

**PETITION FOR THE CREATION OF THE
_____ COMMUNITY IMPROVEMENT DISTRICT**

To the City Commission ("the Commission") of the City of Salina, Kansas ("the City"):

The undersigned petitioner(s) ("Petitioner"), (1) being the owners/developers of record owning more than fifty-five percent (55%) by assessed value of the land area within the boundaries of the hereinafter described proposed community improvement district ("the District"), and (2) comprising more than fifty-five (55%) by land area of all owners of real property within the boundaries of the District, do hereby petition and request that the City create such District to fund all or part of the costs of services and improvements described herein and provided and made within the District under the authority of the Community Improvement District Act, K.S.A. 12-6a26 et seq. ("the Act").

1. Boundaries, Legal Description and Map of the District

The legal description of the District is attached hereto as Exhibit A. A map of the boundaries of the District with accompanying tax parcel I.D. information is attached hereto as Exhibit **B**, confirming that the District is contiguous. The District is located entirely within the boundaries of the City. The entirety of the District is owned by Petitioner.

2. Name of District

The proposed name of the District is the _____ Community Improvement District.

3. Signatures May Not Be Withdrawn

Notice has been provided to all signers of this petition that their signatures may not be withdrawn after the earlier of: (i) seven (7) days after the filing of this Petition with the City; or (ii) the date upon which the City Commission commences consideration of this Petition.

4. Nature of the Proposed Project and Description

The general nature of the proposed project is to demolish existing structures, provide improvements and infrastructure to the property located within the District to be completed by the owner/developer, _____ ("the Petitioner"). Proposed improvements include installation of landscaping, lighting, infrastructure and utilities; construction of sidewalks and ADA accessible buildings intended for commercial use, specifically including _____; all consistent with the development of commercial property within the authorized zoning for the property within the District. _____. Architectural renderings of the improvements to be constructed in the District are attached as Exhibit C.

5. Estimated Cost of the Proposed Project

Petitioner estimates the costs of the improvements to the District will total approximately _____ Dollars (\$_____) ("the Total Project Cost"). That portion of the project to be funded through the creation of the proposed CID shall total the lesser of _____ Dollars (\$_____) or an amount equal to _____ percent (____%) of the estimated Total Project Cost.

That portion of the project to be funded by the CID is based on the additional cost of development and operation due to removal of the existing structures, additional infrastructure requirements, and additional engineering and development costs in a floodway due to floodplain restrictions.

6. Estimated Market and Assessed Value of Improvements

Estimated market and assessed value of the real property and improvements after completion is \$_____; after construction has been completed and occupancy and cash flow have been achieved. These estimates are based upon revenue and expense projection done by the owner/developer,

7. Estimated Timeline for Construction

Construction will commence as soon as possible upon approval of the proposed District. Time is of the essence for Petitioner. Estimated completion is expected to be no more than Eighteen (18) months after approval of the proposed District.

8. Proposed Method of Financing the Project .Sales Tax; Financial Impact

The proposed District project will be financed on a pay-as-you-go basis payable by private financing secured by the Petitioner and reimbursed from revenues received from the imposition of a two percent (2%) community improvement district sales tax on the selling of tangible personal property through retail means or rendering or furnishing of taxable services pursuant to the provisions of the Kansas Retailer's Sales Tax Act within the proposed District. Given Petitioner's contribution of property and securing of private financing to fund the remainder of the cost. Petitioner's financial participation exceeds 20% of the Total Project Cost. Petitioner is the sole current landowner to be financially impacted by the approval of the District. But for the proposed CID funding,

9. Service Costs Proposed for CID Funding

Petitioner does not seek provision of service costs for services as defined in Article IV, Subparagraph B, of the City's Community Improvement District Policy.

10. Agreement to Pay Out-of-Pocket Costs

Petitioner hereby agrees to pay all out of pockets costs incurred by the City related to the City's review of this Petition, including but not limited to the City's cost of legal counsel and financial advisors necessary to evaluate the Petition. Pursuant to the City's CID Policy, Petitioner has submitted a nonrefundable fee of Two Thousand Five Hundred Dollars (\$2,500.00) in conjunction with this Petition. In addition, Petitioner shall agree to enter into a Funding Agreement with the City to provide for the further deposit of the sum of Five Thousand Dollars (\$5,000.00) in a separate, segregated "Advanced Funds Account" of the City to be utilized for the City's payment or reimbursement of City costs and expenses and legal and other third-party professional fees and expenses incurred by the City in connection with evaluating Petitioner's CID application.

11. Request for Establishment

By execution and submission of this Petition, the Petitioner respectfully requests that the Commission establish the _____ Community Improvement District as set forth in this Petition.

IN WITNESS WHEREOF, the undersigned Petitioner has executed the above and foregoing Petition to create a Community Improvement District as follows:

Name of Owner:
Owner's Telephone:
Owner's Mailing Address:

Name of Signer:
Signer's Legal Authority:
Signer's Telephone:
Signer's Mailing Address:
Type of Entity:
Map and Parcel No.:

By executing this Petition, the undersigned represents and warrants that he is legally authorized to execute this Petition on behalf of the property owner identified above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

Business Name

By: _____
Authorized Representative

STATE OF KANSAS

CITY OF SALINA

BE IT REMEMBERED, that on this _____ of _____, _____, before me, the undersigned, a Notary Public in and for the City and State aforesaid, came _____, authorized representative of _____, who executed this instrument on behalf of said limited liability company and such person duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Exhibit A

_____ **CID Legal Description**