

PETITION
FOR THE CREATION OF THE
LANSING TOWNE CENTRE
COMMUNITY IMPROVEMENT DISTRICT

TO: The Governing Body of the City of Lansing, Kansas (the “Governing Body”)

The undersigned, being the owner of more than 55% of the land area within the hereinafter proposed Lansing Towne Centre Community Improvement District (the “District”) and owning more than 55% by assessed value of the land area within the District, whether resident or not, to be located within the City of Lansing, Kansas (the “City”), does hereby request that the Governing Body create such District and authorize the construction of the District project improvements hereinafter set forth, all in the manner provided by K.S.A. 12-6a26 *et seq.* (the “Act”). In furtherance of such request, the petitioner(s) state as follows:

General Nature of the Proposed District Projects

The general nature of the proposed District project (collectively, the “Projects”) to be constructed within the District includes but is not limited to:

- (1) within the district, 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 district, costs for infrastructure located outside the district but contiguous to any portion of the district and such infrastructure is related to a project within the district or substantially for the benefit of the district; and
- (3) the City’s administrative costs in establishing and maintaining the District, and other items collectively permitted to be financed within the District under the Act.

Estimated Costs of the Proposed District Projects

The total estimated cost of the proposed Projects is \$25,959,064, a portion of which and the City's administrative costs are expected to be reimbursable ("Reimbursable Project Costs") from proceeds of the CID Sales Tax (defined herein).

Proposed Method of Financing the Proposed Project

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 project without the issuance of notes or bonds, and such developer may be reimbursed for the Reimbursable Project Costs as moneys are deposited in the District fund through the imposition of a Community Improvement District sales tax (the "CID Sales Tax") as further set forth in a development agreement to be entered into between the City and the developer.

Proposed Amount and Method of Assessment

There will be no special assessments on property within the boundaries of the proposed District to pay the costs of the Projects described by this Petition.

Proposed Amount of Community Improvement District Sales Tax

A CID Sales Tax will be imposed in the amount of one percent (1.0%) on the selling of tangible personal property at retail or rendering or furnishing of taxable services within the proposed District for a maximum term of up to 22 years.

Boundaries of Proposed Community Improvement District

The legal description of the proposed District is set forth on **Exhibit A** attached hereto and incorporated by reference herein.

A map generally outlining the boundaries of the proposed District is attached as **Exhibit B** hereto, and incorporated by reference herein.

Notice to Petition Signers

The names of the signers of this Petition may not be withdrawn from this Petition by the signers hereof after the Governing Body commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first. The signers of this Petition consent to any assessments to the extent described herein without regard to benefits conferred by the Projects.

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CITY OF LANSING, KANSAS

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CONTRACT PURCHASER:

a _____

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said County and State, came _____, _____ of _____, who is known to me to be the same person who executed the within instrument, and such person duly acknowledged the execution of the same.

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

(Seal)

Notary Public in and for said
County and State

My Commission Expires:

EXHIBIT A

DISTRICT LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING LOT 2, LANSING TOWNE CENTRE NORTH, LOT 4 LANSING TOWNE CENTRE, 2ND PLAT AND CENTRE DRIVE, LANSING TOWN CENTRE, ALL SUBDIVISIONS IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ACRES 12.124

AND

LANSING TOWNE CENTRE, SECTION 25, TOWNSHIP 09 SOUTH, RANGE 22 EAST, LOT 5, IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ACRES 3.69

EXHIBIT B

DISTRICT MAP

