

PUBLIC NOTICES

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PUBLIC NOTICE CONTINUED FROM PAGE B6

WHEREAS, the City of Eudora, Kansas (the “City”) intends to create the CID and to levy a community improvement district sales tax in an amount equal to one and eighty-five hundredths percent (1.85%) as requested in the Petition (the “CID Sales Tax”); and

WHEREAS, the governing body hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the CID, approving the Projects described herein and levying the CID Sales Tax, pursuant to the authority of the Act; and further to provide for the giving of notice of said hearing in the manner required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EUDORA, KANSAS, AS FOLLOWS:

Section 1. The governing body hereby finds and determines that the Petition meets the requirements of the Act.

Section 2. It is hereby authorized, ordered and directed that the governing body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the CID, approving the Projects, and whether to impose the CID Sales Tax and such other matters related thereto, such public hearing to be held on October 26, 2026 at 7:00 p.m., or as soon thereafter as the matter can be heard, at City Hall, 4 East 7th St., Eudora, Kansas 66025, under the authority of the Act.

Section 3. The general nature of the proposed CID projects described in the Petition to be constructed within the CID (the “Projects”) includes but is not limited to:

- (1) within the CID, the acquisition, improvement, construction, demolition, removal, renovation, reconstruction, rehabilitation, maintenance, restoration, replacement, renewal, repair, installation, relocation, furnishing, equipping or extension of:
 - (A) buildings, structures and facilities;
 - (B) sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, , bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way, water mains and extensions and other site improvements;
 - (C) parking garages;
 - (D) streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers;
 - (E) parks, lawns, trees and other landscape;

- (2) within or without the CID, costs for infrastructure located outside the CID but contiguous to any portion of the CID and such infrastructure is related to a project within the district or substantially for the benefit of the CID; and

- (3) the City’s administrative costs in establishing and maintaining the CID, and other items collectively permitted to be financed within the CID under the Act.

Section 4. The total estimated cost of the proposed Projects is \$67,406,312, a portion of which and the City’s administrative costs are projected to be reimbursable under the Act (“Reimbursable Project Costs”).

Section 5. The Project will be privately financed. The Reimbursable Project Costs will be financed on a pay as you go basis, i.e., the Reimbursable Project Costs will be paid for by the developer of the Projects without the issuance of notes or bonds, and such developer will be reimbursed for the Reimbursable Project Costs as moneys are deposited in the CID fund through the imposition of the CID Sales Tax, as further set forth in a development agreement to be entered into between the City and the developer of the Projects. No special assessments will be imposed within the CID in conjunction with the Projects.

Section 6. The legal description of the property to be contained in the proposed CID is set forth on Exhibit A attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed CID is attached as Exhibit B hereto, and incorporated by reference herein.

Section 7. The City Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution in the official City newspaper. Such publication shall be at least once each week for two consecutive weeks. The second publication shall be at least 7 days prior to the date of the hearing. The City Clerk is hereby further ordered and directed to mail a copy of this Resolution, via certified mail, to all property owners within such proposed CID at least 10 days prior to the date of the hearing.

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 Eudora, Kansas on September 14, 2026.

[SEAL]

Tim Bruce, Mayor

Attest:
Kelly Delay, City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED NOTTINGHAM COMMUNITY IMPROVEMENT DISTRICT

None of the legal description described below shall include residential units or office space located above the ground floor of any mixed-use multiple floor structure located within the CID. For the avoidance of doubt, the CID Sales Tax shall be imposed on all any tangible personal property or rendering or furnishing of taxable services occurring within ground floor space devoted to retail uses located in a mixed-use multiple-floor structure and any standalone structures containing retail uses.

All of Lots 2 and 4, and Tract A, Nottingham Center, 2nd Plat, a subdivision in the City of Eudora, Douglas County, Kansas; AND

All of Lot 3, Nottingham Center, 3rd Plat, a subdivision in the City of Eudora, Douglas County, Kansas; AND

All publicly owned streets, roads, highways, and all public right-of-way contiguous to the forementioned property.

EXHIBIT B

MAP OF PROPOSED NOTTINGHAM COMMUNITY IMPROVEMENT DISTRICT

