

TRANSCRIPT OF PROCEEDINGS

AUTHORIZING THE CREATION OF THE REDEVELOPMENT DISTRICT
AND ADOPTION OF THE REDEVELOPMENT PLAN

FOR THE

900 NEW HAMPSHIRE PROJECT

CITY OF LAWRENCE, KANSAS

LAWRENCE, KANSAS

TRANSCRIPT OF PROCEEDINGS
AUTHORIZING THE CREATION OF THE REDEVELOPMENT DISTRICT
AND ADOPTION OF THE REDEVELOPMENT PLAN
FOR THE
900 NEW HAMPSHIRE PROJECT

Copies of the transcript of proceedings authorizing the creation of the Redevelopment District and adoption of the Redevelopment Plan for the 900 New Hampshire Project will be prepared and distributed as follows:

1. Lawrence, Kansas (the "City") (3 copies)
2. Gilmore & Bell, P.C., Kansas City, Missouri

Document
Number

PROCEEDINGS CREATING THE REDEVELOPMENT DISTRICT

1. Resolution No. 6073 considering the establishment of a redevelopment district.
2. Minutes from the June 1, 1999 meeting showing passage of Resolution No. 6073.
3. Affidavit of Publication of Resolution 6073.
4. Evidence of delivery/mailing of Resolution 6073.
5. Minutes from the July 13, 1999 public hearing on the establishment of the redevelopment district.
6. Certificate of no protest.
7. Resolution No. 6086 finding that the project area sought to be redeveloped is a conservation area and that the conservation of such area is necessary to promote the general and economic welfare of the Unified Government.
8. Minutes from the July 27, 1999 meeting showing passage of Resolution No. 6086.
9. Ordinance No. 7127 establishing the redevelopment district.
10. Minutes from the July 27, 1999 meeting showing the first reading of Ordinance No. 7127 and minutes from the August 3, 1999 meeting showing the second reading and passage of Ordinance No. 7127.
11. Affidavit of publication of Ordinance No. 7127.

PROCEEDINGS ADOPTING THE REDEVELOPMENT PLAN/PROJECT

12. Feasibility study of the redevelopment project.
13. Redevelopment plan.
14. Evidence of delivery of the redevelopment plan.
15. Minutes from the February 23, 2000 meeting of the planning commission showing a finding that the redevelopment plan is consistent with the comprehensive general plan for development of the city.
16. Resolution No. 6160 stating that the city is considering the adoption of the redevelopment plan.
17. Minutes from the February 29, 2000 meeting showing adoption of resolution No. 6160.
18. Affidavit of publication of Resolution No. 6160.
19. Evidence of delivery/ mailing of Resolution No. 6160.
20. Minutes from the April 11, 2000 public hearing considering the adoption of the redevelopment plan.
21. Ordinance No. 7207 adopting the redevelopment plan.
22. Minutes from the April 25, 2000 meeting showing passage of Ordinance No. 7207.
23. Affidavit of publication of Ordinance No. 7207.
24. Evidence that a description of the land within the redevelopment district, Ordinance No. 7207 and a map of the boundaries of the district were transmitted to the county clerk, county appraiser and county treasurer and the governing bodies of the county and school district.
25. Certificate stating that a petition signed by at least 3% of the qualified voters was not filed with the Unified Government Clerk within 60 days following the April 11, 2000 public hearing.

RESOLUTION NO. 6073

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ESTABLISHMENT OF A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

Section 1. The City of Lawrence, Kansas (the "City") is considering the establishment of a redevelopment district pursuant to K.S.A. 12-1770 - et seq. as amended (the "Act").

Section 2. Notice is hereby given that a public hearing will be held by the City to consider establishment of a redevelopment district on July 13, 1999, at the City Commission Meeting Room located in City Hall, 6 East 6th Street, Lawrence, Kansas, commencing at 6:35 p.m., or thereafter.

Section 3. The proposed boundaries of the redevelopment district are as follows:

10TH Street on the South, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the West, 9th Street on the North and the alley between New Hampshire Street and Rhode Island Street on the East; this area generally know at the 900 block of New Hampshire Street and generally described on **Exhibit A** attached hereto and incorporated herein.

Section 4. The proposed comprehensive plan for the proposed redevelopment district provides for the redevelopment district to consist of two (2) redevelopment project areas which are depicted on Exhibit A. The buildings and facilities to be constructed or improved in each redevelopment project area may be described in a general manner as follows:

Project Area A includes the west side of New Hampshire Street between the alley, East 9th and East 10th Streets. The area would be devoted to (1) the construction of a multi-level parking garage, with retail/commercial/office uses; (2) the construction of retail/commercial/office/ lodging/ facilities and (3) the construction of multifamily residential housing units.

Project Area B includes the east side of New Hampshire Street between the alley, East 9th and East 10th Streets. The area would be devoted to the construction of retail / commercial /office /lodging facilities, and would include a City owned facility for the Lawrence Arts Center.

Section 5. Copies of a description and map of the proposed redevelopment district are available for inspection during regular office hours in the office of the City Clerk.

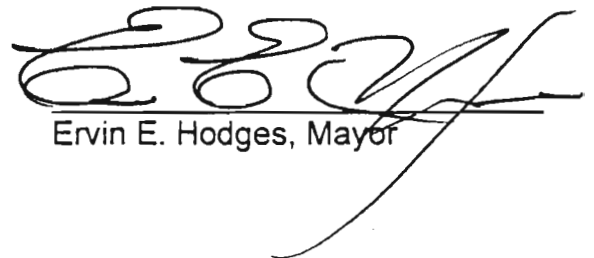
Section 6. The governing body of the City will consider the findings necessary for the establishment of the redevelopment district after conclusion of the public hearing.

Section 7. The City Clerk shall give all notices as required by the Act.

Section 8. This Resolution shall become effective upon its adoption by the governing body of the City.

ADOPTED by the governing body of the City of Lawrence, Kansas this 1st day of June, 1999.

[SEAL]



Ervin E. Hodges, Mayor

Attest



Raymond J. Hummert, City Clerk

Exhibit A

E. 9th St.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Rhode Island St.

Project Area B (East Side of New Hampshire)																			

New Hampshire St.

Project Area A (West Side of New Hampshire)																			

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Massachusetts St.

E. 10th St.

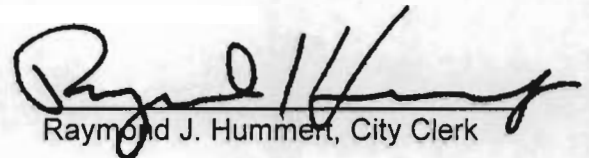
June 1, 1999

The Board of Commissioners of the City of Lawrence met in regular session at 6:45 p.m., In the City Commission Chambers in City Hall with Mayor Hodges presiding and members Dunfield, Henry, Kennedy and Rundle present.

As part of the consent agenda, **it was moved by Kennedy, seconded by Henry**, to approve Resolution No. 6073 establishing a public hearing date for the proposed Downtown 2000 Redevelopment (TIF) project for the 900 Block of New Hampshire. Motion carried unanimously.

Moved by Kennedy, seconded by Rundle, to adjourn at 10:35 p.m. Motion carried unanimously.

I Raymond J. Hummert, City Clerk of the City of Lawrence do hereby certify that this is a true copy of the City Commission meeting of June 1, 1999, on file in my office.

A handwritten signature in black ink, appearing to read "Raymond J. Hummert", written over a horizontal line.

Raymond J. Hummert, City Clerk

Affidavit in Proof of Publication

Plan
main
over
my

STATE OF KANSAS }
DOUGLAS COUNTY } ss:
STEVEN AWALT
CLASSIFIED SUPERVISOR of

THE LAWRENCE DAILY JOURNAL-WORLD,
being first duly sworn. Deposes and says:

That it is a daily newspaper printed in the State of Kansas, and published in and of general circulation in Douglas County, Kansas, with a general paid circulation on a daily basis in Douglas County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published daily 365 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Lawrence in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for one consecutive day (week, days)

the first publication thereof being made as aforesaid on July 1, 1999

with subsequent publications being made on the following dates:

_____, 19____, 19____
_____, 19____, 19____
_____, 19____, 19____

S. Awalt

Subscribed and sworn to before me this

July 2 1999

[Notary Seal]
NOTARY PUBLIC
My App. Expires 3-15-2003
STATE OF KANSAS

My Appointment expires _____

Publication Charges \$ 152.15

Notary and Affidavit Fee \$ _____

Additional Copies \$ _____

Total Due \$ 152.15

(First published in the Lawrence Daily Journal-World July 1, 1999)

RESOLUTION NO. 6073
A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ESTABLISHMENT OF A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

Section 1. The City of Lawrence, Kansas (the "City") is considering the establishment of a redevelopment district pursuant to K.S.A. 12-1770 et seq. as amended (the "Act").

Section 2. Notice is hereby given that a public hearing will be held by the City to consider establishment of a redevelopment district on July 13, 1999, at the City Commission Meeting Room located in City Hall, 6 East 6th Street, Lawrence, Kansas, commencing at 6:35 p.m., or thereafter.

Section 3. The proposed boundaries of the redevelopment district are as follows:

10th Street on the South, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the West, 9th Street on the North and the alley between New Hampshire Street and Rhode Island Street on the East; this area generally know at the 900 block of New Hampshire Street and generally described on Exhibit A attached hereto and incorporated herein.

Section 4. The proposed comprehensive plan for the proposed redevelopment district provides for the redevelopment district to consist of two (2) redevelopment project areas which are depicted on Exhibit A. The buildings and facilities to be constructed or improved in each rede-

velopment project area may be described in a general manner as follows:

Project Area A includes the west side of New Hampshire Street between the alley, East 9th and East 10th Streets. The area would be devoted to (1) the construction of a multi-level parking garage, with retail/commercial office uses; (2) the construction of retail/commercial/office/lodging/facilities and (3) the construction of multifamily residential housing units.

Project Area B includes the east side of New Hampshire Street between the alley, East 9th and East 10th Streets. The area would be devoted to the construction of retail/commercial/office/lodging facilities, and would include a City owned facility for the Lawrence Arts Center.

Section 5. Copies of a de-

scription and map of the proposed redevelopment district are available for inspection during regular office hours in the office of the City Clerk.

Section 6. The governing body of the City will consider the findings necessary for the establishment of the redevelopment district after conclusion of the public hearing.

Section 7. The City Clerk shall give all notice as required by the Act.

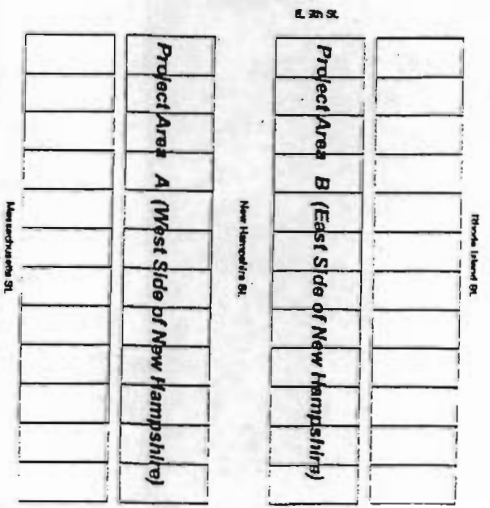
Section 8. This Resolution shall become effective upon its adoption by the governing body of the City.

ADOPTED by the governing body of the City of Lawrence, Kansas this 1st day of June, 1999.

/s/Ervin E. Hodges
Ervin E. Hodges
Mayor

Attest
/s/Raymond J. Hummert
Raymond J. Hummert,
City Clerk

Exhibit A





City of Lawrence KANSAS

MIKE WILDGEN, CITY MANAGER

CITY OFFICES
BOX 708 66044-0708 6 EAST 6th
785-832-3000
TDD 785-832-3205
FAX 785-832-3405

CITY COMMISSION

MAYOR
ERVIN E. HODGES

COMMISSIONERS
JAMES R. HENRY
MARTIN A. KENNEDY
MIKE RUNDLE
DAVID M. DUNFIELD

June 7, 1999

Ms. Kathleen Williams
Superintendent USD No. 497
School Service Center
3705 Clinton Parkway
Lawrence, Kansas 6604

Mr. Craig Weinaug
County Administrator
County Courthouse
1100 Massachusetts
Lawrence, Kansas 66044

Dear Kathleen and Craig,

Please find enclosed a copy of Resolution No. 6073 establishing July 13, 1999 as the public hearing date on the proposed establishment of a redevelopment (TIF) district in the 900 block of New Hampshire. This resolution and the TIF process differ from the earlier process to include the City's planned construction of the Lawrence Arts Center facility on approximately four lots on the east side of New Hampshire. A study session is scheduled August 4, 1999, 9:00 A.M., City Hall to fully brief the school, county, and city governing bodies on this project.

Respectfully,

Mike Wildgen
City Manager

c: City Commission
David Corliss, Director of Legal Services
Jerry Cooley, City Attorney
Jeff Shmalberg
Martin Moore
Gary Anderson
Ann Evans



RESOLUTION NO. 6073

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF
LAWRENCE, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC
HEARING REGARDING THE ESTABLISHMENT OF A REDEVELOPMENT
DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE,
KANSAS:

Section 1. The City of Lawrence, Kansas (the "City") is considering the establishment of a redevelopment district pursuant to K.S.A. 12-1770-et seq. as amended (the "Act").

Section 2. Notice is hereby given that a public hearing will be held by the City to consider establishment of a redevelopment district on July 13, 1999, at the City Commission Meeting Room located in City Hall, 6 East 6th Street, Lawrence, Kansas, commencing at 6:35 p.m., or thereafter.

Section 3. The proposed boundaries of the redevelopment district are as follows:

10TH Street on the South, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the West, 9th Street on the North and the alley between New Hampshire Street and Rhode Island Street on the East; this area generally know at the 900 block of New Hampshire Street and generally described on **Exhibit A** attached hereto and incorporated herein.

Section 4. The proposed comprehensive plan for the proposed redevelopment district provides for the redevelopment district to consist of two (2) redevelopment project areas which are depicted on Exhibit A. The buildings and facilities to be constructed or improved in each redevelopment project area may be described in a general manner as follows:

Project Area A includes the west side of New Hampshire Street between the alley, East 9th and East 10th Streets. The area would be devoted to (1) the construction of a multi-level parking garage, with retail/commercial/office uses; (2) the construction of retail/commercial/office/ lodging/ facilities and (3) the construction of multifamily residential housing units.

Project Area B includes the east side of New Hampshire Street between the alley, East 9th and East 10th Streets. The area would be devoted to the construction of retail / commercial /office /lodging facilities, and would include a City owned facility for the Lawrence Arts Center..

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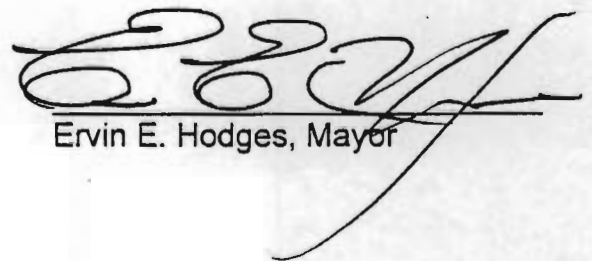
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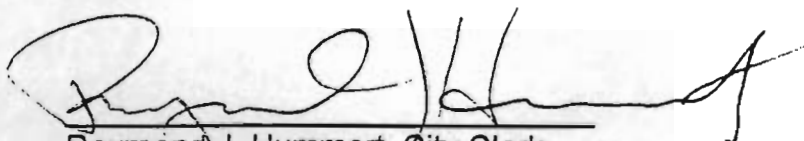
ADOPTED by the governing body of the City of Lawrence, Kansas this 1st day of June, 1999.

[SEAL]



Ervin E. Hodges, Mayor

Attest



Raymond J. Hummert, City Clerk

Exhibit A

E. 9th St.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Rhode Island St.

Project Area B (East Side of New Hampshire)																			

E. 10th St.

New Hampshire St.

Project Area A (West Side of New Hampshire)																			

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Massachusetts St.

P 322 528 552

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
 - Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:
 Aerial Communications
 John Bristow
 APT Kansas City, Inc.
 9000 West 67th Street
 Shawnee Mission, KS 66202

4a. Article Number
 322 528 552

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 6-9-99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)
 Signature: (Addressee or Agent)
 X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.

Aerial Communications
 John Bristow
 APT Kansas City, Inc.
 9000 West 67th Street
 Shawnee Mission, KS 66202

Postage	
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	JUN 07 1999

PS Form 3800, April 1995

P 322 528 560

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Advantage Pest Control, Inc.
 900 New Hampshire
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date & Addressee's Address	
TOTAL Postage & Fees	\$

PS Form 3800, April 1995

P 322 528 565

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Allen Cooley Allen Law Office
 Gerald L. Cooley, Attorney
 Mercantile Bank Tower, #210
 900 Massachusetts
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date & Addressee's Address	
TOTAL Postage & Fees	\$

PS Form 3800, April 1995

SENDER:

- Complete items 1 and/or 2 for additional services.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
 - Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:
 Advantage Pest Control, Inc.
 900 New Hampshire
 Lawrence, KS 66044

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 6/14/99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)
 Signature: (Addressee or Agent)
 X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
 - Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:
 Allen Cooley Allen Law Office
 Gerald L. Cooley, Attorney
 Mercantile Bank Tower, #210
 900 Massachusetts
 Lawrence, KS 66044

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 6-9-99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)
 Signature: (Addressee or Agent)
 X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date & Addressee's Address	
TOTAL Postage & Fees	\$

PS Form 3800, April 1995

YOUR RETURN ADDRESS COMPLETELY ON THE REVERSE OF THIS FORM

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
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I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Berkeley Plaza
1029 New Hampshire
Lawrence, KS 66044

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery 6/9/99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Shawn M. Davis

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

P 322 528 550

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Carl Bahnmaier
 Bahnmaier Retail Liquor
 900 New Hampshire
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	JUN 07 1999

Form 3800, April 1995

P 322 528 567

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Berkeley Plaza
 1029 New Hampshire
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	JUN 07 1999

Form 3800, April 1995

P 322 528 551

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.

Cellular One
 Teresa C. Hamblin
 Executive Center II
 10895 Lowell Ave.
 Overland Park, KS 66210

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	

April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Carl Bahnmaier
Bahnmaier Retail Liquor
900 New Hampshire
Lawrence, KS 66044

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery 6-11-99

5. Received By: (Print Name)
KARL BAHNMAIER

6. Signature: (Addressee or Agent)
X Carl Bahnmaier

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
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- Restricted Delivery

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3. Article Addressed to:
Cellular One
Teresa C. Hamblin
Executive Center II
10895 Lowell Ave.
Overland Park, KS 66210

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery 6/14 me

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Teresa C. Hamblin

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
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I also wish to receive the following services (for an extra fee):

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Community Health Plans of Kansas, Inc.
Michael J. Herbert, EVO, COO
Mercantile Bank Tower, #602
Lawrence, KS 66044

4a. Article Number

4b. Service Type

- Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

6-9-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

SAME

6. Signature: (Addressee or Agent)

Michael J. Herbert

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.

Community Health Plans of Kansas, Inc.
Michael J. Herbert, EVO, COO
Mercantile Bank Tower, #602
Lawrence, KS 66044

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	JUN 07 1999

Form 3800, April 1995

P 322 528 566

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Downtown, Inc.
Marcia McFarlane
Mercantile Bank Tower
900 Massachusetts
Lawrence, KS 66044

4a. Article Number

4b. Service Type

- Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

6-9-99 6/11/99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

SAME

SAME

6. Signature: (Addressee or Agent)

MARCIA MCFARLANE
Marcia McFarlane

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Downtown, Inc.
Marcia McFarlane
Mercantile Bank Tower
900 Massachusetts
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	JUN 07 1999

Form 3800, April 1995

P 322 528 556

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Dean Witter, Inc.
Tana Ahlen, CFP, VP
Mercantile Bank Tower, #402
900 Massachusetts
Lawrence, KS 66044

4a. Article Number

4b. Service Type

- Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

6-9-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

SAME

6. Signature: (Addressee or Agent)

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Dean Witter, Inc.
Tana Ahlen, CFP, VP
Mercantile Bank Tower, #402
900 Massachusetts
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	

Form 3800, April 1995

P 322 528 562

SENDER:

- Complete items 1 and/or 2 for additional services.
 - Complete items 3, 4a, and 4b.
 - Print your name and address on the reverse of this form so that we can return this card to you.
 - Attach this form to the front of the mailpiece, or on the back if space does not permit.
 - Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
 IDS American Express Financial
 Advisors
 Evelyn J. Senecal
 Mercantile Bank Tower, #403
 900 Massachusetts
 Lawrence, KS 66044

4a. Article Number
 4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
6-9-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
 X *Anna Freeman*

SAME

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

IDS American Express Financial
 Advisors
 Evelyn J. Senecal
 Mercantile Bank Tower, #403
 900 Massachusetts
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	JUN 07 1999

Form 3800, April 1995

P 322 528 564

SENDER:

- Complete items 1 and/or 2 for additional services.
 - Complete items 3, 4a, and 4b.
 - Print your name and address on the reverse of this form so that we can return this card to you.
 - Attach this form to the front of the mailpiece, or on the back if space does not permit.
 - Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
 LPL Financial Services, Inc.
 Garth J. Terlizzi
 Mercantile Bank Tower, #333
 900 Massachusetts
 Lawrence, KS 66044

4a. Article Number
 4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
6-9-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
 X *Garth Terlizzi*

SAME

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

LPL Financial Services, Inc.
 Garth J. Terlizzi
 Mercantile Bank Tower, #333
 900 Massachusetts
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	JUN 07 1999

Form 3800, April 1995

P 322 528 559

SENDER:

- Complete items 1 and/or 2 for additional services.
 - Complete items 3, 4a, and 4b.
 - Print your name and address on the reverse of this form so that we can return this card to you.
 - Attach this form to the front of the mailpiece, or on the back if space does not permit.
 - Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
 The Salvation Army
 746 New Hampshire (946)
 Lawrence, KS 66044

4a. Article Number
 4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
6-9

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
 X *Betsy Anderson*

SAME

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

The Salvation Army
 746 New Hampshire
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	

Form 3800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Schehrer, Bennett & Lowenthal, PA
 Richard W. Bennett, CPA
 Mercantile Bank Tower, #301
 900 Massachusetts
 Lawrence, KS 66044

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 6-9-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
 X [Signature]

8. Addressee's Address (Only if requested and fee is paid)
 SAME

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Schehrer, Bennett & Lowenthal, PA
 Richard W. Bennett, CPA
 Mercantile Bank Tower, #301
 900 Massachusetts
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	JUN 07 1999

PS Form 3800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Skepneck & Maddox Law Office
 William J. Skepneck, Attorney
 Mercantile Bank Tower, #601
 900 Massachusetts
 Lawrence, KS 66044

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 6-9-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
 X [Signature]

8. Addressee's Address (Only if requested and fee is paid)
 SAME

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Skepneck & Maddox Law Office
 William J. Skepneck, Attorney
 Mercantile Bank Tower, #601
 900 Massachusetts
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	JUN 07 1999

PS Form 3800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Simpson & Co.
 Sarah S. Dean
 Mercantile Bank Tower, #405
 900 Massachusetts
 Lawrence, KS 66044

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 6-15

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
 X [Signature]

8. Addressee's Address (Only if requested and fee is paid)
 SAME

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Simpson & Co.
 Sarah S. Dean
 Mercantile Bank Tower, #405
 900 Massachusetts
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	JUN 07 1999

PS Form 3800, April 1995

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number. Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Tom Stalnaker
 920 1/2 New Hampshire
 Lawrence, KS 66044

4a. Article Number
P322528569

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
6-10-99

5. Received By: (Print Name)
TOM STALNAKER

6. Signature: (Addressee or Agent)
X [Signature]

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Tom Stalnaker
 920 1/2 New Hampshire
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	RECEIVED
TOTAL Postage & Fees	JUN 08 1999
Postmark or Date	
City Manager's Office Lawrence, Kansas	

PS Form 3800, April 1995

Do not use for International Mail (See reverse)

Stevens & Brand, LLP
 John W. Brand, Jr., Attorney
 P.O. Box 189
 Lawrence, KS 66044

Thank you for using Return Receipt Service.

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Stevens & Brand, LLP
 John W. Brand, Jr., Attorney
 P.O. Box 189
 Lawrence, KS 66044

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
6/9/99

5. Received By: (Print Name)
Susan Sueremann

6. Signature: (Addressee or Agent)
X [Signature]

8. Addressee's Address (Only if requested and fee is paid)
Same

PS Form 3811, December 1994 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3800, April 1995

Do not use for International Mail (See reverse)
 Sent to

Chuck Warner
 Mercantile Bank Tower
 900 Massachusetts
 Lawrence, KS 66044

Thank you for using Return Receipt Service.

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Chuck Warner
 Mercantile Bank Tower
 900 Massachusetts
 Lawrence, KS 66044

4a. Article Number

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
6-9-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Judy Euvio

8. Addressee's Address (Only if requested and fee is paid)
SAME

PS Form 3811, December 1994 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3800, April 1995

Do not use for International Mail (See reverse)
 Sent to

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	RECEIVED
TOTAL Postage & Fees	JUN 07 1999
Postmark or Date	
City Manager's Office	

P 322 528 571

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Jessica Bergland
924 1/2 New Hampshire
Lawrence, KS 66044



4a. Article Number
P322528543

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery
7-6-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

[Signature]

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Receipt for Certified Mail

No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Gynthia West Jessica Bergland
924 1/2 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	JUN 8 1999
Postmark or Date	City Manager's Office Lawrence, Kansas

PS Form 3800, April 1995

Do not use for international mail (See reverse)

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Freddy Henderson
920 1/2 New Hampshire
Lawrence, KS 66044



4a. Article Number
P322528542

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery
7-6-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

[Signature]

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Freddy Henderson
920 1/2 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	JUN 8 1999
Postmark or Date	City Manager's Office Lawrence, Kansas

PS Form 3800, April 1995

Do not use for international mail (See reverse)

Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Dan Kelley
932 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	JUN 8 1999
Postmark or Date	City Manager's Office Lawrence, Kansas

Form 3800, April 1995

Thank you for using Return Receipt Service.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Dan Kelley
932 New Hampshire
Lawrence, KS 66044



4a. Article Number
P322528547

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery
7-6-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

[Signature]

PS Form 3811, December 1994

Domestic Return Receipt

is your RETURN ADDRESS completed on the reverse side?

US Postal Service
Receipt for Certified Mail

No Insurance Coverage Provided.
Do not use for International Mail (See reverse)
Sent to

Ms. Kimball
926 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$1.99
Postmark or Date	JUN 08 1999
City Manager's Office Lawrence, Kansas	

PS Form 3800, April 1995

Thank you for using Return Receipt Service.

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Ms. Kimball
 926 New Hampshire
 Lawrence, KS 66044

4a. Article Number
 P322528545

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 7-10-99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
 X [Signature]

PS Form 3811, December 1994 Domestic Return Receipt



US Postal Service
Receipt for Certified Mail

No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

William Lamboley
920 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$1.99
Postmark or Date	JUN 08 1999
City Manager's Office Lawrence, Kansas	

PS Form 3800, April 1995

Thank you for using Return Receipt Service.

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 William Lamboley
 920 New Hampshire
 Lawrence, KS 66044

4a. Article Number
 P322528540

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 7-10-99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
 X [Signature]

PS Form 3811, December 1994 Domestic Return Receipt



US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.

Lea Samson
924 1/2 New Hampshire
Lawrence, KS 66044

ENDER:
Complete items 1 and/or 2 for additional services.
Complete items 3, 4a, and 4b.
Print your name and address on the reverse of this form so that we can return this card to you.
Attach this form to the front of the mailpiece, or on the back if space does not permit.
Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee.

Article Addressed to:
Lea Samson
924 1/2 New Hampshire
Lawrence, KS 66044

4a. Article Number
P322 52 8544

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
7-6-99

8. Addressee's Address (Only if requested and fee is paid)

Received By: (Print Name)

Signature: (Addressee or Agent)
[Signature]

PS Form 3811, December 1994 Domestic Return Receipt



Thank you for using Return Receipt Service.

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 1.99
Postmark or Date	JUN 0 8 1999
City Manager's Office Lawrence, Kansas	

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Ms. Tomkins
926 New Hampshire
Lawrence, KS 66044

SENDER:
Complete items 1 and/or 2 for additional services.
Complete items 3, 4a, and 4b.
Print your name and address on the reverse of this form so that we can return this card to you.
Attach this form to the front of the mailpiece, or on the back if space does not permit.
Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
Ms. Tomkins
926 New Hampshire
Lawrence, KS 66044

4a. Article Number
P322 52 8546

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
7-6-99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
[Signature]

PS Form 3811, December 1994 Domestic Return Receipt



Thank you for using Return Receipt Service.

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 1.99
Postmark or Date	JUN 0 8 1999
City Manager's Office Lawrence, Kansas	



CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708

City of Lawrence
KANSAS

P 322 528 571

MAIL



UNCLAIMED

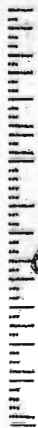
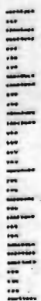
~~Jessica Bergford
924 1/2 New Hampshire
Lawrence, KS 66044~~



UNCLAIMED



66044+3042



CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708

City of Lawrence
KANSAS

P 322 528 572

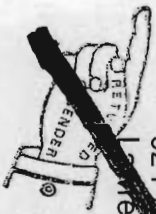
CERTIFIED

MAIL



UNCLAIMED

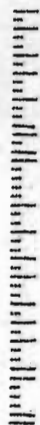
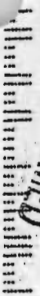
~~Lea Samson
924 1/2 New Hampshire
Lawrence, KS 66044~~



UNCLAIMED



66044+3042



865



CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708

City of Lawrence
KANSAS

P 322 528 570

CERTIFIED

MAIL



~~UNCLAIMED~~

~~NAME: [unclear]
1st NOTICE: JUN 1 1999
2nd NOTICE: JUN 24 1999~~

~~Freddy Henderson
920 1/2 New Hampshire
Lawrence, KS 66044~~

~~UNCLAIMED~~

66044-3042



CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708

City of Lawrence
KANSAS

P 322 528 573

CERTIFIED

MAIL



~~UNCLAIMED~~

~~NAME: [unclear]
1st NOTICE: JUN 1 1999
2nd NOTICE: JUN 24 1999~~

~~Ms. Kimball
926 New Hampshire
Lawrence, KS 66044~~

~~UNCLAIMED~~

66044-3042 07

|||||



City of Lawrence
KANSAS

P 322 528 575

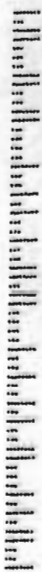
MAIL

CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708

~~NAME
1st NEW YORK
2nd NEW YORK
3rd NEW YORK
4th NEW YORK~~

~~Dan Keller
932 New Hampshire
Lawrence, KS 66044~~

66044-3042 07



City of Lawrence
KANSAS

P 322 528 574

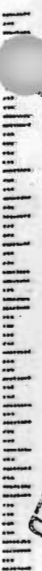
MAIL

CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708

~~NAME
1st NEW YORK
2nd NEW YORK
3rd NEW YORK
4th NEW YORK~~

~~Ms. Tomkins
926 New Hampshire
Lawrence, KS 66044~~

66044-3042 07



P 322 528 549

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for international Mail (See reverse)

Advantage Pest Control, Inc.
900 New Hampshire
Lawrence, KS 66044

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	JUN 14 1999
City Manager's Office Lawrence, Kansas	

P 322 528 577

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for international Mail (See reverse)

Aerial Communications
John Bristow
APT Kansas City, Inc.
9000 West 67th Street
Shawnee Mission, KS 66202

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	JUN 14 1999
City Manager's Office Lawrence, Kansas	

P 322 528 534

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Cooley Allen Law Office
Gerald L. Cooley, Attorney
Mercantile Bank Tower, #210
900 Massachusetts
Lawrence, KS 66044

Certified Fee	
---------------	--

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
■ Complete items 1 and/or 2 for additional services.
■ Complete items 3, 4a, and 4b.
■ Print your name and address on the reverse of this form so that we can return this card to you.
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
 - 2. Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:

Advantage Pest Control, Inc.
900 New Hampshire
Lawrence, KS 66044

4a. Article Number
P322528549
4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD
7. Date of Delivery
6/16/99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
X *[Signature]*

SAME

PS Form 3811, December 1994

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
■ Complete items 1 and/or 2 for additional services.
■ Complete items 3, 4a, and 4b.
■ Print your name and address on the reverse of this form so that we can return this card to you.
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
 - 2. Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:

Aerial Communications
John Bristow
APT Kansas City, Inc.
9000 West 67th Street
Shawnee Mission, KS 66202

4a. Article Number
P322528577
4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD
7. Date of Delivery
6-16-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
■ Complete items 1 and/or 2 for additional services.
■ Complete items 3, 4a, and 4b.
■ Print your name and address on the reverse of this form so that we can return this card to you.
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
 - 2. Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:

Allen Cooley Allen Law Office
Gerald L. Cooley, Attorney
Mercantile Bank Tower, #210
900 Massachusetts
Lawrence, KS 66044

4a. Article Number
P322528534
4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD
7. Date of Delivery
6-16-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
X *[Signature]*

S.A.M.S.

PS Form 3811, December 1994

Domestic Return Receipt

is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee.

Article Addressed to:

Carl Bahnmaier
Bahnmaier Retail Liquor
900 New Hampshire
Lawrence, KS 66044

4a. Article Number
P322528539

4b. Service Type

Registered Certified

Express Mail Insured

Return Receipt for Merchandise COD

7. Date of Delivery
6-18-99

5. Received By: (Print Name)
Carl Bahnmaier

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
[Signature]

Domestic Return Receipt

Thank you for using Return Receipt Service.

P 322 528 539

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Carl Bahnmaier
Bahnmaier Retail Liquor
900 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	RECEIVED
Postmark or Date	JUN 14 1999
City Manager's Office Lawrence, Kansas	

PS Form 3800, April 1995

is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Berkeley Plaza
New Hampshire
Lawrence, KS 66044

4a. Article Number
P322528534

4b. Service Type

Registered Certified

Express Mail Insured

Return Receipt for Merchandise COD

7. Date of Delivery
6/16

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
X Bonnie Luffer

Domestic Return Receipt

Thank you for using Return Receipt Service.

P 322 528 536

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Berkeley Plaza
1029 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	RECEIVED
Postmark or Date	JUN 14 1999

PS Form 3800, April 1995

is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Cellular One
Teresa C. Hamblin
Executive Center II
10895 Lowell Ave.
Overland Park, KS 66210

4a. Article Number
P322528576

4b. Service Type

Registered Certified

Express Mail Insured

Return Receipt for Merchandise COD

7. Date of Delivery
6-21-99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
X [Signature]

Domestic Return Receipt

P 322 528 576

US Postal Service
Receipt for Certified Mail
No insurance Coverage Provided.
Do not use for International Mail (See reverse)

Cellular One
Teresa C. Hamblin
Executive Center II
10895 Lowell Ave.
Overland Park, KS 66210

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	

P 322 528 579

US Postal Service
Receipt for Certified Mail

No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Community Health Plans of Kansas,
Inc.
Michael J. Herbert, EVO, COO
Mercantile Bank Tower, #602
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	1.43999
Postmark or Date	JUN 14 1999

1995 April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Community Health Plans of Kansas, Inc.
Michael J. Herbert, EVO, COO
Mercantile Bank Tower, #602
Lawrence, KS 66044

4a. Article Number

P322528579

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery

6-16-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

Jan Brethaupt

8. Addressee's Address (Only if requested and fee is paid)

Same

PS Form 3811, December 1994

Domestic Return Receipt

P 322 528 537

US Postal Service
Receipt for Certified Mail

No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Dean Witter, Inc.
Tana Ahlen, CFP, VP
Mercantile Bank Tower, #402
900 Massachusetts
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	JUN 14 1999

1995 June 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Dean Witter, Inc.
Tana Ahlen, CFP, VP
Mercantile Bank Tower, #402
900 Massachusetts
Lawrence, KS 66044

4a. Article Number

P322528537

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery

6-16-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Kistler

8. Addressee's Address (Only if requested and fee is paid)

Same

PS Form 3811, December 1994

Domestic Return Receipt

P 322 528 535

US Postal Service
Receipt for Certified Mail

No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Downtown, Inc.
Marcia McFarlane
Mercantile Bank Tower
900 Massachusetts
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	

1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Downtown, Inc.
Marcia McFarlane
Mercantile Bank Tower
900 Massachusetts
Lawrence, KS 66044

4a. Article Number

P322528535

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

Thank you for using Return Receipt Service.

P 322 528 531

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

American Express Financial
Advisors
Evelyn J. Senecal
Mercantile Bank Tower, #403
900 Massachusetts
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$

800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
IDS American Express Financial
Advisors
Evelyn J. Senecal
Mercantile Bank Tower, #403
900 Massachusetts
Lawrence, KS 66044

4a. Article Number
P322528531

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
6-16-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Amy Freeman

8. Addressee's Address (Only if requested and fee is paid)
SAME

PS Form 3811, December 1994 Domestic Return Receipt

P 322 528 533

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

LPL Financial Services, Inc.
Garth J. Terlizz!
Mercantile Bank Tower, #333
900 Massachusetts
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	JUN 14 1999

City Manager's Office
Lawrence, Kansas

PS Form 3800 April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
LPL Financial Services, Inc.
Garth J. Terlizz!
Mercantile Bank Tower, #333
900 Massachusetts
Lawrence, KS 66044

4a. Article Number
P322528531

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
6-16-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Terlizz!

8. Addressee's Address (Only if requested and fee is paid)
SAME

PS Form 3811, December 1994 Domestic Return Receipt

P 322 528 548

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

The Salvation Army
746 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	

1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
The Salvation Army
746 New Hampshire
Lawrence, KS 66044

4a. Article Number
P322528548

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Diferu Ginda

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

Article Addressed to:

Schehrer, Bennett & Lowenthal, PA
 Richard W. Bennett, CPA
 Mercantile Bank Tower, #301
 900 Massachusetts
 Lawrence, KS 66044

4a. Article Number

P322528532

4b. Service Type

- Registered Certified
- Express Mail Insured
- Return Receipt for Merchandise COD

7. Date of Delivery

6-16-99

8. Addressee's Address (Only if requested and fee is paid)

SAME

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

P 322 528 532

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)
 Sent to

Schehrer, Bennett & Lowenthal, PA
 Richard W. Bennett, CPA
 Mercantile Bank Tower, #301
 900 Massachusetts
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$

PS Form 3800, April 1995

P 322 528 578

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for international Mail (See reverse)

Skepneck & Maddox Law Office
 William J. Skepneck, Attorney
 Mercantile Bank Tower, #601
 900 Massachusetts
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$

PS Form 3800, April 1995

City Manager's Office
 Lawrence, Kansas

Is your RETURN ADDRESS completed on the reverse side?

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Skepneck & Maddox Law Office
 William J. Skepneck, Attorney
 Mercantile Bank Tower, #601
 900 Massachusetts
 Lawrence, KS 66044

4a. Article Number

P322528578

4b. Service Type

- Registered Certified
- Express Mail Insured
- Return Receipt for Merchandise COD

7. Date of Delivery

6-16-99

8. Addressee's Address (Only if requested and fee is paid)

SAME

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

P 322 528 541

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Tom Stalnaker
 920 1/2 New Hampshire
 Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	JUN 14 1999

PS Form 3800, April 1995

RECEIVED

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Tom Stalnaker
 920 1/2 New Hampshire
 Lawrence, KS 66044

4a. Article Number

P322528541

4b. Service Type

- Registered Certified
- Express Mail Insured
- Return Receipt for Merchandise COD

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

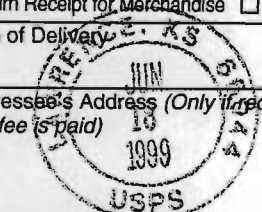
TOM STALNAKER

6. Signature: (Addressee or Agent)

X Tom Stalnaker

PS Form 3811, December 1994

Domestic Return Receipt



SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

P 322 528 580

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Stevens & Brand, LLP
John W. Brand, Jr., Attorney
P.O. Box 189
Lawrence, KS 66044

3. Article Addressed to:

Stevens & Brand, LLP
John W. Brand, Jr., Attorney
P.O. Box 189
Lawrence, KS 66044

4a. Article Number

P322528580

4b. Service Type

- Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

6-17-99

5. Received By: (Print Name)

Susan Juvenon

6. Signature: (Addressee or Agent)

X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	RECEIVED
Return Receipt Showing to Whom, Date, & Addressee's Address	RECEIVED

0 April 1995

P 322 528 538

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Simpson & Co.
Sarah S. Dean
Mercantile Bank Tower, #405
900 Massachusetts
Lawrence, KS 66044

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Simpson & Co.
Sarah S. Dean
Mercantile Bank Tower, #405
900 Massachusetts
Lawrence, KS 66044

4a. Article Number

P322528538

4b. Service Type

- Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

6-22-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	RECEIVED
Return Receipt Showing to Whom, Date, & Addressee's Address	RECEIVED
TOTAL Postage & Fees	\$
Postmark or Date	

3800 April 1995

P 322 528 550

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Chuck Warner
Mercantile Bank Tower
900 Massachusetts
Lawrence, KS 66044

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Chuck Warner
Mercantile Bank Tower
900 Massachusetts
Lawrence, KS 66044

4a. Article Number

P322528550

4b. Service Type

- Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

6-16-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	RECEIVED
Return Receipt Showing to Whom, Date, & Addressee's Address	RECEIVED
TOTAL Postage & Fees	\$
Postmark or Date	JUN 14 1999

3800 April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
- 2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

William Lamboley
920 New Hampshire
Lawrence, KS 66044

4a. Article Number

P322528568

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address: (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

X William Lamboley

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

P 322 528 540

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to

William Lamboley
920 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	JUN 14 1999
City Manager's Office Lawrence, Kansas	

PS Form 3800, April 1995

RECEIVED

P 322 528 543

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Jessica Bergland
924 1/2 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
Postmark or Date	JUN 14 1999
TOTAL Postage & Fees	
City Manager's Office Lawrence, Kansas	

P 322 528 542

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.

Freddy Henderson
920 1/2 New Hampshire
Lawrence, KS 66044

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
Postmark or Date	JUN 14 1999
TOTAL Postage & Fees	
City Manager's Office Lawrence, Kansas	

P 322 528 547

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Dan Kelley
932 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
Postmark or Date	JUN 14 1999
TOTAL Postage & Fees	
City Manager's Office Lawrence, Kansas	

P 322 528 545

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Ms. Kimball
926 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
Postmark or Date	JUN 14 1999
TOTAL Postage & Fees	
City Manager's Office Lawrence, Kansas	

P 322 528 540

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

William Lamboley
920 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
Postmark or Date	JUN 14 1999
TOTAL Postage & Fees	
City Manager's Office	

P 322 528 544

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Lea Samson
924 1/2 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
Postmark or Date	JUN 14 1999
TOTAL Postage & Fees	
City Manager's Office	

P 322 528 546

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Ms. Tomkins
926 New Hampshire
Lawrence, KS 66044

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
Postmark or Date	JUN 14 1999
TOTAL Postage & Fees	
City Manager's Office	



CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708

City of Lawrence
KANSAS

P 322 528 543

CERTIFIED

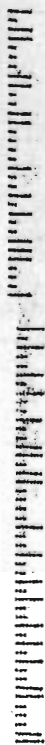
NAME
1st NAME
2nd NAME
PHONE
6116
6122
711



~~Jessica Bergland
924 1/2 New Hampshire
Lawrence, KS 66044~~

~~UNCLAIMED~~

66044/3042



CERTIFIED

P 322 528 542

MAIL



CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708

City of Lawrence
KANSAS

6116
6122
711

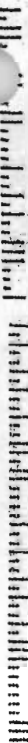


~~Freddy Handerson
920 1/2 New Hampshire
Lawrence, KS 66044~~

~~UNCLAIMED~~



66044/3042





City of Lawrence
KANSAS

P 322 528 547

MAIL

CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708



UNCLAIMED
RETURNED TO SENDER
Dam Kelloway
932 New Hampshire
Lawrence, KS 66044

66044X3042 07



CERTIFIED

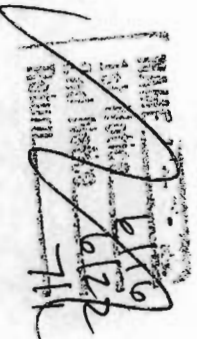


City of Lawrence
KANSAS

P 322 528 545

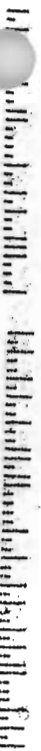
MAIL

CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708



UNCLAIMED
RETURNED TO SENDER
Ms. Kinball
926 New Hampshire
Lawrence, KS 66044

66044X3042





City of Lawrence
KANSAS

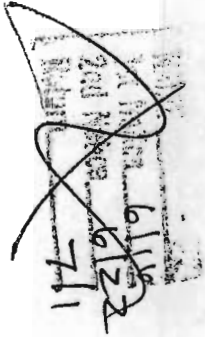
CITY OFFICES

6 EAST 6th ST.
BOX 708
66044-0708

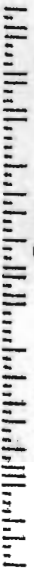
CERTIFIED

P 322 528 540

MAIL



66044-3042 07



UNCLAIMED

William Earl Muley
920 New Hampshire
Lawrence, KS 66044

UNCLAIMED



City of Lawrence
KANSAS

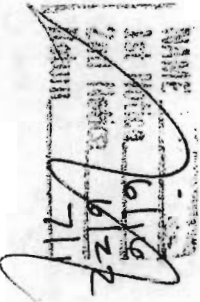
CITY OFFICES

6 EAST 6th ST.
BOX 708
66044-0708

CERTIFIED

P 322 528 544

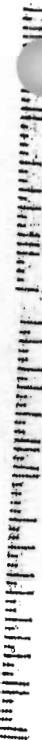
MAIL



Lea Simpson
17 1/2 New Hampshire
Lawrence, KS 66044

UNCLAIMED

66044-3042





CITY OFFICES
6 EAST 6th ST.
BOX 708
66044-0708

City of Lawrence
KANSAS

P 322 528 546

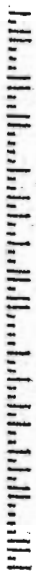
CERTIFIED

MAIL

MAILED
JAN 10 1992
6/11/92
6/22
711

~~RETURN TO SENDER~~
UNCLAIMED
M/s. Tomkins
986 New Hampshire
Lawrence, KS 66044
~~RETURN TO SENDER~~
UNCLAIMED

66044X3042 07



July 13, 1999

The Board of Commissioners of the City of Lawrence met in regular session at 6:35 p.m., in the City Commission Chambers in City Hall with Mayor Hodges presiding and members Dunfield, Kennedy and Rundle present. Henry was absent.

Mayor Hodges called a public hearing on the proposed redevelopment district in the 900 block of New Hampshire.

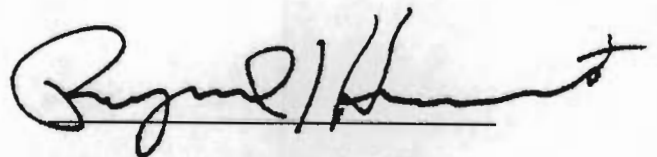
David Corliss, Legal Services Director, said the City currently had a redevelopment district that was created before the City Commission made the decision to locate the expanded Art Center in the 900 Block of New Hampshire. Bond Council advised the City, because the description of the project did not include any public facility on the east side of New Hampshire, the City needed to restart the process. The City Commission adopted a Resolution on June 1st, 1999 creating July 13, 1999 as the public hearing date. On August 4, 1999, the City Commission would conduct study session with the County and School District. The County and School District were important players in the redevelopment district because the tax increment from the additional taxes generated from the project included those property and sales taxes that would go to the School District and the County.

Upon receiving no public comment, **it was moved by Rundle, seconded by Kennedy**, to close the public hearing. Motion carried unanimously.

Moved by Kennedy, seconded by Hodges, to direct staff to prepare the appropriate Ordinance and Resolution creating the redevelopment district in the 900 block of New Hampshire. Aye: Hodges, Kennedy, Rundle. Nay: None Abstain: Dunfield. Motion carried.

Moved by Kennedy, seconded by Hodges, to adjourn at 8:29 p.m. Motion carried unanimously.

I Raymond J. Hummert, City Clerk of the City of Lawrence do hereby certify that this is a true copy of the City Commission meeting of July 13, 1999, on file in my office.



Raymond J. Hummert, City Clerk



City of Lawrence KANSAS

MIKE WILDGEN, CITY MANAGER

CITY OFFICES 6 EAST 6th
BOX 708 66044-0708 785-832-3000
TDD 785-832-3205
FAX 785-832-3405

CITY COMMISSION
MAYOR
ERVIN E. HODGES
COMMISSIONERS
JAMES R. HENRY
MARTIN A. KENNEDY
MIKE RUNDLE
DAVID M. DUNFIELD

CERTIFICATION

I, Raymond J. Hummert, City Clerk, City of Lawrence, Douglas County, Kansas, do hereby certify that a Resolution was not adopted by Douglas County, Kansas or Unified School District 497 within thirty days following the Public Hearing on July 13, 1999 on the establishment of a Redevelopment District pursuant to K.S.A. 12-1770 et seq. as amended, that the proposed Redevelopment District would have an adverse effect on Douglas County or USD 497.

Raymond J. Hummert, City Clerk

7-11-00

Date

SEAL



RESOLUTION NO. 6086

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS MAKING CERTAIN FINDINGS WITH RESPECT TO TWO REDEVELOPMENT PROJECT AREAS WITHIN THE CITY WHICH ARE NECESSARY TO ESTABLISH A REDEVELOPMENT DISTRICT WITHIN THE CITY.

WHEREAS, the City of Lawrence, Kansas (the "City") desires to promote, stimulate and develop the general and economic welfare of the City by providing for the redevelopment of certain blighted areas located within the City; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended, (the "Act"), the City is authorized to establish redevelopment districts within defined areas of the City which have been found by resolution adopted by the governing body of the City to be a "conservation area" as said term is defined in the Act; and

WHEREAS, the Act defines a "conservation area" as an area within the corporate limits of the City in which 50% or more of the structures in the area have an age of 35 years or more, which area is not yet blighted, but may become a blighted area due to the existence of a combination of two or more of the following factors: (i) dilapidation, obsolescence or deterioration of the structures; (ii) illegal use of individual structures; (iii) the presence of structures below minimum code standards; (iv) building abandonment; (v) excessive vacancies; (vi) overcrowding of structures and community facilities; or (vii) inadequate utilities and infrastructure.

WHEREAS, the Act provides that not more than 15% of the land area of the City may be found to be a conservation area; and

WHEREAS, the governing body of the City has been presented a proposed redevelopment project within an area of the City which may meet the standards of a "conservation area" as said term is defined in the Act; and

WHEREAS, prior to the creation of any redevelopment district the governing body must conduct a public hearing on such matters after giving notice of such hearing in accordance with the provisions of the Act; and

WHEREAS, the governing body of the City has heretofore, pursuant to Resolution No. 6073 called a public hearing under the provisions of the Act in order to determine whether it is advisable to create a redevelopment district; and

WHEREAS, a public hearing was held on July 13, 1999, after due published, delivered and mailed notice, in accordance with the provisions of the Act; and

WHEREAS, the governing body of the City deems it advisable to make certain findings regarding the proposed redevelopment project areas and the proposed redevelopment district.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

Section 1. Redevelopment Project Areas. The proposed redevelopment project areas consists of the area described as follows:

Redevelopment Project Area A described on **Exhibit A** includes the west side of New Hampshire Street between the alley, East 9th and East 10th Streets.

Redevelopment Project Area B described on **Exhibit A** includes the east side of New Hampshire Street between the alley, East 9th and East 10th Streets.

(hereinafter collectively referred to as the "Redevelopment Project Areas.")

Section 2. Findings Regarding Conservation Area Designation. Upon reviewing the Redevelopment Project Areas and considering the information and public comments received at the public hearing conducted on July 13, 1999, the governing body hereby determines that:

(a) the two Redevelopment Project Areas are each a "conservation area," as said term is defined in the Act, because (1) 50% or more of the structures in the Redevelopment Project Areas have an age of 35 years or more; and (2) the Redevelopment Project Areas are not yet blighted but may become blighted due to the existence of (i) dilapidation, obsolescence and deterioration of structures, (ii) the presence of structures below minimum code standards and (iii) inadequate utilities and infrastructure; and

(b) the conservation, development or redevelopment of the Redevelopment Project Areas are necessary to promote the general and economic welfare of the City.

Section 3. Comprehensive Plan. The proposed comprehensive plan for the proposed redevelopment district provides for the redevelopment district to consist of two (2) redevelopment project areas which are depicted on **Exhibit A**. The buildings and facilities to be constructed or improved in each Redevelopment Project Area may be described in a general manner as follows:

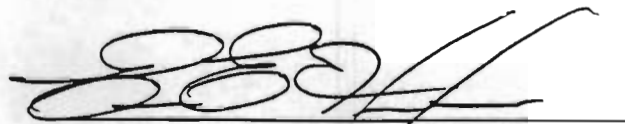
Redevelopment Project Area A. The area would be devoted to (1) the construction of a multi-level parking garage, with retail/commercial/office uses; (2) the construction of retail/commercial/office/lodging facilities, and (3) the construction of multifamily residential housing units.

Redevelopment Project Area B. The area would be devoted to the construction of retail/commercial/office/lodging facilities, and would include a City owned facility for the Lawrence Arts Center.

Section 4. Effective Date. This Resolution shall become effective upon its adoption by the governing body of the City.

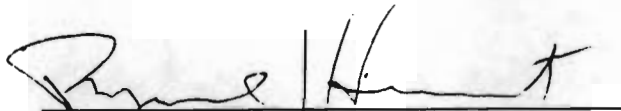
ADOPTED by the governing body of the City of Lawrence, Kansas this 27th day of July, 1999.

[SEAL]



Mayor

Attest:



City Clerk

EXHIBIT A

Redevelopment Project Area A

Beginning at the northwest corner of Lot 69 on New Hampshire Street, Original Townsite; thence south to the southwest corner of Lot 91 on New Hampshire Street, Original Townsite; thence east to the southeast corner of said Lot 91; thence north to the northeast corner of Lot 69 on New Hampshire Street, Original Townsite; thence west to the point of beginning. Containing Lots 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, and 91, all on New Hampshire Street, Original Townsite.

Redevelopment Project Area B

Beginning at the northwest corner of Lot 70 on New Hampshire Street, Original Townsite; thence south to the southwest corner of Lot 92 on New Hampshire Street, Original Townsite; thence east to the southwest corner of said Lot 92; thence north to the northeast corner of Lot 70 on New Hampshire Street, Original Townsite; thence west to the point of beginning, containing Lots 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, and 92, all on New Hampshire Street, Original Townsite.

July 27, 1999

The Board of Commissioners of the City of Lawrence met in regular session at 6:35 p.m., In the City Commission Chambers in City Hall with Mayor Hodges presiding and members Dunfield, Henry, Kennedy and Rundle present.

As part of the consent agenda, **it was moved by Rundle, seconded by Henry**, to approve Resolution No. 6086 making certain findings concerning the establishment of a redevelopment district in the 900 block of New Hampshire (TIF Project). Motion carried unanimously.

Moved by Henry, seconded by Kennedy, to adjourn at 7:17 p.m. Motion carried unanimously.

I Raymond J. Hummert, City Clerk of the City of Lawrence do hereby certify that this is a true copy of the City Commission meeting of July 27, 1999, on file in my office.


Raymond J. Hummert, City Clerk

ORDINANCE NO. 7127

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS ESTABLISHING A REDEVELOPMENT DISTRICT WITHIN THE CITY AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.

WHEREAS, the City of Lawrence, Kansas (the "City") desires to promote, stimulate and develop the general and economic welfare of the City by providing for the redevelopment of certain blighted areas located within the City; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended, (the "Act"), the City is authorized to establish redevelopment districts within defined areas of the City which have been found by resolution adopted by the governing body of the City to be "conservation areas" as said term is defined in the Act; and

WHEREAS, the Act defines a "conservation area" as an area within the City in which 50% or more of the structures in the area have an age of 35 years or more, which area is not yet blighted, but may become a blighted area due to the existence of a combination of two or more of the following factors: (i) Dilapidation, obsolescence or deterioration of the structures; (ii) illegal use of individual structures; (iii) the presence of structures below minimum code standards; (iv) building abandonment; (v) excessive vacancies; (vi) overcrowding of structures and community facilities; or (vii) inadequate utilities and infrastructure; and

WHEREAS, the Act provides that not more than 15% of the land area of the City may be found to be a conservation area; and

WHEREAS, the governing body of the City has been presented a proposed redevelopment project within an area of the City; and

WHEREAS, prior to the creation of any redevelopment district, the governing body must conduct a public hearing on such matters after giving notice of such hearing in accordance with the provisions of the Act; and

WHEREAS, the governing body of the City has heretofore, pursuant to Resolution No. 6073 called a public hearing under the provisions of the Act in order to determine whether it is advisable to create a redevelopment district; and

WHEREAS, a public hearing was held on July 13, 1999, after due published, delivered and mailed notice in accordance with the provisions of the Act, specifically including delivery of copies of Resolution No. 6073 to the Board of County Commissioners of Douglas County and the Board of Education of Unified School District No. 497; and

WHEREAS, after the conclusion of the public hearing, the governing body adopted a resolution determining that the proposed redevelopment project areas within the proposed redevelopment district are a "conservation area," as said term is defined in the Act and that the conservation, development or redevelopment of such redevelopment project areas is necessary to promote the general and economic welfare of the City; and

WHEREAS, upon the determination that the proposed redevelopment areas are a "conservation area," as defined in the Act and considering the information and public comments received at the public hearing conducted this date, the governing body of the City hereby deems it advisable to create the redevelopment district.

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

Section 1. Creation of Redevelopment District. A redevelopment district is hereby created within the City in accordance with the provisions of the Act, which shall consist of the real estate legally described as follows:

10th Street on the South, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the West, 9th Street on the North and the alley between New Hampshire Street and Rhode Island Street on the East; this area generally know at the 900 block of New Hampshire Street and generally described on **Exhibit A** attached hereto and incorporated herein.

hereinafter collectively referred to as the "Redevelopment District." A map depicting the general location of the Redevelopment District is attached hereto as **Exhibit A** and incorporated herein by reference. The Redevelopment District does not contain any property not referenced in Resolution 6073 which provided notice of the public hearing.

Section 2. Approval of other Governmental Units. No privately owned property subject to ad valorem taxation within the Redevelopment District shall be acquired and redeveloped pursuant to the Act, if the Board of County Commissioners of Douglas County or the Board of Education of Unified School District No. 497 determines by resolution adopted within thirty days following the public hearing held by the City on July 13, 1999, that the Redevelopment District will have an adverse effect on Douglas County or Unified School District No. 497, respectively.


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 hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 4. Repeal of Resolution No. 6044 and Ordinance No. 7077. This Ordinance repeals Resolution No. 6044 and Ordinance No. 7077 previously adopted by the City.

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

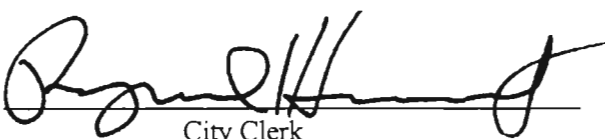
PASSED by the governing body of the City of Lawrence, Kansas this 3rd day of August 1999.

[SEAL]



Mayor

Attest:



City Clerk

Exhibit A

E. 9th St.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Rhode Island St.

Project Area B (East Side of New Hampshire)																				

New Hampshire St.

Project Area A (West Side of New Hampshire)																				

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Massachusetts St.

E. 10th St.

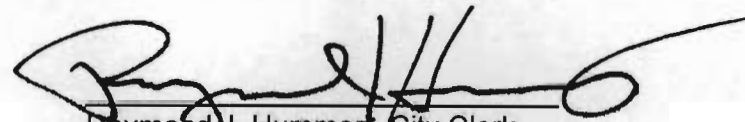
July 27, 1999

The Board of Commissioners of the City of Lawrence met in regular session at 6:35 p.m., In the City Commission Chambers in City Hall with Mayor Hodges presiding and members Dunfield, Henry, Kennedy and Rundle present.

As part of the consent agenda, **it was moved by Rundle, seconded by Henry**, to place on first reading Ordinance No. 7127 establishing the redevelopment district in the 900 block of New Hampshire. Motion carried unanimously.

Moved by Henry, seconded by Kennedy, to adjourn at 7:17 p.m. Motion carried unanimously.

I Raymond J. Hummert, City Clerk of the City of Lawrence do hereby certify that this is a true copy of the City Commission meeting of July 27, 1999, on file in my office.



Raymond J. Hummert, City Clerk

August 3, 1999

The Board of Commissioners of the City of Lawrence met in regular session at 6:45 p.m., In the City Commission Chambers in City Hall with Mayor Hodges presiding and members Henry, Kennedy and Rundle present. Dunfield was absent

Ordinance No. 7127 establishing the redevelopment district in the 900 block of New Hampshire was read a second time.

As part of the consent agenda, **it was moved by Rundle, seconded by Henry**, to adopt the ordinance. Aye: Henry, Hodges, Kennedy, and Rundle. Nay: None. Motion carried unanimously.

Moved by Kennedy, seconded by Henry, to adjourn at 7:50 p.m. Motion carried unanimously.

I Raymond J. Hummert, City Clerk of the City of Lawrence do hereby certify that this is a true copy of the City Commission meeting of August 3, 1999, on file in my office.



Raymond J. Hummert, City Clerk

Affidavit in Proof of Publication

*show room
and file*

STATE OF KANSAS }
DOUGLAS COUNTY } ss:
STEVEN AWALT
CLERK OF COURSE of

(First published in the Lawrence Daily Journal-World Aug. 12, 1999)

ORDINANCE NO 7127

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS ESTABLISHING A REDEVELOPMENT DISTRICT WITHIN THE CITY AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.

THE LAWRENCE DAILY JOURNAL-WORLD, being first duly sworn. Deposits and says:

That it is a daily newspaper printed in the State of Kansas, and published in and of general circulation in Douglas County, Kansas, with a general paid circulation on a daily basis in Douglas County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published daily 365 times a year; has been so published continuously and uninterrupted in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Lawrence in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive day (week/days)

the first publication thereof being made as aforesaid on 12 JUL 1999

with subsequent publications being made on the following dates:

- _____, 19____, _____, 19____
- _____, 19____, _____, 19____
- _____, 19____, _____, 19____

Subscribed and sworn to before me this
August 17, 1999
Ervin E. Hodges
Notary Public
My Appointment expires: 2-17-2003

Publication Charges _____ \$ 317.52
Notary and Affidavit Fee _____ \$ n/c.
Additional Copies _____ \$ _____
Total Due _____ \$ 317.52

WHEREAS, the City of Lawrence, Kansas (the "City") desires to promote, stimulate and develop the general and economic welfare of the City by providing for the redevelopment of certain blighted areas located within the City; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 et seq., as amended, (the "Act"), the City is authorized to establish redevelopment districts within defined areas of the City which have been found by resolution adopted by the governing body of the City to be "conservation areas" as said term is defined in the Act; and

WHEREAS, the Act defines a "conservation area" as an area within the City in which 50% or more of the structures in the area have an age of 35 years or more, which area is not yet blighted, but may become a blighted area due to the existence of a combination of two or more of the following factors: (i) Dilapidation, obsolescence or deterioration of the structures; (ii) Illegal use of individual structures; (iii) the presence of structures below minimum code standards; (iv) building abandonment; (v) excessive vacancies; (vi) overcrowding of structures and community facilities; or (vii) inadequate utilities and infrastructure; and

WHEREAS, the Act provides that not more than 15% of the land area of the City may be found to be a conservation area; and

WHEREAS, the governing body of the City has been presented a proposed redevelopment project within an area of the City; and

WHEREAS, prior to the creation of any redevelopment district, the governing body must conduct a public hearing on such matters after giving notice of such hearing in accordance with the provisions of the Act; and

WHEREAS, the governing body of the City has heretofore, pursuant to Resolution No. 6073 called a public hearing under the provisions of the Act in order to determine whether it is advisable to create a redevelopment district; and

WHEREAS, a public hearing was held on July 13, 1999, after due published, delivered and mailed notice in accordance with the provisions of the Act, specifically including delivery of copies of Resolution No. 6073 to the Board of County Commissioners of Douglas County and the Board of Education of Unified School District No. 497; and

WHEREAS, after the conclusion of the public hearing, the governing body adopted a resolution determining that the proposed redevelopment project areas within the proposed redevelopment district are a "conservation area," as said term is defined in the Act and that the conservation, development or redevelopment of such redevelopment project areas is necessary to promote the general and economic welfare of the City.

WHEREAS, upon the determination that the proposed redevelopment areas are a "conservation area," as defined in the Act and considering the information and public comments received at the public hearing conducted this date, the governing body of the City hereby deems it advisable to create the redevelopment district.

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

Section 1. Creation of Redevelopment District. A redevelopment district is hereby created within the City in accordance with the provisions of the Act, which shall consist of the real estate legally described as follows:

10th Street on the South, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the West, 9th Street on the North and the alley between New Hampshire Street and Rhode Island Street on the East; this area generally known as the 900 block of New Hampshire Street and generally described on Exhibit A attached hereto and incorporated herein.

hereinafter collectively referred to as the "Redevelopment District." A map depicting the general location of the Redevelopment District is attached hereto as Exhibit A and incorporated herein by reference. The Redevelopment District does not contain any property not referenced in Resolution 6073 which provided notice of the public hearing.

Section 2. Approval of other Governmental Units. No privately owned property subject to ad valorem taxation within the Redevelopment District shall be acquired and redeveloped pursuant to the Act, if the Board of County Commissioners of Douglas County or the Board of Education of Unified School District No. 497 determines by resolution adopted within thirty days following the public hearing held by the City on July 13, 1999, that the Redevelopment District will have an adverse effect on Douglas County or Unified School District No. 497, respectively.

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 hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 4. Repeal of Resolution No. 6044 and Ordinance No. 7077. This Ordinance repeals Resolution No. 6044 and Ordinance No. 7077 previously adopted by the City.

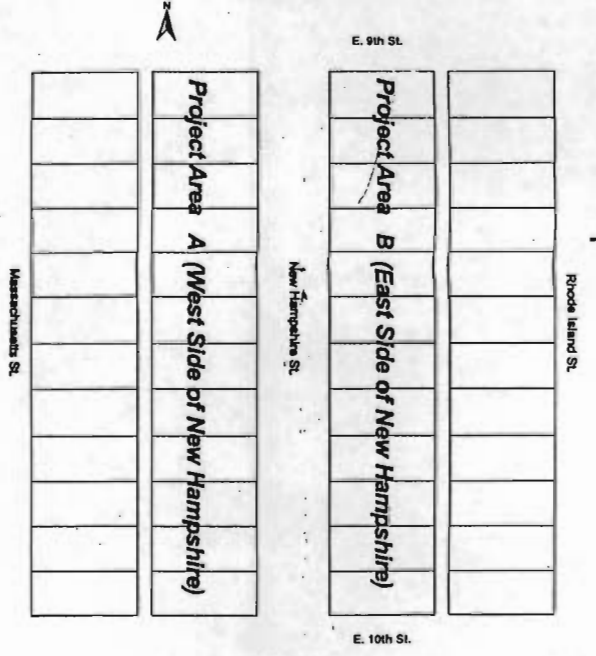
Section 5. Effective Date. This Ordinance shall become effective upon its passage by the governing body of the City and publication in the official newspaper of the City.

PASSED by the governing body of the City of Lawrence, Kansas this 3rd day of August, 1999.
(SEAL)

/s/Ervin E. Hodges
Ervin E. Hodges
Mayor

Attest:
/s/Raymond J. Hummert
Raymond J. Hummert, City Clerk

Exhibit A



*Comprehensive Financial Feasibility
Study for the Downtown 2000 Redevelopment Project
City of Lawrence, Kansas
February 23, 2000*

Prepared by:

 Springsted Incorporated

Corporate Headquarters:

85 East Seventh Place
Suite 100
St. Paul, MN 55101-2887
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(651) 223-3002 Fax

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Minneapolis, MN 55402
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(612) 349-5230 Fax

Des Moines Office:

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(515) 244-1508 Fax

Milwaukee Office:

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(414) 247-8686
(414) 247-8649 Fax

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Suite 800
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(202) 261-6505
(202) 261-6504 Fax

E-mail: advisors@springsted.com

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Matrix of Alternative Development Assumptions	EXHIBIT V

I. Overview

Sections 12-1770 through 12-1780 of the Kansas Statutes ("the Act") provide a means for cities to finance all or a portion of public infrastructure and redevelopment costs with incremental real estate and sales taxes. The purpose of the Act is to "promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities, and to assist in the development and redevelopment of blighted areas and deteriorating areas which are not yet blighted, but may be so in the future, located within cities..."

A city may exercise the powers conferred under the Act provided that the governing body of the city has adopted a resolution finding that the specific area sought to be developed or redeveloped is a blighted area, a conservation area or was designated an enterprise zone prior to July 1, 1992. In addition, the city must find that the conservation, development or redevelopment of such an area is necessary to promote the general and economic welfare of the city.

One or more redevelopment projects may be undertaken within the District. Kansas Statutes required all projects to be completed within 20 years from establishment of the District, with the exception of environmental investigation and remediation projects which must be completed within 20 years from the date the City enters into a consent decree with the Kansas Department of Health and Environment or the United States Environmental Protection Agency.

For each redevelopment project undertaken within the District, a redevelopment plan ("the Redevelopment Plan") must be prepared in consultation with the City Planning Commission. The Redevelopment Plan must include the following:

1. A summary or copy of the Comprehensive Financial Feasibility Study.
2. A reference to the Comprehensive Plan for the District.
3. A description and map of the area to be redeveloped ("the Project").
4. The Relocation Assistance Plan (if applicable).

5. A detailed description of all buildings and facilities proposed to be constructed or improved.
6. Any other information the City deems necessary to advise the general public of the intent of the Redevelopment Plan.

The Comprehensive Financial Feasibility Study (this document) must show that the benefits derived from the specified redevelopment project will exceed the costs, and that the income therefrom will be sufficient to pay for the applicable project costs. Benefits are determined to be the aggregate revenues of the redevelopment project including increment income, assessment income, interest income, private party contributions and any other available funding sources. Costs are determined to be the total of eligible project expenditures as defined by K.S.A. 12-1773, including the payment of principal and interest of debt used to finance the redevelopment project.

The property and sales tax increments from the Redevelopment Project are not, and have never been expected to provide sufficient funds to pay for all public redevelopment costs associated with the Project, particularly the complete cost of constructing the public parking facility. As was noted in the Redevelopment Plan, the City anticipates using property tax-supported general obligation bonds to finance a significant portion of the parking facility and other related infrastructure. Therefore, the public improvements proposed for the Project Area are to be funded with general obligation bonds supported by tax increments and general property taxes. The removal from the property tax base of the four lots for the City-owned Lawrence Arts Center facility also impacts the necessity of City at-large funding for this project.

For purposes of compliance with Kansas tax increment feasibility study requirements, the portion of the public improvements to be financed with tax increment bonds will not exceed the amount that may be repaid with property and sales tax increment revenues as projected in this study. The remainder of the public improvement costs will be financed with general property tax-supported general obligation bonds. Consequently, the benefits (TIF revenues) derived from the Project will exceed the costs (TIF expenditures), and the TIF income will be sufficient to pay for the TIF project costs.

Pursuant to all the provisions of this Act, the City of Lawrence has, by Resolution No. 6073 dated July 13, 1999, found a portion of the City to be a "conservation area" and that redevelopment of the area is necessary to promote the general and economic

welfare of the City. By Ordinance No. 7127 dated August 3, 1999, the City then established and designated such area as the Redevelopment District ("the District", see Exhibit I). The boundaries of the District are 10th Street on the south, the alley between Massachusetts Street and New Hampshire Street on the west, 9th Street on the north, and the alley between New Hampshire Street and Rhode Island Street on the east. Ordinance No. 7127 also serves as the statutorily-required comprehensive plan for the redevelopment of the District.

The City is currently considering the establishment of the Downtown 2000 Redevelopment Project ("the Project", see Exhibit I). The Project Area would be coterminous with the District with the exception of the Salvation Army property, which would not be included in the Project. The Project focuses on the redevelopment of New Hampshire Street, which bisects the Project Area from north to south. Establishment of the Project is being considered to finance eligible redevelopment costs associated with the development of a multi-story public parking facility and approximately 113,000 square feet of retail, office, and apartment space. The City anticipates issuing tax-exempt general obligation tax increment bonds to finance a portion of the Project.

II. General Description of Tax Increment

Property tax increment financing involves the creation of an increment (increase over a base value) in the real estate taxes that are generated from a defined geographic area of a community. Upon establishment of a redevelopment district, the total assessed value of all taxable real estate within the district is determined. This valuation is referred to as the district's "Original Assessed Value." Property taxes attributable to the district's Original Assessed Value are annually collected and distributed by the county treasurer to the appropriate city, county, school district and all other applicable taxing jurisdictions in the same manner as other property taxes.

As new development occurs within the redevelopment district the total assessed value of the district, in any given year, will exceed its Original Assessed Value. Property taxes generated by applying the sum of the property tax rates of all applicable taxing jurisdictions to the increase in assessed value over and above the Original Assessed Valuation is referred to as the "property tax increment." All property tax increment is collected by the county treasurer and distributed to the city to be deposited in a special tax increment fund.

Sales tax increment financing involves the creation of an increment (increase over a base value) in the sales taxes that are generated from a defined geographic area of a community. Upon establishment of a redevelopment district, a base value of sales tax collections within the district is determined. As new development occurs within the redevelopment district, sales tax collections are expected to increase above the base value. For the purposes of this document, the City's portion of these incremental sales tax revenues is referred to as the "sales tax increment."

Tax increment funds may only be used to pay for specified eligible project costs, including principal and interest on debt used, in whole or in part, to finance projects within the redevelopment district. Such debt includes notes, special obligation bonds, full faith and credit tax increment bonds, and other debt instruments. The City intends to issue full faith and credit tax increment bonds, also known as general obligation tax increment bonds, to finance a portion of the Project.

III. Project Description

The proposed Downtown 2000 Redevelopment Project (the "Project") consists of eleven parcels of land (3.65 acres) facing New Hampshire Street, and including the street right-of-way, between East Ninth Street and East Tenth Street, as shown in Exhibit I. As noted in Section I, the Project would not include the Salvation Army property, although this parcel (PIN: 0793102018010) is included in the Redevelopment District.

Current development in the Project Area consist of two commercial buildings (one vacant), multiple parking lots serving Firststar Mercantile Bank, four residential structures, and a City-owned parking lot. Redevelopment will include demolition of all existing structures and construction of a public parking garage, a public arts center, two retail-office buildings, and a retail-office-apartment building. The Project is expected to be developed in stages, with full completion expected in mid-2002.

The prospective developer of the retail, office, and apartment aspects of the Project has estimated the total fair market (appraised) value of the project upon completion at approximately \$9,590,375. The parking facility, public arts center, and other public aspects of the Project will be owned by the City and will therefore be tax-exempt. The developer's appraisal estimate of \$9,590,375 is based on the following:

- 44,105 s.f. of retail space at \$100 per s.f.
- 53,855 s.f. of office space at \$75 per s.f.
- 15,210 s.f. of apartment space at \$75 per s.f.

The total original fair market value of the Project, as appraised in 1999 for taxes payable in 2000, was \$1,148,420 according to the Douglas County Appraiser's Office. The parcels were classified as commercial and residential property and therefore had statutory property classification rates of 25.0% and 11.5%, respectively. The Original Assessed Value of the Project is therefore \$243,483, as shown below:

<u>Property Class</u>	<u>Fair Market Value (1/1/99)</u>	<u>Class / Rate</u>	<u>Original Assessed Value (1/1/99)</u>
Commercial	\$825,290	C / 25.0%	\$206,323
Residential	<u>323,130</u>	R /11.5%	<u>37,160</u>
	<u>\$1,148,420</u>		<u>\$243,483</u>

IV. Projected Revenues (Benefits)

Captured Assessed Value

It is the City's intention at this time to use a portion of the property and sales tax increment generated by the Project to pay debt service on general obligation bonds issued by the City. The property tax increment is based on the Project's increase in assessed value over its Original Assessed Value. This increase in value will be referred to as the Captured Assessed Value, and is illustrated below.

Projected Total Fair Market Value <u>(1/1/2002)</u>	<u>Class / Rate</u>	Projected Total Assessed Value <u>(1/1/99)</u>
\$1,140,750	R / 11.5%	\$131,186
\$8,449,625	CU / 25.0%	\$2,112,406
	Original Assessed Value	<u>(243,483)</u>
	Captured Assessed Value	\$ 2,000,110

It has been projected by the City that the Total Assessed Value of the Project will increase at approximately 2.0% annually over the life of the District. Exhibit II (Assumptions Report) details many of the assumptions used in the projection of values and tax increments from the Project. Column 5 in Exhibit III (Projected Tax Increment Report) shows the projected Captured Assessed Value of the Project over time.

Property Tax Rates

In order to determine the amount of tax increment generated by the Project in any given year, the Captured Assessed Value of the Project must be multiplied by the sum of the tax rates for all applicable taxing jurisdictions for that year. For taxes levied in 1999 and payable in 2000, this total rate is 83.493 mills as shown below. The Lawrence Unified School District general education rate of 20.0 mills and the State of Kansas rate of 1.5 mills are not applicable and have been subtracted from the following total.

<u>Jurisdiction</u>	<u>Mill Rate (99/00)</u>
City of Lawrence	24.353
Douglas County	24.618
USD 497	<u>34.522</u>
	83.493

Projected Property Tax Increment

The projected property tax increment generated by the Project over a 20-year period is shown in column 7 of Exhibit III (Projected Tax Increment Report). Such projections are based on original assessed values, captured assessed values, and tax rates as previously discussed. It is assumed in all years of the report that 100% of property taxes are paid when due.

All property tax increment shall be allocated and paid by the Douglas County Treasurer to the City Treasurer in the same manner and at the same time as normal property taxes. All such tax increment must be deposited in a special fund of the City for the payment of eligible redevelopment costs.

Projected Sales Tax Increment

The projected sales tax increment generated by the Project over a 20-year period is shown in column 8 of Exhibit III (Projected Tax Increment Report). Such projections are based on estimated retail sales of \$285 per square foot or \$12,569,925 total in year 1 of operations. This sales projection was provided by the developer and is drawn from a range of average sales per square foot published by the Urban Land Institute in Dollars and Cents of Shopping Centers. It is also estimated that at least 80% of retail sales in the Project will be subject to the City sales tax "rate" of 1.66% (1% City rate plus 66% share of 1% County rate). This estimate may be conservative since it is anticipated that few retail sales in the Project will qualify as tax-exempt. Because there is no existing sales tax base in the Project Area, sales tax increment is estimated at \$166,929, 100% of City sales taxes collected in year 1.

V. Projected Expenditures (Costs)

It is the City's intention at this time to finance through general obligation tax increment bond issuance a maximum of approximately \$3,900,000 in land acquisition, parking facility construction, infrastructure, and other redevelopment costs associated with the Project. Projected Net Tax Increment (see Exhibit III, Column 10) will be used to pay debt service on the tax increment bonds over a 20-year term. It is anticipated that bond payments will continue through 2022, when the District is scheduled to terminate.

Over this time period it is anticipated that property and sales tax increment collections will total \$8,200,826, and will fund \$4,655,000 in bond principal payments and \$4,176,316 in bond interest payments (excluding \$642,400 of capitalized interest). See Exhibit IV (Projected Bond Cash Flow Report) for details.

VI. Conclusions

Kansas Statutes require that the Comprehensive Financial Feasibility Study must demonstrate that the benefits derived from the Project will exceed the costs, and that the income therefrom will be sufficient to pay for the necessary project costs. As previously discussed, Exhibit III illustrates the projections of tax increment, state reimbursement payments, and administrative fees through the year 2022. Net tax increment (column 10) is available to pay debt service on the anticipated general obligation tax increment bond issue.

Exhibit IV (Projected Bond Cash Flow Report) illustrates that if net tax increment from the Project is contributed semi-annually to bond debt service, a maximum of \$3,900,000 in eligible project costs can be reimbursed by the end of 2022, when the District is scheduled to terminate.

The property and sales tax increments from the Redevelopment Project are not, and have never been expected to provide sufficient funds to pay for all public redevelopment costs associated with the Project, particularly the complete cost of constructing the public parking facility. As was noted in the Redevelopment Plan, the City anticipates using property tax-supported general obligation bonds to finance a significant portion of the parking facility and other related infrastructure. Therefore, the public improvements proposed for the Project Area are to be funded with general obligation bonds supported

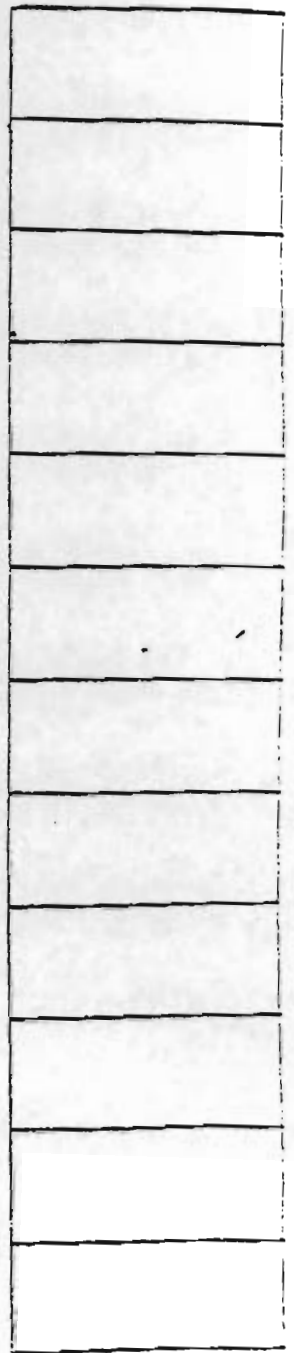
by tax increments and general property taxes. The removal from the property tax base of the four lots for the City-owned Lawrence Arts Center facility also impacts the necessity of City at-large funding for this project.

For purposes of compliance with Kansas tax increment feasibility study requirements, the portion of the public improvements to be financed with tax increment bonds will not exceed the amount that may be repaid with property and sales tax increment revenues as projected in this study. The remainder of the public improvement costs will be financed with general property tax-supported general obligation bonds. Consequently, the benefits (TIF revenues) derived from the Project will exceed the costs (TIF expenditures), and the TIF income will be sufficient to pay for the TIF project costs.

Redevelopment District



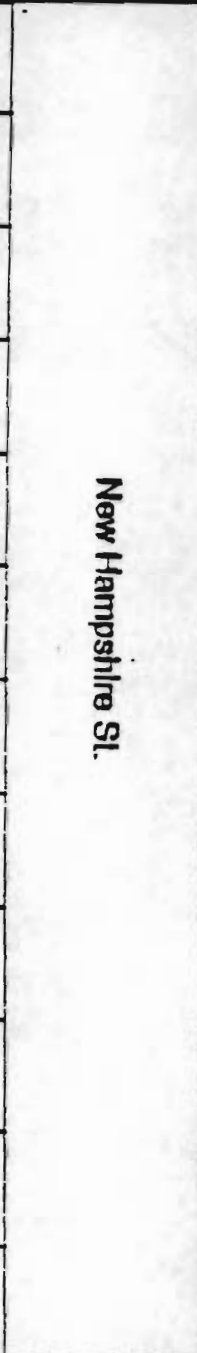
E. 9th St.



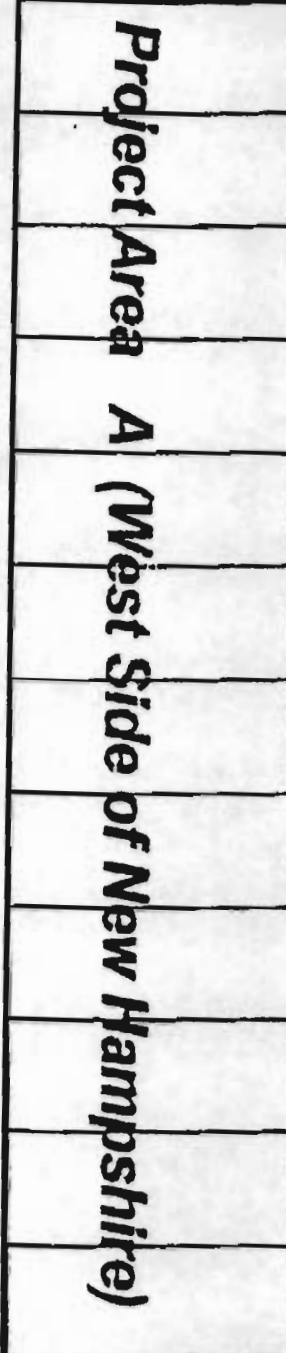
Rt. 10 Island St.



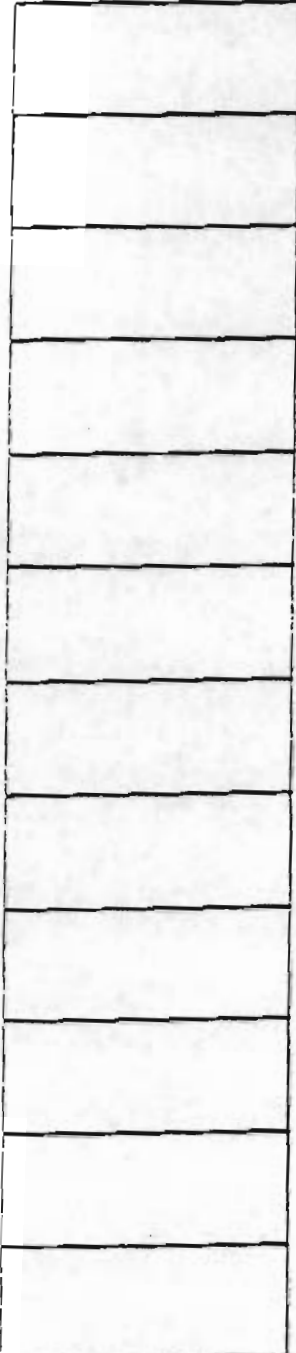
Project Area B (East Side of New Hampshire)



New Hampshire St.



Project Area A (West Side of New Hampshire)



Massachusetts St.



E. 10th St.

Project Area is coterminous with Redevelopment District with the exception of the Salvation Army

Assumptions Report

**City of Lawrence, Kansas
Downtown 2000 TIF Project
Scenario 1 (Without Hotel)**

Original Appraised Value (1/1/99)					\$1,148,420
Original Assessed Value (1/1/99)					\$243,482
99 Mill Rates (Pay 00)		Total		TIF Applicable	
		104.993		83.493	
		----- Appraised 1/1/2001 -----		----- Appraised 1/1/2002 -----	
		Fair Market Value		Assessed Value	
		Fair Market Value		Assessed Value	
Combined Parcels*		\$0		\$0	
		\$9,590,375		\$2,243,593	
Property Value and Sales Tax Inflation Factor:		2.00%			
Dated Date:		07/01/2000			
First Interest Date:		01/01/2001			
Tax-Exempt GO Bond Rates:		Current "A" rates plus 200 basis points			
* Market and Assessed Value estimates reflect new development only, not existing value).					

**Lawrence, Kansas
Downtown 2000 TIF District**

Property Tax Increment

Assessment Rates

Residential:	11.50%
Commercial:	25.00%

Base Information

	<u>Total</u> <u>Appraised</u>	<u>Total</u> <u>Assessed</u>	<u>Land</u> <u>Appraised</u>
Residential	323,130	37,160	69,750
Commercial	825,290	206,323	651,560
Total	1,148,420	243,482	721,310

Project Information

	<u>GLA (s.f.)</u>	<u>MV per SF*</u>	<u>Appraised</u> <u>Value</u>
Retail	44,105	100.00	4,410,500
Office	53,855	75.00	4,039,125
Apartment	15,210	75.00	1,140,750
Totals	113,170		9,590,375

* Market Value per s.f. includes both land and building value, as per developer.

Completed TIF District

	<u>Total Project</u> <u>Value**</u>	<u>Assessment</u> <u>Rate</u>	<u>Assessed</u> <u>Value</u>
Apartments	1,140,750	11.50%	131,186
Hotel/Office/Retail	8,449,625	25.00%	2,112,406
Totals	9,590,375		2,243,593

** Project Value includes base land value of approx. \$720,000, as per developer.

Property Tax Increment

	<u>Total</u> <u>Assessed</u>	<u>Original</u> <u>Assessed</u>	<u>Captured</u> <u>Assessed</u>	<u>Applicable</u> <u>Mill Rate</u>	<u>Year 1 Prop.</u> <u>Tax Increment</u>
Total Project Area	2,243,593	243,482	2,000,110	83.493	166,995

***Market Value Assumptions**

	<u>Base Develop.</u> <u>Estimate / s.f.</u>	<u>Adjusted for</u> <u>Location</u>	<u>Appraised</u> <u>Market Value</u>
Retail Space	100.00	100.00	100.00
Office/Apt/Hotel Space	75.00	75.00	75.00

**Lawrence, Kansas
Downtown 2000 TIF District**

Sales Tax Increment

Taxable Portion of Retail Sales: 80.00% (est.)
 Taxable Portion of Hotel Sales: 100.00% (est.)
 Approx. City Sales Tax: 1.66% (est.)
 (1% + 66% share of County's 1%)

Base Information	<u>Sales Tax</u>
Existing Sales Taxes	0 (See Notes **)

Project Information

	<u>GLA (s.f.)</u>	<u>Sales/SF*</u>	<u>Total Sales</u>	<u>Taxable Sales</u>	<u>Tax Generated</u>
Retail Spaces	44,105	285.00	12,569,925	10,055,940	166,929
Totals			12,569,925	10,055,940	166,929

Sales Tax Increment	<u>Project Sales Tax</u>	<u>Base Sales Tax**</u>	<u>Year 1 Sales Tax Increment</u>
Retail Spaces	166,929	0	166,929

* Sales collection estimate provided by developer (tenant mixes range from \$282 to \$290/s.f.)

** No base sales tax in project area, as per developer.

Projected Tax Increment Report

**City of Lawrence, Kansas
Downtown 2000 TIF Project
Scenario 1 (Without Hotel)**

Year Appraised (1)	Year Taxes Payable (2)	Projected Assessed Value (3)	Original Assessed Value (4)	Captured Assessed Value (5)	Mill Rate (6)	Prop Tax Increment Collected (a) (7)	Sales Tax Increment Collected (a) (8)	Net Tax Increment (9)
2001		0	0	0	0	0	0	0
2002	2002	2,243,593	243,482	2,000,110	83.493	166,995	166,929	333,924
2003	2003	2,288,464	243,482	2,044,982	83.493	170,742	170,267	341,009
2004	2004	2,334,233	243,482	2,090,751	83.493	174,563	173,672	348,235
2005	2005	2,380,918	243,482	2,137,436	83.493	178,461	177,145	355,606
2006	2006	2,428,536	243,482	2,185,054	83.493	182,437	180,688	363,125
2007	2007	2,477,107	243,482	2,233,625	83.493	186,492	184,302	370,794
2008	2008	2,526,649	243,482	2,283,167	83.493	190,628	187,988	378,616
2009	2009	2,577,182	243,482	2,333,700	83.493	194,848	191,748	386,596
2010	2010	2,628,726	243,482	2,385,244	83.493	199,151	195,583	394,734
2011	2011	2,681,301	243,482	2,437,819	83.493	203,541	199,495	403,036
2012	2012	2,734,927	243,482	2,491,445	83.493	208,018	203,485	411,503
2013	2013	2,789,626	243,482	2,546,144	83.493	212,585	207,555	420,140
2014	2014	2,845,419	243,482	2,601,937	83.493	217,243	211,706	428,949
2015	2015	2,902,327	243,482	2,658,845	83.493	221,995	215,940	437,935
2016	2016	2,960,374	243,482	2,716,892	83.493	226,841	220,259	447,100
2017	2017	3,019,581	243,482	2,776,099	83.493	231,785	224,664	456,449
2018	2018	3,079,973	243,482	2,836,491	83.493	236,827	229,157	465,984
2019	2019	3,141,572	243,482	2,898,090	83.493	241,970	233,740	475,710
2020	2020	3,204,403	243,482	2,960,921	83.493	247,216	238,415	485,631
2021	2021	3,268,491	243,482	3,025,009	83.493	252,567	243,183	495,750
2022	2022							
						\$4,144,905	\$4,055,921	\$8,200,826

(a) Assumes 100% annual collection of property and sales taxes.

Projected Bond Cash Flow Report
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**City of Lawrence, Kansas
Downtown 2000 TIF Project
Scenario 1 (Without Hotel)
Tax-Exempt GO Bonds (AA3)**

Annual Period Ending (1)	Principal (2)	Tax-Exempt Rate (3)	Interest (4)	P & I (5)	Capitalized Interest (6)	Annual Net Revenue (7)	Annual Balance (8)	Cumulative Balance (9)
12/31/01	0	0.00%	385,418	385,418	385,500	0	82	82
12/31/02	0	0.00%	256,945	256,945	256,900	0	(45)	37
12/31/03	70,000	4.50%	256,945	326,945	0	333,924	6,979	7,016
12/31/04	85,000	4.60%	253,795	338,795	0	341,009	2,214	9,230
12/31/05	100,000	4.70%	249,885	349,885	0	348,235	(1,650)	7,580
12/31/06	110,000	4.80%	245,185	355,185	0	355,606	421	8,001
12/31/07	125,000	4.90%	239,905	364,905	0	363,125	(1,780)	6,221
12/31/08	135,000	5.00%	233,780	368,780	0	370,794	2,014	8,235
12/31/09	150,000	5.05%	227,030	377,030	0	378,616	1,586	9,821
12/31/10	165,000	5.15%	219,455	384,455	0	386,596	2,141	11,962
12/31/11	185,000	5.25%	210,958	395,958	0	394,734	(1,224)	10,738
12/31/12	200,000	5.30%	201,245	401,245	0	403,036	1,791	12,529
12/31/13	220,000	5.35%	190,645	410,645	0	411,503	858	13,387
12/31/14	240,000	5.45%	178,875	418,875	0	420,140	1,265	14,652
12/31/15	265,000	5.50%	165,795	430,795	0	428,949	(1,846)	12,806
12/31/16	285,000	5.60%	151,220	436,220	0	437,935	1,715	14,521
12/31/17	310,000	5.65%	135,260	445,260	0	447,100	1,840	16,361
12/31/18	340,000	5.75%	117,745	457,745	0	456,449	(1,296)	15,065
12/31/19	370,000	5.80%	98,195	468,195	0	465,984	(2,211)	12,854
12/31/20	400,000	5.85%	76,735	476,735	0	475,710	(1,025)	11,829
12/31/21	430,000	5.90%	53,335	483,335	0	485,631	2,296	14,125
12/31/22	470,000	5.95%	27,965	497,965	0	495,750	(2,215)	11,910
12/31/23	0	6.00%	0	0	0	0	0	0
12/31/24	0	6.05%	0	0	0	0	0	0
12/31/25	0	6.10%	0	0	0	0	0	0
12/31/26	0	6.15%	0	0	0	0	0	0
12/31/27	0	6.20%	0	0	0	0	0	0
12/31/28	0	6.25%	0	0	0	0	0	0
	\$4,655,000		\$4,176,316	\$8,831,316	\$642,400	\$8,200,826	\$11,910	

Bond Issue Summary	
Dated Date	07/01/00
Bond Years	73,972.50
Average Maturity	15.89
Annual Interest	\$4,176,316
Discount	1.50% \$69,825
Net Interest Cost	\$4,246,141
Net Interest Rate	5.740%

Purpose	Amount	%
Eligible Project Costs	\$3,909,218	83.98%
Capitalized Interest	642,400	13.80%
Underwriters Discount	69,825	1.50%
Costs of Issuance	33,557	0.72%
Other	0	0.00%
Other	0	0.00%
Total Bond Issue	\$4,655,000	100.00%

City of Lawrence, Kansas
Downtown 2000 TIF Project

Matrix of Alternative Development Assumptions

Scenario #	% Taxable Retail Sales	2% Annual Inflation?	Retail Sales per S.F.	Estimate Eligible Project Costs	
				Without Hotel (#1)	With Hotel (#2)
1A & 2A	80%	No	\$285	\$3,323,292	\$4,206,050
1D & 2D	80%	Yes	\$285	\$3,909,218	\$4,943,123
1E & 2E	100%	No	\$285	\$3,746,567	\$4,629,825
1B & 2B	100%	Yes	\$285	\$4,393,525	\$5,429,209
1C & 2C	80%	No	\$200	\$2,823,844	\$3,712,501

Note: Scenario 1D was used in the preparation of the Tax Increment Feasibility Study.

Redevelopment Plan
for the 900 block of New Hampshire
Downtown 2000

**A public / private redevelopment of the
City of Lawrence, Kansas and 9-10 L.C.**

**This redevelopment plan was prepared in conformance with the
requirements of K.S.A. 12-1770 et seq.**

**Redevelopment Plan
Table of Contents
pursuant to K.S.A. 12-1772**

1) A copy of the feasibility study prepared by Springsted Public Finance Advisors

2) Resolution No. 6073 establishing the proposed boundaries of the Redevelopment District and setting forth the plan for the proposed redevelopment

3) Ordinance No. 7127 establishing the Redevelopment District, describing the area to be redeveloped and providing a map of the area to be redeveloped

4) No relocation assistance plan is necessary for the redevelopment

5) A detailed description of the building and facilities proposed to be constructed and improved in the area of the redevelopment district and other information concerning the redevelopment

*Comprehensive Financial Feasibility
Study for the Downtown 2000 Redevelopment Project
City of Lawrence, Kansas
February 23, 2000*

Prepared by:

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I. Overview

Sections 12-1770 through 12-1780 of the Kansas Statutes ("the Act") provide a means for cities to finance all or a portion of public infrastructure and redevelopment costs with incremental real estate and sales taxes. The purpose of the Act is to "promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities, and to assist in the development and redevelopment of blighted areas and deteriorating areas which are not yet blighted, but may be so in the future, located within cities...".

A city may exercise the powers conferred under the Act provided that the governing body of the city has adopted a resolution finding that the specific area sought to be developed or redeveloped is a blighted area, a conservation area or was designated an enterprise zone prior to July 1, 1992. In addition, the city must find that the conservation, development or redevelopment of such an area is necessary to promote the general and economic welfare of the city.

One or more redevelopment projects may be undertaken within the District. Kansas Statutes required all projects to be completed within 20 years from establishment of the District, with the exception of environmental investigation and remediation projects which must be completed within 20 years from the date the City enters into a consent decree with the Kansas Department of Health and Environment or the United States Environmental Protection Agency.

For each redevelopment project undertaken within the District, a redevelopment plan ("the Redevelopment Plan") must be prepared in consultation with the City Planning Commission. The Redevelopment Plan must include the following:

1. A summary or copy of the Comprehensive Financial Feasibility Study.
2. A reference to the Comprehensive Plan for the District.
3. A description and map of the area to be redeveloped ("the Project").
4. The Relocation Assistance Plan (if applicable).

5. A detailed description of all buildings and facilities proposed to be constructed or improved.
6. Any other information the City deems necessary to advise the general public of the intent of the Redevelopment Plan.

The Comprehensive Financial Feasibility Study (this document) must show that the benefits derived from the specified redevelopment project will exceed the costs, and that the income therefrom will be sufficient to pay for the applicable project costs. Benefits are determined to be the aggregate revenues of the redevelopment project including increment income, assessment income, interest income, private party contributions and any other available funding sources. Costs are determined to be the total of eligible project expenditures as defined by K.S.A. 12-1773, including the payment of principal and interest of debt used to finance the redevelopment project.

The property and sales tax increments from the Redevelopment Project are not, and have never been expected to provide sufficient funds to pay for all public redevelopment costs associated with the Project, particularly the complete cost of constructing the public parking facility. As was noted in the Redevelopment Plan, the City anticipates using property tax-supported general obligation bonds to finance a significant portion of the parking facility and other related infrastructure. Therefore, the public improvements proposed for the Project Area are to be funded with general obligation bonds supported by tax increments and general property taxes. The removal from the property tax base of the four lots for the City-owned Lawrence Arts Center facility also impacts the necessity of City at-large funding for this project.

For purposes of compliance with Kansas tax increment feasibility study requirements, the portion of the public improvements to be financed with tax increment bonds will not exceed the amount that may be repaid with property and sales tax increment revenues as projected in this study. The remainder of the public improvement costs will be financed with general property tax-supported general obligation bonds. Consequently, the benefits (TIF revenues) derived from the Project will exceed the costs (TIF expenditures), and the TIF income will be sufficient to pay for the TIF project costs.

Pursuant to all the provisions of this Act, the City of Lawrence has, by Resolution No. 6073 dated July 13, 1999, found a portion of the City to be a "conservation area" and that redevelopment of the area is necessary to promote the general and economic

welfare of the City. By Ordinance No. 7127 dated August 3, 1999, the City then established and designated such area as the Redevelopment District ("the District", see Exhibit I). The boundaries of the District are 10th Street on the south, the alley between Massachusetts Street and New Hampshire Street on the west, 9th Street on the north, and the alley between New Hampshire Street and Rhode Island Street on the east. Ordinance No. 7127 also serves as the statutorily-required comprehensive plan for the redevelopment of the District.

The City is currently considering the establishment of the Downtown 2000 Redevelopment Project ("the Project", see Exhibit I). The Project Area would be coterminous with the District with the exception of the Salvation Army property, which would not be included in the Project. The Project focuses on the redevelopment of New Hampshire Street, which bisects the Project Area from north to south. Establishment of the Project is being considered to finance eligible redevelopment costs associated with the development of a multi-story public parking facility and approximately 113,000 square feet of retail, office, and apartment space. The City anticipates issuing tax-exempt general obligation tax increment bonds to finance a portion of the Project.

II. General Description of Tax Increment

Property tax increment financing involves the creation of an increment (increase over a base value) in the real estate taxes that are generated from a defined geographic area of a community. Upon establishment of a redevelopment district, the total assessed value of all taxable real estate within the district is determined. This valuation is referred to as the district's "Original Assessed Value." Property taxes attributable to the district's Original Assessed Value are annually collected and distributed by the county treasurer to the appropriate city, county, school district and all other applicable taxing jurisdictions in the same manner as other property taxes.

As new development occurs within the redevelopment district the total assessed value of the district, in any given year, will exceed its Original Assessed Value. Property taxes generated by applying the sum of the property tax rates of all applicable taxing jurisdictions to the increase in assessed value over and above the Original Assessed Valuation is referred to as the "property tax increment." All property tax increment is collected by the county treasurer and distributed to the city to be deposited in a special tax increment fund.

Sales tax increment financing involves the creation of an increment (increase over a base value) in the sales taxes that are generated from a defined geographic area of a community. Upon establishment of a redevelopment district, a base value of sales tax collections within the district is determined. As new development occurs within the redevelopment district, sales tax collections are expected to increase above the base value. For the purposes of this document, the City's portion of these incremental sales tax revenues is referred to as the "sales tax increment."

Tax increment funds may only be used to pay for specified eligible project costs, including principal and interest on debt used, in whole or in part, to finance projects within the redevelopment district. Such debt includes notes, special obligation bonds, full faith and credit tax increment bonds, and other debt instruments. The City intends to issue full faith and credit tax increment bonds, also known as general obligation tax increment bonds, to finance a portion of the Project.

III. Project Description

The proposed Downtown 2000 Redevelopment Project (the "Project") consists of eleven parcels of land (3.65 acres) facing New Hampshire Street, and including the street right-of-way, between East Ninth Street and East Tenth Street, as shown in Exhibit I. As noted in Section I, the Project would not include the Salvation Army property, although this parcel (PIN: 0793102018010) is included in the Redevelopment District.

Current development in the Project Area consist of two commercial buildings (one vacant), multiple parking lots serving Firststar Mercantile Bank, four residential structures, and a City-owned parking lot. Redevelopment will include demolition of all existing structures and construction of a public parking garage, a public arts center, two retail-office buildings, and a retail-office-apartment building. The Project is expected to be developed in stages, with full completion expected in mid-2002.

The prospective developer of the retail, office, and apartment aspects of the Project has estimated the total fair market (appraised) value of the project upon completion at approximately \$9,590,375. The parking facility, public arts center, and other public aspects of the Project will be owned by the City and will therefore be tax-exempt. The developer's appraisal estimate of \$9,590,375 is based on the following:

- 44,105 s.f. of retail space at \$100 per s.f.
- 53,855 s.f. of office space at \$75 per s.f.
- 15,210 s.f. of apartment space at \$75 per s.f.

The total original fair market value of the Project, as appraised in 1999 for taxes payable in 2000, was \$1,148,420 according to the Douglas County Appraiser's Office. The parcels were classified as commercial and residential property and therefore had statutory property classification rates of 25.0% and 11.5%, respectively. The Original Assessed Value of the Project is therefore \$243,483, as shown below:

<u>Property Class</u>	<u>Fair Market Value (1/1/99)</u>	<u>Class / Rate</u>	<u>Original Assessed Value (1/1/99)</u>
Commercial	\$825,290	C / 25.0%	\$206,323
Residential	<u>323,130</u>	R /11.5%	<u>37,160</u>
	\$1,148,420		\$243,483

IV. Projected Revenues (Benefits)

Captured Assessed Value

It is the City’s intention at this time to use a portion of the property and sales tax increment generated by the Project to pay debt service on general obligation bonds issued by the City. The property tax increment is based on the Project’s increase in assessed value over its Original Assessed Value. This increase in value will be referred to as the Captured Assessed Value, and is illustrated below.

Projected Total Fair Market Value <u>(1/1/2002)</u>	<u>Class / Rate</u>	Projected Total Assessed Value <u>(1/1/99)</u>
\$1,140,750	R / 11.5%	\$131,186
\$8,449,625	CU / 25.0%	\$2,112,406
	Original Assessed Value	<u>(243,483)</u>
	Captured Assessed Value	\$ 2,000,110

It has been projected by the City that the Total Assessed Value of the Project will increase at approximately 2.0% annually over the life of the District. Exhibit II (Assumptions Report) details many of the assumptions used in the projection of values and tax increments from the Project. Column 5 in Exhibit III (Projected Tax Increment Report) shows the projected Captured Assessed Value of the Project over time.

Property Tax Rates

In order to determine the amount of tax increment generated by the Project in any given year, the Captured Assessed Value of the Project must be multiplied by the sum of the tax rates for all applicable taxing jurisdictions for that year. For taxes levied in 1999 and payable in 2000, this total rate is 83.493 mills as shown below. The Lawrence Unified School District general education rate of 20.0 mills and the State of Kansas rate of 1.5 mills are not applicable and have been subtracted from the following total.

<u>Jurisdiction</u>	<u>Mill Rate (99/00)</u>
City of Lawrence	24.353
Douglas County	24.618
USD 497	<u>34.522</u>
	83.493

Projected Property Tax Increment

The projected property tax increment generated by the Project over a 20-year period is shown in column 7 of Exhibit III (Projected Tax Increment Report). Such projections are based on original assessed values, captured assessed values, and tax rates as previously discussed. It is assumed in all years of the report that 100% of property taxes are paid when due.

All property tax increment shall be allocated and paid by the Douglas County Treasurer to the City Treasurer in the same manner and at the same time as normal property taxes. All such tax increment must be deposited in a special fund of the City for the payment of eligible redevelopment costs.

Projected Sales Tax Increment

The projected sales tax increment generated by the Project over a 20-year period is shown in column 8 of Exhibit III (Projected Tax Increment Report). Such projections are based on estimated retail sales of \$285 per square foot or \$12,569,925 total in year 1 of operations. This sales projection was provided by the developer and is drawn from a range of average sales per square foot published by the Urban Land Institute in Dollars and Cents of Shopping Centers. It is also estimated that at least 80% of retail sales in the Project will be subject to the City sales tax "rate" of 1.66% (1% City rate plus 66% share of 1% County rate). This estimate may be conservative since it is anticipated that few retail sales in the Project will qualify as tax-exempt. Because there is no existing sales tax base in the Project Area, sales tax increment is estimated at \$166,929, 100% of City sales taxes collected in year 1.

V. Projected Expenditures (Costs)

It is the City's intention at this time to finance through general obligation tax increment bond issuance a maximum of approximately \$3,900,000 in land acquisition, parking facility construction, infrastructure, and other redevelopment costs associated with the Project. Projected Net Tax Increment (see Exhibit III, Column 10) will be used to pay debt service on the tax increment bonds over a 20-year term. It is anticipated that bond payments will continue through 2022, when the District is scheduled to terminate.

Over this time period it is anticipated that property and sales tax increment collections will total \$8,200,826, and will fund \$4,655,000 in bond principal payments and \$4,176,316 in bond interest payments (excluding \$642,400 of capitalized interest). See Exhibit IV (Projected Bond Cash Flow Report) for details.

VI. Conclusions

Kansas Statutes require that the Comprehensive Financial Feasibility Study must demonstrate that the benefits derived from the Project will exceed the costs, and that the income therefrom will be sufficient to pay for the necessary project costs. As previously discussed, Exhibit III illustrates the projections of tax increment, state reimbursement payments, and administrative fees through the year 2022. Net tax increment (column 10) is available to pay debt service on the anticipated general obligation tax increment bond issue.

Exhibit IV (Projected Bond Cash Flow Report) illustrates that if net tax increment from the Project is contributed semi-annually to bond debt service, a maximum of \$3,900,000 in eligible project costs can be reimbursed by the end of 2022, when the District is scheduled to terminate.

The property and sales tax increments from the Redevelopment Project are not, and have never been expected to provide sufficient funds to pay for all public redevelopment costs associated with the Project, particularly the complete cost of constructing the public parking facility. As was noted in the Redevelopment Plan, the City anticipates using property tax-supported general obligation bonds to finance a significant portion of the parking facility and other related infrastructure. Therefore, the public improvements proposed for the Project Area are to be funded with general obligation bonds supported

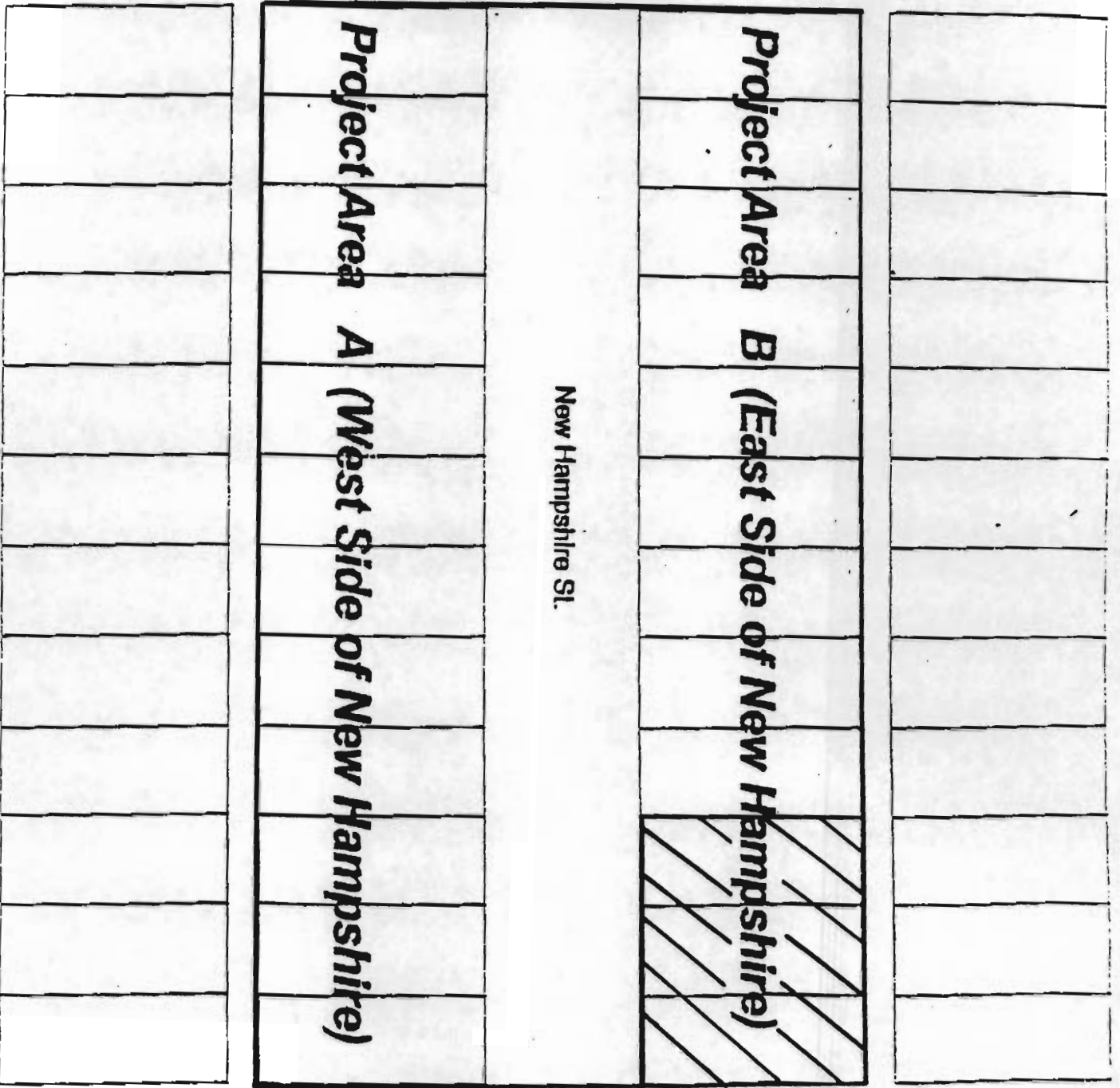
by tax increments and general property taxes. The removal from the property tax base of the four lots for the City-owned Lawrence Arts Center facility also impacts the necessity of City at-large funding for this project.

For purposes of compliance with Kansas tax increment feasibility study requirements, the portion of the public improvements to be financed with tax increment bonds will not exceed the amount that may be repaid with property and sales tax increment revenues as projected in this study. The remainder of the public improvement costs will be financed with general property tax-supported general obligation bonds. Consequently, the benefits (TIF revenues) derived from the Project will exceed the costs (TIF expenditures), and the TIF income will be sufficient to pay for the TIF project costs.

Redevelopment District



E. 9th St.



Massachusetts St.

Rhode Island St.



E. 10th St.

Project Area is coterminous with Redevelopment District with the exception of the Salvation Army property (hatched area)

Assumptions Report

**City of Lawrence, Kansas
Downtown 2000 TIF Project
Scenario 1 (Without Hotel)**

Original Appraised Value (1/1/99)					\$1,148,420
Original Assessed Value (1/1/99)					\$243,482
99 Mill Rates (Pay 00)	Total		TIF Applicable		
	104.993		83.493		
		----- Appraised 1/1/2001 -----		----- Appraised 1/1/2002 -----	
	Fair Market Value		Assessed Value		Fair Market Value
Combined Parcels*	\$0		\$0		\$9,590,375
					\$2,243,593
Property Value and Sales Tax Inflation Factor:					2.00%
Dated Date:					07/01/2000
First Interest Date:					01/01/2001
Tax-Exempt GO Bond Rates:	Current "A" rates plus 200 basis points				
* Market and Assessed Value estimates reflect new development only, not existing value).					

**Lawrence, Kansas
Downtown 2000 TIF District**

Property Tax Increment

Assessment Rates

Residential:	11.50%
Commercial:	25.00%

Base Information

	Total <u>Appraised</u>	Total <u>Assessed</u>	Land <u>Appraised</u>
Residential	323,130	37,160	69,750
Commercial	825,290	206,323	651,560
Total	1,148,420	243,482	721,310

Project Information

	<u>GLA (s.f.)</u>	<u>MV per SF*</u>	<u>Appraised Value</u>
Retail	44,105	100.00	4,410,500
Office	53,855	75.00	4,039,125
Apartment	15,210	75.00	1,140,750
Totals	113,170		9,590,375

* Market Value per s.f. includes both land and building value, as per developer.

Completed TIF District

	Total Project <u>Value**</u>	Assessment <u>Rate</u>	Assessed <u>Value</u>
Apartments	1,140,750	11.50%	131,186
Hotel/Office/Retail	8,449,625	25.00%	2,112,406
Totals	9,590,375		2,243,593

** Project Value includes base land value of approx. \$720,000, as per developer.

Property Tax Increment

	Total <u>Assessed</u>	Original <u>Assessed</u>	Captured <u>Assessed</u>	Applicable <u>Mill Rate</u>	Year 1 Prop. <u>Tax Increment</u>
Total Project Area	2,243,593	243,482	2,000,110	83.493	166,995

***Market Value Assumptions**

	Base Develop. <u>Estimate / s.f.</u>	Adjusted for <u>Location</u>	Appraised <u>Market Value</u>
Retail Space	100.00	100.00	100.00
Office/Apt/Hotel Space	75.00	75.00	75.00

**Lawrence, Kansas
Downtown 2000 TIF District**

Sales Tax Increment

Taxable Portion of Retail Sales: 80.00% (est.)
 Taxable Portion of Hotel Sales: 100.00% (est.)
 Approx. City Sales Tax: 1.66% (est.)
 (1% + 66% share of County's 1%)

Base Information Sales Tax
 Existing Sales Taxes 0 (See Notes **)

Project Information

	<u>GLA (s.f.)</u>	<u>Sales/SF*</u>	<u>Total Sales</u>	<u>Taxable Sales</u>	<u>Tax Generated</u>
Retail Spaces	44,105	285.00	12,569,925	10,055,940	166,929
Totals			12,569,925	10,055,940	166,929

Sales Tax Increment	<u>Project</u>	<u>Base</u>	<u>Year 1 Sales</u>
	<u>Sales Tax</u>	<u>Sales Tax**</u>	<u>Tax Increment</u>
Retail Spaces	166,929	0	166,929

* Sales collection estimate provided by developer (tenant mixes range from \$282 to \$290/s.f.)

** No base sales tax in project area, as per developer.

Projected Tax Increment Report

**City of Lawrence, Kansas
Downtown 2000 TIF Project
Scenario 1 (Without Hotel)**

Year Appraised (1)	Year Taxes Payable (2)	Projected Assessed Value (3)	Original Assessed Value (4)	Captured Assessed Value (5)	Mill Rate (6)	Prop Tax Increment Collected (a) (7)	Sales Tax Increment Collected (a) (8)	Net Tax Increment (9)	
2001	2002	0	0	0	0	0	0	0	
2002	2003	2,243,593	243,482	2,000,110	83.493	166,995	166,929	333,924	
2003	2004	2,288,464	243,482	2,044,982	83.493	170,742	170,267	341,009	
2004	2005	2,334,233	243,482	2,090,751	83.493	174,563	173,672	348,235	
2005	2006	2,380,918	243,482	2,137,436	83.493	178,461	177,145	355,606	
2006	2007	2,428,536	243,482	2,185,054	83.493	182,437	180,688	363,125	
2007	2008	2,477,107	243,482	2,233,625	83.493	186,492	184,302	370,794	
2008	2009	2,526,649	243,482	2,283,167	83.493	190,628	187,988	378,616	
2009	2010	2,577,182	243,482	2,333,700	83.493	194,848	191,748	386,596	
2010	2011	2,628,726	243,482	2,385,244	83.493	199,151	195,583	394,734	
2011	2012	2,681,301	243,482	2,437,819	83.493	203,541	199,495	403,036	
2012	2013	2,734,927	243,482	2,491,445	83.493	208,018	203,485	411,503	
2013	2014	2,789,626	243,482	2,546,144	83.493	212,585	207,555	420,140	
2014	2015	2,845,419	243,482	2,601,937	83.493	217,243	211,706	428,949	
2015	2016	2,902,327	243,482	2,658,845	83.493	221,995	215,940	437,935	
2016	2017	2,960,374	243,482	2,716,892	83.493	226,841	220,259	447,100	
2017	2018	3,019,581	243,482	2,776,099	83.493	231,785	224,664	456,449	
2018	2019	3,079,973	243,482	2,836,491	83.493	236,827	229,157	465,984	
2019	2020	3,141,572	243,482	2,898,090	83.493	241,970	233,740	475,710	
2020	2021	3,204,403	243,482	2,960,921	83.493	247,216	238,415	485,631	
2021	2022	3,268,491	243,482	3,025,009	83.493	252,567	243,183	495,750	
							\$4,144,905	\$4,055,921	\$8,200,826

(a) Assumes 100% annual collection of property and sales taxes.

Projected Bond Cash Flow Report
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**City of Lawrence, Kansas
Downtown 2000 TIF Project
Scenario 1 (Without Hotel)
Tax-Exempt GO Bonds (AA3)**

Annual Period Ending (1)	Principal (2)	Tax-Exempt Rate (3)	Interest (4)	P & I (5)	Capitalized Interest (6)	Annual Net Revenue (7)	Annual Balance (8)	Cumulative Balance (9)
12/31/01	0	0.00%	385,418	385,418	385,500	0	82	82
12/31/02	0	0.00%	256,945	256,945	256,900	0	(45)	37
12/31/03	70,000	4.50%	256,945	326,945	0	333,924	6,979	7,016
12/31/04	85,000	4.60%	253,795	338,795	0	341,009	2,214	9,230
12/31/05	100,000	4.70%	249,885	349,885	0	348,235	(1,650)	7,580
12/31/06	110,000	4.80%	245,185	355,185	0	355,606	421	8,001
12/31/07	125,000	4.90%	239,905	364,905	0	363,125	(1,780)	6,221
12/31/08	135,000	5.00%	233,780	368,780	0	370,794	2,014	8,235
12/31/09	150,000	5.05%	227,030	377,030	0	378,616	1,586	9,821
12/31/10	165,000	5.15%	219,455	384,455	0	386,596	2,141	11,962
12/31/11	185,000	5.25%	210,958	395,958	0	394,734	(1,224)	10,738
12/31/12	200,000	5.30%	201,245	401,245	0	403,036	1,791	12,529
12/31/13	220,000	5.35%	190,645	410,645	0	411,503	858	13,387
12/31/14	240,000	5.45%	178,875	418,875	0	420,140	1,265	14,652
12/31/15	265,000	5.50%	165,795	430,795	0	428,949	(1,846)	12,806
12/31/16	285,000	5.60%	151,220	436,220	0	437,935	1,715	14,521
12/31/17	310,000	5.65%	135,260	445,260	0	447,100	1,840	16,361
12/31/18	340,000	5.75%	117,745	457,745	0	456,449	(1,296)	15,065
12/31/19	370,000	5.80%	98,195	468,195	0	465,984	(2,211)	12,854
12/31/20	400,000	5.85%	76,735	476,735	0	475,710	(1,025)	11,829
12/31/21	430,000	5.90%	53,335	483,335	0	485,631	2,296	14,125
12/31/22	470,000	5.95%	27,965	497,965	0	495,750	(2,215)	11,910
12/31/23	0	6.00%	0	0	0	0	0	0
12/31/24	0	6.05%	0	0	0	0	0	0
12/31/25	0	6.10%	0	0	0	0	0	0
12/31/26	0	6.15%	0	0	0	0	0	0
12/31/27	0	6.20%	0	0	0	0	0	0
12/31/28	0	6.25%	0	0	0	0	0	0
	\$4,655,000		\$4,176,316	\$8,831,316	\$642,400	\$8,200,826	\$11,910	

Bond Issue Summary	
Dated Date	07/01/00
Bond Years	73,972.50
Average Maturity	15.89
Annual Interest	\$4,176,316
Discount	1.50% \$69,825
Net Interest Cost	\$4,246,141
Net Interest Rate	5.740%

Purpose	Amount	%
Eligible Project Costs	\$3,909,218	83.98%
Capitalized Interest	642,400	13.80%
Underwriters Discount	69,825	1.50%
Costs of Issuance	33,557	0.72%
Other	0	0.00%
Other	0	0.00%
Total Bond Issue	\$4,655,000	100.00%

**City of Lawrence, Kansas
Downtown 2000 TIF Project**

Matrix of Alternative Development Assumptions

				<u>Estimate Eligible Project Costs</u>	
<u>Scenario #</u>	<u>% Taxable Retail Sales</u>	<u>2% Annual Inflation?</u>	<u>Retail Sales per S.F.</u>	<u>Without Hotel (#1)</u>	<u>With Hotel (#2)</u>
1A & 2A	80%	No	\$285	\$3,323,292	\$4,206,050
1D & 2D	80%	Yes	\$285	\$3,909,218	\$4,943,123
1E & 2E	100%	No	\$285	\$3,746,567	\$4,629,825
1B & 2B	100%	Yes	\$285	\$4,393,525	\$5,429,209
1C & 2C	80%	No	\$200	\$2,823,844	\$3,712,501

Note: Scenario 1D was used in the preparation of the Tax Increment Feasibility Study.

RESOLUTION NO. 6073

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ESTABLISHMENT OF A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

Section 1. The City of Lawrence, Kansas (the "City") is considering the establishment of a redevelopment district pursuant to K.S.A. 12-1770 et seq. as amended (the "Act").

Section 2. Notice is hereby given that a public hearing will be held by the City to consider establishment of a redevelopment district on July 13, 1999, at the City Commission Meeting Room located in City Hall, 6 East 6th Street, Lawrence, Kansas, commencing at 6:35 p.m., or thereafter.

Section 3. The proposed boundaries of the redevelopment district are as follows:

10TH Street on the South, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the West, 9th Street on the North and the alley between New Hampshire Street and Rhode Island Street on the East; this area generally know at the 900 block of New Hampshire Street and generally described on **Exhibit A** attached hereto and incorporated herein.

Section 4. The proposed comprehensive plan for the proposed redevelopment district provides for the redevelopment district to consist of two (2) redevelopment project areas which are depicted on Exhibit A. The buildings and facilities to be constructed or improved in each redevelopment project area may be described in a general manner as follows:

Project Area A includes the west side of New Hampshire Street between the alley, East 9th and East 8th Streets. The area would be devoted to (1) the construction of a multi-level parking garage, with retail/commercial/office uses; (2) the construction of retail/commercial/office/ lodging/ facilities and (3) the construction of multifamily residential housing units.

Project Area B includes the east side of New Hampshire Street between the alley, East 9th and East 8th Streets. The area would be devoted to the construction of retail / commercial /office /lodging facilities, and would include a City owned facility for the Lawrence Arts Center.

Section 5. Copies of a description and map of the proposed redevelopment district are available for inspection during regular office hours in the office of the City Clerk.

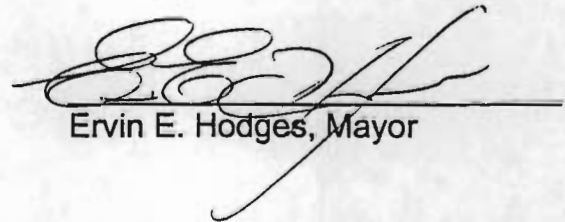
Section 6. The governing body of the City will consider the findings necessary for the establishment of the redevelopment district after conclusion of the public hearing.

Section 7. The City Clerk shall give all notices as required by the Act.

Section 8. This Resolution shall become effective upon its adoption by the governing body of the City.

ADOPTED by the governing body of the City of Lawrence, Kansas this 15th day of June, 1999.

[SEAL]


Ervin E. Hodges, Mayor

Attest


Raymond J. Hummert, City Clerk

(Published in *The Lawrence Journal World* on August 12, 1999)

ORDINANCE NO. 7127

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS ESTABLISHING A REDEVELOPMENT DISTRICT WITHIN THE CITY AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.

WHEREAS, the City of Lawrence, Kansas (the "City") desires to promote, stimulate and develop the general and economic welfare of the City by providing for the redevelopment of certain blighted areas located within the City; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended, (the "Act"), the City is authorized to establish redevelopment districts within defined areas of the City which have been found by resolution adopted by the governing body of the City to be "conservation areas" as said term is defined in the Act; and

WHEREAS, the Act defines a "conservation area" as an area within the City in which 50% or more of the structures in the area have an age of 35 years or more, which area is not yet blighted, but may become a blighted area due to the existence of a combination of two or more of the following factors: (i) Dilapidation, obsolescence or deterioration of the structures; (ii) illegal use of individual structures; (iii) the presence of structures below minimum code standards; (iv) building abandonment; (v) excessive vacancies; (vi) overcrowding of structures and community facilities; or (vii) inadequate utilities and infrastructure; and

WHEREAS, the Act provides that not more than 15% of the land area of the City may be found to be a conservation area; and

WHEREAS, the governing body of the City has been presented a proposed redevelopment project within an area of the City; and

WHEREAS, prior to the creation of any redevelopment district, the governing body must conduct a public hearing on such matters after giving notice of such hearing in accordance with the provisions of the Act; and

WHEREAS, the governing body of the City has heretofore, pursuant to Resolution No. 6073 called a public hearing under the provisions of the Act in order to determine whether it is advisable to create a redevelopment district; and

WHEREAS, a public hearing was held on July 13, 1999, after due published, delivered and mailed notice in accordance with the provisions of the Act, specifically including delivery of copies of Resolution No. 6073 to the Board of County Commissioners of Douglas County and the Board of Education of Unified School District No. 497; and

WHEREAS, after the conclusion of the public hearing, the governing body adopted a resolution determining that the proposed redevelopment project areas within the proposed redevelopment district are a "conservation area," as said term is defined in the Act and that the conservation, development or redevelopment of such redevelopment project areas is necessary to promote the general and economic welfare of the City; and

WHEREAS, upon the determination that the proposed redevelopment areas are a "conservation area," as defined in the Act and considering the information and public comments received at the public hearing conducted this date, the governing body of the City hereby deems it advisable to create the redevelopment district.

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

Section 1. Creation of Redevelopment District. A redevelopment district is hereby created within the City in accordance with the provisions of the Act, which shall consist of the real estate legally described as follows:

10th Street on the South, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the West, 9th Street on the North and the alley between New Hampshire Street and Rhode Island Street on the East; this area generally know at the 900 block of New Hampshire Street and generally described on **Exhibit A** attached hereto and incorporated herein.

hereinafter collectively referred to as the "Redevelopment District." A map depicting the general location of the Redevelopment District is attached hereto as *Exhibit A* and incorporated herein by reference. The Redevelopment District does not contain any property not referenced in Resolution 6073 which provided notice of the public hearing.

Section 2. Approval of other Governmental Units. No privately owned property subject to ad valorem taxation within the Redevelopment District shall be acquired and redeveloped pursuant to the Act, if the Board of County Commissioners of Douglas County or the Board of Education of Unified School District No. 497 determines by resolution adopted within thirty days following the public hearing held by the City on July 13, 1999, that the Redevelopment District will have an adverse effect on Douglas County or Unified School District No. 497, respectively.

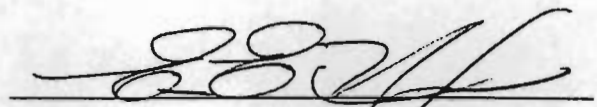
Section 3. Further Action. The Mayor, City Manager, City Clerk and other officials and employees of the City, including the City Attorney and the City's Financial Advisor and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish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

Section 4. Repeal of Resolution No. 6044 and Ordinance No. 7077. This Ordinance repeals Resolution No. 6044 and Ordinance No. 7077 previously adopted by the City.

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

PASSED by the governing body of the City of Lawrence, Kansas this 3rd day of August 1999.

[SEAL]

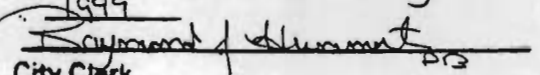


Mayor

Attest:



City Clerk

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that said ordinance was passed on the 3 day of Aug, 1999; that the record of the final vote on its passage is found on page _____ of Journal _____; that it was published in the Lawrence Daily Journal-World on the 12 Day of Aug; 1999


City Clerk

9-10 LC

**1441 Wakarusa, Suite 200
Lawrence, KS. 66049**

January 7, 2000

Mayor Ervin E. Hodges
Lawrence City Commissioners
Lawrence, Kansas

Re: Downtown 2000 development and the Lawrence Arts Center

Dear Mayor Hodges and Commissioners:

Introduction:

The Downtown 2000 and the Lawrence Arts Center project is an ambitious undertaking which builds on the tradition of development in downtown Lawrence and sets a strong precedent for future growth. This project is designed to be compatible with the historic character of downtown and to comply with the cities adopted Downtown Development Guidelines and zoning for the area. The Arts Center has been expressed as an important cultural Icon building and has been given a fitting home in the heart of downtown. All the structures have been designed in a traditional manner taking cues from the diverse architectural examples in the downtown environment, including scale, materials, structural rhythms, sizes and locations of openings. The buildings are oriented to the street and provided with amenities such as storefront windows, canopies and awnings to enhance their appeal to pedestrians. The buildings are constructed of lasting materials typical of downtown buildings such as brick, stone, and steel and have been detailed to be compatible with the character of the surrounding architecture. This project provides a fitting prototype for the future growth and development of downtown Lawrence while maintaining sensitivity to our past. The buildings will be described in detail beginning with the Southwest corner of the site and continuing around in a clockwise direction:

Apartment Building:

A 4 story mixed-used building occupies the southwest corner of the block. This building is comprised of ground floor retail, second floor office space, and 2 levels of apartments. The construction consists of a steel frame with brick and stone cladding. The ground floor retail is accented with large storefront windows, entrances from the street, and canopies and awnings. The upper floor is set back slightly; designed as an attic floor to lessen the effect of the height of the structure. Central urban housing and a strong residential population in the surrounding neighborhoods are essential to the vitality and pedestrian quality of the downtown environment. The proposed up scale apartments provide a stable population of downtown residents giving the city a "lived-in" quality.

Parking Structure:

Following the recommendations of the downtown urban design guidelines, the 4 level Parking Structure is placed at the middle of the West Side of the block. This allows the north and south corners to be developed as strong corners. The structure provides 537 much needed parking spaces in the heart of downtown. It is designed to be compatible with downtown buildings and to be pedestrian friendly. The garage is constructed of pre-cast concrete with brick and stone cladding. Elevators serve all levels of the garage and open stairs connect directly to the sidewalk. Additionally, shallow "infill" retail is provided at the street level to be used for retail or offices. This will enhance the pedestrian feel at the street.

Retail / Office / Hotel:

A 3 to 6 story mixed-use building occupies the northwest corner of the site. This structure has retail along the first floor and possibly a lobby space. The upper floors have office space or possibly a hotel. It is constructed of steel frame with masonry and stone cladding. The corner of 9th and New Hampshire is one of the major entrances to downtown and to the adjacent neighborhood. This structure provides a strong articulation to this important corner. The street level of the building is pedestrian friendly, with large storefront windows, canopies and awnings. The structure has been carefully designed to lessen the effect of the height of the building. The first two floors are articulated to read together, thereby matching the height of the buildings across the street. As the building rises it "lightens-up" by stepping back slightly. Also, the upper floor is designed as a penthouse or attic story to make the structure seems less massive.

Retail / Office:

A 2 story Office/ Retail building occupies the northeast corner of the development. It is patterned after the rich architectural heritage typifying downtown. The primary goals of the design are to provide a building compatible with the character of downtown and to create a pedestrian friendly streetscape along New Hampshire. Construction consists of a steel frame with masonry and stone cladding. Retail space is provided along the entire length of the first floor, with offices at the second floor level. There are large storefront windows, entrances from the street, signage oriented towards pedestrians, and canopies and colorful cloth awnings provided. The streetscape is further enhanced by new trees and lighting typical of the downtown pattern. Second floor terraces are provided to enhance the street life and to break up the mass of the building. The north corner is marked with a tower-like bay window element to designate the entry to downtown and the adjacent neighborhood.

The Lawrence Arts Center:

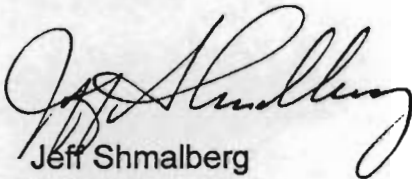
A new home for the Lawrence Arts Center occupies the middle of the East Side of the block. The Arts Center is one of the most important public cultural buildings in Lawrence

and is therefore placed in the heart of downtown. The building is a contemporary masonry, metal, and glass structure. There is a strong public plaza designed as an outdoor museum space marking the entrance to the building. A two-story glazed wall with sliding doors along the lobby wall allows the building to further open to the public. The activities within the Arts Center can be experienced from the street. There are views into the studio spaces and terraces at the second floor level to provide connections with the street life. The Arts Center is an "icon" building, intended as a distinctive landmark and a visitor destination. As such, it is a unique design, more freely interpreting the characteristics of Lawrence's downtown buildings while maintaining essential elements of context and pedestrian orientation.

Conclusion:

The proposed Downtown 2000 development and the Lawrence Arts Center make a lasting and positive contribution to the city's downtown environs. Their contribution to the downtown economy encourages continued vitality and strengthens the downtown area as a whole. Lastly, their presence enhances the fabric of this historic section of our city, and sets a strong precedent for future development.

Sincerely,



Jeff Shmalberg
9-10 LC

cc: File 99029-3

DOWNTOWN 2000

A response to the City of Lawrence Request For Proposals

A DOWNTOWN REDEVELOPMENT PROJECT PROVIDING:

A Solution for Parking Downtown

- A first class architecturally enhanced parking facility
- 537 total public spaces with a construction budget of \$10,600 per space
- Net project budget per space as low as \$5,500 after TIF generated by 9-10 LC and tenants

A Solution for the Arts Center Expansion

- Keeping the Arts Center Downtown
- Ample building size & program space
- Ample parking for their largest events

Additional Property and Sales Taxes

- Up to 1.3 million dollars projected per year in total new taxes for a 20 year total of up to 26 million dollars, of which
- \$900,000 in annual new taxes are immediately available upon project completion to benefit the State, County, City and Schools

1/07/00

Introduction - Downtown 2000 Project

(a 9-10 LC Development)

This has been a continually evolving downtown project that will add tremendous appeal and value to the City of Lawrence. It is recognized that downtown redevelopment with parking facilities is expensive and requires City at Large contributions. It has been difficult to bring all factors and people together so that the project is economically feasible. We are at the point to solidify the agreements between the City, Mercantile Bank, the Arts Center and the Redeveloper (9-10 LC).

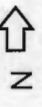
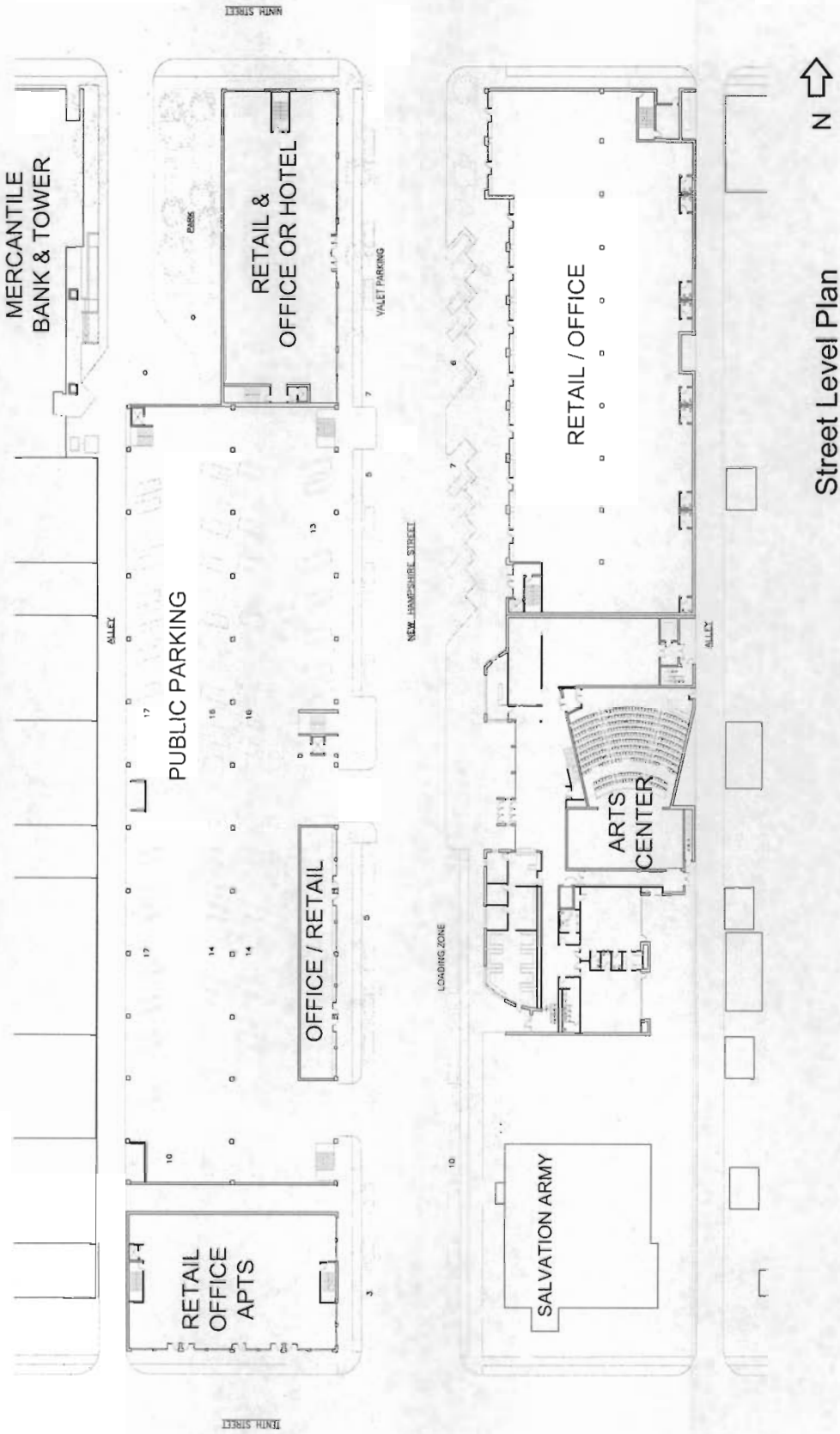
Twenty-two months, hundreds of hours of planning, significant cash investment (in excess of \$700,000 to date) has finally generated a workable plan that will ensure the continued viability of Downtown Lawrence. This is a great team project, of which all participants can be proud.

After City approval, we are proceeding with the following:

1. Obtaining a T.I.F. feasibility study based on this concept.
2. Finalizing an agreement between Mercantile Bank (Firststar) and City of Lawrence for land purchase.
3. Finalizing an agreement for City acquisition of Arts Center site.
4. Finalizing an agreement between 9-10 LC and City of Lawrence to develop the project and construct the parking structure and acquire needed land.
5. Developing construction drawings, after development agreements are in place.

9-10 LC is ready to proceed with the plan outlined in the following exhibits.

Site - Street Level

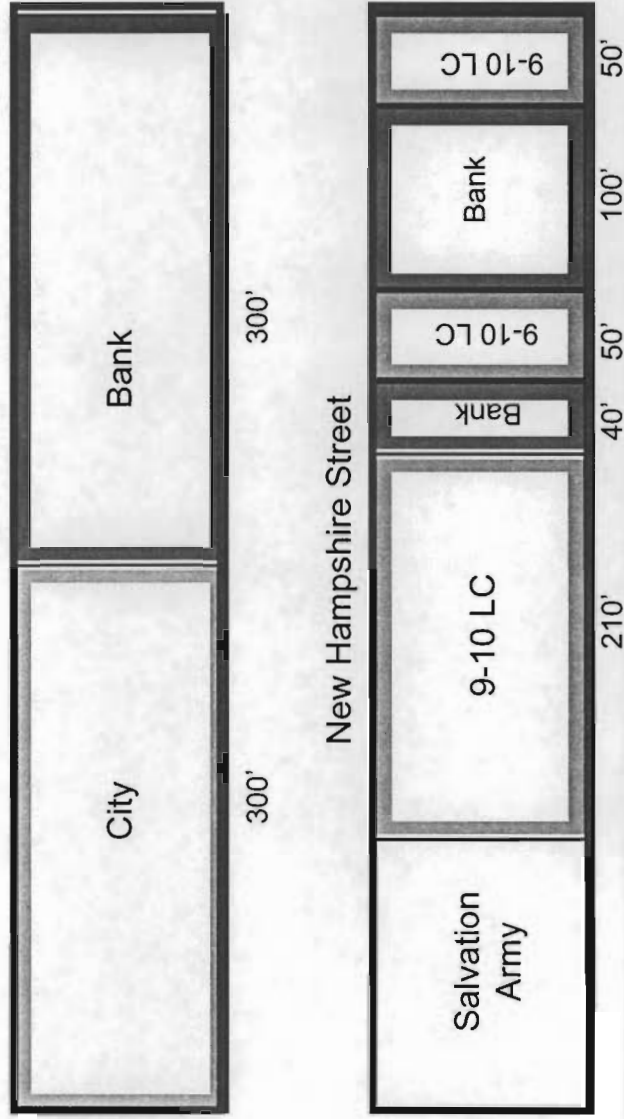


Street Level Plan

1/07/00

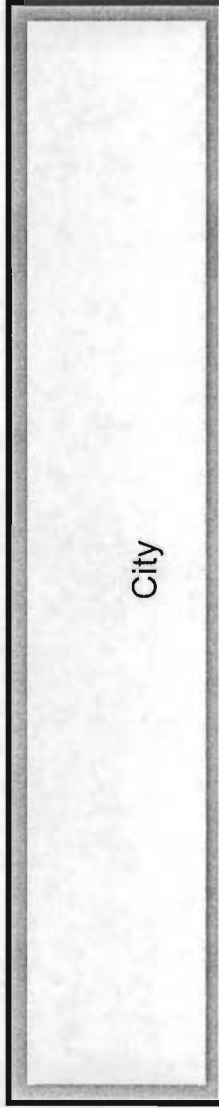
Existing Land Ownership

City: 35,100 s.f.
 Bank: 51,480 s.f.
 9-10: 36,270 s.f.
 Total: 122,850 s.f.

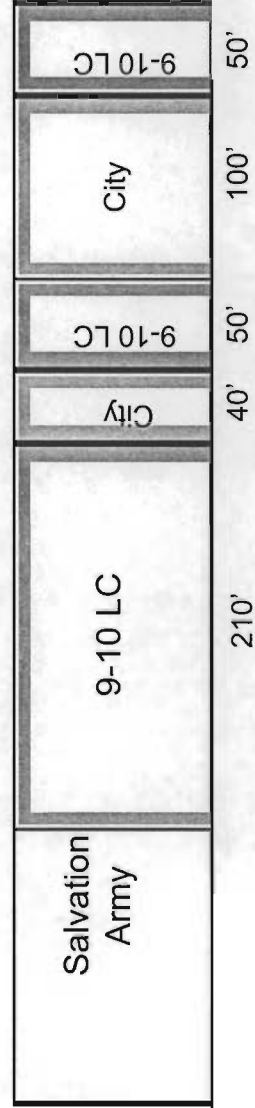


Land Ownership After City Purchases Bank Property for \$795,000

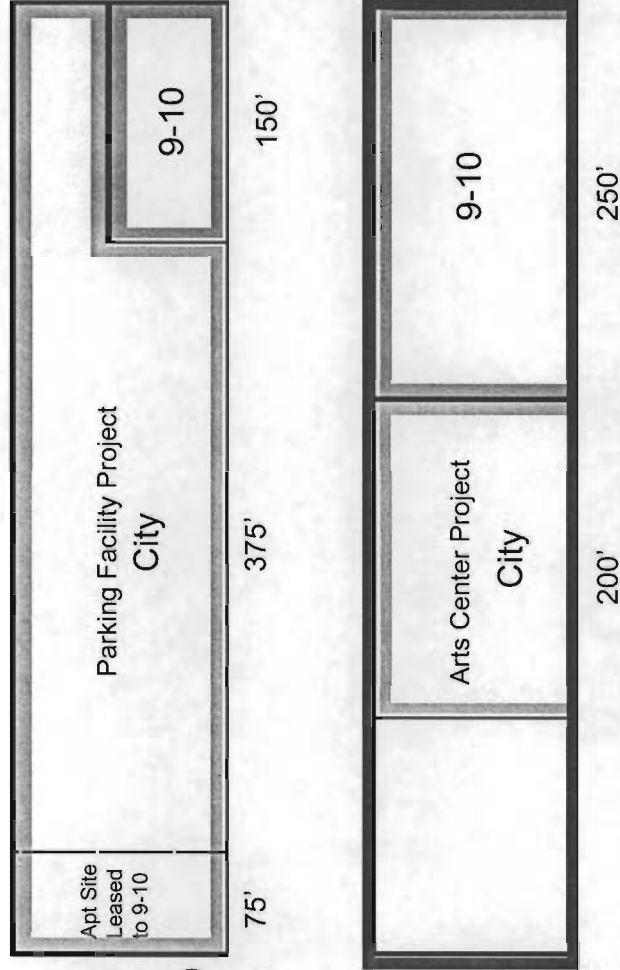
City: 86,580 s.f.
 9-10: 36,270 s.f.
 Total: 122,850 s.f.



New Hampshire Street



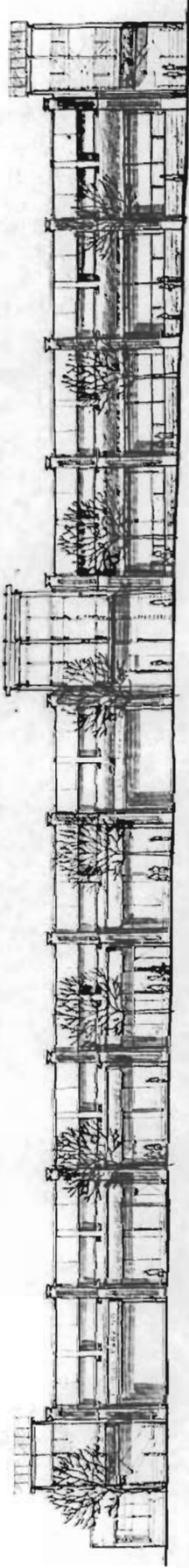
Land Ownership After Even Trade



City: 60,200 s.f. (west)
 City: 23,400 s.f. (east)
 9-10: 39,250 s.f.
 Total: 122,850 s.f.

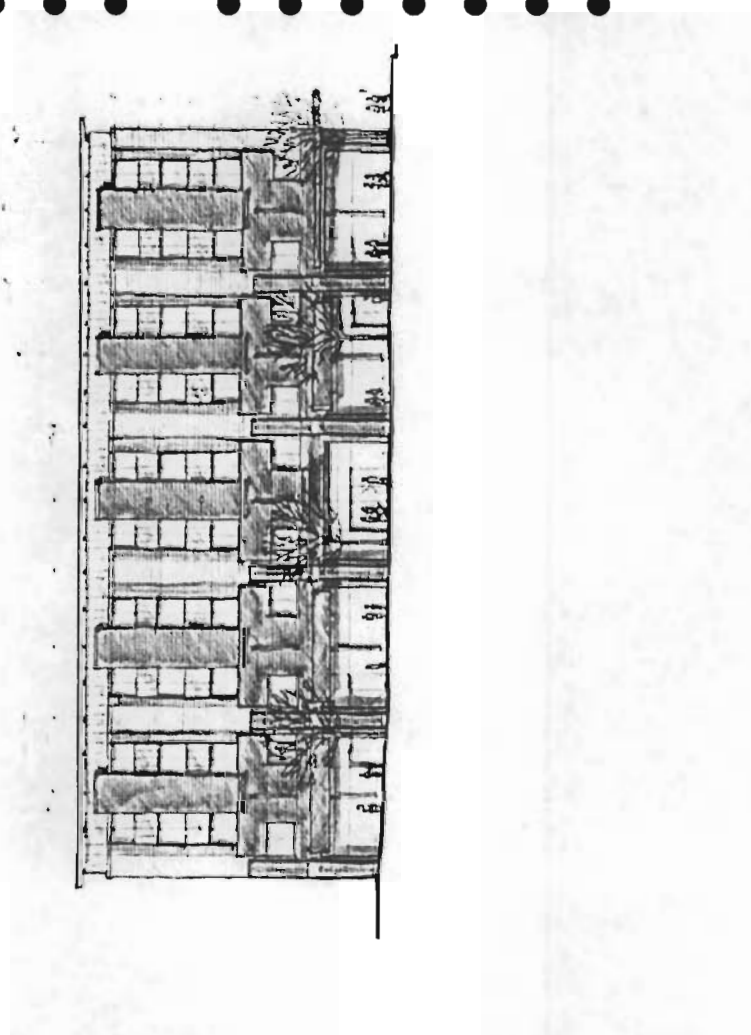
- The Arts Center Project to pay for its site.
- The title to the office/hotel site (southwest corner of 9th & NH) and the Bank's property on the east side of NH (totaling 26,380 s.f.) will be deeded to 9-10 LC in exchange for Arts Center site (23,400 s.f.).

Parking Facility
(located 900 block of NH on west side)



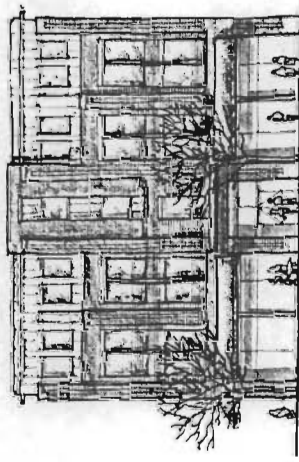
- 43,875 sf per deck
- 175,500 total sf = 4.03 acres of parking
- 537 parking stalls-street level free 2 hour, upper levels long term paid
- 2,500 sf retail/ office infill at street level
- precast construction
- fenestrated and/or colored precast
- brick and/or stone elements on facade
- pedestrian-friendly office infill and facade

Retail and Office or Hotel
(located at southwest corner of 9th & NH)



- 6-story + penthouse if hotel
- 3 story if office
- 9,750 sf per floor
- 6,500 sf penthouse/suites and meeting rooms
- 8,000 sf 1st floor retail
- 1,750 sf 1st floor hotel lobby
- (2) elevators served fully sprinklered
- 100 hotel rooms + meeting rooms
- Total sf = 71,000 if hotel
- Total sf = 29,250 if office

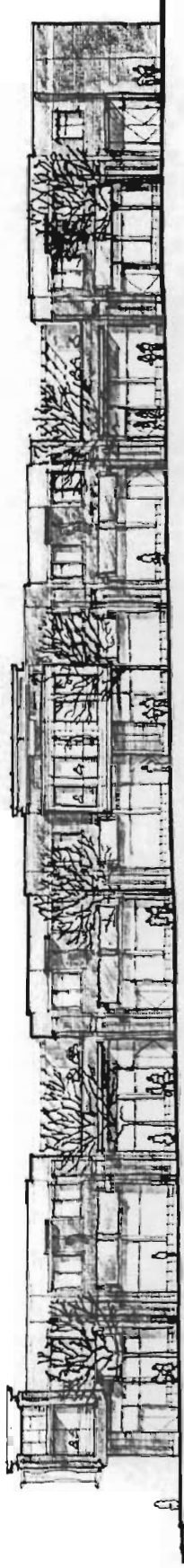
Apartment Building *(located on NW corner of 10th & NH)*



- 7,605 sf/floor
- 4-story
- street-level retail
- 2nd floor office
- 2 floors of apartments
- 24 total units
- fully sprinklered, non-combustible construction
- elevator served
- total square feet = 30,420

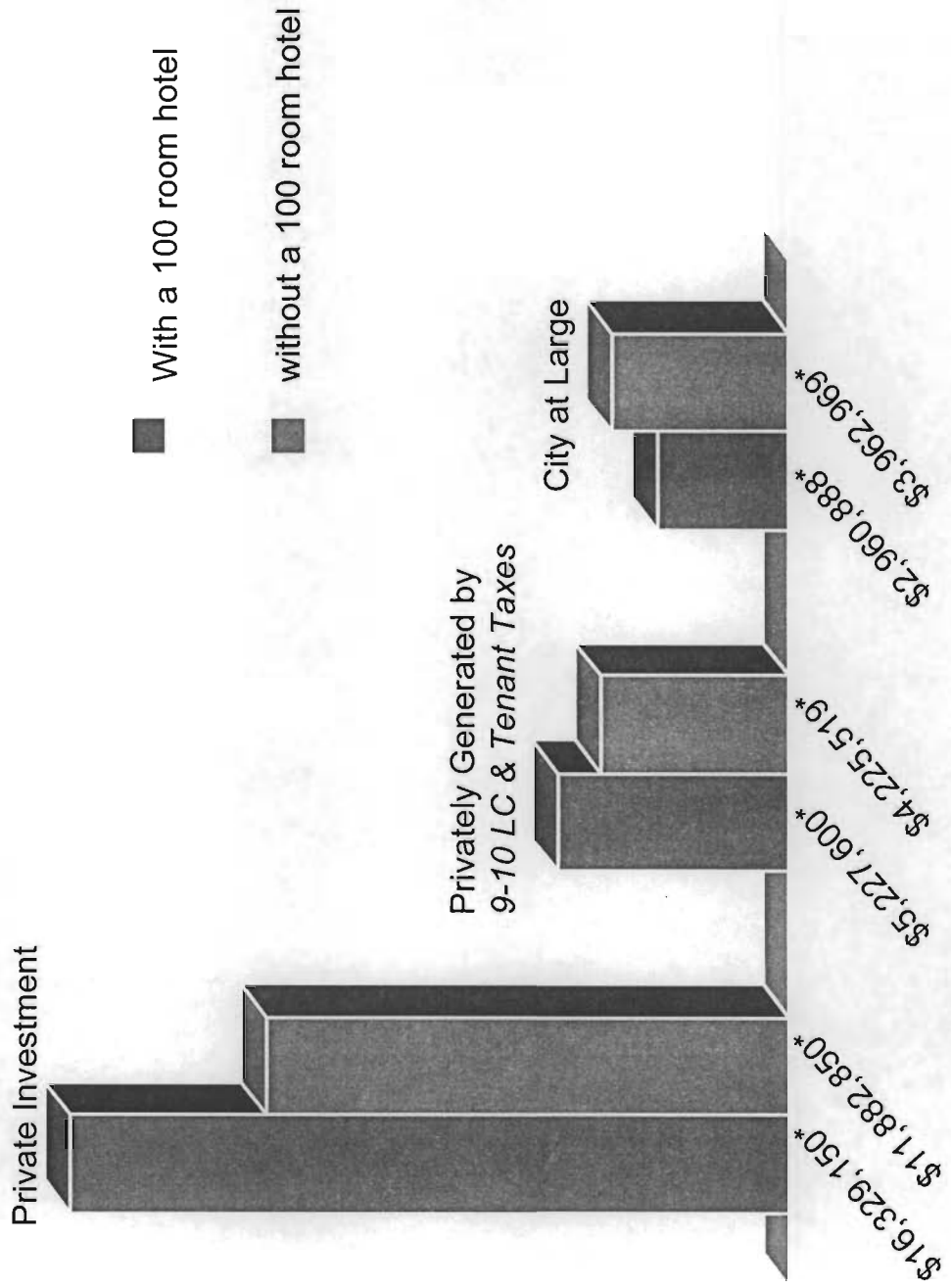
Retail and Office Building

(located between the Arts Center and 9th Street)



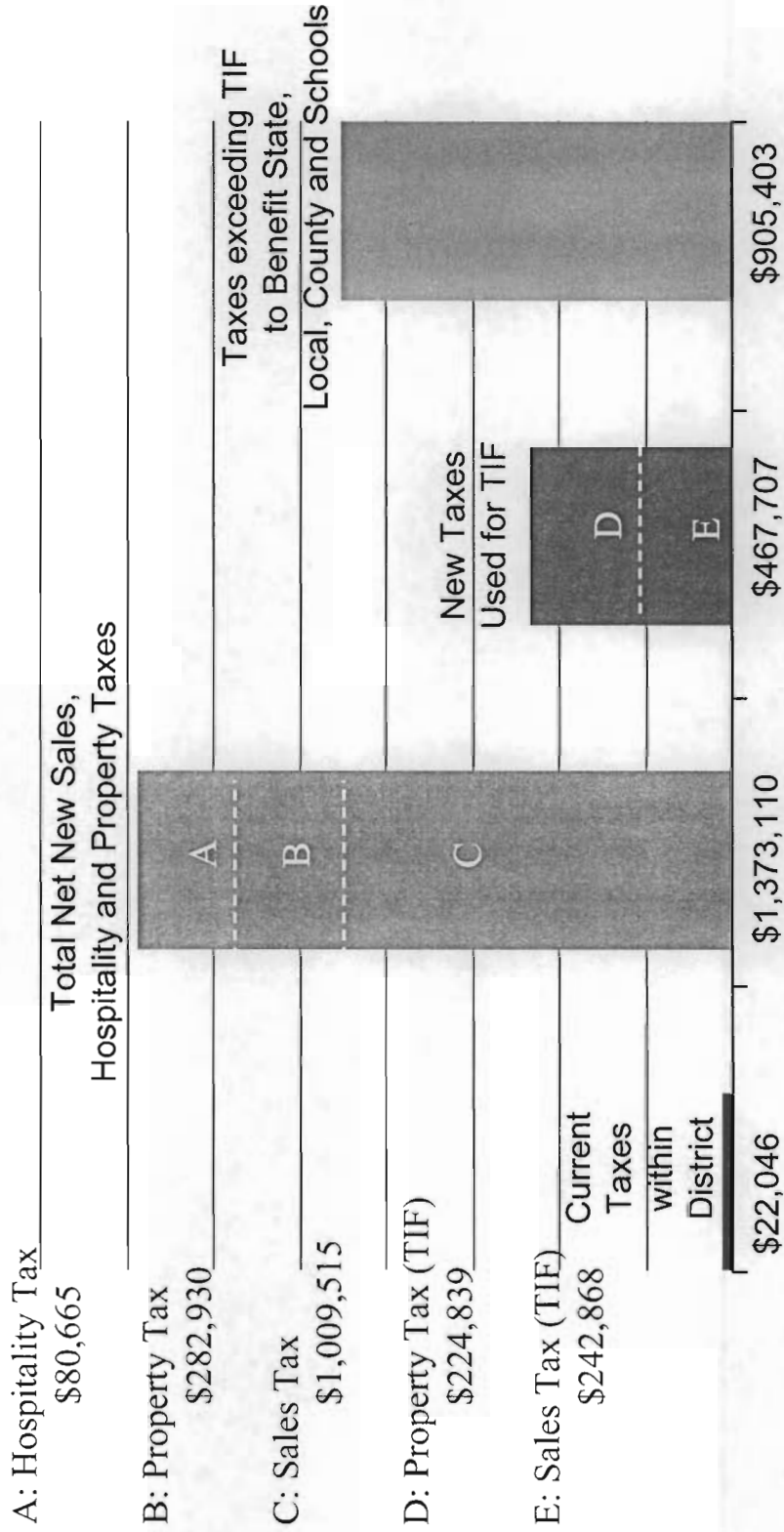
- 2-story
 - 26,750 sf per floor
 - street-level retail
 - 2nd floor office with terraces
 - fully sprinklered
 - elevator served
 - total sf = 53,500
- diagonal (sawtooth) parking is essential to the success of the project, which is designed as an extension of the Mass. Street streetscape
 - Lane configuration in 900 block to be same as 800 block of New Hampshire

Investment by Source



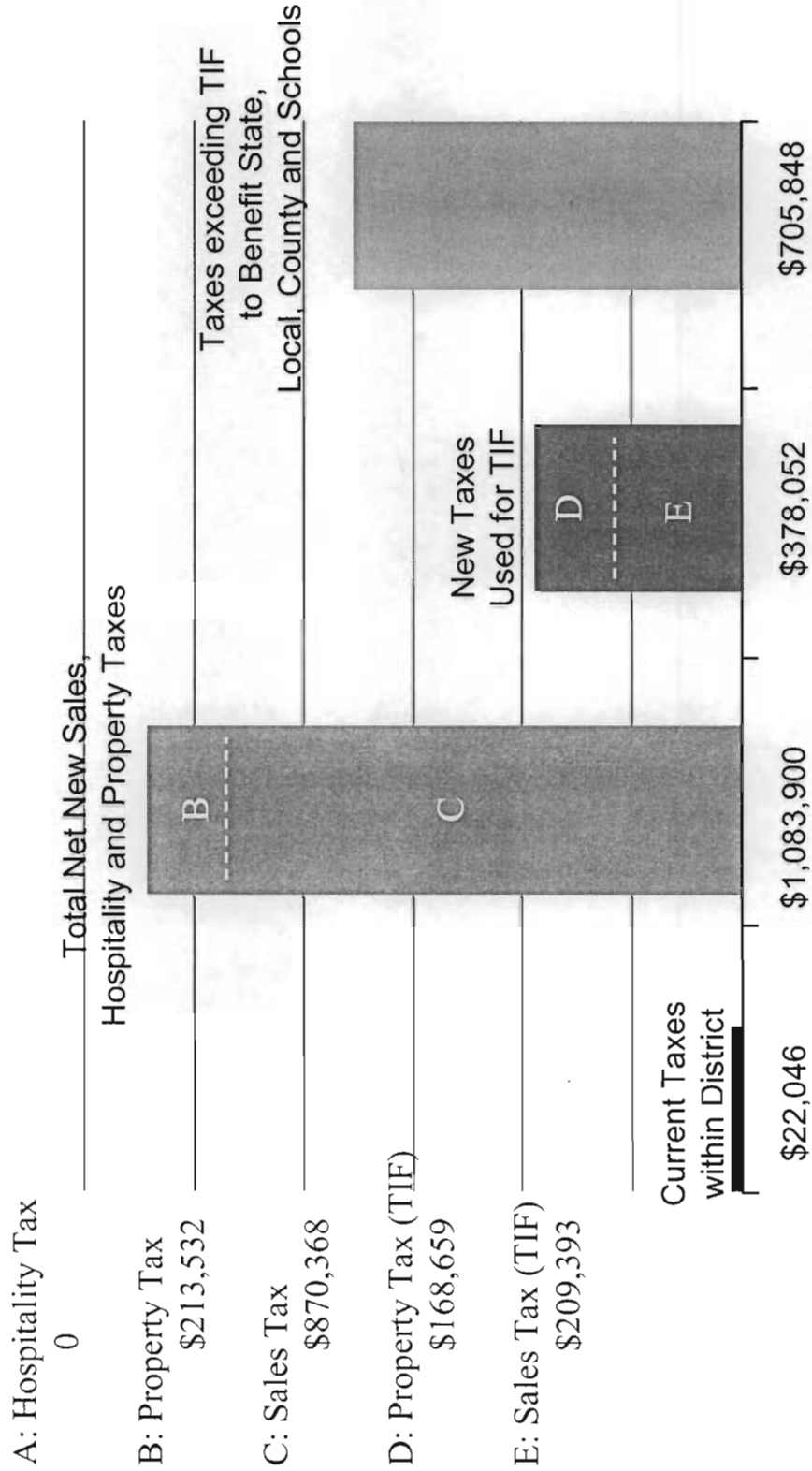
*Subject to minor adjustments.

Estimated Taxes Generated Yearly within the Redevelopment District* with a 100 room hotel



*Not adjusted for inflation.

Estimated Taxes Generated Yearly within the Redevelopment District* without a 100 room hotel

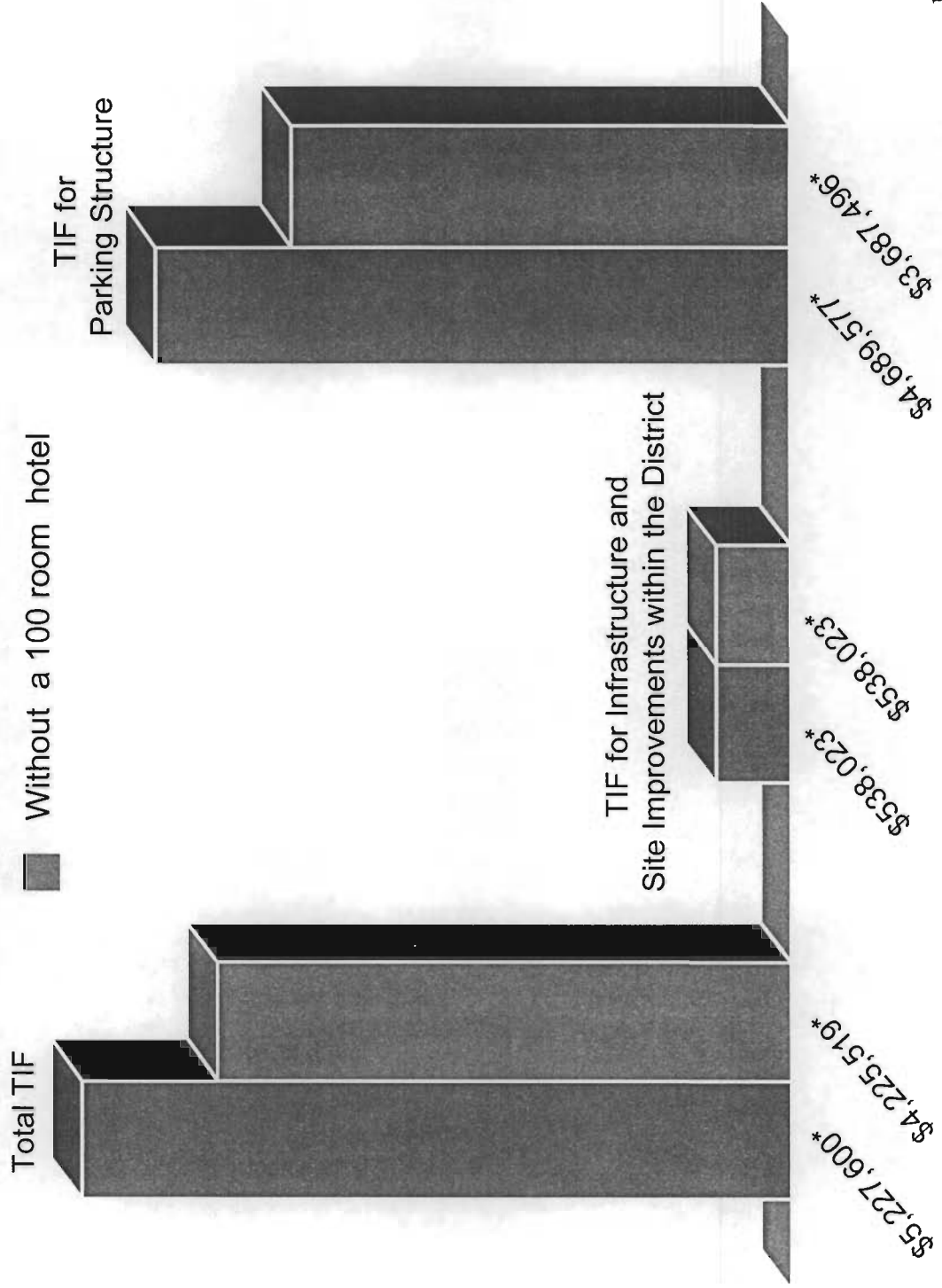


*Not adjusted for inflation.

TIF Bonding Potential

■ With a 100 room hotel

■ Without a 100 room hotel



*Subject to minor adjustments.

TIF for Infrastructure and Site Improvements

\$538,023

- Demolition
- Site Preparation
- New Sidewalks
- Utility Relocates
- Meters, Taps, Fees
- Street Lights
- Sanitary & Storm Sewers
- Landscaping
- Street Modifications/Repair & Striping
- Alley Resurfacing
- Drives & Driveways in Public Right of Way
- Plazas
- Underground Utilities within Public Right of Way

None of the Proceeds shall be used for construction of privately owned buildings.

4 Level Parking Structure

537 stalls & 2,500 s.f. office or retail

Paid by
Project
Generated
Taxes

Paid
by
City
at
Large

Up to 60% paid by 9-10 LC and tenant taxes

- \$3,962,969 paid by City at Large after TIF
- \$2,960,888 paid by the City at Large after TIF if hotel included
- Net project cost of \$5,500 to \$7400 per stall after TIF

City Budget 900 Block Redevelopment

	Without Hotel	With Hotel
City Purchases "Bank" Land	795,000	
Arts Center Pays for its Site	<u><390,000></u>	
Net Land Cost for this Project	\$405,000	\$405,000
City Purchases Parking Structure *	6,793,047	
9-10 Pays to City a C4A in Lieu of Payment	<u><55,500></u>	
Net Cost of Parking Structure	<u>\$6,737,547</u>	<u>\$6,737,547</u>
Total Parking Project Including Land	7,142,547	7,142,547
Allowable TIF Items for Infrastructure & Site Development	<u>538,023</u>	<u>538,023</u>
Total Project Before Bond Fees & Temporary Financing Interest	\$7,680,570	\$7,680,570
Estimate for Interest on Temporary Financing	387,281	387,281
Estimate for Bond Underwriting Fees	<u>120,637</u>	<u>120,637</u>
Total Bonding Requirements	\$8,188,488	\$8,188,488
Less TIF Paid (est.)	<u><4,225,519></u>	<u><5,227,600></u>
Net Cost After TIF	\$3,962,969	\$2,960,888

*Parking Structure includes all Architectural, Engineering, Design Development and Construction Management.

Assumptions

- The City purchases land from Mercantile Bank for \$795,000 and land transfers are made as specified.
- The Arts Center project will pay for its own site.
- 9-10 LC will enter into a contract with City to construct the parking structure, subject to design approval, for a fixed contract sum of \$6,793,047, the majority of which is paid by TIF.
- The City will own, maintain and operate the parking structure, subject to conditions stipulated in Mercantile Bank's land sale agreement.
- TIF Bond proceeds of \$538,023 ± will be allocated to the TIF District for site improvements, infrastructure improvements and other permitted developmental expenses outside the parking structure.

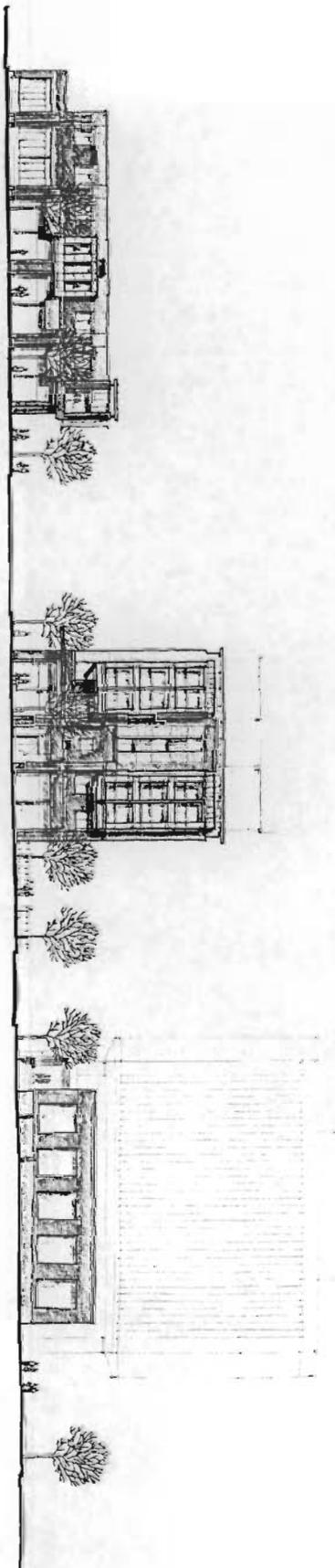
Assumptions

- The City will enter into a lease agreement with 9-10 LC for second floor office space in the Apartment Building
- The project will be constructed in phases with the parking structure being in the first phase.
- The City will be responsible for KPL relocation behind the parking structure and the Arts Center.
- General obligation bonds will be issued for the TIF and bond underwriting fees will be paid by the City.
- Estimated interest on temporary financing of \$387,281.
- Estimated bond underwriting fee of \$120,637.

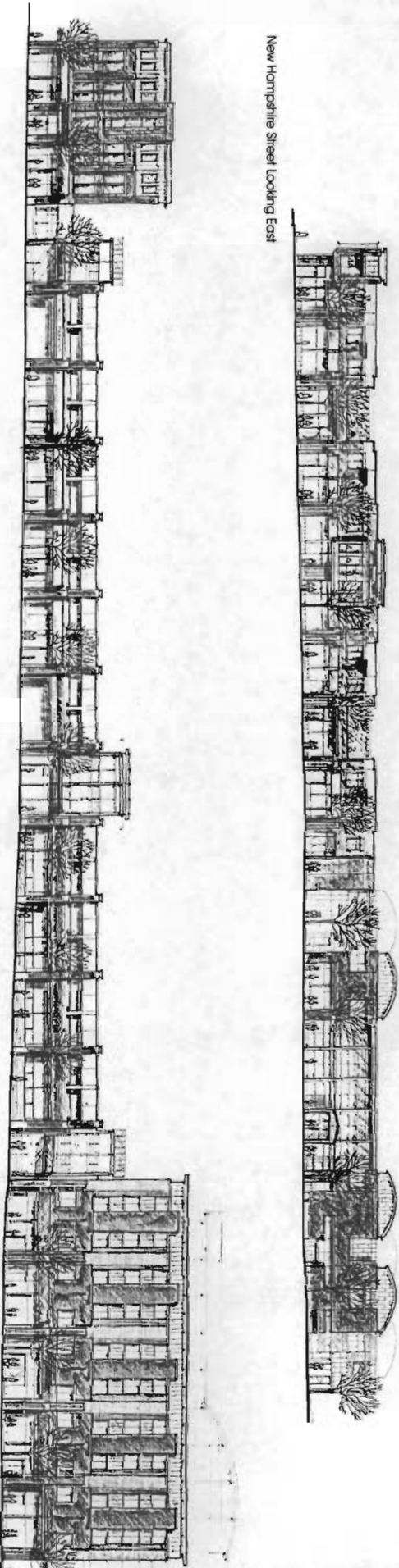
Assumptions

- The City will be responsible for the building permit and fees for the parking structure.
- The City will make progress payments on the parking structure.
- An in-lieu-of parking payment paid by 9-10 LC of \$55,500 is included (\$1,500/space for 37 spaces) as required by C4A zoning.
- The TIF funding estimate is based on certain property valuations and retail sales projections that must be verified by a feasibility study. Also, we have included financial analysis of the TIF proceeds both with and without inclusion of a 100 room hotel on the southwest corner of 9th & New Hampshire.
- A 100 room hotel would provide estimated property and sales taxes sufficient to retire an additional one million dollars of the bonds used for the parking structure.

9th Street Looking South

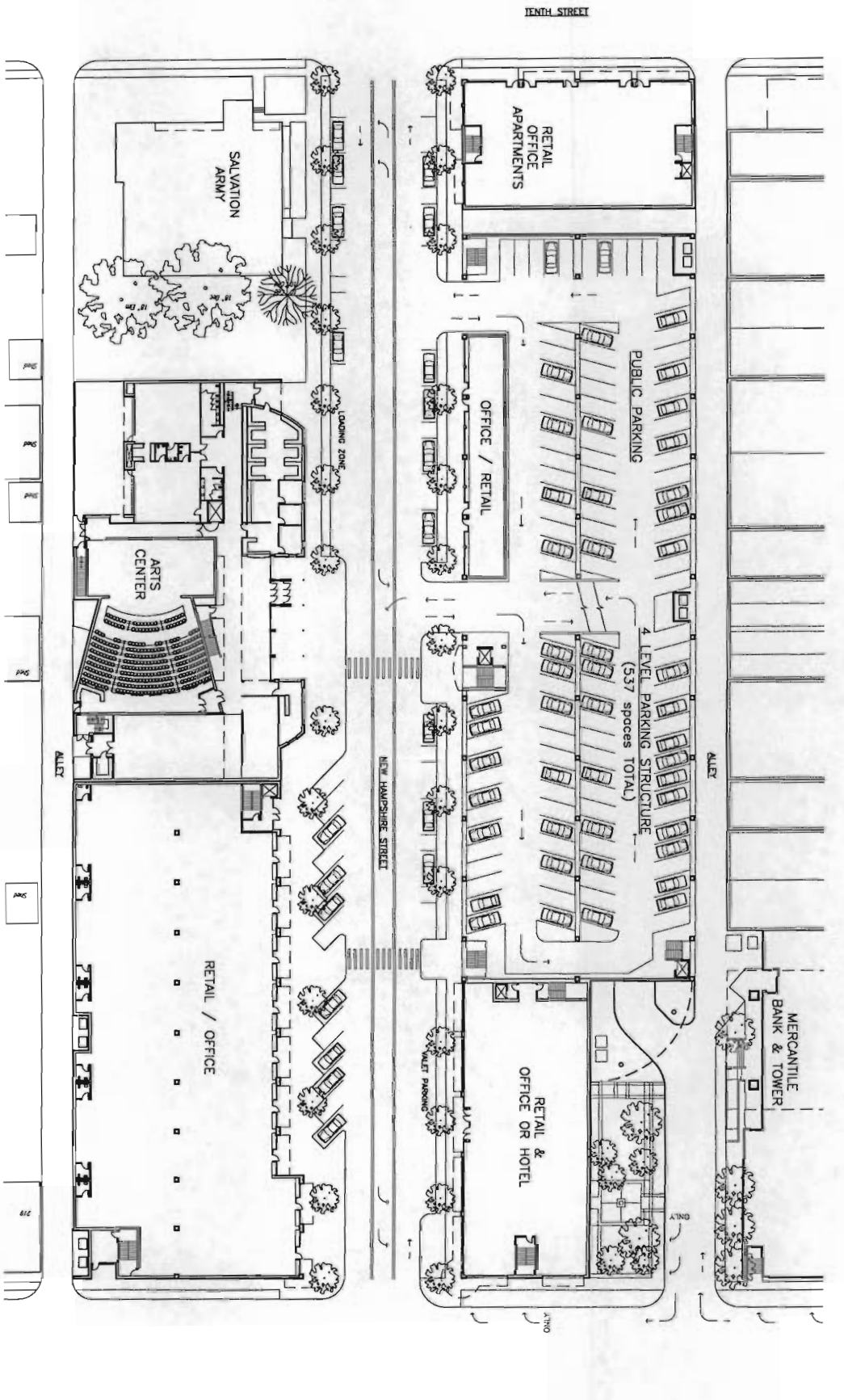


New Hampshire Street Looking East



New Hampshire Street Looking West

DOWNTOWN 2000
RETAIL, OFFICE, RESIDENTIAL, AND PARKING DEVELOPMENT
LAWRENCE, KANSAS
GLENN LIVINGOOD
PENZLER ARCHITECTS



GLPA Project #: 99029

DOWNTOWN 2000
RETAIL, OFFICE, RESIDENTIAL, AND PARKING DEVELOPMENT

Lawrence ~ Kansas

december 20, 1999

STREET LEVEL PLAN
 1" = 50'-0"



CLINN
LIVINGOOD
PENZLER
ARCHITECTS



City of Lawrence KANSAS

CITY COMMISSION

MAYOR

ERVIN E. HODGES

COMMISSIONERS

JAMES R. HENRY
MARTIN A. KENNEDY
MIKE RUNDLE
DAVID M. DUNFIELD

MIKE WILDGEN, CITY MANAGER

CITY OFFICES 6 EAST 6th
BOX 708 66044-0708 785-832-3000
TDD 785-832-3205
FAX 785-832-3405

February 23, 2000

Raymond Hummert
Director of Administrative Services / City Clerk
City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: *Redevelopment Plan for the 900 block New Hampshire
pursuant to K.S.A. 12-1770 et seq.*

Dear Mr. Hummert,

Please find attached a copy of the Redevelopment Plan which has been prepared pursuant to K.S.A. 12-1770 et seq. This document should remain on file in the office of the City Clerk for public inspection.

Respectfully,

David L. Corliss
Director of Legal Services





City of Lawrence KANSAS

MIKE WILDGEN, CITY MANAGER

CITY OFFICES 6 EAST 6th
BOX 708 66044-0708 785-832-3000
TDD 785-832-3205
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CITY COMMISSION
MAYOR
ERVIN E. HODGES

COMMISSIONERS
JAMES R. HENRY
MARTIN A. KENNEDY
MIKE RUNDLE
DAVID M. DUNFIELD

February 23, 2000

Linda Finger
Director of Planning
Lawrence - Douglas County Metropolitan
Planning Commission
6 East 6th Street
Lawrence, Kansas 66044

Re: *Redevelopment Plan for the 900 block New Hampshire
pursuant to K.S.A. 12-1770 et seq.*

Dear Ms. Finger,

Please find attached a copy of the Redevelopment Plan which has been prepared pursuant to K.S.A. 12-1770 et seq.. The Lawrence - Douglas County Metropolitan Planning Commission will review the Plan pursuant to K.S.A. 12-1770 et seq.

Respectfully,

David L. Corliss
Director of Legal Services





City of Lawrence
KANSAS

MIKE WILDGEN, CITY MANAGER

CITY OFFICES 6 EAST 6th
BOX 708 66044-0708 785-832-3000
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CITY COMMISSION

MAYOR
ERVIN E. HODGES

COMMISSIONERS
JAMES R. HENRY
MARTIN A. KENNEDY
MIKE RUNDLE
DAVID M. DUNFIELD

February 23, 2000

G. Craig Weinaug
County Administrator
Douglas County
County Courthouse
1100 Massachusetts

Lawrence, Kansas 66044

*Re: Redevelopment Plan for the 900 block New Hampshire
pursuant to K.S.A. 12-1770 et seq.*

Dear Mr. Weinaug,

Please find attached a copy of the Redevelopment Plan which has been prepared pursuant to K.S.A. 12-1770 et seq. The City Commission is preparing to consider adoption of a Resolution establishing April 11, 2000 as the public hearing date on the proposed redevelopment plan. You will receive notice of this public hearing under separate cover.

Respectfully,

David L. Corliss
Director of Legal Services





MIKE WILDGEN, CITY MANAGER

City of Lawrence KANSAS

CITY OFFICES 6 EAST 6th
BOX 708 66044-0708 785-832-3000
TDD 785-832-3205
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CITY COMMISSION

MAYOR

ERVIN E. HODGES

COMMISSIONERS

JAMES R. HENRY

MARTIN A. KENNEDY

MIKE RUNDLE

DAVID M. DUNFIELD

February 23, 2000

Kathleen Williams
Superintendent
Lawrence Public Schools
110 McDonald Drive
Lawrence, Kansas 66044

Re: *Redevelopment Plan for the 900 block New Hampshire
pursuant to K.S.A. 12-1770 et seq.*

Dear Ms. Williams,

Please find attached a copy of the Redevelopment Plan which has been prepared pursuant to K.S.A. 12-1770 et seq. The City Commission is preparing to consider adoption of a Resolution establishing April 11, 2000 as the public hearing date on the proposed redevelopment plan. You will receive notice of this public hearing under separate cover.

Respectfully,

David L. Corliss
Director of Legal Services



REGULAR AGENDA:

Those who wished to address the commission were sworn in by the secretary.

BEGIN PUBLIC HEARING:

ITEM NO. 4: COMPREHENSIVE PLAN REVIEW OF PROJECT DOWNTOWN 2000 (DC/DJE)

A. SUMMARY

Consider making a finding that the proposed plan for the redevelopment of the 900 block of New Hampshire, Downtown 2000, is consistent with the comprehensive general plan, *Horizon 2020*, for the development of the city, as required by K.S.A. 12-1772.

B. STAFF/APPLICANT PRESENTATION

David Corliss, City Legal Services Director, said he, Dennis Enslinger and Mike Wildgen had been involved in the Tax Increment Financing (TIF) for the Downtown 2000 project. The commission's role was to determine if the project was in compliance with recommendations in *Horizon 2020* and the Downtown Comprehensive Plan. This was the first TIF project for the city. He reviewed state law regarding the planning commission's action, and explained the TIF process.

The planning commission's findings would be forwarded to the city commission for acceptance at the February 29 meeting, and a public hearing would be scheduled for April 11 to review the redevelopment plan, including the Comprehensive Feasibility Study provided to the planning commission in their packet. They hoped to begin construction on the project sometime this coming summer.

Mr. Corliss introduced the developers of the project, 9-10 L.C. - Jeff Shmalberg, Bob Shmalberg, Martin Moore, and Dale Glenn, the project architect. This was a joint project with the city as developers of the parking garage and Arts Center, and 9-10 L.C. as developers of the balance of the project. They would be happy to answer any questions the commission may have.

There were no questions of Mr. Corliss or the project's developers.

C. PUBLIC COMMENT

No one from the public addressed this item. Comm. Bateman closed the public hearing at 6:42 p.m.

D. PLANNING COMMISSION DELIBERATIONS/ACTION TAKEN

Comm. McElhaney said the information provided in the packets was very concise and easy to understand. He commended staff for such a well-written report.

Comm. Durflinger agreed with Comm. McElhaney. He added he was excited to see our Downtown give birth to this new activity.

It was moved by Comm. Durflinger, and seconded, that the Lawrence/Douglas County Planning Commission find that the proposed redevelopment project, Downtown 2000, is consistent with the City's general comprehensive plan, *Horizon 2020*, and the *Downtown Comprehensive Plan* and forward this finding to the City Commission as per K.S.A. 12-1772.

The motion carried unanimously (7-0). Student Comm. Marsh also voted in favor of the motion.

REGULAR AGENDA:

Swearing in of speakers.

BEGIN PUBLIC HEARING:

ITEM NO. 4: COMPREHENSIVE PLAN REVIEW OF PROJECT DOWNTOWN 2000 (DC/DJE)

A. SUMMARY

Consider making a finding that the proposed plan for the redevelopment of the 900 block of New Hampshire, Downtown 2000, is consistent with the comprehensive general plan, *Horizon 2020*, for the development of the city, as required by K.S.A. 12-1772.

B. GENERAL INFORMATION

Summary of State Law Requirements

K.S.A. 12-1772 requires the City of Lawrence, when proposing a tax increment financing (TIF) redevelopment area, to prepare a redevelopment plan in consultation with the planning commission of the city and for the planning commission to determine if the redevelopment plan is consistent with the comprehensive general plan. (a complete copy of the K.S.A. 12-1772 is provided in attachment A).

K.S.A. 12-1772 requires the redevelopment plan to include: (1) A summary of the feasibility study required by K.S.A. 12-1771, and amendments thereto; (2) a reference to the redevelopment district plan established under K.S.A. 12-1771, and amendments thereto, that identifies the redevelopment project area that is set forth in the comprehensive plan that is being considered; (3) a description and map of the area to be redeveloped; (4) the relocation assistance plan required by K.S.A. 12-1777, and amendments thereto; (5) a detailed description of the buildings and facilities proposed to be constructed or improved in such area; and (6) any other information the governing body deems necessary to advise the public of the intent of the plan. All of the relevant items have been provided by the project developer, 9-10 LC, and can be found in attachment B.

Scope of Review as established by K.S.A. 12-1772

While the redevelopment plan in attachment A includes a proposed site plan and elevation drawings, these documents are provided only to assist the Planning Commission in understanding the redevelopment project.

The scope of review by the Lawrence/Douglas County Planning Commission is limited to determining if the proposed redevelopment project, Downtown 2000, is consistent with the goals and policies established in Horizon 2020 and the Comprehensive Downtown Plan.

Public comment regarding the proposed site layout and proposed architectural design should be addressed to the City Commission as part of the public hearing process of the development plan as required by K.S.A. 12-1772. Upon the determination of the Lawrence/Douglas County Planning Commission, the City Commission will schedule a public hearing to consider adoption of the redevelopment. Interested parties who wish to make comment on issues not related to the limited scope of the Planning Commission review should attend the public hearing before the City Commission.

expansion of downtown while maintaining the integrity of surrounding neighborhoods. (p. 86)

The proposed redevelopment project provides for a broad mix of uses including a major retail component, residential, office, civic (Arts Center), and hotel uses. In addition, the proposed redevelopment project is increasing the density of development in the Downtown without expanding into the adjacent East Lawrence Neighborhood.

Policy 1.2: Sustain Downtown Lawrence as a Mixed Use Activity Center

Continue to encourage a broad mix of uses in downtown Lawrence, including retail; office; residential; entertainment; lodging; unique visitor attractions; expanded conference facilities; a core concentration of governmental, cultural and social facilities and services; and recreation, leisure and community events. (p. 86)

Downtown 2000 provides for a broad mix of uses including retail, office, residential, and civic uses. The construction of the Arts Center will continue the tradition of having strong cultural facilities and services located in Downtown Lawrence.

Policy 1.3: Assure Compatibility of Development [through the adoption of performance standards]

Encourage new development and redevelopment to consider horizontal and vertical proportions; building forms; roof types; and exterior materials and details existing in the surrounding area. (p. 86)

The Downtown 2000 project has considered the patterns found in the surrounding Downtown area and has reflected these patterns in the overall design of the development. To ensure compatibility with other structures the City Commission adopted Resolution No. 6126. The resolution states: "The City's Historic Resources Administrator and members of the Historic Resources Commission's architectural review committee shall be given the opportunity to comment and recommend changes to proposed final plans for the redevelopment."

Policy 1.4: Redevelopment of Existing Commercial Areas

- a. *Existing commercial areas should be improved and upgraded. Particular emphasis should be given to existing commercial gateways. Overall storm water management, vehicular and pedestrian access, and site maintenance should be undertaken where necessary.*
- b. *Upgrade the image and appearance of existing developments with new lighting, landscaping, signage and pedestrian access.*
- c. *Encourage public and/or private partnerships for redevelopment. (p. 86)*

The Downtown 2000 Project will improve and upgrade the 900 Block of New Hampshire. The site currently contains vacant land, surface-parking areas, and under utilized commercial structures. The project involves the construction of an apartment building, retail space, office space, possible hotel, the Lawrence Arts Center and a new multiple-level parking structure.

Relevant Goals and Objectives of Comprehensive Downtown Plan

The *Comprehensive Downtown Plan* reiterates the specific functions of a downtown. These functions include provisions for a retail core; office space; entertainment services; peripheral residential development; cultural facilities, including performing arts, museums and libraries; community social needs, including club and organizational meeting facilities; governmental offices and facilities; health services; convention and hotel facilities; and "the economic, physical and aesthetic environment around which the populace can develop an intense pride in the community, a focal point for identification and drawing together for common interests, a meeting place where people can communicate and relax -- the heart of the city". (*Horizon 2020*, p. 75)

Goal: The goal of this Plan is for Downtown Lawrence to serve as the center of the business and civic life for the Douglas County Region. (p. VII-1 to VII-6)

Objectives:

Function

Downtown Lawrence should be strengthened as the premier retail, financial and office center within the region, and as the City's largest employment area, other than the University.

Quantity and Quality

Downtown Lawrence should be harmoniously integrated into the residential and leisure life of the community so that its activities extend well beyond normal business hours.

A major conference hotel with 150 or more rooms should be attracted to Downtown; smaller hotels may also be encouraged.

Churches, libraries, museums, and civic institutions should be encouraged Downtown.

Single-family townhouses and mid-rise condominiums or apartments, compatible in scale and character with the Downtown surrounding neighborhoods should be encouraged, including housing for the elderly, low income persons, and the disabled.

Physical Arrangement

The existing pedestrian-oriented function, architectural scale and environmental character of Massachusetts Street, which is unique to Midwest towns should be preserved and enhanced.

Coordinated, multi-purpose or mixed use development of entire blocks should be encouraged, including the active use of second floors in existing buildings.

Focal points and opens spaces should be arranged to stimulate pedestrian activity and provide places for spontaneous congregation, and strengthen the sense of orientation within downtown.

Access and Circulation

Rhode Island Street should remain a local street.

An integrated pedestrian system should be established throughout Downtown, including such elements as sidewalks, arcades within blocks, internal connections between buildings.

Development should be of a scale so as not to destroy the inherent character of the existing Downtown. Phased and scattered infill development should be encouraged.

EXHIBIT A



12-1772

Chapter 12.--CITIES AND MUNICIPALITIES Article 17.--BUILDINGS, STRUCTURES AND GROUNDS

12-1772. Redevelopment plan; resolution required; hearing; notice to county commissioners, board of education and property owners; adoption of plan. (a) Any city proposing to undertake a redevelopment project within a redevelopment district established pursuant to K.S.A. 12-1771, and amendments thereto, shall prepare a redevelopment plan in consultation with the planning commission of the city. The redevelopment plan shall include: (1) A summary of the feasibility study required by K.S.A. 12-1771, and amendments thereto; (2) a reference to the redevelopment district plan established under K.S.A. 12-1771, and amendments thereto, that identifies the redevelopment project area that is set forth in the comprehensive plan that is being considered; (3) a description and map of the area to be redeveloped; (4) the relocation assistance plan required by K.S.A. 12-1777, and amendments thereto; (5) a detailed description of the buildings and facilities proposed to be constructed or improved in such area; and (6) any other information the governing body deems necessary to advise the public of the intent of the plan. A copy of the redevelopment plan shall be delivered to the board of county commissioners of the county and the board of education of any school district levying taxes on property within the proposed redevelopment project area. Upon a finding by the planning commission that the redevelopment plan is consistent with the comprehensive general plan for the development of the city, the governing body of the city shall adopt a resolution stating that the city is considering the adoption of the plan. Such resolution shall:

- (1) Give notice that a public hearing will be held to consider the adoption of the redevelopment plan and fix the date, hour and place of such public hearing;
- (2) describe the boundaries of the redevelopment district within which the redevelopment project will be located and the date of establishment of such district;
- (3) describe the boundaries of the area proposed to be included within the redevelopment project area; and
- (4) state that the redevelopment plan, including a summary of the feasibility study, relocation assistance plan and financial guarantees of the prospective developer and a description and map of the area to be redeveloped are available for inspection during regular office hours in the office of the city clerk.

Except as provided in paragraph (3) of subsection (b) of K.S.A. 12-1774, and amendments thereto, if the governing body determines that it may issue full faith and credit tax increment bonds to finance the redevelopment project, in whole or in part, the resolution also shall include notice thereof.

(b) The date fixed for the public hearing shall be not less than 30 or more than 70 days following the date of the adoption of the resolution fixing the date of the hearing.

(c) A copy of the resolution providing for the public hearing shall be delivered to the board of

RESOLUTION NO. 6160

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ADOPTION OF A REDEVELOPMENT PLAN PURSUANT TO K.S.A. 12-1770 ET SEQ.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

Section 1. The City of Lawrence, Kansas is considering the adoption of a redevelopment plan pursuant to K.S.A. 12-1770 et seq. as amended (the "Act").

Section 2. Notice is hereby given that a public hearing will be held by the City to consider the adoption of a redevelopment plan on April 11, 2000 at the City Commission Meeting Room located in City Hall, 6 East 6th Street, Lawrence, Kansas, commencing at 6:35 p.m.

Section 3. The boundaries of the redevelopment district are as follows:

10th Street on the South, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the West, 9th Street on the North and the alley between New Hampshire Street and Rhode Island Street on the East; this area generally know at the 900 block of New Hampshire Street and generally described on **Exhibit A** attached hereto and incorporated herein.

Section 4. Copies of the redevelopment plan, including a summary of feasibility study, relocation assistance plan and financial guarantees of the developer and a description and map of the redevelopment district are available for inspection during regular office hours in the office of the City Clerk.

Section 5. Full faith and credit tax increment bonds of the City may be issued to finance the proposed redevelopment project.

Section 6. The City Clerk shall give all notices as required by the Act.

Section 7. This Resolution shall become effective upon its adoption by the governing body of the City.

ADOPTED by the governing body of the City of Lawrence, Kansas this 29th day of February, 2000.

[SEAL]

Attest:


City Clerk

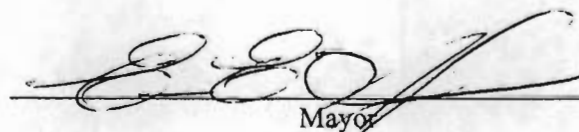

Mayor

Exhibit A

E. 9th St.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Rhode Island St.

Project Area B																				
(East Side of New Hampshire)																				

New Hampshire St.

Project Area A																				
(West Side of New Hampshire)																				

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Massachusetts St.

E. 10th St.

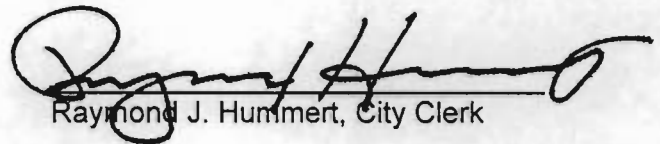
February 29, 2000

The Board of Commissioners of the City of Lawrence met in regular session at 6:35 p.m., in the City Commission Chambers in City Hall with Mayor Hodges presiding and members Dunfield, Henry, Kennedy and Rundle present.

As part of the consent agenda, **it was moved by Kennedy, seconded by Henry**, to receive the Planning Commission's recommendation to adopt Resolution No. 6160, establishing April 11, 2000, as the public hearing date for the propose redevelopment plan in the 900 block of New Hampshire. Motion carried unanimously.

Moved by Kennedy, seconded by Hodges, to adjourn at 8:35 p.m. Motion carried unanimously.

I Raymond J. Hummert, City Clerk of the City of Lawrence do hereby certify that this is a true copy of the City Commission meeting of February 29, 2000, on file in my office.



Raymond J. Hummert, City Clerk

Affidavit in Proof of Publication

STATE OF KANSAS }
 DOUGLAS COUNTY } ss:
STEVEN AWALT
CLASSIFIED SUPERVISOR of

THE LAWRENCE DAILY JOURNAL-WORLD,
 being first duly sworn. Deposits and says:

That it is a daily newspaper printed in the State of Kansas, and published in and of general circulation in Douglas County, Kansas, with a general paid circulation on a daily basis in Douglas County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published daily 365 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Lawrence in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive day (week, days)

the first publication thereof being made as aforesaid on 1 APRIL 2000

with subsequent publications being made on the following dates:

_____, 19____, _____, 19____
 _____, 19____, _____, 19____
 _____, 19____, _____, 19____

S. Awalt
 Subscribed and sworn to before me this _____, 2000

April 5
 NOTARY PUBLIC
 My App't. Expires 3-15-2003

My Appointment expires _____
 Publication Charges _____
 Notary and Affidavit Fee \$ 1.00
 Additional Copies \$ _____
 Total Due \$ 21268

(First published in the Lawrence Daily Journal-World April 1, 2000)
 RESOLUTION NO. 6160
 A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ADOPTION OF A REDEVELOPMENT PLAN PURSUANT TO K.S.A. 12-1770 ET SEQ.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

Section 1. The City of Lawrence, Kansas is considering the adoption of a redevelopment plan pursuant to K.S.A. 12-1770 et seq. as amended (the "Act").

Section 2. Notice is hereby given that a public hearing will be held by the City to consider adoption of redevelopment plan on April 11, 2000 at the City Commission Meeting Room located in City Hall, 6 East 6th Street, Lawrence, Kansas, commencing at 6:35 p.m.

Section 3. The boundaries of the redevelopment district are as follows:
 10th Street on the south, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the west, 9th Street on the north and the alley between New Hampshire Street and Rhode Island Street on the east, this area generally known as the 900 block of New Hampshire Street and generally described on Exhibit A attached hereto and incorporated herein.

Section 4. Copies of the redevelopment plan, including a summary of feasibility study, relocation assistance plan and financial guarantees of the developer and a description and map of the redevelopment district are available for inspection during regular office hours in the office of the City Clerk.

Section 5. Full faith and credit tax increment bonds of the City may be issued to finance the proposed redevelopment project.

Section 6. The City Clerk shall give all notices as required by the Act.

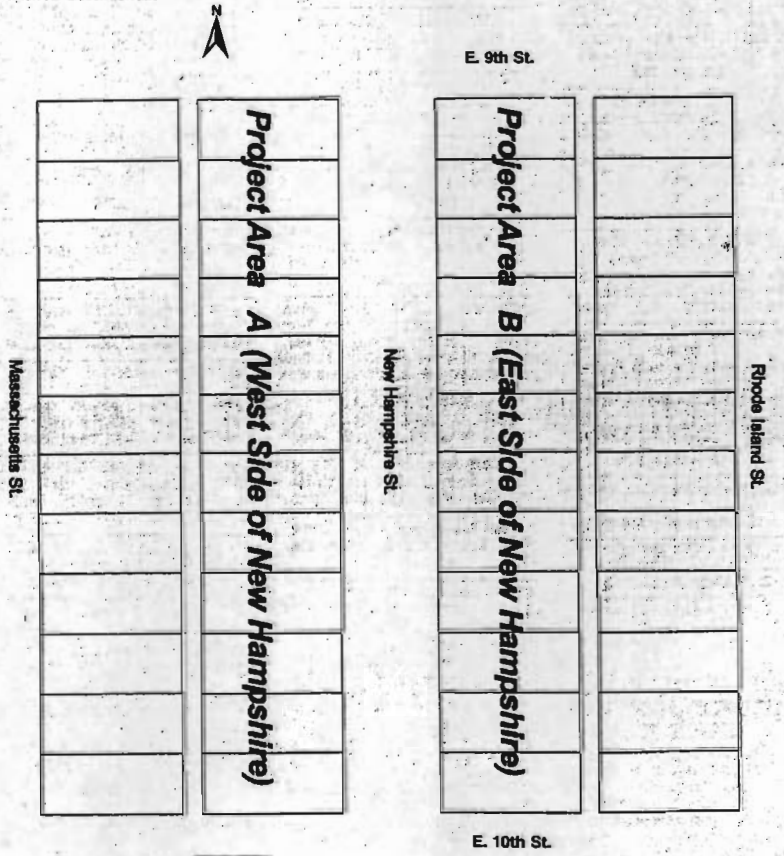
Section 7. This Resolution shall become effective upon its adoption by the governing body of the City.

ADOPTED by the governing body of the City of Lawrence, Kansas this 29th day of February, 2000.
 (SEAL)

/s/Ervin E. Hodges
 Mayor

Attest:
 /s/Raymond J. Hummert
 City Clerk

Exhibit A

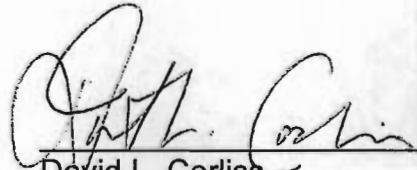


AFFIDAVIT

COMES NOW Affiant, David L. Corliss, being of lawful age and having been first duly sworn, states upon his oath as follows:

1. My name is David L. Corliss, and I am an Assistant City Manager and Director of Legal Services for the City of Lawrence, Kansas.
2. On or about March 1, 2000, I caused to be mailed from the offices of the City Manager of the City of Lawrence, Kansas a copy of Resolution No. 6160 establishing the public hearing date for the consideration by the City of Lawrence governing body of the redevelopment plan for the 900 block of New Hampshire, such mailing to Board of County Commissioners of Douglas County, Kansas and the Board of Education of Lawrence Public Schools (U.S.D. #497). Further, I caused to be mailed by certified mail a copy of Resolution No. 6160 to each owner and occupant of land within the redevelopment district. Attached to this affidavit, and incorporated by reference as if fully set forth herein, are photocopies of the receipts for such certified mailing.
3. The actions noted above all pursuant to K.S.A. 12-1772, and amendments thereto.


FURTHER AFFIANT SAYETH NOT.



 David L. Corliss

STATE OF KANSAS)
 DOUGLAS COUNTY)

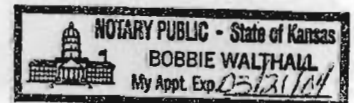
BE IT REMEMBERED, that on this 31st day of October, 2000, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came David L. Corliss, Assistant City Manager, City of Lawrence, Kansas, who is personally known to me to be the same person who executed the above Affidavit, and such person duly acknowledged the execution of the same to be their free and voluntary act and deed.



 Notary Public

My commission expires:

03/21/04



P 322 528 432

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Allen Cooley & Allen, Attorneys
900 Massachusetts, Suite 201
Lawrence, KS 66044

Certified Fee	CITY MANAGERS OFFICE LAWRENCE, KS	RECEIVED MAR 03 2000
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt Showing Whom & Date Delivered		
Return Receipt Showing to Whom Date, & Addressee's Address		
TOTAL Postage & Fees		
Postmark or Date		

PS Form 3800, April 1995

P 322 528 431

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Downtown Lawrence, Inc.
900 Massachusetts, Suite 101
Lawrence, KS 66044

Certified Fee	CITY MANAGERS OFFICE LAWRENCE, KS	RECEIVED MAR 03 2000
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt Showing Whom & Date Delivered		
Return Receipt Showing to Whom Date, & Addressee's Address		
TOTAL Postage & Fees		
Postmark or Date		

PS Form 3800, April 1995

P 322 528 434

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Private Ledger/Garth Terlizzi
900 Massachusetts, Suite 333
Lawrence, KS 66044

Certified Fee	CITY MANAGERS OFFICE LAWRENCE, KS	RECEIVED MAR 03 2000
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt Showing Whom & Date Delivered		
Return Receipt Showing to Whom Date, & Addressee's Address		
TOTAL Postage & Fees		
Postmark or Date		

PS Form 3800, April 1995

P 322 528 433

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Schehrer, Bennett & Lowenthal
CPA's
900 Massachusetts, Suite 301
Lawrence, KS 66044

Certified Fee	CITY MANAGERS OFFICE LAWRENCE, KS	RECEIVED MAR 03 2000
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt Showing to Whom & Date Delivered		
Return Receipt Showing to Whom Date, & Addressee's Address		
TOTAL Postage & Fees		
Postmark or Date		

PS Form 3800, April 1995

P 322 528 436

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Simpson & Company
900 Massachusetts, Suite 405
Lawrence, KS 66044

Certified Fee	RECEIVED MAR 03 2000 CITY MANAGERS OFFICE LAWRENCE, KS
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, April 1995

P 322 528 435

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Dean Witter Reynolds
900 Massachusetts, Suite 404
Lawrence, KS 66044

Certified Fee	RECEIVED MAR 03 2000 CITY MANAGERS OFFICE LAWRENCE, KS
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Return Receipt Showing Whom & Date Delivered	
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Postmark or Date	

PS Form 3800, April 1995

P 322 528 438

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Stevens and Brand, LLP
900 Massachusetts, Suite 501
Lawrence, KS 66044

Certified Fee	RECEIVED MAR 03 2000 CITY MANAGERS OFFICE LAWRENCE, KS
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
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Postmark or Date	

PS Form 3800, April 1995

P 322 528 437

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

American Express/Evelyn Senecal
900 Massachusetts, Suite 403
Lawrence, KS 66044

Certified Fee	RECEIVED MAR 03 2000 CITY MANAGERS OFFICE LAWRENCE, KS
Special Delivery Fee	
Restricted Delivery Fee	
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TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, April 1995

P 322 528 441

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Jeff Shmalberg
Berkley Plaza, Inc.
1029 New Hampshire
Lawrence, KS 66044

Certified Fee	
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Restricted Delivery Fee	
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Return Receipt Showing to Whom, Date, & Addressee's Address	
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Postmark or Date	

PS Form 3800, April 1995

CITY MANAGERS OFFICE
LAWRENCE, KS

RECEIVED
MAR 03 2000

P 322 528 443

US Postal Service
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No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Chuck Warner
Mercantile Bank
900 Massachusetts
Lawrence, KS 66044

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Return Receipt Showing to Whom, Date, & Addressee's Address	
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PS Form 3800, April 1995

CITY MANAGERS OFFICE
LAWRENCE, KS

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MAR 03 2000

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US Postal Service
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No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Community Health Plan of Kansas
900 Massachusetts, Suite 602
Lawrence, KS 66044

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Restricted Delivery Fee	
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Return Receipt Showing to Whom, Date, & Addressee's Address	
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PS Form 3800, April 1995

CITY MANAGERS OFFICE
LAWRENCE, KS

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MAR 03 2000

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US Postal Service
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No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Skepnik & Associates
900 Massachusetts, Suite 601
Lawrence, KS 66044

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Restricted Delivery Fee	
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TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, April 1995

CITY MANAGERS OFFICE
LAWRENCE, KS

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MAR 03 2000

22 525 442

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Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Pest Control
New Hampshire
Lawrence, KS 66044

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CITY MANAGERS OFFICE	
LAWRENCE, KS	
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Delivered to Whom	
Showing to Whom, Date, & Addressee's Address	
Postmark or Date	

P 322 528 442

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Advantage Pest Control
900 New Hampshire
Lawrence, KS 66044

PS Form 3800, April 1995

Certified Fee	CITY MANAGERS OFFICE LAWRENCE, KS	MAR 09 2000	RECEIVED
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Restricted Delivery Fee			
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Return Receipt Showing to Whom, Date, & Addressee's Address			
TOTAL Postage & Fees			
Postmark or Date			

April 11, 2000

The Board of Commissioners of the City of Lawrence met in regular session at 6:35 p.m., in the City Commission Chambers in City Hall with Mayor Henry presiding and members Dunfield, Hodges, Kennedy and Rundle present.

Dunfield informed the City Commission that he would not be participating in the discussion or vote on the proposed Redevelopment Plan for the Downtown 2000 project in the 900 Block of New Hampshire because of a potential conflict of interest.

Mayor Henry called a public hearing on the proposed Redevelopment Plan for the Downtown 2000 Project in the 900 Block of New Hampshire with the redevelopment including a proposed parking garage.

David Corliss, Legal Services Director, said the format of the presentation would include a presentation of the Redevelopment Plan, presentation of the Feasibility Study prepared by Springsted Financial Advisors, responses to questions from the City Commission, public comment and then a formal closing of the hearing. After closing the public hearing, the City Commission should consider action on the Redevelopment Plan, execution of agreements concerning the proposed parking lease and parking mitigation, and provide direction on final preparation of the Redevelopment Agreement. Four (4) City Commissioner votes were required to adopt the Ordinance approving the Redevelopment Plan. Substantial changes to the Redevelopment Plan required a new hearing. After the hearing date, a sixty (60) day protest period would run before the City Commission could issue General Obligation/TIF Bonds. The Douglas County Commission and the USD No. 497 School Board reviewed the Redevelopment District and project outlines. The Lawrence/Douglas County Metropolitan Planning Commission reviewed the Downtown 2000 Plan on February 23, 2000. The Planning Commission made the finding required by law which indicated the Redevelopment Plan was consistent with the City's General Comprehensive Plan, Horizon 2020 and the

Downtown Comprehensive Plan. After the Planning Commission's findings, Resolution 6160 adopted by the City Commission established the public hearing date tonight. Appropriate notice to property owners/occupants and the County and School District was provided.

Corliss said several other things were happening concurrently with the required TIF Procedures. The City Commission made the required findings to allow the demolition of structures on the east side of New Hampshire for the site of the proposed Art Center. The structures were removed and the City had reimbursed 9-10 LC in anticipation of City acquisition of the site. The City retained the architectural services of GLPA for the design of the Art Center Facility which was currently proceeding. The City and 9-10 LC had agreed to cost sharing on the preliminary design of the parking structure with the City obligated to pay fifty percent (50%) of the estimated \$115,000.00 fee, environmental assessment of the site with the City paying fifty percent (50%) of the \$115,000.00 cost, and a traffic study estimated to cost \$20,000.00 with the City paying fifty percent (50%). In addition, the City retained the engineering services of Walker Parking Consultants to provide a City review of the parking design work.

David McGillivray, Springsted, presented the Financial Feasibility Study for the project. McGillivray said if the net tax increment from the project was contributed semi-annually to bond debt service, a maximum of \$3,900,000.00 in eligible project cost could be reimbursed by the end of 2022 when the District was scheduled to terminate. The property and sales tax increments from the Redevelopment Project were not and were never expected to provide sufficient funds to pay all public redevelopment cost associated with the project. As noted in the Redevelopment Plan, the City anticipated using property tax supported General Obligation Bonds to finance a significant portion of the parking facility and other related infrastructure. The public improvements proposed for the project area were to be funded with General Obligation Bonds supported by Tax

Increments and general property taxes. The removal from the property tax base of the four (4) lots for the City owned Lawrence Arts Center Facility impacted the necessity of City-at-Large funding for the project. For purposes of compliance with Kansas Tax Increment Feasibility Study requirements, the portion of the public improvements to be financed with Tax Increment Bonds would not exceed the amount that might be repaid with Property and Sales Tax Increment Revenues as projected in this study. The remainder of the public improvement cost would be financed with general property tax supported General Obligation Bonds. The TIF income would be sufficient to pay for the TIF project costs.

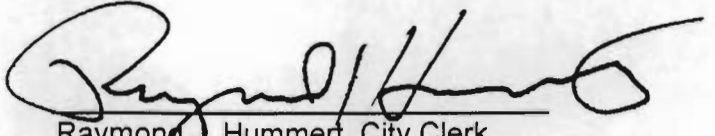
Corliss said there would be no relocation assistance necessary for the development. Therefore, no relocation assistant plan was necessary.

Upon receiving no public comment, **it was moved by Rundle, seconded by Hodges**, to close the public hearing. Aye: Henry, Hodges, Kennedy and Rundle. Nay: None. Abstain: Dunfield. Motion carried.

Moved by Hodges, seconded by Kennedy, to place on first reading Ordinance No. 7207, adopting the Redevelopment Plan for the Downtown 2000 Project in the 900 Block of New Hampshire including the proposed parking garage. Aye: Henry, Hodges, Kennedy and Rundle. Nay: None. Abstain: Dunfield. Motion carried.

Moved by Hodges, seconded by Kennedy, to adjourn at 10:10 p.m. Motion carried unanimously.

I Raymond J. Hummert, City Clerk of the City of Lawrence do hereby certify that this is a true copy of the City Commission meeting of April 11, 2000, on file in my office.


Raymond J. Hummert, City Clerk

(Published in *The Lawrence Journal World* on April __, 2000)

ORDINANCE NO. 7207

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS ADOPTING A REDEVELOPMENT PLAN FOR USE IN CONNECTION WITH A REDEVELOPMENT DISTRICT WITHIN THE CITY.

WHEREAS, the City of Lawrence, Kansas (the "City") desires to promote, stimulate and develop the general and economic welfare of the City by providing for the redevelopment of certain areas located within the City; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended, (the "Act") and Ordinance No. 7127 adopted on August 3, 1999, the governing body established a redevelopment district in City (the "Redevelopment District"); and

WHEREAS, pursuant to the Act the City must prepare a redevelopment plan in consultation with the City's planning commission (which must make a finding that such redevelopment plan is consistent with the comprehensive general plan for the development of the City) and must include: (a) a summary of the comprehensive feasibility study prepared in conjunction with the redevelopment project, (b) a reference to the redevelopment district plan that identifies the redevelopment project area that is set forth in the comprehensive plan that is being considered; (c) a description and map of the area to be redeveloped; (d) the relocation assistance plan; (e) a detailed description of the buildings and facilities proposed to be constructed or improved in such area; and (f) any other information the governing body deems necessary to advise the public of the intent of the plan; and

WHEREAS, the City has prepared a proposed Redevelopment Plan (the "Redevelopment Plan") for the Redevelopment District; and

WHEREAS, the planning commission of the City has heretofore determined that the Redevelopment Plan is consistent with the comprehensive general plan for development of the City; and

WHEREAS, prior to the adoption of any redevelopment plan, the governing body must conduct a public hearing on such matters after giving notice of such hearing in accordance with the provisions of the Act; and

WHEREAS, the governing body of the City has heretofore, pursuant to Resolution No. 6160 adopted by the governing body on February 29, 2000, called a public hearing under the provisions of the Act in order to determine whether it is advisable to adopt the Redevelopment Plan; and

WHEREAS, a public hearing was held this date, after due published, delivered and mailed notice in accordance with the provisions of the Act;

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

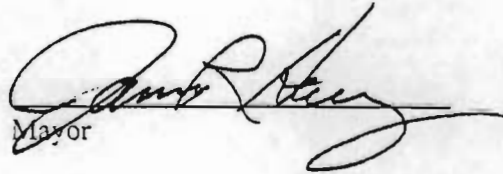
Section I. Adoption of Redevelopment Plan. The Redevelopment Plan in the form presented to and reviewed by the City at this meeting (a copy of which shall be filed in the official records of the City) is hereby adopted for use in the Redevelopment District.

Section 2. 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 hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

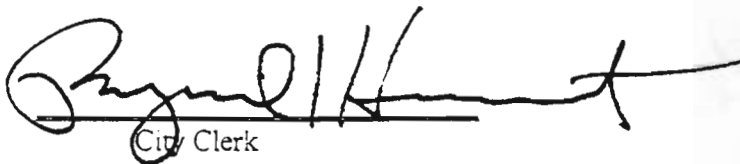
Section 3. Effective Date. This Ordinance shall become effective upon its passage by the governing body of the City and publication in the official newspaper of the City.

PASSED by the governing body of the City of Lawrence, Kansas this 25th day of April, 2000.

[SEAL]


Mayor

Attest:


City Clerk

April 25, 2000

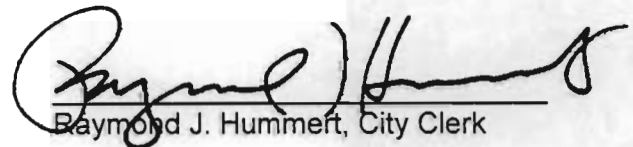
The Board of Commissioners of the City of Lawrence met in regular session at 6:35 p.m., in the City Commission Chambers in City Hall with Mayor Henry presiding and members Dunfield, Hodges, Kennedy and Rundle present.

Ordinance No. 7207, adopting the Redevelopment Plan for the Downtown 2000 Project in the 900 Block of New Hampshire including the proposed parking garage was read a second time.

As part of the consent agenda, **it was moved by Rundle, seconded by Hodges**, to adopt the ordinance. Aye: Dunfield, Henry, Hodges, Kennedy, and Rundle. Nay: None. Motion carried unanimously.

Moved by Kennedy, seconded by Hodges, to adjourn at 8:50 p.m. Motion carried unanimously

Raymond J. Hummert, City Clerk of the City of Lawrence do hereby certify that this is a true copy of the City Commission meeting of April 25, 2000, on file in my office.


Raymond J. Hummert, City Clerk

Affidavit in Proof of Publication

STATE OF KANSAS }
 DOUGLAS COUNTY } ss:
STEVEN AWALT
CLASSIFIED SUPERVISOR of

THE LAWRENCE DAILY JOURNAL-WORLD,
 being first duly sworn. Deposes and says:

That it is a daily newspaper printed in the State of Kansas, and published in and of general circulation in Douglas County, Kansas, with a general paid circulation on a daily basis in Douglas County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published daily 365 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Lawrence in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive day (week, days)

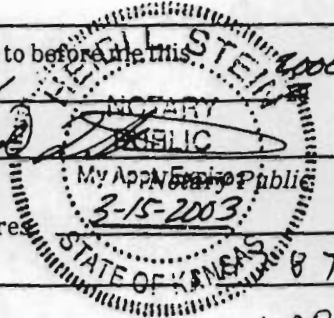
the first publication thereof being made as aforesaid on 5 May 2000

with subsequent publications being made on the following dates:

_____, 19____, _____, 19____
 _____, 19____, _____, 19____
 _____, 19____, _____, 19____

S. Awalt

Subscribed and sworn to before me this 5 day of May, 2000



My Appointment expires _____

Publication Charges _____

Notary and Affidavit Fee \$ 1.00

Additional Copies \$ _____

Total Due \$ 118.87

(First published in the Lawrence Daily Journal-World on May 5, 2000)
 ORDINANCE NO. 7207
 AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, ADOPTING A REDEVELOPMENT PLAN FOR USE IN CONNECTION WITH A REDEVELOPMENT DISTRICT WITHIN THE CITY.

WHEREAS, the City of Lawrence, Kansas (the "City") desires to promote, stimulate and develop the general and economic welfare of the City by providing for the redevelopment of certain areas located within the City; and WHEREAS, pursuant to the provisions of K.S.A. 12-1770 et seq., as amended (the "Act"), and Ordinance No. 7127 adopted August 3, 1990, the governing body established a redevelopment district in City (the "Redevelopment District"); and WHEREAS, pursuant to the Act the City must prepare a redevelopment plan in consultation with the City's

planning commission (which must make a finding that such redevelopment plan is consistent with the comprehensive general plan for the development of the City) and must include: (a) a summary of the comprehensive feasibility study prepared in conjunction with the redevelopment project, (b) a reference to the redevelopment district plan that identifies the redevelopment project area that is set forth in the comprehensive plan that is being considered; (c) a description and map of the area to be redeveloped; (d) the relocation assistance plan; (e) a detailed description of the buildings and facilities proposed to be constructed or improved in such area; and (f) any other information the governing body deems necessary to advise the public of the intent of the plan; and WHEREAS, the City has prepared a proposed Redevelopment Plan (the "Redevelopment Plan") for the Redevelopment District; and

WHEREAS, the planning commission of the City has heretofore determined that the Redevelopment Plan is consistent with the comprehensive general plan for development of the City; and WHEREAS, prior to the adoption of any redevelopment plan, the governing body must conduct a public hearing on such matters after giving notice of such hearing in accordance with the provisions of the Act; and

WHEREAS, the governing body of the City has heretofore, pursuant to Resolution No. 6160 adopted by the governing body on February 29, 2000, called a public hearing under the provisions of the Act in order to determine whether it is advisable to adopt the Redevelopment Plan; and WHEREAS, a public hearing was held on this date, after due published, delivered and mailed notice in accordance with the provisions of the Act;

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

LAWRENCE, KANSAS: Section 1. Adoption of Redevelopment Plan. The Redevelopment Plan in the form presented to and reviewed by the City at this meeting (a copy of which shall be filed in the official records of the City) is hereby adopted for use in the Redevelopment District.

Section 2. 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 hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance. Section 3. Effective Date. This Ordinance shall become effective upon its passage by the governing body of the City and publication in the official newspaper of the City.

PASSED by the governing body of the City of Lawrence, Kansas, this 25th day of April, 2000.

(SEAL)
 /s/ James R. Henry
 Mayor

Attest:
 /s/ Raymond J. Hummert
 City Clerk



City of Lawrence KANSAS

MIKE WILDGEN, CITY MANAGER

CITY OFFICES 6 EAST 6th
BOX 708 66044-0708 785-832-3000
TDD 785-832-3205
FAX 785-832-3405

CITY COMMISSION
MAYOR
JAMES R. HENRY

COMMISSIONERS
MIKE RUNDLE
ERVIN E. HODGES
MARTIN A. KENNEDY
DAVID M. DUNFIELD

October 31, 2000

Douglas County Commissioners
Douglas County Courthouse
1100 Massachusetts
Lawrence, KS 66044

School Board Members
Lawrence Public Schools - USD 497
110 McDonald Drive
Lawrence, KS 66044

Mr. Marion Johnson
Douglas County Appraiser
1100 Massachusetts
Lawrence, KS 66044

Ms. Patty Jaimes
Douglas County Clerk
Douglas County Courthouse
1100 Massachusetts
Lawrence, KS 66044

Ms. Pat Wells
Douglas County Treasurer
Douglas County Courthouse
1100 Massachusetts
Lawrence, KS 66044

Dear Officials,

Pursuant to K.S.A. 12-1776, and amendments thereto, this is the City of Lawrence's transmittal of documents concerning the redevelopment project for the 900 block of New Hampshire. Please find enclosed a copy of the description of the land within the redevelopment district, a copy of



Ordinance No. 7207 adopting the redevelopment plan, and a map indicating the boundaries of the district.

If you have questions concerning these documents please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "D. L. Corliss". The signature is fluid and cursive, with a large initial "D" and "C".

David L. Corliss
Assistant City Manager

cc: City Manager Mike Wildgen

Description of the land within the Redevelopment District:

An area of the City of Lawrence, Kansas, described to-wit:

10th Street on the South, the alley between Massachusetts Street and New Hampshire Street between 9th and 10th Street on the West, 9th Street on the North and the alley between New Hampshire Street and Rhode Island Street on the East; this area generally known as the 900 block of New Hampshire Street.

(Published in *The Lawrence Journal World* on April __, 2000)

ORDINANCE NO. 7207

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS ADOPTING A REDEVELOPMENT PLAN FOR USE IN CONNECTION WITH A REDEVELOPMENT DISTRICT WITHIN THE CITY.

WHEREAS, the City of Lawrence, Kansas (the "City") desires to promote, stimulate and develop the general and economic welfare of the City by providing for the redevelopment of certain areas located within the City; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended. (the "Act") and Ordinance No. 7127 adopted on August 3, 1999, the governing body established a redevelopment district in City (the "Redevelopment District"); and

WHEREAS, pursuant to the Act the City must prepare a redevelopment plan in consultation with the City's planning commission (which must make a finding that such redevelopment plan is consistent with the comprehensive general plan for the development of the City) and must include: (a) a summary of the comprehensive feasibility study prepared in conjunction with the redevelopment project. (b) a reference to the redevelopment district plan that identifies the redevelopment project area that is set forth in the comprehensive plan that is being considered; (c) a description and map of the area to be redeveloped; (d) the relocation assistance plan; (e) a detailed description of the buildings and facilities proposed to be constructed or improved in such area; and (f) any other information the governing body deems necessary to advise the public of the intent of the plan; and

WHEREAS, the City has prepared a proposed Redevelopment Plan (the "Redevelopment Plan") for the Redevelopment District; and

WHEREAS, the planning commission of the City has heretofore determined that the Redevelopment Plan is consistent with the comprehensive general plan for development of the City; and

WHEREAS, prior to the adoption of any redevelopment plan, the governing body must conduct a public hearing on such matters after giving notice of such hearing in accordance with the provisions of the Act; and

WHEREAS, the governing body of the City has heretofore, pursuant to Resolution No. 6160 adopted by the governing body on February 29, 2000, called a public hearing under the provisions of the Act in order to determine whether it is advisable to adopt the Redevelopment Plan; and

WHEREAS, a public hearing was held this date, after due published, delivered and mailed notice in accordance with the provisions of the Act;

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

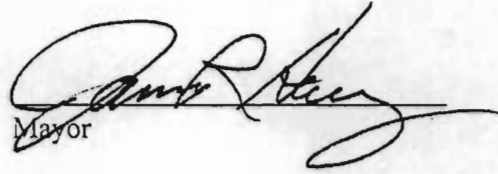
Section 1. Adoption of Redevelopment Plan. The Redevelopment Plan in the form presented to and reviewed by the City at this meeting (a copy of which shall be filed in the official records of the City) is hereby adopted for use in the Redevelopment District.

Section 2. 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 hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 3. Effective Date. This Ordinance shall become effective upon its passage by the governing body of the City and publication in the official newspaper of the City.

PASSED by the governing body of the City of Lawrence, Kansas this 25th day of April, 2000.

[SEAL]


Mayor

Attest:


City Clerk

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that said ordinance was passed on the 25 day of April, 2000; that the record of the final vote on its passage is found on page _____ of Journal _____; that it was published in the Lawrence Daily Journal-World on the 5 Day of MAY, 2000.
Raymond J. Hummer
City Clerk

Exhibit A

E. 9th St.

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Rhode Island St.

Project Area B (East Side of New Hampshire)																				

New Hampshire St.

Project Area A (West Side of New Hampshire)																				

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Massachusetts St.

E. 10th St.



MIKE WILDGEN, CITY MANAGER

City of Lawrence KANSAS

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CITY COMMISSION

MAYOR

ERVIN E. HODGES

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JAMES R. HENRY

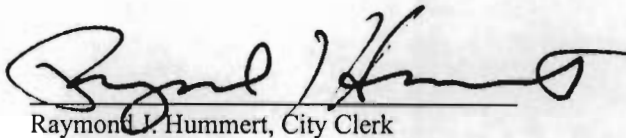
MARTIN A. KENNEDY

MIKE RUNDLE

DAVID M. DUNFIELD

CERTIFICATION

I, Raymond J. Hummert, City Clerk, City of Lawrence, Douglas County, Kansas, do hereby certify that a protest petition signed by 3% of the qualified voters of the City of Lawrence has not been filed in the City Clerk's Office within sixty days following the Public Hearing on April 11, 2000 on the proposed Redevelopment Plan for the Downtown 2000 project in the 900 Block of New Hampshire.


Raymond J. Hummert, City Clerk

7-11-00
Date

SEAL

