

Community Newsletter

SPECIAL EDITION – June 14, 2017

A publication of the City of Dodge City Public Information Office

This special edition of the Community Newsletter is to provide additional information on the STAR Bonds Power Area-Retail Project, responding to questions asked at the June 5th public hearing.

If you need additional information, please contact Joann Knight, Director of the Dodge City/Ford County Development Corp. at 227-9501.

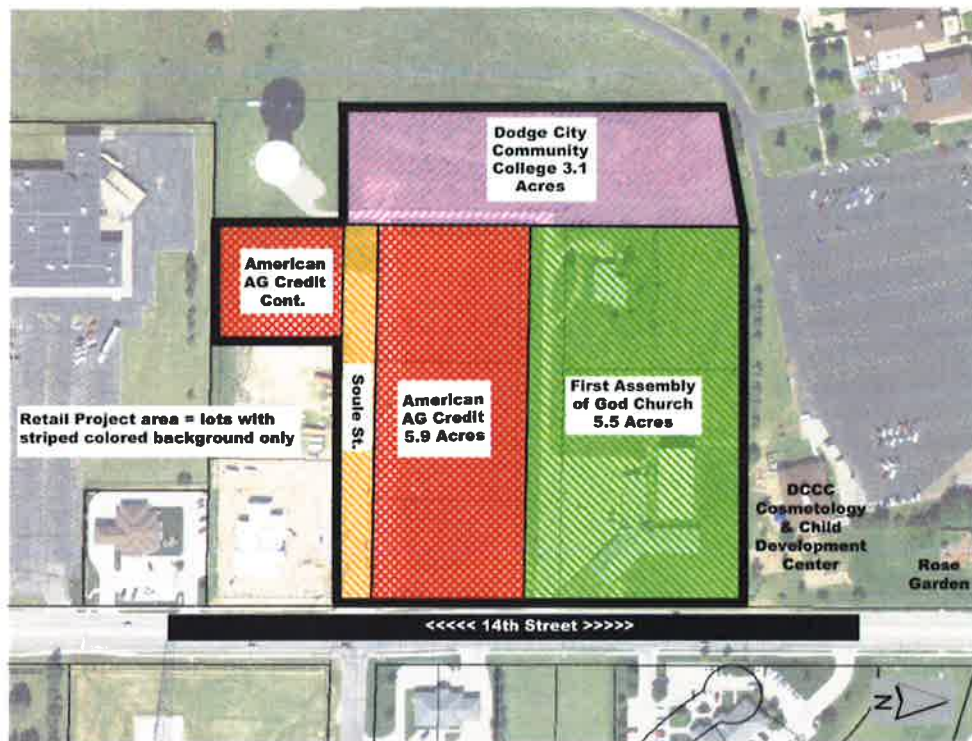


City of Dodge City

STAR Bonds: Power Area-Retail Project

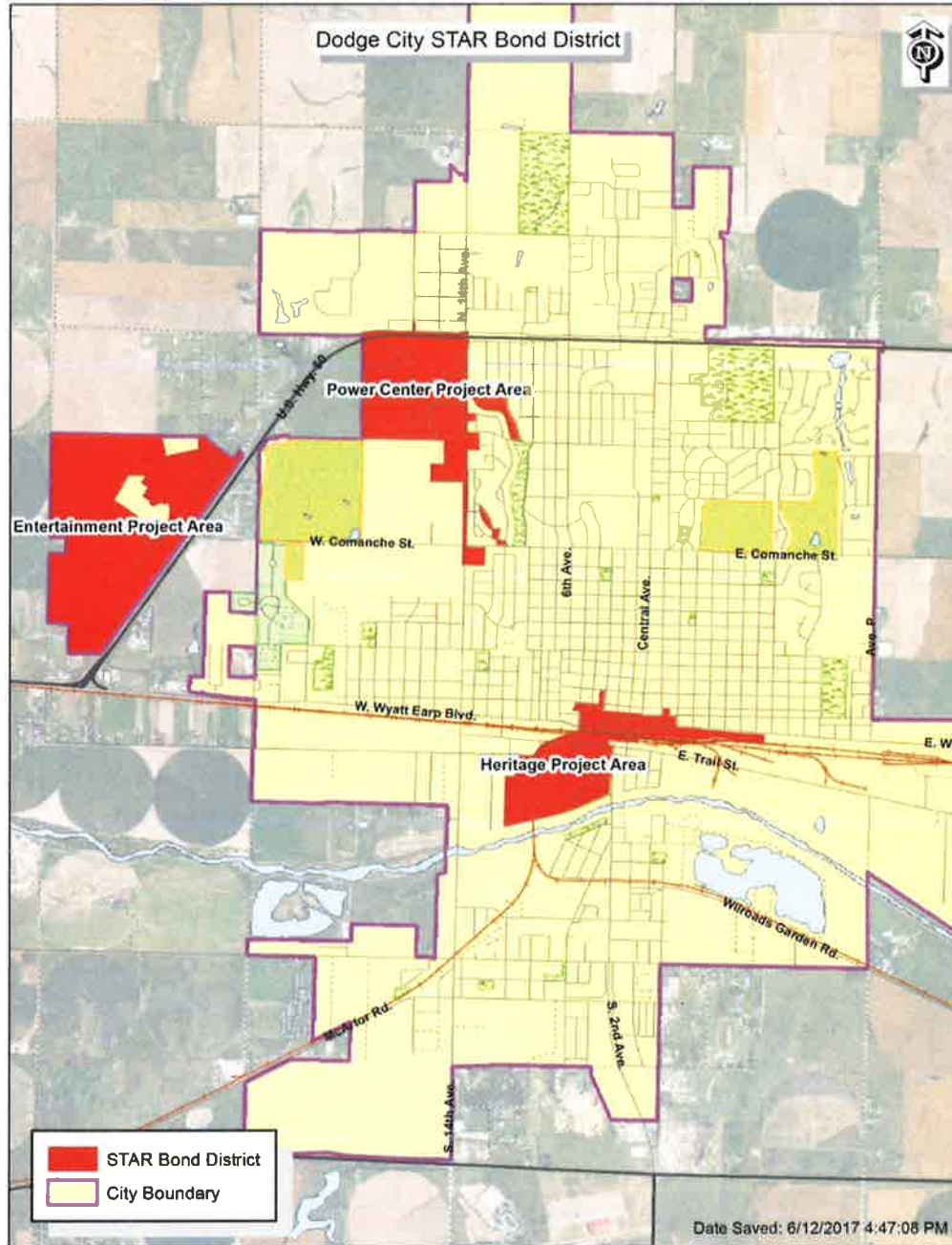
Questions from Public Hearing

1. Does the Power Area-Retail Project include DCCC frontage along 14th Avenue? *No, the land that is optioned for purchase from DCCC by the City of Dodge City is a 3.1 acre area that is shown below in purple. This project will not utilize any DCCC land that contains buildings. See the updated map of the project area below (note: west is up).*



2. Has the City already purchased the property for the Power Area-Retail Project? *No, currently the City simply has options to purchase property from the three different entities. The options may be acted upon at various times starting in the near future. However, if the project does not come to fruition, then the DCCC property, with the special option, will be deeded back to the college.*
3. How many districts are involved in the STAR Bond project? *There is only **one STAR Bond District**, but there are **three noncontiguous areas** within the STAR Bond District.*

4. What are the specific areas involved in the STAR Bond project? *There are three noncontiguous areas: the Power Center Project Area, the Heritage Project Area and the Entertainment Project Area. The Power Center Project Area will include the Retail Project. The Heritage Project Area includes the historic downtown and the area just south of Wyatt Earp Blvd. Lastly, the Entertainment Project Area includes the United Wireless Arena and Boot Hill Casino & Resort Conference Center. (State statute prohibits any casino from being included in a STAR Bond district.)*



5. Which sections of the Power Center Project Area will actually be utilized in the Retail Project?
The Retail Project will only use a small portion of the Power Center Project Area, as seen above in response to Question No. 1. In the map below, a full view of the Power Center Project Area can be seen outlined in red and the full retail project area is yellow (note: west is up). It is also important to note that the only reason the entire campus is included in the Power Center Project Area (the red area labeled area 2 below) is because it was the only legal description available at the time the plan was submitted and a new legal description would have been cost prohibitive. However, it was never the intention of the City to develop the entire campus that is denoted in Area 2.



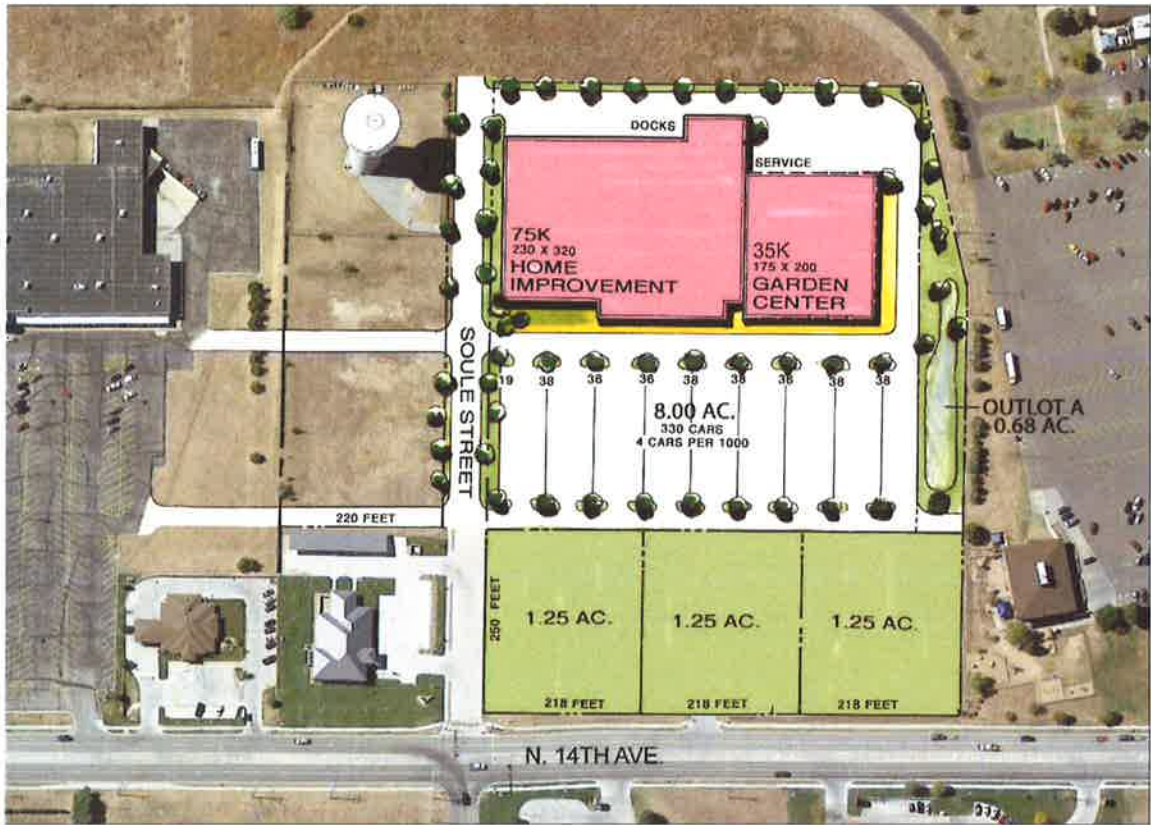
6. What is the CID? *CID stands for Community Improvement District. The CID is another economic development incentive for private investment in commercial developments. CIDs allow an additional sales tax to be charged within the district (this is not to be confused with the STAR Bond district which is a completely separate incentive). The proceeds from this additional tax are used to finance eligible project costs. According to Kansas statute, a CID tax can be used to fund capital improvements, infrastructure, and certain operational costs.*

7. When was the current DCCC master plan completed? *The study for the current DCCC Master Plan began in the late fall of 2016 and was completed in the Spring of 2017. The Campus Master Plan was presented to the Board of Trustees on March 28, 2017. This effort was completed to determine campus future growth needs, future traffic and parking needs, and the best locations for predicted high need facilities on existing campus acreage. Below see an overhead view of the college below showing the landscape and area for potential growth, with the 3.1 optioned acres outlined in red (note: west is up)*



8. What is the benefit to Dodge City Community College for contributing the property for less than fair market value? *Over a 20-year period, Dodge City Community College will benefit with a projected amount of approximately \$700,000 in property tax dollars from Sutherland's alone. Please note that these estimates do not include the three outlots in front of the proposed site for Sutherlands, which they will also receive once they are developed.*
9. Why is the 3.1 acres of DCCC property essential to the Retail Project?
The 3.1 acres from DCCC are essential to the Retail Project due to the overall planning and finances necessary for the Power Center Project Area. The 3.1 acres will accommodate Sutherlands and three additional retailers/restaurants along 14th Avenue. This will generate sufficient sales tax revenue to support the financial stability of the project and provide funds for the Boot Hill Museum expansion and Heritage District improvements. Additionally, the frontage of Sutherlands will serve to continue the access road to the existing stores including Walmart and Hobby Lobby, as well as future development to the south.
10. What benefits can the Power Center Project Area bring to Dodge City Community College students? *DCCC students can benefit from this project as they will have increased employment and shopping options within walking distance of the campus. It is also our belief that this development will encourage further retail and restaurants which will also serve the DCCC students.*
11. How can the Power Center Project Area benefit the community? *The Retail Project within the Power Center Project Area can benefit Dodge City and Ford County by increasing local sales tax with shopping opportunities that will be included and captured to fund other STAR Bond areas. Overall this project will aid in a greater project to bring people and revenue back to Dodge City*
12. How can the Power Center Project Area benefit Bucklin, Ford and Spearville?
Any new retail including this project will generate local sales tax of which the proceeds for Bucklin, Ford and Spearville are required to go to those communities. Why Not Dodge is a dedicated tax that cannot be redirected.
13. How long has the City been working on the Power Center Project Area/Retail Project? *The City started working on the STAR Bond project in 2012. During that year, the STAR Bond District was established with two noncontiguous areas; the Entertainment Area and Heritage Area. In 2016, the STAR Bond District was amended to include the Power Center Project Area. It is important to note that projects start as basic concepts and become more defined as developers/retailers hone in on the land areas that they find best suited for retail development.*

14. What is the plan for construction for Sutherlands? *It is anticipated that Sutherlands will begin construction at the end of fall 2017 or the beginning of 2018. The First Assembly of God Church has 18 months to relocate after the closing on the sale of its property; however, their site location allows for construction while the church can remain in place. In addition, the two northern outlots will not be developed until the church has been relocated. See concept map below of the proposed Retail Project (note: west is up)*



For questions and more information, please contact Ernestor De La Rosa, Assistant to the City Manager at (620)-225-8100 or <mailto:Ernestord@dodgecity.org>

Date Updated: June 13, 2017