growth. And new businesses continued to emerge to meet the needs of the growing city, fostering new downtown commercial buildings and residences.

During the 1980s the area's feed yards became a draw for beef-packing plants, which helped fill the void in the Garden City economy and also prompted an increase in Hispanic residents in the city. Iowa Beef Packers Inc. opened the world's largest beef-packing plant just west of Garden City in 1980, and Val-Agri (Con-Agri Beef) expanded its Garden City operations in 1983. By the 2000s Kansas had surpassed Texas as the leading state in the beef-packing industry and Garden City was a center of this industry. As of 2017 other major employers in the county include Tyson Fresh Meats, the district school system, St. Catherine Hospital, and the Garden City Community College.⁴⁰

Declines in other industries throughout the region further encouraged a dramatic influx of people, who moved to Garden City for employment. This not only increased the population of the town but also significantly changed its demographics, from a primarily bicultural community of Anglos and Mexican Americans to a multicultural city that includes immigrants from Southeast Asia, Latin America, and Somalia. Among the positive results has been a robust economy that has lasted for several decades. On the minus side, local industries have often had a high employee turnover rate, and the number of rental properties has not met the high demand, which has resulted in the reconfiguration of many older homes from single-family dwellings into multi-unit rental housing. Thus homes and districts with historic potential have undergone significant alterations. In 2014, Garden City had a population of just over 27,000 residents and was one of the most diverse communities in the state. The city boasts a stable economy based on the livestock industry, agricultural products and its regional hub of commerce.

³⁸ Stoeckly, sec. "Sugar Factory in Operation: Sale of the Factory."

³⁹ Ibid.

⁴⁰ ArLand Land Use Economics, "Garden City Downtown Market Study, Draft" (July 7, 2017), 14.

B. Garden City's Commercial Heritage

The commercial architecture of Garden City is representative of the community's historical development. Early settlers did not have the financial resources to construct high-style buildings until the city prospered. Many early buildings were constructed of wood frame in false-front designs of the late nineteenth century (Figure 11). The creation of an irrigation infrastructure in this period transformed the town in a short period of time, as the city's population grew to 8,000 with the success of local agriculture.⁴¹ The Buffalo Jones block and the rehabilitated Windsor Hotel are extant signature buildings from this period. Other buildings from the early boom years include the ATSF Depot, the Grand Central Hotel, the Masonic Hall, and the Eirsman Block. Native stone was a popular material and several historic commercial buildings of stone are extant in downtown Garden City (Figures 12 and 13).

Most of Garden City's extant historic building stock dates from the city's second period of development resulting from the success of the sugar beet industry. More than half of Garden City's downtown buildings were constructed between 1900 and 1949. The most prominent downtown buildings from this period are the Finney County Courthouse, the old U.S. Post Office, the American Legion Hall, two downtown churches, numerous commercial business buildings, and the Palace, Baird, and Warren hotels (Figure 14). The buildings from this period are differentiated from nineteenth-century buildings by architectural style and building materials, namely brick versus native stone.



Figure 11: South side of Grant Avenue in the 1880s.

⁴¹ Kansas State Historical Society, "The Great Eastern and Farmers' Ditches of Finney County," *Kansas Preservation: Newsletter of the Cultural Resources Division* 26, no. 5 (September-October 2004): 3.



Figure 12: An 1896 photo of animals from the Bond Brothers' Circus in front of the stone Grand Central Hotel with its Mansard roof and Masonic Lodge with arched entrance.



Figure 13: The same buildings (401-407 Main Street) in 2017 retain original façades of native stone, but the upper level with Mansard roof and gable-hooded windows was removed in 1985.



Figure 14: The brick Warren Hotel, originally four stories, was built in 1929 at 301 Main Street, replacing a two-story frame building.

As new buildings continued to appear in downtown Garden City, some reflected contemporary designs that were popular in residential architecture, including Tudor Revival (Figure 18). Modern architectural styles, such as Art Deco and Art Moderne, also appeared on the city-center built landscape. These styles were prevalent from the 1920s into the 1940s. Art Deco is characterized by vertical elements and stylized graphics, among other qualities (Figures 15 and 16). A related style, known as Art Moderne, typically reflects the streamlined sleekness of airplanes, railway cars, and automobiles, with horizontal lines and rounded corners (Figures 17 and 19). Garden City's downtown contains some interesting extant examples of all these styles, including auto-related businesses.

Since the 1950s, almost all of the buildings in the downtown area have experienced modified storefronts and first floors but many of the upper facades remain extant and visible. A few buildings, such as the 1929 State Theater, have been concealed beneath added metal facades. Despite these changes and alterations, a downtown survey completed in 2011 concluded that sufficient integrity remained to qualify the commercial district for the National Register.⁴² Such designation would make the rehabilitation of contributing properties eligible for local, state and federal tax incentives.

⁴² Brenda Spencer, "Downtown Garden City Historic Structures Survey" (Unpublished Survey Report, 2011), 5.



Figure 15: Art Deco American Legion Building on Pine Street built in 1932, showing vertical elements and stylized graphics.



Figure 16: Art Deco, old City Hall built in 1936, 116 E. Chestnut Street.



Figure 17: The building at 305 N. Main Street was originally the Garden National Bank and remodeled into the Art Moderne style in the 1950s.



Figure 18: This ca. 1940 gas station at 835 W. 5th Street was constructed in the Tudor Revival style.



Figure 19: This ca. 1940s gas station at Taylor and Kansas Avenues has Art Moderne characteristics.



Figure 20: The 400 block of N. Main Street continues to retain many of its buildings constructed in the late nineteenth and early twentieth centuries.



Figure 21: A few buildings in the 300 block of N. Main Street have been concealed beneath added materials, but most display their original upper façades.



Figure 22: Some vintage interiors such as this 1950s lunch counter at 121 Grant Avenue also remain downtown.

C. Garden City's Civic Buildings

In the early to mid-twentieth century the Classical Revival or Neoclassical style of architecture became extremely popular for civic buildings across the United States, simultaneously communicating grace, order, and authority. Elements reminiscent of Greek temples were incorporated into numerous banks, courthouses, libraries, schools, and post offices. One example in Garden City is the Post Office, completed in 1914 (Figure 23). This building is representative of the types of Neoclassical style post offices built throughout the country by the U.S. Postal Service in the early 1900s. The Post Office boasts engaged Ionic columns on the main façade and has been well-preserved.

During the following decade, Finney County constructed its first permanent courthouse. Designed by the architecture firm of Routledge and Hertz of Hutchinson, Kansas, the building was completed by the Bailey-Burns Construction Company of Norman, Oklahoma, in April 1929 at a cost of \$186,323. The four-story, flat-roofed building was constructed of steel and solid cement and faced with Bedford, Indiana, limestone.⁴³ Several county courthouses in Kansas designed by Routledge and Hertz illustrate a transition from Neoclassicism to the Modern Movement, including in Gray, Comanche, Edwards, Finney, Hodgeman, and Sherman counties. The vertical emphasis of bays and classical pilasters, overall restrained adornment, and smooth, light-gray masonry surfaces demonstrate the shared characteristics of these architectural styles (Figure 24).⁴⁴



Figure 23: Post office on 7th Avenue, built in 1914, with a Neoclassical façade.

⁴³ Blanchard, 140.

⁴⁴ Sally F. Schwenk, "Historic County Courthouses of Kansas," National Register of Historic Places Multiple Property Documentation Form (Kansas City, MO: Historic Preservation Services, 2002), sec. E, 30.



Figure 24: Finney County Courthouse, completed in 1929, showing a transition in style from Neoclassicism to Modernism.

Another important civic project of the early twentieth century in Garden City was construction of a public pool (Figures 25 and 26). Begun as a public-works project, workers started digging using horse teams and scrapers. Many merchants pitched in and hired persons to help. The “Big Pool,” which opened on Tuesday, July 18, 1922, was 330 feet long and 220 feet wide, with a capacity of 2,880,000 gallons of water. No fence surrounded the pool then and, in the early days, a grove of trees sufficed for changing rooms. The present bathhouse was built in 1937 as a Works Progress Administration project. The Big Pool gained national recognition, drawing automobile tourists from nearly every part of the United States.⁴⁵

The WPA pool building is a modest example of the Art Deco style. This style, which continued to gain in popularity during the early to mid-twentieth century, was not often applied to domestic architecture, but rather to public buildings, office buildings, train stations, and movie theaters. Art Deco buildings are characterized by a rectangular-block form that is articulated by repeated geometric divisions, vertical elements such as towers, smooth wall surfaces, and geometric or stylized ornamentation. A linear emphasis is conveyed on the Big Pool’s bathhouse using regular pilasters across the façade. Both the Colonial Revival and Art Deco styles were in popular use among public works’ designers of the 1930s, such as those associated with the Works Progress Administration, which employed millions of unemployed workers across the country.

⁴⁵ Hagen, “Bungalow Historic District,” National Register of Historic Places Nomination Form (Garden City, KS: Finney County Historical Society, 1999), sec. 8, 4.



Figure 25: The Big Pool in Finnup Park, the world's largest outdoor concrete swimming pool.



Figure 26: The 1937 WPA bathhouse built with influences of the Art Deco style.

Establishment of another public park, Stevens Park near downtown, began in 1893. In 1903 a wood-frame bandshell was added to the park, replaced in 1931 with the concrete Art Deco-style bandshell still in use today (Figure 27). Educational institutions have also been an important part of Garden City's history. These include several schools. One extant example is Garden City High School, later named Sabine Hall. Constructed in 1910, the building operated as a high school until 1919. Between 1919 and the 1960s it functioned as a junior high school. In 1996 it was listed in the National Register of Historic Places and later rehabilitated into senior citizen housing. Another example is the Carnegie Library, built in 1917 on land donated by George Finnup (Figure 28).



Figure 27: Art Deco-style Bandshell in Stevens Park, built in 1931.



Figure 28: Carnegie Library built in 1917 at 702 N. Main Street.

D. Garden City's Residential Buildings

Many early settlers in Garden City lived in sod and small wood-frame houses. As the city continued to prosper, dwellings became more substantial, as well as more reflective of popular styles of architecture. Late-nineteenth-century residential architecture in Garden City was typically of frame construction and mostly one story in height. A common house form of the late-nineteenth century was the pyramid square (Figures 29 and 30). This dwelling type takes its name from its square footprint and pyramidal roof shape. It often has a full-width porch, which may be embellished with stylistic columns or milled posts, but usually has little other ornamentation. A number of these small, rectangular plan dwellings were built on the streets to the east and west of Main Street.



Figure 29: Example of the pyramid square form at 314 N. 10th Street, built ca. 1890.



Figure 30: This ca. 1910 pyramid square variation at 704 7th Street features a gable dormer.

One of the oldest and most significant dwellings of the late nineteenth century is the Little Finnup House at 401 9th Street (Figure 31). This house illustrates the Italianate style, with elongated windows, arched milled-wood porch posts, a porch balustrade, eave brackets, an asymmetrical floor plan, and metal cresting at the roofline. In Garden City, two-story dwellings became more common after the turn of the twentieth century, as the city rebounded from economic and population losses. The 400-900 blocks of 7th Street, known as “Silk Stocking Row,” became the desired location for the city’s affluent bankers, merchants, attorneys, and ranchers to build new homes. Many of street’s small homes of the 1880s were thus replaced by large two- and three-story houses.



Figure 31: The Italianate-style Little Finnup House was constructed in 1886 at 401 9th Street. This view is from ca. 1910.

The Queen Anne style was particularly popular across America, including in Garden City at the turn of the twentieth century (Figures 32 and 33). These two- to two-and-one-half-story dwellings were typically of frame construction, highlighted with decorative wood trim such as milled-wood porch posts, vergeboard, eave brackets, and wood-shingle siding. A signature feature of the Queen Anne style is its wrap-around porch, which emphasizes an asymmetrical plan. Several houses of this style were built during the early 1900s’ boom, including those at 508 and 710 7th Street.



Figure 32: The Lawrence House at 508 7th Street illustrates the Queen Anne style.



Figure 33: A ca. 1895 Queen Anne-style dwelling at 607 Garden City Way.

Residential architectural styles evolved after 1900 as Americans embraced their Colonial roots. This trend away from elaborate Victorian architecture was also evident in Garden City. Colonial-style homes emphasize form-to-function over ornamentation and typically display a general symmetry. Large front porches were added to these homes using classical columns such as Doric and Tuscan. A good example of this large, Colonial Revival style dwelling is the ca. 1905 house at 902 N. 5th Street (Figure 34). A more restrained version of this house form was known as the “American Foursquare” and the older streets of the city contain a number of examples of this form. These dwellings are two-stories in height with hipped roofs, full-width front porches and they often have a hipped dormer at the roofline (Figure 35).

A related style is the Neo-classical which features a full-height classical portico with columns on the main façade. Common features of this styles are windows with multiple light divisions and entrances with sidelights and transom lights. In addition to a central full-height front portico there may also be a side porch with matching details. The only notable example of this style is the Senator William H. Thompson House on N. 6th Street. Another Colonial-related style is the Dutch Colonial which has a distinctive gambrel roof. This style typically had only an entrance stoop with a bracketed canopy or one-story entry porch (Figure 36). The signature feature of this style is its gambrel roof.



Figure 34: Colonial Revival-style dwelling at 902 North 5th Street.



Figure 35: An American Foursquare dwelling at 907 North 7th Street.



Figure 36: Dutch Colonial Revival-style dwelling at 802 North 7th Street.

In the 1910s home construction flourished in Garden City, introducing new architectural styles, such as Craftsman and Bungalow (Figure 37). The Craftsman movement emphasized workmanship rather than the mass-produced house trim of previous Revival styles. Craftsman dwellings are typically two-stories in height and have wide eaves and large porches. The related Bungalow style is generally one- to one- and one-half stories in height, a low-pitch roofline, and often a façade with a wide, open porch. At the time, Bungalows were considered “strictly modern,” according to the *Garden City Telegram* on February 21, 1924, when the firm of “Lagesse and Steen are building more bungalows in the southeast part of town. The new homes are located on Spruce between 3rd and 4th streets.... when finished each home will have five rooms and a bath, a garage.” By then the firm had built fifteen new homes of stucco (Figure 38).⁴⁶



Figure 37: Craftsman style house, 1101 Gillespie Place.



Figure 38: Stucco Bungalow at 1011 North 4th Street.

⁴⁶ Hagen, “Bungalow Historic District,” sec. 8, 4-5.

In October of 1924, the same newspaper updated the builders' progress, noting that the "bungalows built by A. A. Steen and John B. LaGesse, [were] vivid evidence of the improvements in the East end of town the past few months." Bungalow construction continued to be in the news in 1925 with new examples under construction on 6th and 7th Streets (Figure 39). The *Garden City Herald*, February 19, 1925, described design details of one example, characterized as a "wide spreading bungalow with a window seat and bookcases in the living room, French doors opening off the bedrooms to the porches, a white spotless breakfast nook off the kitchen, a wide back porch, and perhaps many other nooks which one could not see, but by, impolitely looking in at the windows. The garage is built to the house with a drive to the back." In 1926 Bungalow construction continued, as the *Herald* reported: "Steen & LaGesse have started work on two stucco bungalows in the 700 block. Ten houses will have been built in the 700, 800, and 900 blocks on 4th St. within the last year and a half. A bungalow row is fast becoming noticeable on North Main Street across from the Garden City Nursery" (Figure 40).⁴⁷



Figure 39: A ca. 1925 brick Bungalow at 612 7th Street.



Figure 40: Streetscape of Bungalows in the 600 block of 2nd Street.

⁴⁷ Ibid., 5-7.

Another style of the period was Tudor Revival, popular in America from 1915 to 1940 (Figure 41). As a group, these designs can display a wide range of decorative details. Based on medieval English house forms, common characteristics include steeply pitched roofs, multiple roof lines, arched openings, a prominent front-façade chimney, and mixed exterior surfaces including wood, brick, and stucco with half-timbering. A related style from the 1930s to the 1950s was the Minimal Traditional style. These dwellings were based on Colonial and Tudor Revival forms but featured simpler and “minimal” detailing (Figure 42).



Figure 41: Tudor Revival-style dwelling at 812 North 5th Street.



Figure 42: Minimal Traditional-style dwelling at 508 N. 10th Street.

After 1945, the most common domestic architectural style was the Ranch sometimes called California Ranch since it had its origins in the Spanish Colonial architecture of the West Coast (Figure 43). Originating in the 1930s, the Ranch epitomized a relaxed, informal lifestyle, with open living spaces, usually a horizontal profile, asymmetrical façade, and indoor-outdoor connectivity. Its earliest designs incorporated natural materials and Craftsman-like details, as well as certain characteristics of the Prairie style, such as wide overhanging eaves. Later the simple, easily duplicated floor plans of the Ranch helped to solve the housing shortage that existed in the post-World War II era.

The Ranch style's popularity peaked in the 1950s and 1960s concurrent with Garden City's population increase from approximately 7,000 residents in 1945 to almost 15,000 in 1970. To accommodate this growth the city limits expanded to the northwest, north and east as many new subdivisions were platted and developed. Lot sizes in these suburbs were wider than in the older sections of the city to accommodate the Ranch style's horizontal form. Common features of these dwellings include an attached garage or carport, sliding glass doors opening onto a concrete patio, large picture windows on the main façades, and connected living and dining spaces with an adjacent kitchen.



Figure 43: Ranch-style dwelling at 715 Center Street, built in 1951.

An unusual and rare house form related to the Ranch is the Lustron Home (Figure 44). Made entirely of prefabricated enameled-steel components, the Lustron (from “luster on steel”) was the brainchild of Swedish entrepreneur Carl Strandlund of Ohio as an alternative, high-tech solution to the post-war housing shortage. Working with Chicago architects Roy Burton Blass and Morris H. Beckman, Strandlund developed an innovative modular dwelling with limited floor-plan variations and a set number of interior and exterior colors that could be mass-produced, shipped in pieces in a specially designed container, and constructed on site atop a pre-laid concrete slab.

The Lustron was marketed as moderately priced, easy and quick to assemble, and maintenance free. Indeed, the majority of extant Lustrons have required little or no maintenance during their sixty-plus years, many of them still with their original enameled-steel roofs. In Garden City at least two contractors are known to have erected Lustrons and eight still remain. The Lustrons are in good condition and represent a unique approach to house building. The Lustron Corporation was never able to sell enough houses to overcome the manufacturing costs and just under 2,300 homes were produced between 1948 and 1950 before the company closed.⁴⁸



Figure 44: Lustron Home at 1016 North 4th Street.

At about the same time Ranch-style houses were being constructed, Mid-Century Modern or “Contemporary” dwellings were appearing as well (Figures 45 and 46). While the Ranch hints at traditional styles, Modernism represents a more radical approach to design. Mid-Century residential architecture is characterized by an exaggerated horizontal profile, sometimes bi-level with clean simple lines, flat or shallowly pitched roofs, extensive and sometimes artistic use of glass, open floor plans and indoor-outdoor connectivity.⁴⁹ In addition to architecture, the movement had an enormous impact on furniture design, art, decorative arts, consumer products, and advertising. While most dwellings built in Garden City in the 1950s and 1960s reflected the Ranch and Split-Level styles, a number of Mid-Century Modern houses can also be found in the suburbs from this period. The Fankhauser Subdivision, between Center Street and Belmont Place, showcases an outstanding collection of Mid-Century Modern homes built from 1957 to 1965 (Figure 46).

⁴⁸ Kansas Historical Society, “Lustrons in Kansas,” accessed August 1, 2017, www.kshs.org/kansapedia/lustrons-in-kansas/19175.

⁴⁹ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture* (New York: Alfred A. Knopf, 2013), 630.



Figure 45: Mid-Century Modern house at 911 Davis Street.



Figure 46: Mid-Century Modern house at 1209 Center Street in the Fankhauser Subdivision.

III. Garden City's Previous Identification and Preservation Efforts

A. Previous Survey and Identification Projects

The identification and recognition of Garden City's heritage began in the 1970s with the listing of the Windsor Hotel in the National Register of Historic Places. Other nominations followed and a reconnaissance survey of nearly 2,000 properties in Garden City and Finney County was begun in 1992 and completed in 1995. Compiled by Carol Hagen, the survey was initiated by the Finney County and Kansas Historical Societies. The total resource count was 1,810 structures within 203 city blocks of Garden City, of which 1,440 were residential properties. Of these dwellings, 568 (40%) were Bungalows from the early twentieth century. Most of the larger two-story homes had by then been subdivided into apartments for use as rental property, and single-family residences often also housed multiple families. Many of the homes had undergone alterations, often extensive, though in some cases the changes could be reversible. Of the nearly seventy sites considered to be of particular historical and architectural significance in the survey, seven properties and two districts has since been listed on the National Register of Historic Places, and one on the State Register. The two National Register-listed historic districts in Garden City have a combined twenty-one resources, of which only ten are primary dwellings.

In 2000 a "Garden City, Kansas: Historic Preservation Plan" was finalized by Carol Hagen for the Finney County Historical Society, Finney County Preservation Alliance, and city government. At that time one structure was identified as dating to 1879 and sixteen to the mid-1880s, with the bulk of the properties contributing to the historic character of Garden City dating to the early twentieth century. Six commercial structures, built in 1885-1887, had maintained a degree of architectural integrity on their exteriors.

The 2000 plan noted that the economic prosperity and population growth of Garden City in the late twentieth century had significantly impacted the historic fabric of the town, resulting in the demolition or relocation of numerous downtown historic buildings. The losses included the razing of the Gardiner Dairy (ca. 1913) and multiple houses to make way for several parking lots, five houses moved or demolished for construction of the Finney County office building, and multiple blocks impacted by expansion of the St. Catherine Hospital medical facilities.

Specific recommendations of the 2000 preservation plan include the following.

- Adopt a city ordinance for zoning and conservation overlay district.
- Create Landmarks Commission.
- Require a Certificate of Appropriateness for any action that affects the exterior architectural appearance of a local landmark, property, or historic district.
- Develop design guidelines for historic districts.
- Provide for recognition and protection of city-owned historic properties.

- Establish local economic incentives program(s) to encourage restoration/rehabilitation of historic buildings.
- Provide for the minimum maintenance requirements of local landmarks and properties designated as historic structures, sites, or landmarks and for properties located within local historic designated districts.
- Actively search for appropriate, viable new uses and pro-preservation owners for vacant, underutilized or endangered historic landmarks.
- Establish program to assist homeowners without the resources to maintain and/or repair their historic homes. Provide for a Certificate of Economic Hardship.
- Provide informational materials on preservation and workshops.
- Establish annual preservation awards program.
- Coordinate preservation activities with other agencies.
- Update existing survey and inventory material in terms of pre- and post-WWII buildings.
- Encourage new city legislation for designation of conservation districts.
- Reduce incentive to demolish older buildings or convert them to inappropriate uses by reevaluating current zoning.
- Evaluate the use of Kansas Neighborhood Revitalization Act to stabilize and preserve older neighborhoods.
- Retain and preserve historic brick streets.
- Façades: Establish economic incentive program for façade restoration, circulate design guidelines, provide architectural design assistance, target specific buildings and approach owners, recognize successful façade improvements.

Since 2000, a number of these specific recommendations have been achieved. The most important was the passage of a city preservation ordinance in 2006 and the creation of the Landmarks Commission. The ordinance included a brief set of design guidelines for the Commission to refer to when reviewing Certificates of Appropriateness for landmark properties. Other accomplishments include the removal of several modern facades and restoration of historic buildings downtown, preservation of the brick streets, historic homes tours and increased promotion of tourism and redevelopment through Downtown Vision.

In 2011, Spencer Preservation conducted a building survey of Garden City's downtown. The project identified 103 historic resources/buildings in an area bounded by Depot Street on the south, Spruce Street on the north, and from 7th Street to 8th Street. Spencer worked with the Garden City government and the Kansas State Historical Society (KSHS) to select these boundaries. The survey data collected for each property included a brief historical summary and physical description. These data were uploaded to the KSHS on-line database, along with current and historic photos, and site plans. The information about these historic resources is available to the public at www.kshs.org and can be viewed as a group by searching under "Garden City – Downtown Survey (2011)" or as individual buildings by address or historic name. Spencer met with the KSHS to propose boundaries for a potential historic district, and a review of the possible contributing status of each property within those boundaries.

The historic resources identified in the 2011 survey reflect the commercial growth and development of Garden City. Seventeen of the 103 surveyed properties date to the town's first ten years, from 1879-1889. Three extant buildings represent the period 1890-1899. Seventeen buildings were constructed from 1900-1919; eighteen, from 1920-1929; nineteen, from 1930-1939, and fourteen, from 1940-49. Five buildings in the survey area were constructed between 1950 and 1963, and eleven buildings post-date 1964, most of which now meet the fifty-year age threshold.⁵⁰

The Spencer survey found that the oldest surviving building in downtown Garden City is the Finnup Hardware and Furniture Store from 1879 (Figure 47). As is true for a number of the nineteenth-century commercial buildings, it has been altered, covered with a ca. 1970 metal facade. Most storefronts and first floors in the downtown area have had some level of alterations but many of the upper facades remain intact. Architectural styles represented in the downtown survey area include Italianate, Romanesque, Tudor Revival, and Art Deco, although the vast majority of buildings represent basic One-Part and Two-Part commercial blocks in vernacular forms.

In Spencer's survey area, fifty-six of the 103 properties surveyed (54%) were deemed contributing to a potential historic district, including two properties individually listed on the National Register of Historic Places—the Windsor Hotel and Buffalo Hotel. Ten of the properties surveyed were deemed potentially eligible for individual listing on the National Register or Kansas Register of Historic Places: the American Legion Post, AME Church, Warren Hotel, First Christian Church, Garden City National Bank, the Erisman Block (Figure 48), J.C. Penney's Store, the Squire Building, the old U.S. Post Office, and the Marland Oil Company Service Station.⁵¹

⁵⁰ Spencer, 5.

⁵¹ Ibid., 6.



Figure 47: The 1879 Finnup Hardware Store shown in 2010 with a ca. 1970 metal facade.



Figure 48: The Erisman Block at 402-404 Main Street was restored to its original Italianate style after a 1970s metal façade was removed in 2007.

Upon completion of the 2011 survey, Spencer Preservation recommended that the City of Garden City, in cooperation with Downtown Vision, pursue the preparation of a National Register nomination for the proposed district. The boundaries of the current proposed historic district follow those of the Spencer survey area, with the possibility of expanding the boundary to include the ATSF Railroad Depot on the south and the Finney County Courthouse on the west, both of which would also qualify for National Register eligibility. This expansion would increase the total resource count to 109 with 59 (54%) contributing.

Preservation efforts on the local level in Garden City have also been complemented by state initiatives. In 2011 the state of Kansas generated a preservation document, entitled "2011-2016 Kansas Preservation Plan," prompted by the Kansas Historical Society's Cultural Resources Division (CRD) with input from several "preservation partners" (state and federal agencies, preservation organizations, and the public), partly funded by the National Park Service, and prepared by the Kansas State Historic Preservation Office. As of December 2010, this plan identified 1,217 National Register listings in the state, and 144 listings in the Register of Historic Kansas Places (the state register). It also noted a statewide shift from individual-owner listings to organized districts as a result of local planning processes.

Kansas state register listings qualify properties for funding through the Heritage Trust Fund and rehabilitation tax credit programs. The 2011 Kansas plan reports that since the Heritage Trust Fund's inception in 1991, the program has awarded over \$16 million, and generated about \$3 million in taxes and 700 jobs. A study of the rehab tax credit program in Kansas, conducted in 2010 by the Kansas Preservation Alliance, found that between 2002-2009, 542 tax credit-assisted projects (about 68 per year) were completed in Kansas, reflecting an investment of \$271 million (about \$34 million per year). The economic benefits included \$56 million in tax revenue and over 4,000 jobs.

Among the other preservation programs outlined in the 2011 plan, the Kansas Main Street program was begun in 1985 and was originally managed by the Rural Development Division of the Kansas Department of Commerce. The office is currently a non-profit organization partially funded with a USDA grant. Ten Kansas properties had received funds through the Save America's Treasures program, begun in 1998. Four Kansas communities had been designated as Save America communities (Lawrence, Leavenworth, Riley County, and Wichita). And among the sites managed by the National Park Service, the plan notes five national historic sites, twenty-six national historic landmarks, and five national historic trails that pass through the state, including the Santa Fe National Historic Trail.

Garden City is listed among eighteen Kansas communities with a special relationship with the CRD as Certified Local Governments, having met such NPS requirements as having a local preservation commission and design review guidelines. Such CLGs, explains the report, thus have a competitive advantage when applying for federal preservation grants, and have a stronger voice when nominating properties for the National Register.

The 2011 survey and other research initiatives have fed into the KHS's searchable online Kansas Historic Resources Inventory (KHRI), which was developed from all the survey records received by the State Historic Preservation Office. The site includes an interactive map identifying locations

in and around Garden City, with individual photos, addresses, descriptions, locations marked on an aerial photo, whether sites are extant or not, and whether a site is eligible for the National or State Register or contributes to a historic district. Additional information continues to be added to this database.

Surveys for specific types of historic buildings and sites have also been conducted for Kansas. One is the “Historic Kansas Schools Survey” completed in 2004, which assessed 502 schools in 99 of 105 counties, in 280 towns and cities. Two schools are listed from Finney County/Garden City: Alta Brown Elementary (ca. 1949) designed by Garden City architect Howard Blanchard, and Pierceville-Plymell Elementary (ca. 1952, now called by its original name Plymell Elementary School). Both were built in the “Modern Movement” architectural style and are still in use as public schools. Neither was deemed eligible for the National Register at the time of the survey.

A second survey with a particular interest for Garden City is a survey of World War II air bases, completed in 2008, prepared by Susan Jezak Ford of Citysearch Preservation for the Kansas Department of Transportation. Listed in that report are Garden City Auxiliary Fields #1, #2, and #3 (Fields #1 and #2 are in nearby Gray County), which contains three resources; and the Garden City Army Air Field, containing eight resources, such as service roads, workshops, and storage buildings. The report notes that the majority of the air bases in Kansas could be eligible for the National Register, including as historic districts, even if they have undergone changes, based on such contributing features as sense of place, integrity of extant structures, and placement in relation to the original airfield layout.

B. Garden City National Register Listings

The National Register is the nation’s official list of properties that are important in the history, architectural history, archaeology, engineering, and culture of the United States. The National Register is maintained by the National Park Service, and expanded through nominations by individuals, organizations, state and local governments, and federal agencies.

In Garden City, seven individual historic properties and two historic districts have been listed in the National Register. The individually listed properties are the Windsor Hotel, Buffalo Hotel, Hope House, Cedar Cliff, Senator William H. Thompson House, Little Fennup House, and Sabine Hall. The two National Register districts—the 900 Block North Seventh Street Historic District (also called Silk Stocking Row Historic District), added in 1998, and the Bungalow Historic District, added in 2000—are composed of residential properties. All of these properties and districts are also listed in the state register, as is an additional Garden City property, Sunnyland at 501 N 5th Street.

The Buffalo Hotel was developed by early Garden City settler Charles “Buffalo” Jones and constructed in 1886 (Figure 49). For the project, Jones hired Topeka-based architects J.H. Stevens and C.L. Thompson, who also designed the county courthouse, Carter’s stone block, the Southard Block, and the Stevens Block. The Buffalo Hotel is constructed of masonry with an exterior of limestone in a style representative of Italianate architecture. It was listed in the National Register in 2008 for its significant associations with early Garden City history and town-founder Charles Jones, as an example of a nineteenth-century hotel, and as an example of Italianate commercial architecture.



Figure 49: Buffalo Hotel, 111-117 Grant Avenue, Italianate style, ca. 1886, listed in the National Register in 2008.

The Windsor Hotel was financed by one of the earliest settlers of Garden City, John A. Stevens, who in 1879 homesteaded the property on which the hotel stands. Constructed in 1887-1888, the four-story building is composed of native limestone and locally fired brick (Figure 50). An unusual second-story mezzanine lobby with a full-height skylight, an upscale dining room, and access to an adjoining opera house fostered the hotel's nickname of "Waldorf of the Prairies." One of the largest and most elegant hotels in the region at the turn of the century, it also functioned as a headquarters for important business operations, as well as a community center for the town. An example of Italianate architecture and one of only a few extant early Western hotels in Kansas, the Windsor Hotel was listed in the National Register in 1972.



Figure 50: Windsor Hotel, 421 N. Main Street, 1887, listed in the National Register in 1972.

The Little Finnup House was built in 1886 in the Italianate style and became the home of early Garden City settler, local businessman, and philanthropist George W. Finnup and his family (Figure 51). Finnup was a supporter of local education, donating funds for the development of rural-school libraries, and giving land for the establishment of the local Carnegie Library. Further, he is responsible for the 100-acre Frederick Finnup Park, a memorial to his father, which continues to be an important gathering and event space for the city. The house was purchased in 1902 from George Miller by Frederick Finnup as a gift for son George and his bride Alta May Smith, who lived there for twenty years. Later Miller built a large Colonial Revival house nearby that became known as the Big Finnup House. The Little Finnup House still has a high degree of structural integrity despite some changes over the years. It was added to the National Register in 2000 for its architectural significance and historical association with George Finnup.



Figure 51: Little Finnup House, 401 N. 9th Street, home of George W. Finnup, built in 1886 in the Italianate style, added to the National Register in 2000.

The Senator William H. Thompson House was constructed in 1907 in the Neo-classical style, with clapboard wood siding, a full-height portico with Ionic columns, a south-facing semicircular wraparound porch, and Palladian windows (Figure 52). The property also includes a carriage barn. Both the exterior and interior of the house maintain a high degree of historical integrity. One of the grandest houses in town when it was built, it was home to the family of prominent lawyer, judge, and Senator William H. Thompson. The builder was Johnson David Garloch of Garden City, who is attributed with constructing over 100 homes and businesses in the community, including Sunnyland, which is listed in the State Register. The property was added to the National Register in 1996 for its architectural significance and historical association with William Thompson.



Figure 52: Senator William H. Thompson House, 902 N. 6th Street, Neo-classical style built in 1907, listed in the National Register in 1996.

The Hope House was constructed by builder E.F. McCombs in 1908, who lived there briefly before selling it (Figure 53). In 1920, the property was purchased by Republican congressman and Garden City native Clifford R. Hope who resided there during his thirty years of government service, 1927-1957, the longest stint of any Kansas Representative. Since the initial purchase, three generations of the Hope family have lived in the house. A one-and-a-half-story pyramid square dwelling, the building retains its original floor plan and has a high degree of architectural and structural integrity. It was listed in the National Register in 1972 for its architectural significance and historical association with Congressman Hope.



Figure 53: Hope House, 1112 Gillespie Place, Craftsman Bungalow built in 1908, listed in the National Register in 2000.

Cedar Cliff, built in 1909, was home to prominent local businessman and early Garden City settler Edward G. Finnup and his family (Figure 54). A large three-story dwelling in the Dutch Colonial Revival style, Cedar Cliff was a turn-of-the-century showplace, built of Colorado red stone and glazed brick, with a gambrel roof, oak woodwork, leaded-glass pocket doors, a stained-glass window on the staircase landing, and a third-story ballroom. Despite some remodeling during the 1960s, the interior maintains a high degree of integrity. Historically significant for its association with Finnup and the early development of Garden City, the house is also unusual as a three-story example of the Dutch Colonial Revival style. It was added to the National Register in 1997.



Figure 54: Cedar Cliff, also known as the Edward G. Finnup House, 501 N. 9th Street, Dutch Colonial Revival style built in 1909, listed in the National Register in 1997.

Sabine Hall is a two-and-a-half-story building with elaborate brickwork, designed by architect John F. Stanton in the Classical Revival style, and constructed in 1910 as the Garden City High School (Figure 55). Stanton was the Kansas State Architect from 1903 to 1909 and is also responsible for the interior of the State House. The building was renamed in 1925 for Dr. Andrew Sabine, a prominent community leader and supporter of schools. Sabine Hall represents the prosperity and population growth of Garden City in the early twentieth century, thanks in large part to the thriving beet-sugar industry. Over the decades it has served as a high school, junior high, and classroom space for a local junior college. From 1978 to 1993 Sabine Hall functioned as an administrative building for the school system. In 1995 it was successfully rehabilitated into living space for senior citizens. The building maintains integrity in its location, design, materials, and workmanship, though the interior has undergone some changes over the years. It was added to the National Register in 1996, significant for its association with Garden City history, particularly as it reflects an important period in the evolution of its education system, and its connections to “city father” Dr. Sabine, and architect John Stanton.



Figure 55: Sabine Hall (Garden City High School), 201 Buffalo Jones Avenue, Classical Revival, built in 1910, added to the National Register in 1996.

900 Block North Seventh Street Historic District

The 900 Block North Seventh Street Historic District was listed in 1998 under Criterion A for Community Planning and Development (Figures 56-58). The district consists of eleven resources, including five primary dwellings dating from 1908-1917, that reflect historic and architectural development from the early twentieth century. The block, commonly referred to as “Silk Stocking Row” in the early 1900s, was the preferred location for Garden City’s affluent merchants, bankers, and ranchers to build family homes on the periphery of downtown. These new homes replaced the original smaller houses from the 1880s, demonstrating the new wealth generated by the sugar-beet industry that had recently emerged as the dominant economic base for the community.

The five houses in the 900 block on this urban brick street have retained a high degree of integrity. The dwellings reflect styles such as Queen Anne, Prairie, and American Foursquare. Additionally, the block is shaded with large trees that were intentionally planted as part of the community development process, signifying altering the naturally flat, treeless prairies of Finney County with added plantings. The nomination for the 900 block noted, “it is possible that additional blocks on 7th Street will one day be restored and become part of the Silk Stocking Row Historic District.”



Figure 56: Streetscape photo of the 900 Block North Seventh Street Historic District.



Figure 57: Queen Anne style dwelling at 901 N. 7th Street built in 1908.



Figure 58: Prairie influenced dwelling at 909 N. 7th Street built in 1917.

Bungalow Historic District

The Bungalow Historic District is located in the 1000 block of North 4th Street and consists of ten resources, including five primary dwellings from 1925-1930 (Figures 59 and 60). The district was listed in 2000 under Criteria A and C for Community Planning and Development, and Architecture. The district includes a row of Bungalows, a popular design of this period across the nation. In Garden City, dozens of Bungalows were built in new residential areas that covered several blocks to the east and north of the original plat. The Bungalow was an affordable house for middle-class residents, meeting population demands as Garden City swelled from 3,848 residents in 1920 to 6,121 in 1930. The *Garden City Herald* reported in 1926 that 4th Street was the center of Bungalow construction activity, and that thirty homes were being built that year.

The Bungalow Historic District is representative of Garden City's prosperity prior to the Great Depression. The five primary resources of the district maintain the integrity of both their exterior and interior features and details. All five of the structures have a low-pitch gable roof with eave overhangs, exposed roof rafters, decorative beams or braces, full- or partial-width porches supported by tapered square columns or pyramidal porch posts, original wood siding or stucco, and original doors and windows.

The distinctive characteristics of type, period, and construction provide a collective historic sense of time and place that make up the Bungalow Historic District. It is a collection of twentieth-century historic houses representative of community planning and development, reflective of the growth and expansion of an agricultural community that was the trade center in southwest Kansas. The nomination for the district noted that "Garden City has many blocks of bungalow houses that remain intact in many of the residential neighborhoods. However ... rapid deterioration [has occurred] within many of these neighborhoods, because the majority of the houses are rentals."



Figure 59: Streetscape of the Bungalow Historic District in the 1000 block of N. 4th Street.



Figure 60: Stuccoed Bungalow at 1011 N. 4th Street in the Bungalow Historic District.

C. Creation of the Garden City Landmarks Commission

The Garden City Landmarks Commission was established in 2006 as a local governmental body, composed of five preservation-trained residents appointed by the City Commission, charged with protecting the architectural and cultural heritage within the corporate limits of Garden City through preservation of historic landmarks and districts. The Landmarks Commission advises and makes recommendations concerning historic resources to the City Commission, which is the body responsible for setting policy guidelines and goals for the city, including infrastructure and development. Members are to be thoroughly familiar with local historic resources, identifying and documenting those that might be eligible for designation as historic landmarks or historic districts. The Landmarks Commission is responsible to stay current on residential, commercial, and civic projects that might pose a threat to historic resources, including archaeological sites, and weigh in on the impact of such projects. A primary duty of the Landmarks Commission is the designation of resources as historic landmarks and historic districts.

Among the specific functions of the Landmarks Commission are:

- Determine, with owner consent, whether buildings, structures, land areas, and interiors of historic landmarks should be locations or elements designated as historic landmarks or historic districts.
- Review certificates of appropriateness to determine whether to grant or deny approval of a designation undertaking.
- Review and comment on projects that may pose a threat to archaeological sites.
- Create a comprehensive historic preservation plan for the city and update as needed, which incorporates resources that have achieved designation status as well as those that have not. Once a year the commission also assesses the status of designated historic landmarks and districts and makes a report.
- Suggest sources of funding for preservation and restoration or acquisition, and recommend preservation incentives.
- Implement a receivership program for conservation easement donations.
- Recommend programs and legislation to the City Commissioners to encourage historic preservation.
- Assist property owners with National and/or State Register nominations, and advise owners about the appropriateness of changes proposed for historic resources.
- Hold hearings to consider nominations for historic landmarks and historic districts.
- Issue notices to cease activity in cases where demolition or property improvements are being undertaken without proper adherence to the permit and review process.

- Serve in a quasi-judicial capacity, along with the City Commission, in cases where property owners choose to appeal decisions.
- Determine whether or not a nominated site, structure, object, or area possesses adequate historical, archaeological, and/or architectural qualities for designation.

The commission is thus a knowledgeable, officially sanctioned oversight group designed to monitor Garden City's historic resources, with the power to recommend and apply protective measures.

D. Previous City Planning Efforts and Their Impact on Historic Preservation

Overview

Garden City has been part of several planning initiatives conducted over the past decade which have the potential to impact historic resources. The most significant of these are: a 2009 Comprehensive Plan for the city; a related plan produced in 2013 specifically addressing Garden City's downtown area, which updated a 1994 Central Business District Development Plan, and; a 2016 comprehensive plan for Finney County, which updated a 1995 comprehensive plan for the county. The city was also the subject of a Downtown Market Study in 2009, which was updated with a new study in 2017, and the county was the subject of housing studies completed in 2008 and 2017.

Garden City Planning

2009 Garden City Comprehensive Plan

Garden City's 2009 overall plan is entitled "Garden City 2020: Comprehensive Plan" and emphasizes throughout "mixed-use and people-based land use planning," taking into account both tangible and intangible outcomes.⁵² It does integrate historic preservation, though not as a separate category. Rather, preservation is woven into its action strategies. For example, to meet goals listed under "Enhance Quality of Life," recommendations include rehabilitating and preserving aging housing stock by developing a rehabilitation assistance program in collaboration with neighborhood associations, and developing and enforcing rehab and building codes to improve the appearance and stability of communities. The plan suggests "redevelopment" of identified "'improvement' districts," specifically where there are empty buildings and lots, rather than the more-expensive option of expansion of businesses into new areas. Low vacancy rates and attractive gateways, suggests the plan, will encourage economic activity at the city's core and along commercial corridors.

The comprehensive plan's discussion of Garden City's downtown business district particularly addresses historic components, stating that "successful downtowns contain preserved and historic buildings."⁵³ Adaptive reuse is pointed to as the primary means of keeping older buildings functioning and relevant. Specific strategies include the following: work with stakeholders to utilize tax credits (low income and historic preservation) to create new housing or to renovate older

⁵² "Garden City 2020: Comprehensive Plan" (November, 2009), 13.

⁵³ Ibid., 14.

properties, encourage urban living in lofts and second-story flats, establish design guidelines that foster the use of sound materials and historic preservation, and utilize vacant storefronts to display public art. The plan points out that, unlike many other American cities, Garden City's downtown has continued to operate as the central business district, with most storefronts occupied. While the plan lauds the ongoing efforts to preserve and rehabilitate the Windsor and Buffalo Hotels, it suggests that citizens should simultaneously promote "tactical improvements" to encourage downtown revitalization, such as housing, restaurants, practical retail establishments such as drugstores, and walkability.

The following is a summary of the key plan sections with respect to historic preservation and the downtown.

Vision

Among the five desired "outcomes" from the public engagement process was a "Revitalized Downtown." While historic preservation was not specifically indicated within the broad description of those outcomes, the outcomes of "Enhanced Quality of Life" and "Greater Opportunity for Economic Development" are at least loosely associated with historic preservation.

Design

In expanding upon "Outcome One: Enhanced Quality of Life," a recommendation under Goal #1 is housing rehabilitation, which includes to "preserve and rehabilitate Garden City's housing stock." A related recommendation for the same goal is to "celebrate the history" of Garden City. Goal #2 on the same page includes the recommendation to "Develop a property rehabilitation or maintenance code to maintain aging housing stock." "Outcome Two: Greater Opportunity for Economic Development" discusses the merits of mixed use development, including supporting zoning, but does not link that goal with downtown revitalization. The most applicable plan section to downtown revitalization is "Outcome Three: Revitalized Downtown." However, since the City's 2013 downtown plan effectively serves as the most current element of the City's 2009 comprehensive plan, this report will defer to that plan regarding downtown issues. Nevertheless, it is noteworthy that this 2009 plan places a strong focus on downtown throughout the document. With respect to historic preservation, the first of six themes for Outcome Three is "Successful downtowns contain preserved and historic buildings."

Action Plan

Because of the City's more recent downtown master plan, which supersedes the downtown recommendations for this comprehensive plan, the focus here will be on historic preservation. Below are key plan sections supportive of historic preservation within the Action Plan:

Housing – Implementation strategies included:

- Work with stakeholders to utilize low income (LITHC) and historic preservation (HP) tax credits to develop new housing units or to renovate properties.
- Develop a housing rehabilitation assistance program, in conjunction with neighborhood associations, to preserve and rehabilitate Garden City's housing stock.
- Develop a property rehabilitation or maintenance code to maintain aging housing stock.

Neighborhoods – The one identified preservation recommendation for neighborhoods was the following guiding principle:

- Enforce building codes and nuisance regulations to avoid historic and low-income neighborhood deterioration.

Community Appearance – The primary preservation recommendation for this topic was the following implementation strategy:

- Establish design guidelines - form based - for Main Street that emphasizes quality design through sound materials and historic preservation.

Sustainability – The one identified preservation recommendation for sustainability was the following implementation strategy:

- Support and develop community events, functions, and programs that celebrate the history and cultural diversity of Garden City and seek to attract participants from all demographic groups.

2013 Garden City Downtown Master Plan

The 2013 “Garden City Downtown Master Plan,” produced by the city’s Planning and Community Development Department, was intended as a complementary follow-up document to the Comprehensive Plan, and an update to the “Central Business District Development Plan” produced in 1994. One of the 2013 Downtown plan’s primary recommendations is to expand the boundary of the downtown area. The new boundaries would be Maple Street to the south, Kansas Avenue to the north, between North 9th and North 10th streets on the west, and between North 6th and North 7th streets on the east.

The plan does list “Historic Preservation” as a separate topic, and recognizes that successful downtowns contain historic buildings, as identified in the Comprehensive Plan. Retaining at least “some” historic downtown buildings is encouraged in the Downtown Master Plan as a critical part of maintaining the invaluable cultural character of the city, though a repeated use of “some” implies it would not be necessary to preserve all older building in downtown. This raises the question of what percentage would be deemed acceptable, and how decisions will be made concerning what stays and what goes.

Public feedback obtained through a survey conducted for the Downtown plan indicates a preference for “Contemporary Architecture” blended with some degree of “Historic Architecture.” The plan defines “Contemporary” downtown elements as walkable plazas, wide sidewalks, luminous signs, and bright-colored building facades. “Historic” style for southwestern Kansas is defined as essentially the opposite, with vehicular orientation, wide streets, discreet signs, and earth-tone facades. Recommendations for the look of downtown do not discount the “Historic” style entirely but do strongly emphasize the “Contemporary” style. The plan does not offer suggestions on how to integrate the two. For a proposed Cultural District, demarcated as 8th Street north of St. John’s Street and south of Walnut Street, the recommendations are to create a Latin American look, in keeping with the demographics of the area, and to replace semi-dilapidated structures with a Spanish Architecture style, and incorporate such features as a fountain, pavilions, and gateways.

The Downtown plan asserts that preservation and maintenance of older buildings require special skills and techniques, and adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The plan only addresses two specific preservation components in downtown: the Windsor Hotel and brick streets. Comments concerning the Windsor Hotel are that its deterioration is problematic and preservation should proceed immediately. The plan suggests that a downtown hotel could be beneficial and sustainable, whether the rehabilitated Windsor Hotel or another option, but only if activity in downtown increases. The public consensus about brick streets is that they are an asset to the downtown area, worthy of preserving.

The recommendations of this plan are generally consistent with best practices for downtown revitalization. However, the recommendations for the Cultural District should be reassessed. It states that this area should "resemble a Spanish Architectural style." It also recommends the same theme for streetscape features and public spaces. While providing such a theme for streetscapes and public spaces is a reasonable strategy, altering historic buildings to reflect an architectural style that is inauthentic warrants further consideration. From a preservation perspective, altering historic buildings to reflect a Spanish theme out of character with existing buildings is inappropriate.

2017 Garden City Downtown Market Study

The 2017 Downtown Market Study, produced by ArLand for Garden City Downtown Vision, which is the city's Kansas Main Street organization, replaces and updates the 2009 market study. The 2017 study's residential market analysis determined there is a critical housing shortage. The downtown housing market is stable and could accommodate additional units by rehabilitating existing housing or converting non-residential space into housing. However, only a limited amount of second-story residential opportunities have already been converted, which pushes the search for additional housing opportunities further out from the core into adjacent neighborhoods. Between 2017 and 2030, the study estimates the city will need an additional 1,643 units, or about 117 units per year, some portion of which could be created in downtown.

The commercial market analysis portion of the study determined that retail sales in the Garden City area had increased by about 20% in certain categories, but much of the sales activity was occurring away from downtown, in newer venues closer to major highways. The analysis notes changes are needed in downtown venues to satisfy local residents, such as groceries, fitness centers, and other alternatives to traditional retail, as well as venues that will continue to draw customers from beyond the core. The study's demographic analysis indicates that 60% of households near downtown are Hispanic or Latino, suggesting that downtown businesses, such as restaurants and groceries, also need to keep these customers in mind.

The 2017 market study's general recommendations for revitalizing downtown Garden City include the following: increase restaurant options, expand nightlife opportunities, develop a parking management system, continue and improve downtown events, broaden the retail market, offer retail venues to meet the needs of downtown tenants, expand downtown residential offerings, reexamine incentive programs, reevaluate such basic issues as store hours and the street environment, and refocus rehabilitation efforts on the Windsor Hotel and State Theater.

Finney County Planning

2017 Finney County Housing Study

In May of 2017 Finney County published a “CHAT Update,” or “A Community Housing Assessment Team Study,” which revises the previous 2008 CHAT report. The 2017 version assessed demographic changes and housing issues in the county, but particularly as it relates to the population and growth centers of Garden City and Holcomb. One concern is what appears to be a significant population undercount in the 2010 census, indicating a 7% loss, which influences new construction contracts.

The population of Garden City in 2017-2020 is anticipated to reach 31,723 and housing-unit needs to be 11,292. The price of new construction is expected to be out of range for many residents, meaning existing units will have to meet the needs for lower-cost housing. The pressure for rental units continues to intensify, resulting in issues with attracting professionals as renters, drawing financially stable investors who are willing to make property improvements and a lack of choice for renters in general. The options for middle-range owner-occupied dwellings are also limited. Older buildings therefore face certain issues. On the one hand it is difficult to charge rents for units in older buildings that are competitive with new-construction units that have more-modern amenities, and thus older buildings are utilized most often as lower cost housing. To remain competitive, there is pressure to upgrade older units, at least cosmetically, which necessitates investment with no guarantee of a return. According to the report, Garden City and Finney County do not have homeowner rehabilitation assistance programs in place. The county also lacks certified development organizations such as Community Housing Development Organizations. In addition, other assistance programs, for example tax abatements through the Neighborhood Revitalization Program, have not proven to be reliable lures for reinvestment in properties needing upgrades.

The study points out that since 2008 Garden City’s downtown has been “a bright spot for housing development” in the county. One example offered is the Warren Building, a five-story mixed-use project, an adaptive reuse of the Warren Hotel (ca. 1929) located on North Main, with retail on the ground floor, office space on floors two and three, and luxury apartments on the fourth and fifth floors. This and other projects appear to showcase the market for high-quality, market-rate rental units in Garden City, and investors in downtown seem confident that the market can continue to accommodate a substantial number of new housing units. The report also recommends Garden City look at “underutilized sites” at the edge of downtown for new-construction urban housing, which could impact historic neighborhoods outside the core.

In retail, Garden City dominates the county, granting the city several advantages, including job opportunities, retention of managers and professionals as residents, and sales-tax revenue, which is available for community reinvestment. Though the city might seem isolated geographically, the airport and rail line counter that.

Despite progress in dealing with housing issues since the publication of the 2008 CHAT report, the 2017 survey states that the housing shortage remains a critical issue. The 2017 recommendations include meeting the demand for market-rate rentals and moderately priced equity housing, conserving housing stock via rehabilitation and conservation strategies (such as

acquisition/rehabilitation/resale through the city or a CHDO and tax credits), and continuing to view downtown residential growth (both adaptive reuse and new construction) as key to satisfying the need for rental housing and revitalizing the city core.

IV. Garden City's Heritage – The City Today

Like many communities, the status of Garden City's historic neighborhoods and the downtown area is mixed. On the positive side there is stability in the housing market with needs for continued maintenance of existing dwellings as well as a demand for adapting vacant spaces downtown for living spaces. Census data from 2015 revealed that the city had 96% occupancy of its housing units and vacant and abandoned properties are rare. There is also an excellent Main Street program which is encouraging reuse and rehabilitation of downtown buildings. The Finney County Preservation Alliance is actively seeking developers to rehabilitate the Windsor Hotel into a mixed-use project and there is also interest in restoring the State Theater.

However, in the past Garden City has not had the kind of support for historic preservation that its rich heritage deserves. The city has a relatively small number of properties listed in the National Register of Historic Places. This is detrimental not only because of the resulting lack of recognition for its historic resources but also because it denies property owners the economic incentives of both federal and state tax credits for rehabilitation. In the older sections of the city the use of synthetic sidings and inappropriate remodeling has resulted in a loss of character on many blocks. Rental conversions in particular have been widespread with little or no regard for maintaining a property's architectural design. Only a small number of properties are protected through local, state or national designation requiring design review. The importance and role of the city's Landmarks Commission also does not appear to be well understood. Heritage tourism efforts are limited.

Garden City's historic and architectural resources have the potential to play an important role in neighborhood and downtown revitalization. There are a number of programs on the local, state and national level that offer incentives to property owners for maintenance, preservation and restoration of properties. A review of current efforts and the status of preservation in the city provide important guideposts for the future.

The Character of the City – Opportunities

➤ *Large Inventory of Well-Built Housing Stock*

According to the US Census Bureau's profile of Garden City in 2000, approximately 4,094 housing units were built prior to 1970. At this time, this represented almost 42% of the housing units which then existed. Of these 4,094 housing units, approximately 1,047 were built prior to 1940 or just over 10% of the city's housing stock. Just over 3,000 housing units were built in the era of the Ranch, Split-Level and Mid-Century Modern styles.

➤ *Old Houses Often Mean Well Built Houses*

As noted, over 1,000 housing units were built prior to 1940 in the city. This coincided with an era of high quality and affordable materials such as hardwoods for construction, plaster for walls and ceilings, and advancements in electrical lighting and coal-fired furnaces. The majority of the dwellings and apartments built in Garden City in these years are of frame construction and can last indefinitely as long as they are maintained and protected from water infiltration.



Figure 61: Ca. 1905 gabled-ell dwelling reflecting the type of frame dwellings built in the city in the early 1900s (508 N. 4th Street).



Figure 62: One of the hundreds of Bungalows built in the city with a stucco exterior, wood shingles and concrete porch columns (601 N. 2nd Street).

➤ ***Older Houses Can Be Readily Adapted to Meet Today's Standards***

The quality of Garden City's older houses allows them to readily adapt to the needs and requirements of twenty-first century families. Issues in rehabilitating older houses include:

- Updating of mechanical features such as electrical, plumbing and HVAC.
- Weatherization of the house to conserve energy.
- Retrofitting houses to accommodate smaller families.

Many of the houses in Garden City are now one hundred years old or older and more will reach this milestone in the next two decades. During the past century common upgrades to these dwellings included the replacement of coal-fired furnaces with furnaces using natural gas or heating oil. Replacement of original knob and tube electrical wiring with modern wiring has also been widespread along with the installation of central air conditioning. Basements, crawl spaces, and attics all afford room for continued retrofitting of modern mechanical upgrades to insure that the houses last at least another one hundred years

➤ ***Garden City's Downtown Holds Great Promise for Rehabilitation***

Most of downtown Garden City along Main Street and adjacent streets meets the criteria as a National Register Historic District. This designation would provide significant financial incentives to property owners for rehabilitation of upper floors. The 2017 housing study of Finney County identified a demand for downtown housing and the adaptive reuse of upper floor space. Other uses such as specialty shops and restaurants were also identified as needs in the downtown area.



Figure 63: The two-story building at 306 N. Main Street is one of many in the downtown area which could be adapted for second floor housing.

The Character of the City - Challenges

❖ *Loss of Historic Housing to Institutional Expansion*

The historic blocks of 5th and 6th Streets south of Walnut Street have been largely razed to make way for the Saint Catherine Hospital and other residential buildings have been demolished for parking lots and new construction in the blocks adjacent to Main Street. For example, by the 1980s, just one residence remained in the 500 block of 7th Street – the Queen Anne-style Lawrence House. To its north there is a drive-up bank building, and to the south is a large office building and parking lot. Eleven homes were lost in the late 1990s as a result of zoning changes that continue to threaten this early twentieth-century architecture.⁵⁴ In the late 1990s, several blocks of bungalows were demolished for parking lots in the vicinity of the Saint Catherine Hospital complex. During the complex's expansion period, more than 18 houses, including 13 Bungalows, were razed. This area lacks any protection against demolition.

❖ *Historic Housing Stock Compromised by Short-Sighted Remodeling*

In the older neighborhoods surrounding downtown, many dwellings suffer from deferred maintenance and inappropriate remodeling. In order to maximize their income, some owners have subdivided their property into as many units as possible and reduced operating costs by deferring everyday upkeep. For older dwellings, a lack of maintenance can soon result in the deterioration of exposed frame elements such as porches, windows, and wood siding. As a consequence, the original character of older dwellings can be compromised through quick fixes such as adding synthetic siding materials, new windows, and the enclosure, removal, or rebuilding of front porches.

Improper weatherization is also a problem for older dwellings. Large houses with numerous windows and minimal insulation pose particular challenges in the face of increasing energy costs. In order to lower energy costs property owners have added synthetic sidings, replaced original windows, and enclosed porches. These actions often result in a loss of a property's architectural character. More cost-effective alternatives such as increased attic insulation, storm windows, repairing and reglazing original windows, and other methods are often overlooked by property owners.

Another problem is the subdivision of older houses into apartments. Houses experiencing frequent ownership turnover, especially large two- and three-story homes, have been remodeled for apartments and rooming houses. This places stress and strain on buildings beyond their capacity and hastens deterioration. Also, large lots are split into parcels on which smaller homes are built. These new buildings compromise the historic setting and feeling of the street block.

⁵⁴ Hagen, "Bungalow Historic District," 4-5.

❖ ***Tax Incentives Not Utilized Due to Lack of National Register Listings***

As of 2017, only a small number of the city's eligible properties have been officially listed on the National Register: seven individual historic properties and two historic districts with a combined twenty-one resources. Listing on the National Register brings with it the option for property owners to rehabilitate properties and receive federal and state tax credits in return. Only one property, Sabine Hall, has ever been rehabilitated using federal historic tax credits. The state register-listed Sunnyland utilized state tax credits for a project completed in 2005.

The Character of the City – Available Resources of Preservation

A number of financial incentives exist to aide and encourage business and property owners who wish to improve their historic Garden City properties. These include various tax advantages as well as low-interest loan programs and other forms of financial assistance. These incentives are excellent tools that allow property owners to enhance their investments in downtown and add to the overall revitalization of the downtown area. Eligibility for these different incentives depends upon property type and other requirements. Below are some of the most available programs in Garden City.

Federal and State Historic Preservation Programs

For properties listed in or eligible for the National Register, the most important financial incentives are Federal and State income-tax credits. A Federal tax credit of 20% is available for the certified rehabilitation of historic structures that are income producing. Properties must be rehabilitated according to standards set by the Secretary of the Interior, which ensure that the property retains its historic architectural character and appearance. A 10% tax credit is available for the rehabilitation of non-historic commercial buildings that were constructed prior to 1937. Presently, the 10% tax credit does not apply to rental-residential developments. Kansas has a state historic preservation tax credit of 25% and a 30% tax credit for 501(c)(3) organizations.

Those who qualify for tax incentives include anyone who owns a building listed in the State or National Register of Historic Places or whose building is "contributing" to a registered historic district and who is willing to follow the Secretary of the Interior's *Standards for Rehabilitation* during any rehabilitation, renovation, or redevelopment project. The entire community benefits from properly maintained buildings, increased tourism and commerce, and preservation of culture and history.

Federal Historic Rehabilitation Tax Credits

The federal income tax credit is equal to 20% of qualified rehabilitation expenses associated with a certified rehabilitation on any certified historic structure. A certified historic structure is:

- Any building listed in the National Register of Historic Places.
- A contributing building in a National Register-listed district.

- A building that has been determined eligible for the National Register through Part 1 of the application and will be placed in the National Register within 30 months of project completion.
- 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).
- Buildings must be income producing: retail, office space, rental, bed and breakfast, hotel, etc. Private residences do not qualify for the federal tax credit program.
- The credit can be carried forward for twenty years and back for one year.
- 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 ownership.
- All work must meet the Secretary of the Interior's *Standards for Rehabilitation*. 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 *Standards*.
- Projects that are approved for the Federal tax credit may automatically receive the state tax credit as well.

Kansas State Historic Rehabilitation Tax Credits

Since its inception in 2001, the Kansas Historic Rehabilitation Tax Credit program has created 9,879 new jobs and \$715 million in economic output and complements the federal credit. The Kansas State Tax Credit is equal to 25% of qualifying expenses incurred during a qualified project, meeting the Secretary of the Interior's *Standards for Rehabilitation*, and reviewed and approved by the State Historic Preservation Office (SHPO). Buildings must be qualified historic structures that have been listed in the National Register of Historic Places, the Register of Historic Kansas Places, or been deemed contributing to a Historic District. The building can be either income producing or non-income producing, so private residences can be eligible.

- Buildings may be income producing or non-income producing. Private residences do qualify for the state tax credit.
- Buildings must be listed in the Kansas State or National Register of Historic Places, or be contributing to a state or nationally listed historic district before application.
- All projects must be reviewed and approved before work begins. The state tax credit cannot be used retroactively.
- The state income tax credit is equal to 25% of qualified rehabilitation expenses.
- Certified 501(c)3 organizations receive credits equal to 30% of their qualifying expenses as of January 1, 2007.
- Project expenses must exceed \$5,000.
- There is no cap on project expenses nor is there a limit to the number of times owners may apply and take the state tax credit.
- The credit may be carried forward for ten years.
- The credits may now be transferred to other taxpayers at the property owner's request.

- Tax credits may be distributed among multiple owners based on ownership percentage or as the property owners agree.
- There is no recapture provision for the state tax credits.
- All work must meet the Secretary of the Interior's *Standards for Rehabilitation*. The State Historic Preservation Office reviews plans and specifications.

Eligible Rehabilitation Expenses

- Building components such as walls, partitions, floors, ceilings, doors, windows, stairs, chimneys, roofing, and fire escapes.
- Permanent coverings such as paneling, tile, and glued-down carpeting.
- Building and mechanical systems such as electrical wiring, lighting fixtures, central air and heating, plumbing, fire suppression systems, escalators, and elevators.
- Engineering fees, architect fees, and reasonable developer fees.
- Construction management costs.

Certified Local Government Grants

Garden City is one of eighteen communities across Kansas that is a Certified Local Government (CLG), which can give a competitive advantage when applying for federal preservation grants, and a strong voice when nominating sites to the National Register. The CLG program is a partnership between local, state, and federal governments focused on promoting historic preservation at the grassroots level. The Kansas State Historical Society and the National Park Service (NPS) jointly administer the CLG program in Kansas. An incentive for participating in this program is the pool of matching grant funds available annually for CLG communities. These grants may be used for surveys of historic buildings, the preparation of National Register nominations, the development of design review guidelines, and structural assessments of properties. Several future historic preservation action items proposed for Garden City may be able to apply for these funds.

Historic Preservation Fund

The Kansas State Historic Preservation Office (SHPO) administers the Historic Preservation Fund (HPF) to finance local preservation activities that will contribute to planning for the preservation of the built environment and archaeological resources. Up to 60% of the cost of eligible activities can be funded through this program. Through property identification and evaluation, communities may assess their historic properties and develop plans for their recognition and preservation. HPF projects must result in a tangible product. Eligible products include, but are not limited to:

- Preservation plans for communities or historic properties.
- Surveys of cultural resources.
- National Register historic district nominations.
- Design-review guidelines for historic districts.
- Walking-tour brochures, websites, or podcasts.
- Educational presentations, conferences, or workshops.

The 2017 Historic Preservation Grant committee reviewed eight grant requests totaling \$113,407. In May 2017 the committee recommended and the Historic Sites Board of Review approved funding projects as they were proposed, pending allocation of funding by the National Park Service for federal fiscal year 2017. Intensive Historic Resources Surveys and Resurvey of neighborhoods and downtowns in Kansas cities were the most common project type. Grant applications and program information for the 2018 Historic Preservation Fund grant round will be available in late autumn of 2017.

Heritage Trust Fund

The Heritage Trust Fund (HTF) is a state program administered by the Kansas Historical Society's Cultural Resources Division that provides matching funds for the preservation of properties listed on the National Register of Historic Places or the Register of Historic Kansas Places. The HTF reimburses expenses for projects that preserve or restore historic properties. Qualifying expenses include professional fees and construction costs. Properties owned by the state or federal governments are not eligible, but those owned by local governments, private individuals, non-profit and for-profit entities qualify. Individual grant awards may not exceed \$90,000 and must be matched by the grant recipient. Since the program's inception in 1991 over \$16 million has been awarded, generating \$3 million in taxes and 700 jobs. HTF grant workshops are held each year at various locations across the state to provide applicants with step-by-step instruction on filling out the grant application. Other preservation-related workshops are often available as well.

Garden City Incentive Programs

Garden City Neighborhood Revitalization Tax Rebates

This program, begun in 2002, provides tax rebates for both housing purposes and commercial/industrial sites. For historic homes and buildings owners can receive a rebate of up to 95% for construction and historic rehabilitation (excepting conversion of single-family dwellings into multi-family units), including for buildings in the National, State, or local historical registers, or located within a designated Historic District. The maximum rebate for new or rehabilitation of commercial and industrial sites is 75%. Depending on the part of town, rebates can be for up to seven years of tax credit or up to ten years.

Garden City Downtown Vision Funds

Garden City Downtown Vision, Inc., a partnership of public and private entities, offers several financial incentive programs intended to revitalize the city's core. Three are targeted to business owners: the Downtown Development Fund, JumpStart Business Developer, and Incentives Without Walls. A fourth program, the Downtown Second Story Residential Incentive Program, is for residential purposes. In its 2016 Annual Report, Downtown Vision reported public/private investments totaling more than a million dollars, six new downtown businesses, over twenty renovations, and almost fifty new jobs.

Jump Start Program

Launched in 2014, the Jump Start program is designed to enhance the community's entrepreneurial climate in the retail sector of downtown by identifying locations that specifically meet the needs of individual startup businesses that fall within the categories identified in the City's Comprehensive Plan. This program not only benefits startup businesses, but also helps building owners fill their empty storefront. Below are key components of this program:

- Jump Start funds are used to offset rent and utilities for the two years of benefits: 50% the first year, 25% the second.
- Potential candidates must submit a viable business plan to be considered for the program.
- Businesses receiving benefits must be retail oriented.
- Accepted candidates are expected to meet periodically with an assigned mentor. The intent of the program is to insure these are sustainable businesses.
- Downtown Vision will remain vigilant throughout the two-year period to provide the necessary guidance and tools to insure that the business survives.

Incentives Without Walls

Garden City Downtown Vision, in partnership with the Kansas Department of Commerce, has funds available to businesses located in the downtown for various purposes. These loaned funds are available at 0% interest rates to the participating business. Features of the program include:

- Applicants must be a member in good standing of Downtown Vision, Inc. and located in the designated core business district.
- Applicants must submit a completed application and a detailed business plan.
- Once submitted, the application and plan go before the Downtown Vision, Inc. Board of Directors for final determination.

Downtown Development Fund

The City of Garden City created the Downtown Development Fund to help offset and/or fund various expenses associated with the development and revitalization of the downtown. The fund can be used to help develop vacant properties and existing buildings located downtown. Each project must be consistent with the City's adopted Comprehensive Plan and the Downtown Master Plan. Features of the program are summarized below:

- The property must be located within the Central Business District to qualify as depicted in the Garden City Downtown Master Plan.
- The program will reimburse 50% of eligible costs paid and up to 50% of the costs paid for professional fees (design, architecture, legal).
- The following improvements are eligible for the funds:
 - Environmental remediation
 - Facade renovation
 - Interior remodel (including accessibility/code compliance issues)
 - 2nd story residential and commercial development
 - Efficiency upgrades
 - Demolition expense
- The total project costs must be at least \$20,000 to qualify for funding.

- An application for funding must be filed within ninety (90) days from the date of the issuance of the first building permit.

Downtown Second Story Residential Incentive Program

The Downtown Second Story Incentive Program is intended to promote the revitalization and development of second story residential dwelling units for commercial storefronts in the Central Business District. This program is an economic development strategy to help meet the housing needs as established in the City's Comprehensive Plan and to improve the economic conditions of downtown. Program details include the following:

- The City provides free utility hook-ups for any developed or renovated residential units within the Central Business District.
- There is a \$1,000-per-unit incentive for every unit developed or renovated where the private investment meets or exceeds a \$10,000-per-unit value.
- The maximum amount a single owner may receive in a calendar year is \$10,000 (10 units).
- An application must be filed within 60 days of issuance of a building permit.
- The improvements must conform with the City Building Code, Comprehensive Plan and Zoning Regulations in effect at the time the improvements are made.
- Any property that is delinquent in any tax payment shall not be eligible for any incentive until such time that all taxes and assessments have been paid
- Incentives will be paid within 30 days of the final inspection and issuance of a Certificate of Occupancy.

Advocates for Historic Preservation – Local Level

Finney County Preservation Alliance

The mission of this non-profit, which was founded in 1997, is to identify historic buildings and sites in Garden City and Finney County, and contribute support for their preservation and restoration. The group's primary focus has been the Windsor Hotel Restoration Project. Recent accomplishments of the Alliance include re-roofing and skylight repair on the Windsor Hotel and solicitation of proposals for adaptive reuse from developers. The Alliance seeks to preserve the building with retail businesses on the first floor and upper floor mixed uses such as apartments or a hotel.⁵⁵ The Windsor Hotel is the most prominent commercial building in the downtown area and its rehabilitation is a cornerstone for revitalization on Main Street.



Figure 64: The Finney County Preservation Alliance's main focus is the rehabilitation of the Windsor Hotel.

Finney County Historical Museum and Historical Society

The Finney County Museum features permanent and revolving exhibits, community programs, educational tours, and extensive research facilities. The permanent exhibits present the history of the Southwest Kansas plains, the development of the local cattle industry, the sugar beet factory, and city founder C.J. "Buffalo" Jones. The grounds of the museum include the Pleasant Valley

⁵⁵ Kimberly Nading, Board Member, Finney County Preservation Alliance, telephone interview, August 12, 2017.

One-Room Schoolhouse (ca. 1890) and the Fulton House (ca. 1884), home of William D. and Luticia Fulton.

The Finney County Historical Society has also been active in sponsoring past building surveys, publishing histories and reproducing historical documents. Founded in 1948, the Society is governed by a 22-member Board of Directors. The Society and the Museum operate the Leola Howard Blanchard Research Library used by historians, genealogists and the general public. The library has a large collection of family histories, photograph, maps and a comprehensive collection of local newspapers on microfilm. The Society also sponsors historic homes tours in the city.

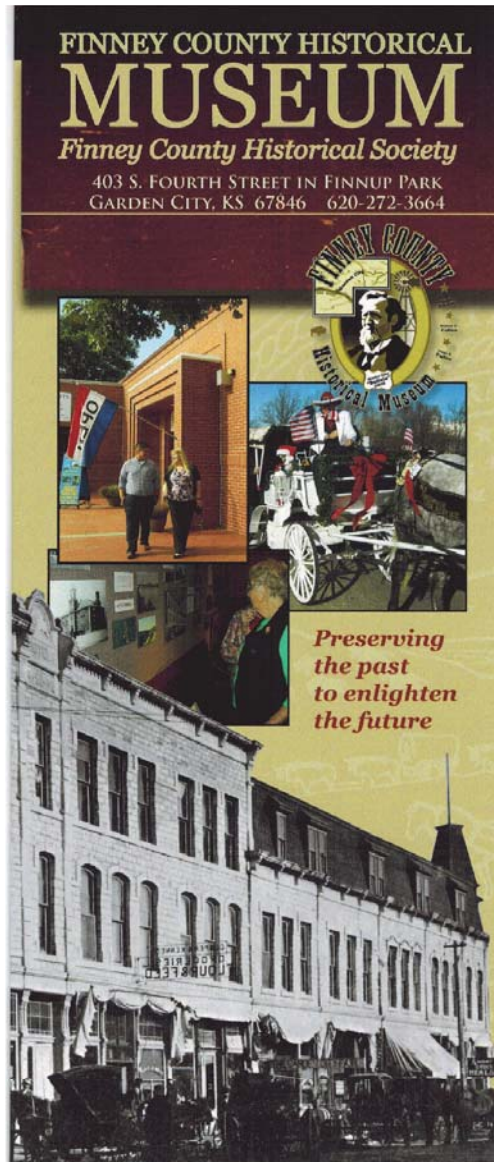


Figure 65: The Finney County Historical Society operates the local museum and supports a variety of historical activities.

Advocates for Historic Preservation – State Level

Kansas Preservation Alliance

The Kansas Preservation Alliance (KPA) is a non-profit organization founded in 1979 by Bernd Foerster and colleagues Richard Longstreth and Richard Wagner, tasked with education, research, and advocacy. It assists Kansas communities in their efforts to preserve cultural landmarks. Recently the alliance has partnered with Friends of Historic Preservation in order to lobby Kansas State legislators and garner their support for the Kansas Historic Tax Credit Program. The KPA hosts annual preservation conferences that bring current issues and topics to architects, historians, and preservationists.

The organization also manages the Endangered Places Program, founded in 1993, modeled after the National Trust for Historic Preservation's list of American's Most Endangered Places. The state list, compiled from nominations submitted by the public, highlights important historic resources in Kansas that are in jeopardy of being lost unless immediate action is taken. Over the past twenty years KPA has identified over 100 significant historic resources, including rural landscapes, bridges, archaeological sites, downtown districts, and individual buildings that have been threatened with neglect, insufficient funds, inappropriate public policies, and development. To date nearly fifty resources have thus been saved, including one in Finney County.

The KPA honors the efforts of individuals and organizations that have made exemplary contributions to saving historic places in the state by presenting annual awards. In 2016 the Advocacy Award for Excellence was given to Don Harness of Garden City, who helped found the Finney County Preservation Alliance in 1997, and worked to preserve the Windsor Hotel and Sabine Hall, among other initiatives.

Kansas Historical Society

The Kansas Historical Society, established in 1875 and based in Topeka, is a state agency with four divisions: administration, cultural resources, education and museum, and state archives. Utilizing state rules and regulations as well as federal acts the society is charged with collecting, preserving, safeguarding, and interpreting state history. Its collections and services are utilized by millions of in-state and out-of-state citizens, it serves as the official repository for state records, it provides curriculum material to K-12 schools, it manages multiple historic sites, and it administers both state and federal historic preservation programs.

V. Creating the Future – Goals and Actions for Historic Preservation in Garden City

Introduction

Garden City's rich heritage is reflected in its older buildings downtown and in its neighborhoods. Over a thousand buildings pre-date 1939 and represent a large portion of the properties downtown and in the adjacent residential streets. Signature buildings such as the Windsor Hotel, U.S. Post Office, Finney County Courthouse, and Sabine Hall speak to the city's growth and prosperity in the late nineteenth and early twentieth centuries. Buildings from this time period are some of the best built America will ever have and contain materials and details difficult and expensive to duplicate. While many dwellings throughout the city have been altered with added siding materials, rebuilt porches and other alterations, their basic form and plan remain intact and provide opportunities for rehabilitation and reclaiming their original appearance. Likewise, many of the buildings in the downtown area have been altered, especially on the first floor, but overall retain much of their character.

Garden City has many of the basic foundations for successful historic preservation efforts. More than a thousand properties were inventoried in the 1990s and placed in the state's database. A number of properties have been listed in the National Register and the state register, providing opportunities for rehabilitation and investment. The city's Landmarks Commission provides an important oversight role as preservation advocates. The non-profit Finney County Preservation Alliance and Finney County Historical Society are actively involved in promoting the rehabilitation of the Windsor Hotel and encouraging preservation efforts on the local level. An active Main Street program has been effective in promoting downtown revitalization and new housing opportunities. Numerous financial programs are in place to assist property owners with rehabilitation in the downtown area and neighborhoods. Using this foundation, Garden City can enhance its historic resources hand in hand with overall civic improvements and economic development.

This section outlines the objectives and actions proposed for four major goals:

- Enhance Rehabilitation and Preservation of Garden City's Historic Neighborhoods
- Enhance Rehabilitation and Preservation of Downtown Buildings
- Increase Heritage Tourism in Garden City
- Increase Public Awareness and Support for Historic Preservation

Future Goals and Recommendations - Enhance Rehabilitation and Preservation of Garden City's Historic Neighborhoods

➤ *Goal – List Eligible Properties and Historic Districts in the National Register of Historic Places*

The earlier historic and architectural surveys resulted in the identification of numerous properties which met the criteria for listing on the National Register of Historic Places. These include individual buildings such as residences, commercial buildings and industrial buildings as well as residential districts. National Register listing is important for several reasons. Listing brings with it a strong sense of pride and community which often translates into higher property values and resale prices. It also provides tax incentives for savvy developers and owners who rehabilitate properties, rent them out for five years and then sell them. Through this approach dwellings are rehabilitated in keeping with their architectural character, the owners or developers reap the 20% federal and 25% state tax credits for their rehabilitation expenditures and by holding on to the property for five years there is no recapture of any of the tax credit.

Garden City currently has only two small residential areas listed in the National Register of Historic Places; the 900 Block of North Seventh Street and the Bungalow Historic District. Two other areas have been identified as meeting National Register criteria – the Garden City Residential Historic District and the Fankhauser Subdivision Historic District.

The proposed Garden City Residential Historic District contains approximately 192 primary dwellings bounded on the north by E. Kansas Avenue, on the east by properties along N. 4th Street, on the west by the east side of N. Main Street and on the south by Spruce and Walnut Streets. This boundary encompasses the historic district in the 900 block of North Seventh Street, the Bungalow Historic District and the NR-listed Senator William H. Thompson House. This area contains a notable collection of late nineteenth and early twentieth century residences built in the Queen Anne, Colonial Revival, Tudor Revival, Bungalow and other styles. Several of the blocks in this area also retain their brick pavement surface from the early 1900s.

This is the largest area of contiguous historic dwellings which retain integrity in the city. Most of the homes are well maintained and are owner-occupied. Alterations have occurred to a number of the dwellings but well over 50% of the properties retain their original siding materials and overall integrity and would be considered contributing to the character of the historic district. The other older residential areas surrounding downtown have suffered more extensive alterations as well as inappropriate infill. These areas lack integrity and no other neighborhood in the original city boundary appears to meet historic district criteria.

The previous architectural surveys of the city did not include a review of the subdivisions which were developed around the city in the 1950s and 1960s. This was a time of intense growth in the city and many new subdivisions were platted north of Kansas Avenue. A review of these streets for this plan found that most of the housing built during these decades were common Minimal Traditional, Ranch and Split-Level styles. These areas appear to lack architectural distinction and/or integrity with the notable exception of the Fankhauser Subdivision. This subdivision is composed of a series of concrete block, Mid-Century Modern houses from 1957 to 1965.

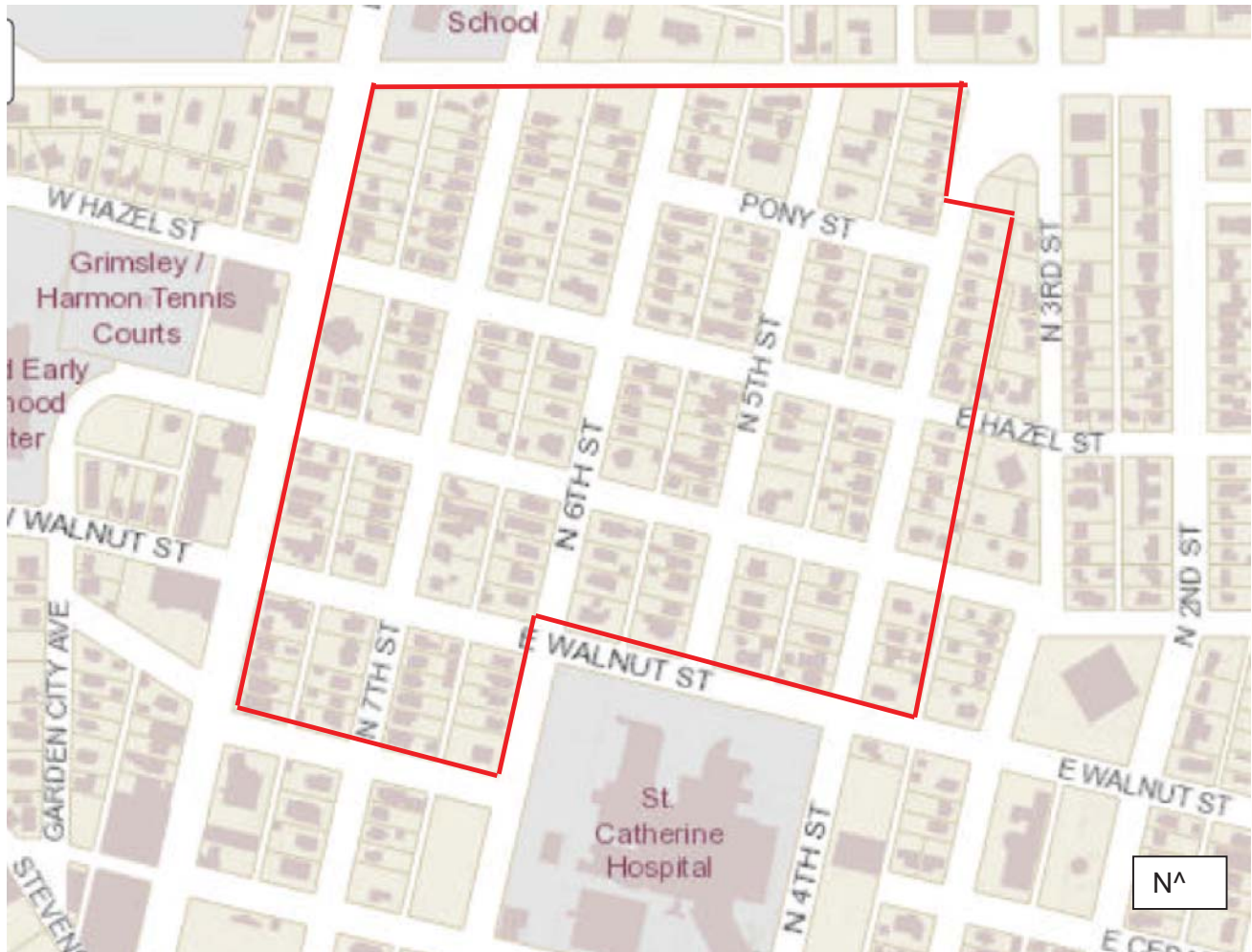


Figure 66: Map of the proposed Garden City Residential Historic District which is bounded by N. 4th Street on the east, by E. Kansas Avenue on the north, N. Main Street on the west and Cedar and Walnut Streets on the south.



Figure 67: Streetscape of the 600 block of N. 7th Street.



Figure 68: Streetscape of the 700 block of N. 7th Street.



Figure 69: Ca. 1900, cross-gable roof dwelling at 910 N. 6th Street.



Figure 70: Ca. 1910, Colonial Revival style dwelling at 901 N. 6th Street.

The Fankhauser Subdivision was platted in 1955 just north of E. Kansas Avenue. It was developed by Roy Fankhauser who owned a masonry and lumber business in the city. He hired the architectural firm of Lyman, Cobb and Benson of Garden City to design a series of Mid-Century Modern Houses built out of concrete block. Twenty Mid-Century Modern houses were built in this subdivision between 1957 and 1965 and are distinguished by their varying rooflines, concrete block exteriors, and integral garages and carports. Although some of the doors and windows have been changed, most of these dwellings retain integrity of their original design. There are also several Ranch and other design houses in the subdivision but most are Mid-Century Modern houses and compose a unique neighborhood in the city.

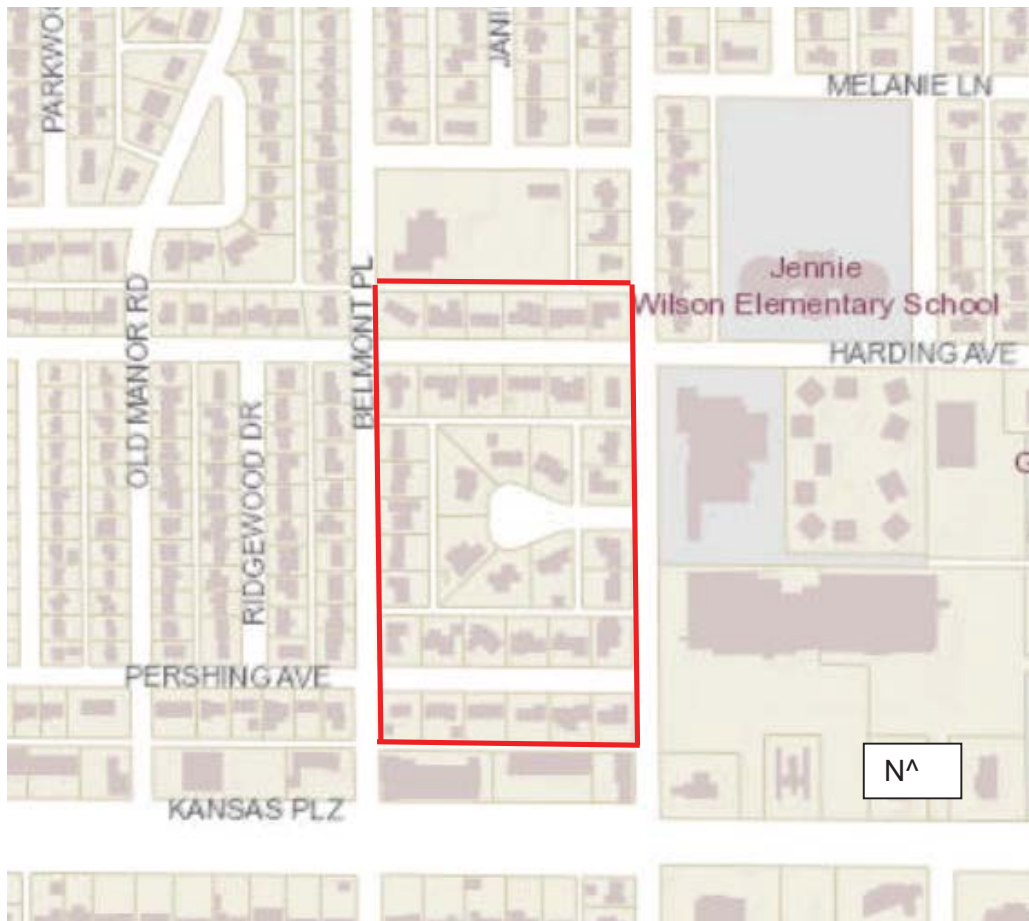


Figure 71: Map of the proposed Fankhauser Subdivision.



Figure 72: Streetscape of the 100 block of Pershing Avenue in the Fankhauser Subdivision.



Figure 73: Mid-Century Modern design at 1106 Harding Avenue.



Figure 74: Mid-Century Modern design at 1110 Pershing Avenue.

A third collection of homes which also meet National Register criteria are the eight Lustron Homes in the city. These dwellings are scattered at various locations both east and west of Main Street. Manufactured by the Lustron Corporation of Columbus, Ohio headed by Carl Strandlund, the Lustron Homes were intended to help ease the post-war housing shortage by mass-producing steel dwellings which could be shipped and erected anywhere in the country. The first Lustron was produced in March of 1948. Available models had one, two, or three bedrooms; exterior colors were pink, tan, yellow, aqua, blue, green, or gray; and interior color options were beige or gray. Interior space could include such built-ins as shelving in the living room, a china cabinet in the dining room, and a vanity in the main bedroom.

Despite the innovation and efficiency of the Lustron, financial issues plagued Strandlund and his company. The company closed in 1950, having produced only 2,680 homes, most of them erected in the Midwest. There were eight Lustron dealerships in Kansas and 100 houses built. A National Register of Historic Places study, “Lustron Houses of Kansas,” documented 91 extant examples, including in Garden City, which can boast eight Lustron Homes. The Lustron Homes in Garden City were erected by the Hughes McCollum and I.A. Sauer Construction Company. These eight homes retain their integrity and are in good condition. The houses are located at 405 and 1016 N. 4th Street, 1203 N. 9th Street, 211 and 901 N. 11th Street, 407 Laurel Street, and 310 and 312 Hudson Street.



Figure 75: Lustron Home at 312 Hudson Avenue erected in 1948.



Figure 76: Lustron Home at 1203 N. 9th Street erected in 1949.



Figure 77: Frank A. Gillespie House at 1103 Gillespie Place.



Figure 78: John R. Burnside House at 111 W. Walnut Street.



Figure 79: The Big Pool, constructed in 1922 at 504 E. Maple Street.

The Historic Preservation Plan of 2000 identified a number of properties which appeared to meet individual National Register criteria. The majority of these properties are located within the proposed Garden City Downtown and Residential Historic District boundaries. Significant properties located outside these boundaries include the Frank A. Gillespie House at 1103 Gillespie Place, the John R. Burnside House at 111 W. Walnut Street, and the Big Pool at 504 E. Maple Street. The Frank A. Gillespie House was built in 1908 and he served as the manager of the Garden City Company which was the major sugar beet factory located on the west side of the city. The house is a notable Craftsman style dwelling. The John R. Burnside House is a 1907 Queen Anne style dwelling of rock-faced concrete block. Both of these properties are considered eligible for their architectural significance. The Big Pool, built in 1922, is the largest swimming pool in the country and it retains its WPA-era bathhouse. Significant for its role in recreation, a review of the pool's integrity of design and materials should be evaluated in determining its eligibility. Alterations have occurred to several other properties identified as potentially eligible and they no longer retain integrity of their original design.

When discussing the possibility of National Register listing, it is crucial that owners understand that design review by the Landmarks Commission will be necessary for any proposed exterior remodeling. Kansas state law requires that a review of the effects of a project be considered for National Register- or state register-listed properties. For most minor projects such as replacement of non-historic windows, simple porch repairs, replacement of non-historic roofs etc., the city planning staff can do a quick approval of a building permit. For more substantive actions a review by the Landmarks Commission may be required. Prior to initiating a nomination's preparation, property owners should be fully informed as to the effects of National Register listing through neighborhood meetings and/or information sheets or summaries.

Moving forward with the nomination for the Garden City Residential Historic District is recommended to occur within the next one to three years. The City's Neighborhood and Planning Department and Landmarks Commission should distribute information about National Register listing and hold public meetings to gauge the level of support for moving forward with the district nomination. If a majority is in support, then the City should apply for a grant from the KSHS to assist in the funding of the nomination.

During the public meetings conducted as part of this preservation planning process, a number of the residents of the Fankhauser Subdivision were in attendance and voiced their disapproval of National Register listing. Residents expressed concern that listing may require design review by the Landmarks Commission and this was objected to by all of the property owners in attendance. While recognizing that the area has architectural interest, there does not appear to be support for National Register listing at this time. As time passes, there may be more appreciation of the uniqueness of this Mid-Century Modern neighborhood and some type of recognition may be desired in the future by a majority of the owners.

- ✓ Action – Hold public meetings and distribute information to residents in the proposed Garden City Residential Historic District to assess support for National Register listing. If sufficient support is evident, move forward with grant funding to prepare the nomination within the next one to three years. Reassess interest in National Register listing for the Fankhauser Subdivision in seven to ten years. The Landmarks Commission should also contact property owners of individually eligible properties to see if National register nominations are desired.

➤ *Goal – Review and Revise Residential Zoning for Older Neighborhoods*

The zoning category of Multiple Family Residential District (R-3) applies to various older neighborhoods adjacent to the downtown area. This includes the proposed Garden City Residential Historic District area to the east of Main Street. Despite the stated intent of this district being “to protect the character of the neighborhoods of this district,” this zoning is incompatible for those areas that are dominated by single-family detached homes that developed primarily during the end of the nineteenth century and the first half of the twentieth century. This incompatibility is reflected in the following language:

Permitted Land Uses

This district allows single-family homes, duplexes, triplexes, four-plexes, apartments, group homes, churches, and certain conditional uses. The only instance in which more than one housing unit per dwelling would be compatible with these historic neighborhoods is if the dwelling had a single-family character.

Building Heights & Yard Requirements

The current 45 ft. maximum height limit works for historic neighborhoods. Minimum lot size requirements in the R-3 zone are determined by the number of units for the lot, but the requirement of 6,000 sq. ft. lots for single-family detached houses appears to be fairly consistent with the historic development patterns. There are no lot width standards.

Parking

As currently written, single-family and two-family dwellings must provide four (4) off-street parking spaces for each dwelling unit, and at least two (2) of those spaces must be located behind the front building line of each dwelling unit. These provisions should be revised to place all on-site parking behind the front building line.

It is recommended that areas dominated by historic single-family detached houses be rezoned to a district that is more consistent with the historic development pattern. In light of the existing zoning districts available, it appears that R-2 would be the most compatible zoning. The R-2 district has requirements that are generally similar to the R-3 district, although the primary permitted use is single-family detached dwellings. The minimum lots size is slightly smaller at 5,000 sq. ft., the minimum front and side setbacks are 10 ft. and 3 ft., respectively, there are no lot width requirements, and the maximum building height is 35 ft. It has the same off-street parking requirements as the R-3 district. It is acknowledged that some dwellings with multiple units would become non-conforming uses, but that scenario is preferable to these residential areas losing their cohesive architectural character over time. Also, lot width standards should be added to keep widths in the 50 ft. range, and all on-site parking should be located behind the front of the building.

- ✓ Action – Rezone the older neighborhoods from the current Multiple Family Residential District (R-3) to Single Family Residential District (R-2). This would include the area bounded by Fulton Street on the south, Kansas Avenue on the north, 4th Street on the east and 13th Street on the west. These are the blocks that contain large concentrations of nineteenth and early- to-mid twentieth century dwellings and are zoned R-3.

➤ *Goal – Encourage New Compatible Construction and Adopt Conservation Zoning*

Demolition in Garden City's older neighborhoods has resulted in numerous vacant lots. One of the goals of the 2017 housing study was for the city to encourage new infill in the underutilized lots surrounding downtown. New infill construction is encouraged on vacant lots and with buildings compatible with the adjacent architecture. Although compatible new construction is recommended, the older residential areas surrounding downtown lack sufficient design review to guide new construction. As a result, recent infill construction has been a mixture of both appropriate and inappropriate designs. Inappropriate designs are those which are not in keeping with the overall architecture on a particular block and are generally characterized by horizontal scale, lack of porches, undersized doors and windows and garages on primary elevations.

One approach to ensure compatible infill is to enact Conservation Zoning for historic areas. Conservation Zoning only requires design review for demolition, additions to dwellings and new construction. The City's Neighborhood & Development Services Department along with the Landmarks Commission would administer this program and its oversight role in areas so designated. For most property owners this overlay would have little or no affect. Additions to dwellings are usually approvable as long as they are on rear elevations and not on the front or readily visible side elevations. Demolition would be allowed if the structure is determined to be beyond repair or for safety concerns. New construction on vacant lots is encouraged but with designs compatible with the adjacent dwellings on the block. This scope of review helps maintain

the appropriate size, scale, massing, setback, building form, building orientation and alignment, and character defining features and materials of properties within the designated area.

- ✓ Action – Adopt a Conservation Zoning provision in the city’s ordinance during the next one to three years and encourage its use. Unless overlays are enacted to guide new construction, incompatible infill will continue to be built in Garden City’s older neighborhoods. Such new construction can result in a lowering of property values and discourage rehabilitation and investment.



Figure 80: Conservation Zoning would help ensure appropriate new construction in Garden City’s older neighborhoods. Design review would prevent inappropriate designs such as those with front garages (top) in favor of more compatible new construction (below).

➤ *Goal – Publish an Illustrated and Expanded Set of Commercial and Residential Design Guidelines*

The city's Landmarks Commission has the responsibility to review rehabilitation, demolition, new construction and other design elements for National Register properties. The 2006 Landmarks Ordinance included a short set of narrative design guidelines for the Commission to use when making its recommendations. As more properties are listed in the National Register, an expanded set of design guidelines for commercial and residential properties should be produced through a grant from the KSHS. Another approach would be to adopt and revise design guidelines used for comparable cities in Kansas. The guidelines should not only be expanded but the use of ample illustrations to explain design review elements is also recommended. The intent is to make the design guidelines "user friendly" as well as clarify how the decisions of the Landmarks Commission will be made and upon what basis.

- ✓ Action – The adoption of more comprehensive and illustrated design guidelines is important to increase public support for historic preservation, clarify the decision making process of the Commission and enhance the design standards for new construction in any future overlay districts. This action should occur within the next two years.

➤ *Goal – Promote Appropriate Rehabilitation Through Compatible Weatherization*

The U.S. Department of Energy offers grants to states, territories, and some Indian tribes through the Weatherization Assistance Program (WAP) to improve the energy efficiency of the homes of lower-income residents. WAP is currently the largest residential energy efficiency program in the U.S. In Kansas the program is administered by the Kansas Housing Resources Corporation. Qualifying households must be residents of the state and have yearly incomes within certain ranges based on household size. Preference is given to residents over 60 years old, families with one or more individuals with a disability, and families with children. Households that are receiving assistance from Supplemental Security Income or Temporary Assistance to Needy Families are automatically eligible. In Garden City the program is administered by the Harvest America/Southwest Kansas Agency.

State governments contract with local governments and nonprofit entities to provide a range of weatherization services. These services include weatherstripping and caulking around doors and windows; cleaning, testing, and repairing, or possibly replacing, refrigerators and heating and/or cooling systems; adding insulation to attics, walls, ceilings, and foundations; and addressing indoor air quality issues. The Kansas Housing Resources Corporation estimates that lower-income households generally pay a much higher percentage of their income for energy, devoting 18% of their yearly income to energy bills, while other households pay 5% of their income. Weatherization can have a significant impact, saving over \$350 per year, with a return of \$2.51 for every \$1 invested in the services.

It is important that Garden City promote and encourage appropriate weatherization of older dwellings. Energy costs are a big concern of all homeowners, and energy efficiency is especially important in maintaining historic houses. Owners of historic buildings should take measures that achieve reasonable energy savings, at reasonable costs, with the least intrusion or impact on the

character of the building. Care should be taken to preserve and maintain historic building materials and character defining elements such as windows and doors. Retaining original windows and adding storm windows can often offer similar thermal values and be more cost effective than wholesale window replacement.

- ✓ Action – Low-income and elderly residents should be encouraged to take advantage of the WAP to make their older homes more energy efficient. Houses built prior to 1945 often already have good insulating qualities such as brick and plaster walls, high ceilings and wide eaves. Adding attic insulation, storm windows and wrapping ductwork are all approaches to save energy without compromising architectural character.
- Goal – *Evaluate the significance of properties built after 1945 and identify those that meet National Register criteria.*

Our sense of what is historic and significant in history changes with the passage of time. The mid-1940s to the 1960s were boom years in construction and development and Garden City contains almost 3,000 buildings from these two decades. These properties were not assessed during the survey of the early 1990s since at that time they were less than fifty years of age. As part of this project a street by street overview survey was conducted to identify areas which appeared to meet National Register criteria. From this survey the Fankhauser Subdivision's Mid-Century Modern neighborhood was identified as National Register-eligible. A more intensive survey to identify significant individual properties within this time period is recommended. This would include properties important not just for their architectural design but also for their association with the city's history or important persons or events.

- ✓ Action – Complete a survey of the city's buildings and structures constructed from 1945 to 1970 and identify properties which may warrant further review or meet National Register criteria.



Figure 81: The dwelling at 1505 Hackberry Street is representative of the post-World War II housing built in the city.

Future Goals and Recommendations - Enhance Rehabilitation and Preservation of Garden City's Downtown Buildings

- *Goal – List the Garden City Commercial Historic District in the National Register of Historic Places*

Downtown Garden City contains a notable collection of late nineteenth and early twentieth century commercial buildings. The downtown area was the subject of a survey and National Register evaluation in 2011. This project identified a large eligible historic district along either side of Main Street. Listing in the National Register is an essential component of downtown revitalization efforts. The incentives of the 20% federal tax credit and 25% state tax credit for historic rehabilitation often makes the difference in the economic viability of a project. The preparation of a National Register nomination for the “Garden City Commercial Historic District” is recommended to be prepared within the next one to two years.

- ✓ *Action – Conduct public meetings and workshops with downtown property owners to assess the support for a historic district nomination. If sufficient support exists, the City should apply to the KSHS for a grant to complete the nomination within the next one to two years.*



Figure 82: The 200 block of N. Main Street is within the proposed boundary of the Garden City Commercial Historic District. Tax incentives would assist in the rehabilitation of the buildings and utilization of upper floor space.



Figure 83: Map of the proposed Garden City Commercial Historic District boundary which is outlined as the red dashed line.

➤ *Goal – Rehabilitate the Windsor Hotel*

The rehabilitation of the Windsor Hotel has been a priority for many years. The Finney County Preservation Alliance has played an important role in its stabilization as it pursues development opportunities. The 2017 downtown market and housing studies indicate that the economics of the city may make the Windsor Hotel an attractive rehabilitation project in the near future. Listed in the National Register, the building already qualifies for federal and state tax credits.

- ✓ Action – The Finney County Preservation Alliance, Downtown Vision and the city government should continue to cooperate in their efforts to preserve and restore this landmark building.



Figure 84: Memorial sign on the front of the Windsor Hotel.

➤ *Goal – Rehabilitate the State Theatre*

Downtown Garden City is fortunate that the State Theatre continues to stand on Main Street. Many similar cities in the Midwest have lost their historic theaters and no longer have the opportunity to use them as arts centers or other uses. The theater currently has an added metal front and no longer retains integrity of its original design. It currently does not meet National Register criteria due to these alterations but the building's eligibility could be reassessed once the metal front is removed. It is believed that much of the original design is beneath the added materials and the interior is also largely intact. The State Theatre has great potential to be restored back to a theater or some other type of compatible adaptive reuse.

- ✓ Action – The Finney County Preservation Alliance, Downtown Vision and the city government should continue to cooperate in their efforts to preserve and restore the State Theatre either back to its original use or an adaptive reuse that preserves and restores its original character.



Figure 85: The State Theatre, originally built in 1928, was designed with influences of the Spanish Revival style with its curvilinear parapet wall.



Figure 86: The State Theatre in 2017, with its added façade and marquee.

Future Goals and Recommendations – Increase Heritage Tourism in Garden City

Garden City's tourism is supported by the Finney County Convention & Visitors Bureau which provides information and promotion for tourists. Currently, tourism to Garden City is limited and there are few resources for obtaining information on the city's historic resources. Increasing the number of heritage tourists would assist in overall economic development as well as heighten awareness of the city's architectural and historical resources.

In 2003 the Travel Industry Association stated that 81% of U.S. tourists were "historic/cultural" travelers who traveled in order to experience the culture and history of different places.⁵⁶ The World Tourism Organization anticipated that global heritage tourism would rise by 30% by 2010. The homepage of Leisure and Sport Review, which lists Kansas as a "featured state" in August 2017, encourages people to "travel highways and scenic byways that reveal America's history amidst modern vacation and staycation highlights."

Sites and activities presented as heritage tourism destinations are as ideal for staycations (stay-at-home vacations) as they are for vacations. A 2015 report by Regency Hotel Management indicates that staycations have become increasingly popular in the last decade, stating that "local adventures are fast becoming a way of life." The report cites Google data showing a 58% rise in search frequency for staycation destinations between 2010 and 2015, including a 10% yearly increase in 2015. And while individuals and households might take one large vacation annually, they often take several "mini-trips" per year.

➤ *Goal – Highlight Garden City's Railroad Heritage*

"Railfanning" has become its own form of tourism, attracting train and railroad-history buffs and people interested in regional and transportation history, as well as others seeking a unique vacation and alternative mode of travel. A number of websites offer vacation trips by train, in every region of the country, including Amtrak, americabyrail.com, touristrailroads.com, American-rails.com, vacationbyrail.com, and traintour.com.

The railroad played an integral part in Garden City's past, with the Atchison, Topeka & Santa Fe rail line arriving in the area in the 1870s. Two Amtrak passenger trains, branded *Southwest Chief* (reminiscent of the famous AT&SF train named *Super Chief*), still traverse essentially the same historic route and currently make daily stops at the Garden City Depot. The line is also used by the commercial shortline, the Garden City Western Railway, which operates forty miles of track in southwestern Kansas, primarily transporting agricultural products.

According to Great American Stations, a project established in 2006 by Amtrak to promote the preservation of old train stations, about one-third of the more than 500 stations served by Amtrak are listed in the National Register of Historic Places, either individually or as contributing structures to historic districts. Two of these stations are in Kansas, in Dodge City and Newton. The Great American Stations website (greatamericanstations.com) includes an entire page about

⁵⁶ Travel Research Department, "The Historic/Cultural Traveler, 2003 Edition" (Washington, D.C.: Travel Industry Association of America, 2003), 5-6.

Garden City, with a photo and description of the depot, a history of Garden City as relates to the railroad, and a list of the depot's amenities, with a click-through to a history of the AT&SF.

Kansas has many resources related to railroad history, including museums, depots, and scenic and heritage train excursions. The Atchison Rail Museum and adjacent Santa Fe Depot are in Atchison, where the AT&SF got part of its name. Dodge City promotes its historic depot and recognizes that more visitors to the city arrive by rail than by plane; the tourism master plan addresses ways to improve railroad tourism.

Garden City has the potential to utilize its railroad history to promote the wider history and resources of the town, and to draw tourists from across the state, region, and country to explore Garden City, particularly its downtown area. Railway tourism initiatives could partner with other rail-related locations and institutions in the state, with Amtrak and companies creating rail vacation packages, and even offer Garden City-related tourist experiences such as visits to other local historic sites, and dining and shopping in the historic downtown.

- ✓ Action – The Finney County Convention & Visitors Bureau, Downtown Vision and the city government should explore ways to reach out to the railroad tourism industry and provide incentives for travelers to visit the historic depot building as well as other sites in the city. A wayside exhibit with history on the depot should be installed on the depot property. Partnerships in Santa Fe Trail heritage could also be explored with the Santa Fe trail Association, which is very active in Kansas and acts as the liaison between the public and the National Park Service's Trails Office.



Figure 87: The 1907, AT&SF Train Depot has been well preserved and holds potential for increased railroad tourism .

➤ *Goal – Highlight Garden City’s Santa Fe Trail Heritage*

The historic route of the Santa Fe Trail has potential for promoting the history of Garden City and encouraging tourism. Traversed by thousands of people making their way west during the 1820s into the 1870s, when the railroad supplanted it, the Santa Fe Trail originally went right through the future site of Garden City along what was termed the “wet route” since it followed the Arkansas River. This route was longer but the water source was more consistent, which was a critical factor during dry seasons.

In the early 1900s the Daughters of the American Revolution in Kansas saw a need to demarcate the path before it was completely erased from the landscape. The DAR in other Santa Fe Trail states soon followed suit. Of 86 markers created by the DAR, which are red-granite boulders with inscriptions, two are extant in Garden City, both placed in 1906: marker #72 can be found at the former site of Harmony School at the intersection of Campus Drive and East Fulton, and marker #73 is in Finnup Park at the intersection of Maple Street and 6th Street. Other locations not far away that have DAR markers are Larned, Fort Dodge, and Fort Larned. These markers may be eligible as resources of the Santa Fe Trail MPS.

A website promoting the trail’s route through Kansas, www.santafetrails.com, offers information on the trail and notable sites along its path, including Garden City and other places to visit in the town. The Historical Marker Database website (www.hmdb.org) also lists Garden City, its history, and other historic sites to see there. The National Park Service too has information on the trail and guidance for planning a trip to see it, including a detailed map. Another resource is the “Historic Resources of the Santa Fe Trail (Revised) National Register nomination available at www.kshs.org.

- ✓ Action – The Finney County Convention & Visitors Bureau, Downtown Vision, and the city government should highlight the two Santa Fe boulders when creating a driving tour brochure for historic sites. Another recommendation is the creation of wayside exhibits to interpret at least one of the boulder sites for visitors with history on the trail. Directional signage is also recommended.



Figure 88: One of the Santa Fe Trail markers erected in the city in 1906.

➤ *Goal – Coordinate Heritage Tourism with Ecotourism*

Heritage tourism can often be combined with ecotourism. For Garden City, this pairing is possible with the Santa Fe Trail, which draws visitors for both its history and natural environments, and also the Sandsage Bison Range and Wildlife Area, just west of Garden City. The Sandsage Bison Range is a 3,670-acre remnant of what was once the 270,000-acre Kansas National Forest, established in the early 1900s partly as the location of a failed test to discover which trees were adaptable to the Great Plains. Now reverted to prairie, it is managed by the Kansas Department of Wildlife and Parks and an example of the sandsage prairie biome, home to numerous native plant and animal species. It is also home to the oldest publicly owned herd of bison in the U.S., originally brought to the location from Oklahoma in 1924. Tours can be arranged through the Finney Game Refuge and the Finney County Convention & Tourism Bureau. The refuge lends itself to the narrative of Garden City's early history, allowing visitors to experience the southwestern Kansas landscape as it was in the early and mid-1800s.

- ✓ Action – Future walking and driving tours and other heritage tourism efforts should include information on the Sandsage Bison Range and Wildlife Area and the nineteenth century history of Garden City.



Figure 89: Bison roam the prairie of the Sandsage Bison Range near Garden City.

➤ *Goal - Utilize Existing Programs and Coordinate with Regional Sites*

Garden City has opportunities to coordinate heritage tourism with other cities and historic sites in the region. The most prominent tourism community is Dodge City which has thoroughly capitalized on its persona as a town of the Old West. The Dodge City website notes that even though much of its nineteenth-century historic fabric is gone and the landscape is now filled with modern additions, the town continues to have a strong appeal as a symbol of the “mythic West.”

Despite the modern elements, the city's website points out that there are still extant components that preserve the city's and the region's history. Garden City has promoted its "Western" image, including through such events as "Beef Empire Days," but this could perhaps be enhanced, and coordinated with other towns, such as Dodge City, which has a high visitation due to its Old West image.

A Dodge City master plan for tourism was completed in 2009 with a primary goal for Dodge City to improve its niche in the tourist market including "creative tourism" strategies. "Reimagining Dodge" lists several locations and organizations with potential for collaboration and "cross-promotion" in attracting and satisfying a variety of local and regional visitors, from museums to parks and preserves to historic buildings and sites. Among the locations is downtown Garden City, which is described as "a dynamic revitalized downtown and trade area." The report also suggests regional partnerships, such as the tri-city meetings that include Dodge City, Garden City, and Liberal, as a means of reinforcing and making full use of a regional brand, as well as increasing the region's legislative voice.

- ✓ Action – Garden City's Chamber of Commerce, Convention and Visitor's Bureau, Downtown Vision, Finney County Preservation and Historical Societies, and the Landmarks Commission all play important roles in heritage tourism efforts. These groups and agencies are encouraged to meet at least once a year to prioritize city tourism promotion projects and identify the potential for regional cooperation with communities such as Dodge City and Liberal.
- Goal – *Provide visitors with walking and driving tour brochures of the city's historic neighborhoods.*

Garden City lacks any type of detailed walking or driving tours for the downtown area or older neighborhoods. These types of brochures are inexpensive ways to increase tourism and visitation in the city. The downtown area lends itself to a walking tour as do the streets in the proposed Garden City Residential Historic District. A driving tour is recommended for those interested in Mid-Century Modern architecture and the Fankhauser Subdivision, Lustron Homes, and other individual properties could be highlighted. Providing visitors with information on the history and architecture of the downtown and neighborhoods as well as highlighting significant buildings would be a valuable addition to the city's heritage tourism efforts.


- ✓ Action – Complete walking tour brochures for the city's proposed Downtown and Residential Historic Districts. Prepare a driving tour for other historic properties including the city's Mid-Century Modern and Lustron examples.

Creating the Future: Increase Public Awareness and Support for Historic Preservation

➤ Goal – Encourage and Promote Home and Building Tours.

Home and building tours are an excellent way to increase awareness of the city's historic resources and highlight historic buildings and rehabilitation. Usually property owners of five to ten buildings will agree to allow the public to tour their homes over a one- or two-day period. Home tours are effective means to increase awareness of a community's historic properties and encourages investment in older neighborhoods. Successful tours can also provide funds for the sponsoring organization.

- ✓ Action – The Finney County Historical Society has held successful building tours in the past and this program should be continued and expanded in the future. The involvement of Downtown Vision to highlight upper floor loft apartments and residential use is encouraged.



The advertisement is a flyer for a "Historic Homes & Buildings Tour" held on Sunday, June 18, from 1:30 to 4:30 p.m. It features two photographs of historic houses at the top. The text lists the tour schedule, ticket price (\$15 per person), and advance ticket sales locations. It also lists the 2017 tour sponsors: Edward Jones, Golden Plains Credit Union, Territorial Magazine, and Envision Real Estate. The tour is hosted in partnership by the Finney County Women's Chamber of Commerce and the Finney County Historical Society. The Finney County Historical Museum is mentioned at the bottom with its address and phone number.

Historic Homes & Buildings Tour
1:30-4:30 p.m. Sunday, June 18

Finnup House	405 N. Ninth Street
Senator Thompson House	902 N. Sixth Street
Railway Depot	100 N. Seventh Street
LaGesse Craftsman Home	610 N. Third Street
Deb & Robin Huber House	645 Wheatridge
Concluding Ice Cream Social	3-6:30 p.m., Finney County Museum Patio

\$15 per person
Tickets sold at all five sites during tour hours! Cash or check accepted.
Advance ticket sales:
Adams Real Estate, Baker Boot, Signatures The Salon, Wharton's, Finney County Museum

2017 tour sponsors

Edward Jones
Advisor: Lore Schneider

Golden Plains
CREDIT UNION
Live... with a Vision for Growth

TERRITORIAL
MAGAZINE

ENVISION
REAL ESTATE

Tour hosted in partnership by
Finney County Women's Chamber of Commerce & Finney County Historical Society

Finney County Historical Museum
403 S. Fourth at Finnup Park • 620-272-3664

Figure 90: Advertisement for one of the recent historic homes tours in the city.

➤ *Goal – Increase the Landmarks Commission’s Profile*

Landmarks Commissions across the country generally conduct their business with little fanfare and only make headlines when there is a controversy. This presents the general public with a skewed perception of what a Commission is for and what its function is. Garden City’s Landmarks Commission is relatively new (2006) and its oversight role has been limited to a small number of locally designated properties. The visibility and responsibilities of the Commission would increase if the proposed historic districts are listed in the National Register and more extensive design review is required.

There are a number of successful approaches other communities have used to build public support. One is to complete an annual report which summarizes the actions and activities of the Commission and their accomplishments. This should include the number of Certificates of Appropriateness approved by the Commission and the dollar value of these improvements. This information should be sent to the local media and not just relegated into a city report. Another way to increase visibility is to have Commission members attend ribbon cutting ceremonies when new businesses are opened in historic buildings, dedicate markers when new historic districts are approved, and to create a power point presentation showing before and after photos of rehabilitation in the city for presentations before civic groups and elected officials. The amount of investment in downtown historic buildings should also be regularly updated and publicized. A brochure outlining the role of the Commission and design review standards will also become necessary in coming years if the number of historic districts and Conservation Zones increase.

- ✓ Action – The Landmarks Commission should take the time to publicize their good work and accomplishments as often as possible. As the most visible face of historic preservation in the community, members should make themselves available at building dedications, ribbon cuttings, etc. Consideration should be given to developing a power point program and brochure describing the Commission’s operations and contributions to the City.



Figure 91: Awards recognize contributions made by citizens and property owners for building rehabilitation and other historic preservation efforts.

➤ *Goal – Create an Annual Historic Preservation Awards Program*

Recognizing property owners who contribute to the city’s heritage is an important way to increase support for historic preservation. While the Finney County Historical Society has its own awards program, an expanded program should be considered with involvement by the Landmarks Commission and Downtown Vision. Various categories should be considered such as general preservation and maintenance of a historic property, notable rehabilitation projects, achievements in historic studies, volunteer services, and preservation leadership. These types of awards help to identify and support those involved in historic preservation activities and assist in highlighting preservation efforts in the community.

- ✓ Action – The Finney County Historical Society, Landmarks Commission and Downtown Vision should work together to expand an awards program in coming years. In addition to awards for historic preservation, well designed infill projects in historic neighborhoods and the downtown area should be recognized. Award recipients should also be highlighted in the local newspaper and other media.

VI. Conclusion

Like many cities across the country, Garden City is repositioning itself for economic growth and development for the 21st Century. Some 35% of buildings now approach fifty years of age and the maintenance, preservation and adaptive reuse of downtown buildings and older neighborhoods is an essential part of future planning. Restored properties on residential streets and an active downtown will be valuable assets as Garden City promotes its economic viability and potential for the future.

The primary goals and objectives of the Garden City Historic Preservation Plan are compatible with the city's recent planning efforts. The city's Comprehensive Plan, Downtown Housing Study and Marketing Plan in almost all cases reinforce with the recommendations in this plan.

Enhance Rehabilitation and Preservation of Garden City's Historic Neighborhoods

Goal-List Eligible Properties and Historic Districts in the National Register of Historic Places

Goal-Encourage New Compatible Construction and Adopt Conservation Zoning

Goal-Publish an Illustrated and Expanded Set of Commercial and Residential Design Guidelines

Goal-Promote Appropriate Rehabilitation Through Compatible Weatherization

Goal-Evaluate the significance of properties built after 1945 and identify those that meet National Register Criteria

Enhance Rehabilitation and Preservation of Downtown Buildings

Goal-List the Garden City Commercial Historic District in the National Register of Historic Places

Goal-Rehabilitate the Windsor Hotel

Goal-Rehabilitate the State Theatre

Goal-Continue to Offer and Promote Rehabilitation Incentives

Increase Heritage Tourism in Garden City

Goal-Highlight Garden City's Railroad Heritage

Goal-Highlight Garden City's Santa Fe Trail Heritage

Goal-Coordinate Heritage Tourism with Ecotourism

Goal-Utilize Existing Programs and Coordinate with Regional Sites

Goal-Provide Visitors with Walking and Driving Tour Brochures of the City's Historic Resources

Increase Public Awareness and Support for Historic Preservation

Goal-Encourage and Promote Home and Building Tours

Goal-Increase the Landmarks Commission's Profile

Goal-Create an Annual Historic Preservation Awards Program

The Garden City Historic Preservation Plan recognizes that preserving a community's historic buildings requires diligence. Our culture often values new buildings over old ones in need of rehabilitation. However, many are recognizing that preserving historic buildings is the more fiscally sound and ultimately more rewarding approach. The Garden City Historic Preservation Plan provides property owners and civic leaders with clear goals and objectives in a united commitment to economic development while honoring the city's heritage.

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APPENDIX A – FINANCIAL INCENTIVES

Kansas Historic Preservation Tax Incentive Program

Purpose

The State Historic Preservation Tax Incentive Program provides a state income tax credit for the sensitive rehabilitation of historic buildings. It ensures that character-defining features of buildings are retained and helps revitalize surrounding neighborhoods.

Eligibility Requirements

The State Historic Preservation Tax Incentive Program provides an income tax credit of up to 25% of qualified rehabilitation costs. Another 20% is available if the property qualifies for the **Federal Rehabilitation Investment Tax Credit** (for income-producing properties only).

Several types of properties are eligible for the state tax credit:

- The property is listed on the National Register of Historic Places, or is determined by the staff of the State Historic Preservation Office to be eligible for listing.
- The property contributes to the historic significance of a historic district that is listed, or eligible to be listed, on the National Register.
- The property is a local landmark via local government action.
- The property is a barn constructed prior to 1937.

Program eligibility varies depending on the type of building. For residential properties and barns built prior to 1937, the value of the work must equal at least \$25,000 or 25% of the fair market value of the property, excluding the land, prior to rehabilitation, whichever is lower. For commercial properties, including multi-family housing projects, the work must be at least 50% of the fair market value, excluding the land. Like other State Historical Society of Iowa incentive programs, the rehabilitation work must meet the Secretary of the Interior's **Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**.

Other considerations:

- Credits are reserved on a first-come first-served basis as the Part 2 applications are approved.
- Credits are retroactive up to two years from the completion date. Rehabilitation expenditures prior to the date of approval of the Part 2 are incurred at your own risk and must be considered qualified expenditures under the federal rehabilitation credit in Section 47 of the Internal Revenue Code.
- Applications are not considered submitted until complete information is received. If more information is requested, the application is put on hold. Additional information should be sent as soon as possible to prevent another application from being approved ahead of yours.
- If project costs exceed the estimated cost provided on the Part 2 application, additional credits will be reserved for the next state fiscal year in which credits are available. Due to

the yearly caps and 5-year reserve limit, additional credits may not be available at all. Therefore, it is better to estimate high on the Part 2 application.

Once the applicant has reached project completion, a Part 3 application should be submitted for review. When the Part 3 application is approved, the applicant will receive a tax certificate dated for attachment to state income tax forms in the year that credits were reserved. Only the expenditures for the two years prior to the completion date of a project can be used to calculate the state tax credit.

Federal Investment Tax Credit Program

Over the past twenty-five years, more than 29,000 buildings have been rehabilitated across the country, generating over \$25 billion in private investment in historic buildings nation-wide. There are two types of ITCs available: 20% for a certified historic structure or 10% for a non-historic structure. Investment Tax Credits are available to the owners or certain long-term renters of income-producing properties.

The 20% ITC reduces the cost of restoration and rehabilitation to the owner of an income producing historic property as an income tax credit. The credit is 20% of what an owner spends rehabilitating the building, not including acquisition costs.

To qualify for the 20% Credit:

- The building must be listed on the National Register of Historic Places, or listed as a contributing structure within a National Register Historic District.
- The rehabilitation project must meet the "substantial rehabilitation test," which means you must spend the adjusted value of the building or \$5000, whichever is greater. The figure is derived by subtracting the value of the land from the cost of the building and land together.
- After rehabilitation, the structure must be income producing for five years (commercial, rental, B&B).
- The rehabilitation must meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings.*

To qualify for the 10% credit:

- The structure must have been built before 1936 and not "historic" (must not be listed or eligible for listing on the National Register of Historic Places).
- The structure must retain 50-70% of external walls and 75% of internal walls.
- The rehabilitation must meet the "substantial rehabilitation test" as in the 20% credit.
- The structure must be used for five years as income producing but NOT housing.

For additional general information on the Investment Tax Credit program, see the National Park Service's ITC web-site at <http://www2.cr.nps.gov/tps/tax/>.

2010 Impact Study of Kansas Historic Rehabilitation Tax Credit Program

In 2010 the Kansas Preservation Alliance (KPA) contracted with the Center for Urban Policy Research at Rutgers University to produce an economic impact study of the Kansas State Historic Rehabilitation Tax Credit program (KHTC), enacted in 2001 and implemented in 2002. The study was partially funded by a Historic Preservation Fund grant from the Kansas Historical Society. The program allows for an income tax credit equal to 25% (30% for non-profits) of qualified expenses on qualified structures, whether income-producing or not. The KHTC builds on and supplements a federal HTC of 20% that has been active for about thirty years. The KHTC is particularly important in that it applies to residences where the HTC does not. Thirty states in addition to Kansas have similar programs.

According to the study, the use of the program in Kansas has had a significant positive impact, enhancing HTC investment in the state, and resulting in 4,443 jobs generating \$323 million in output, \$142 million in labor income, \$183 million in gross state product, and \$56 million in taxes. The impacts have been felt in numerous sectors, including construction, retail, agriculture, transportation, public utilities, services, and manufacturing. Tax credit-aided historic rehabilitation has also served as a “pump primer” for non-historic preservation investments.

Kansas has many tax credit-eligible buildings in need of rehabilitation and the KHTC program has been widely used in the state, assisting 542 completed projects (averaging 68 per year) in about fifty counties between 2002 and 2009, at a total project cost of \$245 million. Total state tax credits of about \$53 million enabled the rehabilitation investment, with about a 1 to 4 (25%) tax credit to investment ratio, which is typical for the KHTC.

While geographically there is general widespread use of the tax credit program in the state, there are locations of more intense utilization, reflecting such factors as population density, median income, housing affordability, and business activity. Thus there has been greater use of the program in the Kansas River Valley and Central Wichita regions and less in rural western Kansas. The largest clusters are in Atchison, Leavenworth, Wyandotte, Douglas, Shawnee, Riley, Sedgwick, and Reno. The 2010 study indicates very few buildings in Garden City have pursued a KHTC.

APPENDIX B – GARDEN CITY LANDMARKS ORDINANCE

• . 70-52. - Garden City, Kansas, landmarks commission

There is created and established a commission to be known as the "Garden City Landmarks Commission" of the city of Garden City, Kansas. The Garden City landmarks commission will hereafter be called the "landmarks commission."

(1)

Scope of duties. The duties of the landmarks commission are to advise and make recommendations to the city commission on historic resources and to look after the architectural and cultural heritage of the community through the preservation of historic landmarks and historic districts.

(2)

Members. The landmarks commission shall be composed of five Garden City residents appointed by the city commission. All members shall have interest, knowledge, or training in preservation related fields. Three members shall represent preservation related professions as recognized by the National Park Service. Appointments shall be for a term of three years, except that the first landmarks commission shall be appointed as follows: (i) two for three-year terms, (ii) two for two-year terms, and (iii) one for one-year terms. Members shall serve until their successor has been appointed. Vacancies shall be filled by appointment as above for the remainder of the unexpired term.

(3)

Officers. The landmarks commission shall elect a chairperson and one vice-chairperson from its members.

(4)

Meetings. The landmarks commission shall meet at least once each quarter with additional meetings upon call by the chairperson or upon petition of a majority of the members. All meetings shall be open to the public and notification shall be given in the official newspaper and to those who request notification. Unless otherwise required herein, three members present constitute a quorum for the transaction of business.

(5)

Jurisdiction. The ordinance shall apply to the city of Garden City corporate limits as it may be amended from time to time.

(6)

Committees and subcommittees. The landmarks commission may establish through its by laws such committees as deemed necessary or convenient to carry out the various functions and duties of the commission.

(7)

Staff of the landmarks commission. The planning and community development department shall be responsible for the administration of this article and performing staff administrative functions for the landmarks commission. The department is authorized to develop such application forms and procedures consistent with this article, and to enforce its provisions. The staff may issue a certificate of appropriateness minor for repairs authorized by the landmarks commission or for nonregistered properties, which have no adverse impact on historic properties and report the same to the landmarks commission at their next meeting.

a.

The department director or designated representative shall review all development permit applications and other pertinent information to determine if a *landmark* property or district

may be affected by a proposed project. If so, the director shall follow the procedure to begin a review process in accordance with the provisions of this article. The director shall forward the landmarks commission recommendations to the city commission, record and file all *landmark* designations, and cause to be maintained the map of landmarks and keep all agendas, minutes, reports, findings, determinations, and correspondence for the landmarks commission. The applicant may refer applications that cannot be approved by the director to the landmarks commission.

b.

Fees. The city commission shall set fees. Fees shall be set for the following activities:

Nomination of a property to the local, registry only; request for a variance from the provisions of this article; and application to appeal a denial of a certificate of appropriateness for the improvement or demolition as indicated in the development permit application.

c.

Enforcement. The director, upon discovery that a demolition or improvement to a property is being made without review of, or contrary to, an appropriate development permit, shall issue a notice to cease such activity to the owner and shall take all appropriate measures to prevent such unlawful act. Such notice shall explain the nature of the violation in clear terms and shall allow the owner to give satisfactory evidence that the action will be corrected within 30 days or that appropriate action to comply with the provisions of this article will be initiated. Failure to comply may result in prosecution of a violation in municipal court, and may also result in the city taking corrective action to abate the offense and assess the costs of such abatement to the owner. Such notice and order may be appealed as provided in subsection (7)(f) of this section; however, the alleged violating work shall cease until the matter is finally resolved. The city may pursue any and all other available legal remedies to correct a violation of this article, including injunctive relief.

d.

Abatement assessment of costs. If the city has filed proper notice and the time has elapsed for the correction by the owner, the city may take corrective action as necessary. Any and all costs of abatement incurred by the city under the provisions of this article shall be assessed against each lot or piece of ground, chargeable therewith as an assessment, and the city clerk shall certify the assessment to the county clerk for collection as other special assessments are collected.

e.

Penalties. Any person violating any of the provisions of this article shall be guilty of a class C violation, each day or portion thereof constituting a separate offense. In addition to any penalty provided by [section 1-8](#) of this Code, the municipal court judge may also order abatement of any condition, or cessation of any act found to be in violation of this article.

f.

Appeals. Any property owner aggrieved by the administration and enforcement of this article may appeal to the landmarks commission. Any decision of the landmarks commission may be further appealed to the city commission. The landmarks commission and the city commission shall act in a quasi-judicial capacity when deciding appeals. They shall make specific findings of fact and derive conclusions from such findings. All rulings by the city commission shall be final and binding on all parties unless appealed to, and overturned by, the district or appellate court.

g.

Variances. Any property owner (or authorized representative) may apply for a variance from specific standards or guidelines for historic preservation as set and amended by the United States Secretary of the Interior Department or as provided by the landmarks commission of the city.

h.

Maintenance. Normal property maintenance shall be exempt from the provisions of this article, unless and/or until a development permit is required by other city development regulations.

(Ord. No. 2349, § 1, 11-14-06)

• **Sec. 70-53. – *Landmarks Commission. Functions and duties.***

The landmarks commission shall have the following functions:

(1)

The landmarks commission shall familiarize itself with the historic resources within the community and those, which may be eligible for designation as historic landmarks or historic districts and shall administer the identification, documentation and designation of such historic landmarks and historic districts, and shall present verification of significance to the area planning commission and the city commissioners.

(2)

The landmarks commission using the criteria identified herein shall determine whether certain buildings, structures, land areas, and interiors of historic landmarks and with owner consent should be locations or elements designated as historic landmarks or historic districts.

(3)

The landmarks commission shall review certificates of appropriateness according to design criteria as defined to determine whether to grant or deny approval of proposed undertakings.

(4)

The landmarks commission shall review and comment on projects, which may be determined to pose a threat to an archaeological site as, listed on the master file of all recorded archaeological sites in Kansas, maintained by the Kansas State Historical Society.

(5)

The landmarks commission may suggest sources of funds for preservation and restoration activities or acquisition, to include federal, state, municipal, private and foundation sources.

(6)

The landmarks commission may recommend incentives to the city commission for preservation.

(7)

If the landmarks commission finds that certain historic resources cannot be preserved without acquisition, the landmarks commission may recommend to the city commissioners that the fee or a lesser interest in the property be acquired by gift, or purchase, using funds or facilities available for preservation or restoration.

(8)

The landmarks commission shall annually review the status of designated historic landmarks and residential/commercial historic districts and include in the landmarks commission minutes, a report of such review.

(9)

The landmarks commission shall make and adopt a historic preservation plan and review and update the plan as needed. The plan may include a list of historic resources, which may not have attained the status of a historic *landmark* or a historic district. Within 20 days of a resource listing determination by the landmarks commission, the following shall be provided and administered by the preservation staff:

a.

Property owners of those sites and structures, which are listed as historic resources, shall be notified of such listing by first class mail.

b.

Property owners of historic resources shall be provided the opportunity to concur, or not to concur, with the inclusion of their property in the listing.

c.

Notice of the listing of a property as a historic resource shall be filed with the register of deeds office in Finney County and recorded as an official notice to subsequent property owners.

(10)

The landmarks commission may implement a receivership program for conservation easement donations for the purpose of historic preservation. Such easements shall be held by the city and monitored by the landmarks commission.

(11)

The landmarks commission may recommend programs and legislation to the city commissioners to encourage historic preservation in the city of Garden City.

(12)

The landmarks commission, upon request of the property owner, may assist in the preparation of national and/or state register nominations.

(13)

The landmarks commission, upon request of the property owner, may render advice and guidance with respect to any proposed work on a historic resource.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-54. - Historic *landmark* designation.**

The city *commission* may designate certain historic resources as local historic *landmarks* or local historic districts. The city *commission* shall designate historic resources. Such appointment shall amend the designation established in the "2000-2015" Garden City comprehensive plan and be known as historic places in Garden City. The map of historic places in Garden City shall be maintained and filed for public information and use in the offices of planning and the city clerk.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-55. – Historic *landmark* designation criteria.**

(a)

In the designation of buildings, structures, locations, elements, and objects as historic *landmarks* certain criteria must be met. These properties must be 50 years or older. In addition, the property must meet one or more of the following criteria:

(1)

Possesses integrity of location, design, setting, materials and workmanship;

(2)

Is associated with events that have made a significant contribution to the broad pattern of history of the city, county, state or nation;

(3)

Is associated with a significant person or group of persons in the history of the city, county, state or nation;

(4)

Embodies distinctive characteristics of a type, period, or method of construction; represents the work of a master builder/architect; possesses high artistic values; or represents a distinguishable entity whose components may lack individual distinction; or

(5)

Yields or is likely to yield information important in prehistory or history.

(b)

Properties less than 50 years old may be eligible for designation provided they are of extreme historical significance. All other criteria listed herein shall apply.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-56. - Historic district designation criteria.**

In the designation of buildings, structures and objects as historic districts certain criteria must be met. The historic resources within the historic district must be located on appropriately zoned property and must be 50 or more years old. In addition, the historic resources must meet one or more of the following criteria:

(1)

Are associated with events that have made a significant contribution to the broad pattern of history of the city, county, state or nation;

(2)

Are associated with a significant person or group of persons in the history of the city, county, state or nation;

(3)

Embody distinctive characteristics of a type, period, method or construction; represent the work of a master builder/architect; possess high artistic values; or represent a distinguishable entity whose components may lack individual distinction;

(4)

Yield or are likely to yield information in prehistory or history; or

(5)

Possess integrity of location, design, settings, materials and workmanship;

(6)

The boundaries of contiguous historic districts shall be drawn so as to include all buildings, structures, sites, objects or land areas which meet one or more of the criteria set out herein or which directly affect or relate to such buildings, structures, sites, objects or land areas meeting one or more of the above criteria, provided that at least 75 percent of the total structures within the boundaries are of architectural, historical, archaeological, or cultural importance or value as determined by the *landmarks commission*.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-57. - Procedure for designation of historic *landmark* and historic district.**

An application for historic *landmark* and residential historic district designation requires the following procedures:

(1)

A historic *landmark* or historic district nomination form, accompanying material, and for historic districts, historic district preservation guidelines as defined herein, shall be submitted to the preservation staff.

(2)

Upon receipt of such nomination, a hearing by the landmarks commission will be scheduled either at its regular meeting or at a special meeting, provided that notice of the meeting shall be published 20 days prior to the date of such hearing. For the purposes of holding a hearing to consider designation of a historic *landmark* or historic district, four members of the landmarks commission shall constitute a quorum. The owner or owners of record of any parcel on which a proposed historic *landmark* is situated or which is a part of a proposed historic district shall be mailed written notice at least 20 days prior to the hearing relating to the designation of such proposed historic *landmark* or historic district, the amendment to any designation thereof, or the proposed reduction of any designation or the amendment thereto. Owner(s) consent to the historic *landmark* or historic district designation is a requirement for such designation to occur. The landmarks commission shall afford a full and fair hearing to all interested persons. The landmarks commission may solicit expert testimony regarding the historic and architectural importance of the historic resource(s) under consideration for designation. All interested persons may appear in person or by representative and present evidence or comment. The landmarks commission shall make its decision regarding the designation within a reasonable time, no later than 15 days following the close of the hearing. In the event a member of the landmarks commission shall make application, evidence shall be presented in the same manner as all other persons and the landmarks commission member shall not vote on the matter contained in the application. Four affirmative votes shall be required to constitute a recommendation of approval on any nomination application presented to the landmarks commission.

(3)

After consideration and recommendation by the landmarks commission, the application shall be submitted to the preservation staff. The following is required as part of the designation application:

- a. The landmarks commission recommendation;
- b. Legal description and map of the boundaries of the proposed designation;
- c. Completed historic *landmark* or historic district nomination form and accompanying materials;
- d. Applicable historic district preservation guidelines as defined in this article; and
- e. A list of property owner(s) of record.

(4)

The designation shall be placed on the next possible area planning commission meeting agenda for public hearing to consider historic *landmark* or historic district designation. The same public notices and public hearing as required by law in a zoning case shall be observed. The owner or owners of record of any parcel on which a proposed historic *landmark* is situated or within a proposed historic district as well as all property owners of record within 500 feet for a local historic *landmark* or local district designation or 500 feet for a state or national designation will be notified of the hearing by first class mail. At the conclusion of its hearing, the area planning commission shall set forth in writing its findings as to whether the designation is consistent with adopted plans and shall transmit such findings to the governing body.

(5)

After notice and public hearing as required by law in a zoning case, a historic *landmark* or historic district may be created by ordinance by the governing body. Upon passage of such ordinance, a certified copy shall be filed with the Finney County register of deeds office.

(6)

Upon approval of a historic landmark or residential historic district designation ordinance by the governing body, the community development department of the city shall cause the official designation and delineation of the property or properties involved.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-58. - Nomination.**

(a)

The process is initiated when a historic *landmark* or historic district nomination form is accompanied by the following information and submitted to the landmarks commission. The city clerk shall retain copies of the nomination form. The nomination form shall include:

(1)

A description of the specific historic resource nominated as a historic *landmark* or a list of specific historic resources located within the proposed district boundaries and a description of the particular importance of or value of each such historic resource, such description to include the following:

a.

Approximate date of construction, and dates of major alterations, if known,

b.

Builder and/or architect, if known,

c.

Architectural style,

d.

Primary building materials,

e.

Current owner of record, and

f.

Legal description of each property;

(2)

A map showing the boundaries of the proposed historic district and the location of each structure of importance or value identified by a number or letter designation;

(3)

Sufficient photographs of each historic resource proposed as a historic *landmark* or historic resources listed within the historic district;

(4)

Written consent to the nomination by all of the owners of record of the proposed historic *landmark*. In the event of a contract sale, both the owner of record and the party or parties holding an equitable interest in the property must consent to the nomination;

(5)

For a historic district, 51 percent of owners of record within the proposed historic district must provide written consent. In the event of a contract sale of real property, both the owner of record and party or parties holding an equitable interest in the property must consent to the nomination.

(b)

Applications to increase the boundaries of a historic district may be made if one or more of the following conditions are met:

(1)

When additional historic resources which relate to the historic district are requested for inclusion;

(2)

When facts previously undisclosed to or unknown by the landmarks commission are revealed which indicate that a particular historic building or site is possessed of special architectural, archaeological, or cultural character, or economic viability to the district.

(c)

Applications to reduce the boundaries of a historic district may be made when one or more of the following conditions have been met:

(1)

When it can be shown that a particular historic building, structure, site, object or land area has no historic, architectural, archaeological, or cultural importance or value to the viability of the historic district;

(2)

When it can be shown that no physical, historical, architectural, archaeological or cultural degradation will result from exclusion of the property from the district.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-59. - Historic district notifications.**

Upon approval of a historic district by the appropriate governing body, property owners located within the district may not elect to exempt their property from the requirements of the historic district. In the event of a contract sale of real property, both the owner of record and party or parties holding an equitable interest in the property must notify the potential owner of the status of the historic district.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-60. - Historic district preservation guidelines.**

The *landmarks commission* shall, upon such investigation as it deems necessary, make a determination as to whether a nominated site, structure, object or area possesses significant historical, archaeological and/or architectural qualities for designation pursuant to one or more of the following criteria:

(1)

Its character, interest, or value as part of the development, heritage or cultural characteristics or the community, county, state, or nation;

(2)

Its location as a site of a significant local, county, state, or national event;

(3)

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

(4)

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

(5)

Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;

(6)

Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

(7)

- Its embodiment of design elements that make it structurally or architecturally innovative;
- (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (9) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
- (10) Its location as a site of prehistoric or historic occupation or activity possessing significant archaeological value.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-61. - Historic district designation administrative requirements.**

The following shall apply:

- (1) When the *landmarks commission* considers an area as a possible historic district, the *Landmarks Commission* shall, prior to rendering its final recommendation, submit the nomination package including district preservation guidelines to the appropriate city departments and other public agencies directly affected.
- (2) In addition, the *landmarks commission* shall, at the time of notice of hearing make the historic district preservation guidelines available to all landowners in the proposed historic district.
- (3) *Landmarks commission* approved graphics for designated historic resources within a historic district may be made available to the owners of designated structures.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-62. - Certificate of appropriateness review.**

The following procedures and requirements shall apply to certificate of appropriateness review:

- (1) A permit for any project as defined herein affecting a designated historic *landmark* or any property within a designated historic district and environs shall not be issued to any applicant by the community development department of the city unless an application for a certificate of appropriateness has first been reviewed and approved by the preservation staff, by the landmarks commission and, if a protest is filed by the city commissioners. Projects, which will or have the potential, to damage or destroy historic features of a historic *landmark* or a historic resource, which is located within a residential historic district and environs, shall be subject to a certificate of appropriateness review.
- (2) When applying for a certificate of appropriateness, the applicant shall provide plans, specifications or other documentation pertaining to the work as required with the landmarks commission's adopted application forms. A complete certificate of appropriateness application and accompanying materials shall be submitted to the preservation staff for review of the application and determination if the proposed work is a major or minor project.

(3)

When reviewing any project for a certificate of appropriateness the following standards shall be utilized:

Standards for rehabilitation.

- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- b. The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided.
- c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match as closely as possible the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- g. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(4)

The landmarks commission and/or the appropriate subcommittee shall review the application and recommend approval, approval with conditions, or denial within 30 days of the receipt of the application. A 15 day period for written comments regarding the project shall be provided prior to the landmarks commission's hearing. These written comments shall be directed to the landmarks commission. If the application is approved, and provided that a protest is not filed

within five business days following the approval of the application, preservation staff shall issue a copy of the certificate of appropriateness to the applicant and provide a copy to the community development department of the city and the applicant. If an appeal is filed by the applicant or any interested party with the preservation staff within five business days of the landmarks commission's and/or the appropriate subcommittee action, the certificate of appropriateness shall not be issued until the city commission holds a public hearing regarding the application. This public hearing shall be at the next available meeting of the governing body. For the purpose of this section, interested party shall mean an individual or individuals with a legally recognized interest in the real property located within the subject historic district.

(5)

A certificate of appropriateness for a minor project shall be reviewed and approved or denied by the preservation staff. If approved, the preservation staff shall provide a certificate of appropriateness to the applicant and provide a copy of documented approval to the community development department of the city. An appeal from a denial of an application for a minor project may be filed with the preservation staff within five business days. A public hearing on the appeal shall be at the next available meeting of the governing body.

(6)

Ordinary maintenance and repair not otherwise subject to a permit or restricted by the historic preservation guidelines may be carried out without a certificate of appropriateness.

(7)

If the preservation staff and/or the landmarks commission have taken no action within 30 days for major projects and within 15 days for minor projects after date of receipt of the completed application, the permit may be applied for with the community development department of the city.

(8)

No significant change shall be made in the work defined in the certificate of appropriateness application after issuance of a certificate of appropriateness without resubmittal and approval thereof in the same manner provided herein.

(9)

A certificate of appropriateness may be re-filed provided the request addresses the concerns stated by the governing body in its decision.

(Ord. No. 2349, § 1, 11-14-06)

• **Sec. 70-63. – Historic *landmark* and historic district—Demolition and moving permits.**

(a)

If an application is received by the community development department of the city for demolition or moving of any historic *landmark* or structure within a historic district the applicant shall be referred to the preservation staff for a certificate of appropriateness application. Review of such application for a certificate of appropriateness shall be as provided herein.

(b)

For a project which involves demolition of a historic *landmark* property or properties within a historic district or national and state registered properties, the proponents of such project shall, before doing any of the demolition or work in furtherance of such project, whether or not a building or other permit is required to be obtained to do such demolition work, file an application for a certificate of appropriateness for review as provided herein.

(c)

After review of certificate of appropriateness and, upon the recommendation of the landmarks commission, the governing body shall hold a hearing within 30 days of the landmarks commission's recommendation. In addition to the recommendation of the landmarks commission the governing body

shall consider the state of repair of the building, the reasonableness of the cost of restoration or repair, owner hardship, the purpose of preserving the designated historic *landmark* or structure within a historic district, alternatives presented by interested parties, the character of the neighborhood, the economic consequences to the city and the affected owner(s), and all other factors which it finds appropriate. The owner(s) of the historic *landmark* or owner(s) of the structure within the historic district shall bear the burden of proof demonstrating hardship.

(d)

The governing body may approve the certificate of appropriateness, or deny the certificate of appropriateness if it determines that feasible alternatives to demolition or moving of the historic *landmark* or structure within the residential historic district exist and that in the interest of preserving historical values, the historic *landmark* or structure within the historic district should not be demolished or moved.

(e)

In the event of an "emergency" demolition of a historic *landmark* or a structure within a historic district, the community development department of the city shall notify the commission as soon as possible.

(f)

The landmarks commission shall in the case of a historic resource suggest to the owner of the property alternatives to demolition, or if demolition is the conclusive alternative, the landmarks commission shall document or cause to be documented the historic resource with photographs and/or measured drawings.

(g)

The community development department office shall notify the landmarks commission in the event a permit for demolition is requested for a historic resource.

(Ord. No. 2349, § 1, 11-14-06)

• **Sec. 70-64. - Review of demolition buildings and moving permits—Historic resources.**

An application to the community development department of the city for a demolition or moving permit shall require notification to preservation staff if the permit is for a historic resource determined by preservation staff to have potential for local *landmark* designation. These resources shall be 50 years or older and meet one or more of the criteria for *landmark* designation described herein. The following procedure applies:

(1)

Demolition and moving permit applications for buildings or structures listed as historic resources will be reviewed by preservation staff.

(2)

Preservation staff may make the determination that a building, site or structure threatened with demolition or removal meets the criteria for *landmark* designation.

(3)

If a building, site or structure is determined by the preservation staff to meet criteria for historic *landmark* designation, a written notice shall be sent by certified mail to the owner or owners of such building, site or structure. Said notice shall describe the property which meets historic *landmark* criteria including its location and boundaries and justification of its historic or architectural significance. The respective administrator shall also deliver the notice to the community development department of the city with acknowledgement of receipt.

(4)

Following application for a moving or demolition permit for a listed historic resource, a 30 day delay shall occur prior to the issuance of the requested moving or demolition permit in order for alternatives to be explored with the owner by landmarks commission staff.

(5)

During such period, no permit shall be issued unless for emergency public safety reasons, or a certificate of appropriateness has been issued.

(6)

After the delay, if demolition of the historic resource is the conclusive alternative, the landmarks commission shall direct staff to document the resource with photography, and/or measured drawings for record purposes.

(Ord. No. 2349, § 1, 11-14-06)

• **Sec. 70-65. – Historic *landmark* and historic district—Demolition by neglect.**

In the event of demolition by neglect of a historic *landmark* or structure within a historic district on public or private property, the following provisions shall apply:

(1)

If a historic *landmark* or a property within a historic district has been determined by the landmarks commission to be the subject of demolition by neglect, the landmarks commission or preservation staff shall provide the owner of record with a written notice specifying the conditions of deterioration and the minimum items of repair or maintenance necessary to correct or prevent further deterioration.

(2)

Such notice shall be sent by certified mail, return receipt requested, addressed to the owner of the property, contract purchaser, if applicable, at his or her last known address, or the address shown on the real property tax records in the county clerk's office. Such notice, when so addressed and deposited with the postal service with proper postage prepaid, shall be deemed complete and sufficient. In the event that notification cannot be accomplished, as aforesaid, after reasonable efforts, notice shall be accomplished by posting a public notice on the property. A copy shall also be provided to the community development office.

(3)

The notice shall provide that corrective action shall commence no later than 30 days from the receipt or posting of said notice, unless the landmarks commission grants an extension. The owner or contract purchaser, if applicable, shall demonstrate continual progress and all repairs shall be completed within a reasonable period of time. The notice shall state that the owner(s) of record of the subject property may within ten days request a hearing before the landmarks commission challenging the finding of demolition by neglect and/or the notice to repair. If such request for a hearing is received within this time period, a hearing will be at the next regular meeting of the landmarks commission. The landmarks commission shall review all evidence of demolition by neglect at the scheduled hearing.

(4)

In the event that the landmarks commission finds that, notwithstanding the necessity for such improvements, corrective action would impose a substantial hardship on the owner or any or all persons with any right or title in the subject property, then the commission shall establish a period of 45 days and direct preservation staff to seek alternative methods to preserve the historic *landmark* or property located within a historic district.

(5)

If no alternative is found to preserve the structure without undue hardship to the owner, and any or all persons with any right or title in the subject property and the structure is determined a threat to human safety and is in violation of city code, a demolition permit may be issued.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-66. - Penalty.**

It is unlawful to construct, reconstruct, structurally alter, remodel, renovate, restore, demolish, deface, move or maintain any historic *landmark* in violation of the provisions of this article. Any person violating any of the provisions of this article shall be guilty of a class C violation, each day or portion thereof constituting a separate offense. In addition to other remedies, the city may institute any appropriate action or proceedings to prevent such unlawful construction, restoration, demolition, moving or maintenance to restrain, correct or abate such violation. In addition, the landmarks commission may determine it appropriate to request the State Historic Preservation Officer seek assistance from the State Attorney General if the violation is such that the loss of the historic property is immediate or near immediate. The State Attorney General may invoke a penalty up to \$25,000.00 for failing to obtain the required building permit before pursuing a project that would encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, or the environs of such property.

(Ord. No. 2349, § 1, 11-14-06)

- **Sec. 70-67. - Severability.**

If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this article or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter or any part thereof.

(Ord. No. 2349, § 1, 11-14-06)

**MINUTES
GARDEN CITY LANDMARKS COMMISSION
GARDEN CITY, KANSAS**

MONDAY OCTOBER 2, 2017 AT 4:00PM

The Garden City Landmarks Commission met in the City Administration Building located at 301 N. Main Street, Garden City, Kansas at 4:00 P.M.

Present were Chairman Glass, Member Christner, and Member Hess. Others in attendance were Historic Preservation Staff Member Kentner.

I. CALLED MEETING TO ORDER

At 4:22pm. Chairman Glass called the meeting to order.

II. APPROVAL OF MINUTES

Member Christner makes a motion to approve the March 30, 2017 minutes. Member Hess seconds the motion. Votes were taken by yeas and nays and recorded as follows:

Glass	Kinney	Nelson	Hess	Christner
Yea	Not Present	Not Present	Yea	Yea

Motion carries.

III. CASE UPDATES: No updates to report

IV. NEW BUSINESS:

- A. Staff presents the final draft of the Historic Preservation Plan. The Board reviewed the plan and the goals outlined in it. Staff Member Kentner advised that the State has approved the final draft.

Member Christner makes a motion to recommend approval of the 2017 Historic Preservation Plan. Member Hess seconds the motion. Votes were taken by yeas and nays and recorded as follows:

Glass	Kinney	Nelson	Hess	Christner
Yea	Not Present	Not Present	Yea	Yea

Motion carries.

Discussion ensued regarding when next officer election would take place.

Member Hess makes a motion to adjourn. Chairman Glass seconds the motion.

Meeting adjourned at 4:53pm.

Bruce Glass, Chairman

Kaleb Kentner



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Ashley Freburg, Communication & Project Manager
DATE: October 17, 2017
RE: Commission Chambers Audio & Video RFQ

ISSUE:

The Governing Body is asked to consider and approve a Request for Qualifications to be used to solicit vendors for the overhaul of audio and video equipment in the City Commission Chambers.

BACKGROUND:

Garden City Commission Meetings are broadcast on Cox Cable Channel 8 and live streamed online. Using a NewTek Tricaster, broadcasts make use of video from two wall-mounted cameras as well as audio from a self-powered sound mixer. Video is also rebroadcast throughout the week on Channel 8 and uploaded to the City's YouTube Channel.

Staff would like to hire a vendor to overhaul the audio and video in the Commission Chambers to improve sound and picture quality. Audio quality of Commission video has been a regular complaint of Channel 8 viewers, and video is less than web quality. The project would include an option to install audio and video equipment in the Meeting Room at the City Administrative Center.

Video cameras in the Commission Chambers were replaced in-house during the 2012 remodel. Staff does not have a record of how old the remainder of the equipment is.

This is not currently a budgeted project. However, the IT and Communications Staff recognize that they do not have the expertise necessary to complete this project in-house. An RFQ would be a first step in the project and would identify potential vendors. Staff would then work with vendors to develop a scope of work, a project budget, and a timeline.

ALTERNATIVES:

1. Approve the RFQ as presented.
2. Modify and approve the RFQ.
3. Do not approve the RFQ.

RECOMMENDATION:

Staff recommends approval of the RFQ as presented.

FISCAL NOTE:

A fiscal note is not available at this time.

ATTACHMENTS:

Description	Upload Date	Type
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Request for Qualifications (RFQ)
Commission Chambers Audio & Video Design and Implementation
City of Garden City, Kansas

Background

The City of Garden City is seeking the most qualified firm to provide audio and video solutions for the City Commission Chambers. Garden City is a full-service city with 345 employees and 23 departments. It is located in Finney County, approximately 200 miles west of Wichita and 300 miles southeast of Denver, Colorado. The community has a population of 31,214 making it the largest community in the region.

Purpose

The City of Garden City broadcasts City Commission meetings live from its Commission Chambers located on the second floor of the City Administrative Center, 301 N. 8th Street. The meetings are broadcast on Cox Cable Channel 8 and live streamed online. Using a NewTek Tricaster, broadcasts make use of video from two wall-mounted cameras as well as audio from a self-powered sound mixer. Video is also rebroadcast throughout the week on Channel 8 and uploaded to the City's YouTube Channel. This project is intended to overhaul the audio and video in the Commission Chambers to improve sound and picture quality. The project will include an option to install audio and video equipment in the Meeting Room at the City Administrative Center.

Request

The City of Garden City requests that interested vendors submit a statement of qualifications that includes the following:

1. A list (including contact information) of clients and a brief overview of work performed for them;
2. Examples of work for other government entities;
3. Examples of work that incorporate NewTek's Tricaster or other product that merges live video switching, broadcast graphics, virtual sets, special effects, audio mixing, recording, and web streaming into an integrated, compact appliance.

Procedure

Please respond to this Request for Qualifications by submitting the above information in writing (fax, letter or email) to:

Ashley Freburg, Communication & Project Manager
City Administrative Center
301 N. 8th St, PO Box 998
Garden City, Kansas 67846

Ashley.Freburg@gardencityks.us
Fax: (620) 276-1169

Statements of Qualification must be received by 4 p.m. central, Friday, November 10, 2017. From the responses, City staff will select a short list for interviews.

For questions concerning the RFQ, contact Communication & Project Manager Ashley Freburg at (620)276-1166.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: October 17, 2017
RE: Youth Services Community Corrections Advisory Board Appointment

ISSUE:

The Governing Body is asked to consider and approve a request from Finney County Department of Corrections to reappoint the Honorable Peter J. Ramirez as the Garden City representative to serve on the Youth Services Community Corrections Advisory Board. The appointment is for a two-year term from September 2017 - August 2019.

ALTERNATIVES:

1. Approve the request and reappoint Honorable Judge Peter J. Ramirez to the Youth Services Community Advisory Board.
2. Deny the request.

RECOMMENDATION:

Staff recommends approving the request and reappointment.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Youth Services Community Corrections appt	10/13/2017	Backup Material



**Finney County Department of Corrections
Community Corrections and Juvenile Detention Center
Katrina Pollet, Executive Director 620-272-3800
Beth Beavers, Director 620-272-3625**

September 11, 2017

Garden City Commission
P.O. Box 499
Garden City, Kansas 67846

RE: Reappointment request for Juvenile Corrections Advisory Board for Judge Peter J. Ramirez

Dear Commissioners:

The 25th Judicial District Youth Services Juvenile Corrections is requesting the re-appointment of the Honorable Peter J. Ramirez as the Garden City representative to serve on the Youth Services Community Corrections Advisory Board. In accordance with KSA 75-5297, the appointment would be for a two-year term and run from September 2017 through August 2019.

Please feel free to contact me if you have any questions. Your assistance in this matter is greatly appreciated.

Respectfully,

Beth A. Beavers
Director

cc: Judge Ramirez
Copy



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Celyn N. Hurtado, City Clerk
DATE: October 17, 2017
RE: Community Corrections Advisory Board Appointment

ISSUE:

The Governing Body is asked to consider and approve a request from Finney County Department of Corrections to reappoint Police Chief Michael Utz as the Garden City Law Enforcement representative on the Community Correction Advisory Board. This appointment will be for a two-year term from September 2017 - August 2019.

ALTERNATIVES:

1. Approve the reappointment to Community Corrections Advisory Board.
2. Deny the appoint.

RECOMMENDATION:

Staff recommends approval of the reappointment.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Community Corrections Advisory Board appt	10/13/2017	Backup Material



**Finney County Department of Corrections
Community Corrections and Juvenile Detention Center
Katrina Pollet, Executive Director 620-272-3800
Beth Beavers, Director 620-272-3625**

September 11, 2017

Garden City Board of Commissioners
PO Box 499
Garden City, KS 67846

Re: Chief Michael Utz

Dear Commissioners:

The 25th Judicial District Juvenile Corrections is requesting the re-appointment of Chief Michael Utz, representing as the Garden City Law Enforcement representative, to serve on the Community Corrections Advisory Board. In accordance with KSA 75-5297, the appointment would be for a two-year term and run from September 2017 through August 2019.

Please feel free to contact me if you have any questions. Your assistance in this matter is greatly appreciated.

Respectfully,

A handwritten signature in blue ink that reads "Beth Beavers".

Beth Beavers
Director

cc: Chief Michael Utz
copy



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Jennifer Cunningham, Assistant City Manager
DATE: October 17, 2017
RE: 2018 Southwest Kansas Coalition (SKC) Legislative Agenda

ISSUE:

The Governing Body is asked to consider and approve the 2018 Southwest Kansas Coalition Legislative Agenda.

BACKGROUND:

Presented for your approval is the Southwest Kansas Coalition's 2018 Legislative Agenda. The Legislative Agenda outlines the policies and initiatives that SKC will ask elected representatives at the State and Federal levels to champion on its behalf.

The 2018 Legislative Agenda was reviewed and amended following the Southwest Kansas Coalition meeting in Dodge City on September 20, 2017. The governing bodies of each member city must review and approve the policy for it to be formally adopted.

ALTERNATIVES:

1. Approve the 2018 SKC Legislative Agenda document as presented.
2. Do not approve the 2018 Legislative Agenda documents and provide staff alternate direction.

RECOMMENDATION:

Staff recommends approval of the 2018 SKC Legislative Agenda document as presented.

FISCAL NOTE:

None

ATTACHMENTS:

Description	Upload Date	Type
2018 SKC Legislative Agenda	10/12/2017	Backup Material

2018

ABOUT SKC

The Cities of Dodge City, Garden City, and Liberal formed the Southwest Kansas Coalition as a means to collectively and actively participate in issues impacting the region. SKC was formed to advocate for the idea that Southwest Kansas should be consistently and thoughtfully considered in state and federal level decisions, particularly when such decisions regard issues of importance to region residents. The City of Hays recently joined the organization as an associate member, as many of the issues important to SKC are important to all of western Kansas. SKC is profoundly dedicated to the principle of self-determination and is unfeigned in its infinite pursuit of this ideal. In this pursuit, the Coalition believes in rigorous discussion and collective agreement, insofar as such discussion and agreement continually result in a workable and attainable core agenda.



SOUTHWEST KANSAS COALITION **LEGISLATIVE AGENDA**

IMMIGRATION

Immigrant and refugee labor is vital to the southwest Kansas economy. SKC believes in legal immigration. Therefore, SKC believes the Kansas Legislature and the United States Congress should approach the immigration issue in a sensible way. For SKC, a sensible approach is an approach built on three essential foundations: 1) all immigration legislation is tempered with an understanding of such legislation's economic impact for companies employing immigrants; 2) a recognition that immigrants living in SKC member-cities require a reduction in time and distance barriers between the individual and his or her pursuance of legal status; and 3) a recognition that SKC member-cities require additional resources to integrate immigrants into the community.

TRANSPORTATION

Transportation infrastructure is critical to the safety of region residents and travelers. Transportation infrastructure is also vital to the regional economy's maintenance and growth. Therefore, SKC believes in the continued advocacy and funding for transportation infrastructure and maintenance in southwest Kansas.

AIR TRANSPORTATION

Federal funding for passenger air service is vital to Southwest Kansas. The Essential Air Service Program is critical to providing the region with access to multiple major international airports. SKC encourages continued support from the Congressional Delegation. SKC supports increased FAA safety regulations; however, the qualifier of seat time has drastically reduced the number of qualified pilots under FAA regulations for Essential Air Service, thus resulting in canceled flights. SKC supports incorporating qualified classroom training for commercial pilot certification in order to meet the increasing demand for passenger air transportation service in Southwest Kansas communities. SKC also supports continued and uninterrupted funding of Federal Aviation Administration and expansion of the Airport Improvement Projects for airports. Federal funding through the Airport Improvement Program is critical to maintaining the infrastructure of airports.

RAIL TRANSPORTATION

SKC supports enhanced passenger and freight rail service in Kansas. In particular, the Coalition strongly supports the continuation of Amtrak passenger rail service along the Southwest Chief line, which operates between Chicago and Los Angeles. SKC encourages State and Federal funding to preserve this needed transportation link to access the southwestern region of the State. Passenger ridership along this section of the Southwest Chief steadily increases as more Kansans take advantage of the convenience of passenger rail transportation.

HIGHWAY TRANSPORTATION

Federal transportation dollars should be spent on transportation infrastructure. Transportation infrastructure is vital to our state's and country's economy, individuals' safety and our nation's defense. The City-County Highway Fund is essential to maintaining local roads and bridges and should be fully funded and not be diverted for other purposes. SKC supports correction of the distribution of funds to the Special City County Highway Fund from the collection of fees on interstate commercial vehicles. Such funding should include the transfer of fees from the registration of out-of-state commercial vehicles directed by K.S.A. 9-3425i. SKC supports the continued maintenance and expansion of the transportation infrastructure in Kansas. SKC supports full funding of the Kansas T-Works comprehensive transportation program and opposes any use of these funds to balance the State's general fund budget. Any reduction in T-Works funding jeopardizes state and regional economic development.

TAXES

We urge Congress to take action to implement the mandatory collection of sales and use taxes on remote sales. The legislation should not preempt state and local sales and use tax authority. Should federal legislation allow for the state imposition of such taxes, we support the distribution of those funds to cities and counties using an equitable formula. Kansas should continue to participate in the Streamlined Sales Tax Project. Cities are important partners in creating jobs, reviving the economy, delivering vital services, and providing quality of life. The Governor and Kansas Legislature should include city leaders in discussions about restructuring the Kansas tax system and any changes must avoid shifting additional financial burdens to local governments. SKC opposes the removal of sales exemptions for Kansas Municipalities.

ANNEXATION

The ability of cities to grow is inherent to the ultimate success of annexation powers as they are currently established in state statute. The current statutory framework was amended in 2011 to balance the interests of cities and those in areas to be annexed. Further amendment would shift this balance in a way that would impede orderly growth. Therefore, SKC opposes any change that limits the authority of cities to grow through annexation.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kristi Newland, Zoo Director
DATE: October 17, 2017
RE: Consideration and approval of contract with veterinarian for Lee Richardson Zoo.

ISSUE:

The Governing Body is asked to consider and approve a new contract with Garden City Veterinary Clinic for veterinary services at Lee Richardson Zoo.

BACKGROUND:

City of Garden City/Lee Richardson Zoo has a contract with Garden City Veterinary Clinic (which is owned by Dr. Eric Tuller) to provide veterinary services for the zoo. The current contract provides four hours each week for scheduled procedures/consultations as well as 24 hour, 7 days per week on-call coverage. The number of scheduled hours covered in the contract has been the same since the agreement began in 2003.

Modern standards of veterinary care and regulations are evolving at a rapid pace. The proposed contract includes an increase in hours, from 208 hours to 312 hours per year, in order to properly fulfill our commitment to meeting the needs of the resident animals at the zoo.

The rate per hour in the proposed contract (\$140), although higher than the past contract, is still below what the market would allow for a veterinarian establishing a new consulting relationship. The proposed contract with expanded scheduled hours would still include 24 hour, 7 days per week on-call coverage and would begin January 1, 2018.

ALTERNATIVES:

1. Approve the contract as presented.
2. Amend the contract.
3. Deny the contract.

RECOMMENDATION:

Zoo Director recommends approving the contract.

FISCAL NOTE:

Funds for the contract (\$43,680) are included in the approved 2018 budget (001-144-5237.13).

ATTACHMENTS:

Description	Upload Date	Type
GCVet.Zoo agreement	10/9/2017	Backup Material

AGREEMENT FOR VETERINARY SERVICES

THIS AGREEMENT FOR VETERINARY SERVICES (Agreement), made and entered into this ____ day of _____, 2017, by and between the CITY OF GARDEN CITY, KANSAS (City), and GARDEN CITY VETERINARY CLINIC, INC. (GC Vet).

WHEREAS, Lee Richardson Zoo (LRZ), Garden City, Kansas, has a need for the services of a veterinarian to provide medical or surgical care and treatment for animals (veterinary services) at LRZ; and

WHEREAS, City has a need to retain the services of a veterinarian to provide veterinary services to animals at LRZ; and

WHEREAS, GC Vet is a licensed veterinarian clinic which can provide veterinary services, through its licensed veterinarians, to animals at LRZ; and

WHEREAS, Eric G. Tuller, DVM (Tuller) is a licensed veterinarian with GC Vet.

NOW, THEREFORE, in consideration of the terms and conditions set forth below, the parties agree as follows:

1. SERVICES. GC Vet agrees to provide veterinary services to the City for animals at LRZ, consistent with the terms and conditions of this Agreement. Tuller will be the primary veterinarian responsible for providing the veterinary services in this Agreement.

2. TERM. The term of this Agreement shall be from January 1, 2018, to December 31, 2018. The term of this Agreement shall automatically renew for additional terms of one (1) year, unless either party gives notice of intent not to renew this Agreement, at least thirty (30) days prior to the end of an annual term, or this Agreement is otherwise terminated as provided in paragraph 8 herein.

3. RESPONSIBILITIES OF GC VET. The responsibilities of GC Vet, in addition to any other requirements under this Agreement, shall be as follows:

- (a) Provide veterinary services on behalf of City to animals at LRZ, those services to include the following:
 - (i) Three hundred twelve (312) hours of service per year, to be provided as follows;
 - 1) Four (4) hours a week for six (6) months of the year, and eight (8) hours a week for six (6) months of the year. The LRZ General Curator and GC Vet will determine the required hours for each month (four (4) hours a week or eight (8) hours a week) based upon the needs of animals and the weather.
 - (ii) On call response for emergencies, at all times, either by Tuller or a qualified and licensed veterinarian designated by GC Vet;
 - (iii) Coverage of veterinary services by a licensed veterinarian should Tuller be unavailable to discharge the required veterinary services in this Agreement;
 - (iv) Veterinarians to obtain and/or maintain a Schedule II license; and
 - (v) Medical decisions, care and treatment of animals within the scope of professional veterinarian training, expertise, and license.

4. RESPONSIBILITIES OF CITY. The responsibilities of City, in addition to any other requirements under this Agreement, shall be as follows:

- (a) Provide all animal health care matters which are administrative, budgetary, technical, and documentary, as required by the Association of Zoos and Aquariums, and USDA policies, procedures, rules, and regulations.

5. CERTIFICATION. This Agreement is conditioned upon all veterinarians being professionally licensed under the applicable state laws or regulations, and maintaining a license for the duration of this Agreement.

6. COMPENSATION. City shall pay to GC Vet, for all the services detailed in paragraph 3 of this Agreement, annual compensation of Forty-three Thousand Six Hundred Eighty Dollars (\$43,680), payable at the rate of Three Thousand Six Hundred Forty Dollars (\$3,640) per month. The payment of compensation shall be made by City upon receipt of a statement from GC Vet each month. GC Vet shall be responsible for all withholding and payment of any and all taxes which might be due as a result of the compensation paid to GC Vet by City. GC Vet shall not be entitled to, nor does this Agreement confer upon GC Vet, any benefits which might otherwise be available to employees of City.

City shall also pay expenses (travel, lodging, food and conference fees) for attendance of Tuller at a zoo conference during the term of this Agreement. The conference attended by Tuller must be pre-approved by City.

7. EMPLOYMENT STATUS. GC Vet and Tuller acknowledge and agree that GC Vet, and Tuller and all other GC Vet veterinarians are independent contractors and not employees of City.

8. TERMINATION. This Agreement may be terminated by either party, for cause, or for any other reason, by giving the other party thirty (30) days written notice. Early termination of this Agreement shall end any right of GC Vet for further compensation under this Agreement, although City shall owe GC Vet for any compensation earned for services provided up to date of termination.

9. INDEMNIFICATION. City agrees to indemnify GC Vet for any and all damages, claims, or losses caused to any animal, person, or property as a result of the negligence, act, or omission of any employee, agent, or representative of City. GC Vet agrees to indemnify City for any and all damages, claims, or losses caused to any animal, person, or property as a result of the negligence, acts, or omissions of GC Vet, or any employee, agent, or representative of GC Vet. GC Vet also agrees to maintain professional liability-errors and omissions insurance.

10. SUFFICIENCY OF FUNDS. In the event sufficient funds shall not be appropriated by the City for the payments required under the terms and conditions of this Agreement, City may terminate this Agreement pursuant to the notice requirements set forth herein. This Agreement is subject to the terms and provisions of the Cash Basis Law, K.S.A. 10-1101 *et seq.*, and the Kansas Budget Law, K.S.A. 79-2925 *et seq.*

11. AUTHORITY. City represents, covenants, and warrants that it is a political body constituting a political subdivision existing under the laws of the state of Kansas, and thereby City has been approved by the constitution and laws of the state of Kansas to enter into this Agreement and effect all of City's obligations under this Agreement. All necessary actions by the Governing Body of City have been taken to enter into this Agreement.

12. LEGISLATIVE CHANGE. This Agreement is subject to change or termination by the Legislature of the state of Kansas.

13. GENERAL COVENANTS.

- (a) All notices required or which may be given hereunder shall be considered as properly given if delivered in writing, personally, or sent by certified mail, postage prepaid, and addressed as follows:

If to City: City Manager
301 North Eighth Street
P. O. Box 998
Garden City, Kansas 67846

If to GC Vet: Garden City Veterinary Clinic, Inc.
c/o Eric G. Tuller, DVM, President
1223 West Jones Avenue
Garden City, Kansas 67846

Notices served by mail shall be deemed to be given on the date on which such notice is deposited in the United States mail.

- (b) This instrument incorporates all of the obligations, agreements, and understandings of the parties hereto, and there are no oral agreements or understandings between the parties hereto concerning the subject covered by this Agreement.
- (c) This Agreement may be amended, changed, or modified only upon the written consent of all the parties.
- (d) This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, personal representatives and permitted assigns.
- (e) This Agreement shall be construed in accordance with the laws of the state of Kansas.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the dates set forth below.

CITY OF GARDEN CITY, KANSAS

Date

By _____
Melvin L. Dale, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

GARDEN CITY VETERINARY CLINIC, INC.

Date

By _____
Eric G. Tuller, DVM, President



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood & Development Services Director
DATE: October 17, 2017
RE: New and Renewed Contractor Licenses for October 17, 2017.

ISSUE:

The Governing Body is asked to consider and approve the contractor licenses for October 17, 2017.

BACKGROUND:

Attached is the list of contractors who have applied for a new contractor license or license renewal from Neighborhood & Development Services. All of the contractors on this list have completed the requirements necessary to obtain their contractor license for 2017 and license renewal for 2018.

ALTERNATIVES:

1. The Governing Body may elect to approve the contractor licenses as presented.
2. The Governing Body may elect to not approve the contractor licenses.

RECOMMENDATION:

Staff recommends approval of contractor licenses as presented.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Contractor Agenda for October 17, 2017	10/11/2017	Backup Material

CONTRACTOR LICENSE AGENDA

October 17, 2017

2017 New

CLASS E-R Remodeling

CMDM Holdings, LLC

2018 Renewal

CLASS A General

Dick Construction

Marcus Construction

CLASS B General

J. Scott III

Kearney & Son Inc.

Kerry Spanier Construction

Paul Teetzen Construction

CLASS C General

Thatcher Developments

CLASS D-R Roofing

A-R Roofing LLC

CLASS D-USP

Austin Pools LLC

CLASS E-Electrical

Roger W. Unruh

CLASS E-L Landlord

Jonathan Thuy Tran

CLASS E-SOC Arborists

Mason Tree Care

Rob Preston

CLASS E-SOC Specialized Other

A-M Russell Excavating

Ed's Handyman Service

Israel's Windows & Siding

Towns & Sons Enterprises L.P.



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood and Development Services Director
DATE: October 17, 2017
RE: Community Health Advisory Board Approved Minutes - March 8, 2017

ISSUE:

Presentation of the March 2017 Community Health Advisory Board approved minutes from the Neighborhood & Development Services Department.

BACKGROUND:

Attached are the approved minutes from the March 2017 Community Health Advisory Board meeting.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Community Health Advisory Board Approved Minutes March 8, 2017	10/11/2017	Backup Material

**MINUTES
COMMUNITY HEALTH ADVISORY BOARD
GARDEN CITY, KANSAS**

WEDNESDAY, MARCH 8, 2017 AT 5:00PM

The Community Health Advisory Board met in the City Administration Building located at 301 N. Main Street, Garden City, Kansas at 5:00 P.M.

Present were Vice-Chairperson Koksai, Member Gerstner, Member Campbell, Member Desalvo, Member Dyer, Member Drees and Member Unruh. Also in attendance were Community Health Advisory Board Staff Liaisons Davidson and Staff Larsen.

I. CALLED MEETING TO ORDER

At 5:00 pm. Vice-Chairperson Koksai called the meeting to order.

II. APPROVAL/REVIEW OF MINUTES:

- a) *Member Desalvo* makes a motion to approve the minutes from November 9, 2016. *Member Unruh* seconds motion. Votes were taken by yeas and nays and recorded as follows:

Campbell	Desalvo	Gerstner	Koksai	Nusser	Dyer	Drees	Taylor	Unruh
Yea	Yea	Yea	Yea	Not Present	Yea	Yea	Not Present	Yea

Motion passed.

- b) *Vice-Chairperson Unruh* makes a motion to approve the minutes from September 21, 2016. *Member Dyer* seconds motion. Votes were taken by yeas and nays and recorded as follows:

Campbell	Desalvo	Gerstner	Koksai	Nusser	Dyer	Drees	Taylor	Unruh
Yea	Yea	Yea	Yea	Not Present	Yea	Yea	Not Present	Yea

Motion passed.

III. GENERAL STAFF REPORT AND UPDATE

- a) Staff Davidson updates the board on the 3rd Street to Campus Drive Trail.
b) Staff Davidson updates the board on the progress of the T21 project. Staff is expected to receive a draft ordinance by March 17, 2017 from City Counsel. Staff to put the T21 ordinance on the April 18, 2017 Governing Body meeting.
c) Staff Davidson updates the board on the Traffic Study projects. Public Works has the Talley Trail Crosswalk on Campus on their list of things to do this year. It is, however, on the bottom of the list. They will be moving the trail to the north. Public Works also has plans to put in a crosswalk on College Avenue for students, especially college students crossing over to the football stadium. There will be blinking lights installed. Garden City Community College will be paying for these blinking lights. Public Works is working with the College on getting this crosswalk put in.

IV. BUSINESS

A) Discussion regarding T21 program

Member Gerstner makes a motion to endorse the Tobacco 21 youth efforts *Member Unruh* seconds the motion. Votes were taken by yeas and nays and recorded as follows:

Campbell	Desalvo	Gerstner	Koksai	Nusser	Dyer	Drees	Taylor	Unruh
Yea	Yea	Yea	Yea	Not Present	Yea	Yea	Not Present	Yea

Next meeting time confirmed as April 5, 2017 at 5:00 pm.

Meeting adjourned at approximately 5:30 pm.


Kaleb Kentner Secretary


Judy Nusser, Chairman
Beth Koksai, Vice-Chairman



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kaleb Kentner, Neighborhood and Development Services Director
DATE: October 17, 2017
RE: Landmarks Meeting Approved Minutes - March 30, 2017

ISSUE:

Presentation of the March 2017 Landmarks Commission approved minutes from the Neighborhood & Development Services Department.

BACKGROUND:

Attached are the approved minutes from the March 2017 Landmarks Commission meeting.

ALTERNATIVES:

None.

RECOMMENDATION:

None.

FISCAL NOTE:

None.

ATTACHMENTS:

Description	Upload Date	Type
Landmarks Commission Approved Minutes March 30, 2017	10/11/2017	Backup Material

**MINUTES
GARDEN CITY LANDMARKS COMMISSION
GARDEN CITY, KANSAS**

TUESDAY MARCH 30, 2017 AT 4:00PM

The Garden City Landmarks Commission met in the City Administration Building located at 301 N. Main Street, Garden City, Kansas at 4:00 P.M.

Present were Chairman Glass, Member Kinney, and Member Nelson. Others in attendance were Historic Preservation Staff Member Davidson.

I. CALLED MEETING TO ORDER

At 4:00pm. Chairman Glass called the meeting to order.

II. APPROVAL OF MINUTES

Member Kinney makes a motion to approve the August 30, 2016 minutes. Member Nelson seconds the motion. Votes were taken by yeas and nays and recorded as follows:

Glass	Kinney	Nelson	Hess	Christner
Yea	Yea	Yea	Not Present	Not Present

Motion carries.

III. CASE UPDATES: No updates to report

IV. NEW BUSINESS:

- A. Staff presents the two proposals received for the Historic Preservation Plan. Discussion ensued over the two proposals, Rosin Preservation and Thomason & Associates. Members of the Board pointed out that they both seem like quality companies.

Member Nelson makes a motion to recommend approval of the Thomason & Associates proposal. Member Kinney seconds the motion. Votes were taken by yeas and nays and recorded as follows:

Glass	Kinney	Nelson	Hess	Christner
Yea	Yea	Yea	Not Present	Not Present

Meeting adjourned at approximately 4:10pm.


Kaleb Kentner


Bruce Glass, Chairman



MEMORANDUM

TO: Governing Body
THRU: Matthew C. Allen, City Manager
FROM: Kristi Newland, Zoo Director
DATE: October 17, 2017
RE: Zoo Advisory Board agenda and minutes for October 2017 meeting

ISSUE:

Presentation of the October 10, 2017 Zoo Advisory Board agenda and minutes

BACKGROUND:

Attached are the October 10, 2017 Zoo Advisory Board agenda and minutes

ALTERNATIVES:

None

RECOMMENDATION:

None

FISCAL NOTE:

None

ATTACHMENTS:

Description	Upload Date	Type
ZAB agenda	10/11/2017	Backup Material
ZAB minutes	10/11/2017	Backup Material

ZOO ADVISORY BOARD MEETING

AGENDA

Tuesday, October 10, 2017, 5:00 PM
Finnup Center for Conservation Education

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. NEW BUSINESS

1. Zoo Monthly Report
2. FOLRZ Report

V. OLD BUSINESS

1. Sales Tax Update
2. CIP Discussion

VI. BOARD MEMBER REPORTS

VII. ADJOURN

Zoo Advisory Board
Minutes of Meeting Held
Tuesday, October 10, 2017

Members Present: Jimmy Deal, Phil Sloderbeck, Kathy Diehl, Ryan Derstein

Members Absent: Donna Lightner, Stacey Regan-Green, Taylor Freburg

Others Present: Kristi Newland, Sarah Colman, Whitney Buchman

- I. The meeting was called to order at 5:20 p.m.
- II. Approval of Agenda – The agenda was approved
- III. Approval of Minutes – The minutes of the September were approved.
- IV. New Business
 - a. Zoo Monthly Report – The Rhino encounter was introduced during the month of September and went over very well. This offered Zoo guests the opportunity to feed and interact with the rhinoceroses, similar to the Giraffe feedings. General Curator Sarah Colman attended the Nutritional Advisory Group Conference and Dr. Tuller attended the AAZV Conference. Keeper talks reached over 2500 zoo guests so far this year (didn't start at the beginning of the year and the year isn't over yet). The kangaroo and female elk that passed away in Sept were the oldest and second oldest in human care on record at that time. The male elk was the 6th oldest. The Zoo returned to regular hours (8 a.m. to 5 p.m.) on September 5th. Zoo/FOLRZ hosted "A Wild Affair" (AWA) in September. Early reports are that the auctions fared better than last year. Zoo staff is now beginning to help with preparations for Boo at the Zoo. Kristi Newland, Whitney Buchman and Jessica Norton attended the AZA National Conference. The Education division held two awareness events (International Red Panda Day and World Rhino Day). Maintenance focused on AWA early in the month. After AWA maintenance has mostly focused on non-emergency work requests that had previously taken a backseat to event preparations. Some winter preparations are underway.
 - b. FOLRZ Report – Jessica Norton was not present to discuss the FOLRZ report. The Friends are currently preparing for Boo at the Zoo which will take place on October 21st.
- V. Old Business
 - a. Sales Tax Update – Kristi or other senior staff members continue to accompany City and County Commissioners to meetings with local organizations to answer questions about Zoo projects included in the ballot proposal.
 - b. CIP Discussion – The Zoo's CIP proposals are due to the City by October 20th. The current Zoo CIP presented to the ZAB includes the items on the sales tax proposal since it has to be turned in before the vote. The ZAB reviewed and supports the Zoo CIP projects for the years 2018 to 2024.
- VI. Zoo Member Reports – none
- VII. The meeting was adjourned at 6:30
Next scheduled meeting is November 7th, 2017 at 5:00 p.m.