

ORDINANCE NO. 8093

AN ORDINANCE ENACTING A NEIGHBORHOOD REVITALIZATION PLAN AND DESIGNATING A NEIGHBORHOOD REVITALIZATION DISTRICT.

WHEREAS, The City Commission of the City of Lawrence, Kansas, pursuant to the authority provided in K.S.A. 12-17,114 *et seq.* wishes to adopt a Neighborhood Revitalization Plan and Program for the 8th and Pennsylvania District to assist in the revitalization of a certain designated area of the City of Lawrence, Kansas; and

WHEREAS, The City Commission of the City of Lawrence, Kansas, pursuant to public notice did hold a hearing on March 6th, 2007 to hear and consider public comment on the Neighborhood Revitalization Plan and Program for the 8th and Pennsylvania District .

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

Section One: Neighborhood Revitalization Plan. The City Commission does hereby adopt the Neighborhood Revitalization Plan and Program for the 8th and Pennsylvania District attached herein, labeled Exhibit A and incorporated by reference.


Section Two. Designation of Neighborhood Revitalization Area The City Commission hereby designates the property described in Section 2 of the Neighborhood Revitalization Plan and Program (See Exhibit A) as the Neighborhood Revitalization District and finds that the district is an area pursuant to K.S.A. 12-17,115 "in which there is a predominance of buildings or improvements which be reason of age, history, architecture, or significance should be preserved or restored to public use."

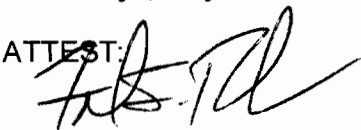
Section Three. Neighborhood Revitalization Fund. The City Commission does hereby create a Neighborhood Revitalization Fund pursuant to K.S.A. 12-17,118 to finance the redevelopment of the revitalization Area and to provide a rebate of property tax increments as set forth in the Revitalization Plan.

Section Four: This ordinance shall take affect and be in force from and after its passage and publication as provided by law.

Adopted by the governing body this 3rd day of April, 2007

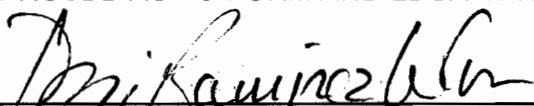
APPROVED:


Mike Amyx, Mayor

ATTEST: 

Frank S. Reeb, City Clerk

APPROVED AS TO FORM AND LEGALITY:



Toni Ramirez Wheeler
Director of Legal Services

4-3-07
Date

EXHIBIT A

**City Of Lawrence Neighborhood Revitalization Plan and Program
8th and Pennsylvania District.**

City of Lawrence Neighborhood Revitalization Plan and Program 8th & Pennsylvania District

This Neighborhood Revitalization Plan ("Plan") is required by the Kansas Neighborhood Revitalization Act (the "Act") (see Appendix 1) in order to create a neighborhood revitalization area intended to encourage both reinvestment and improvements to a specific area or district of the community. The governing body of the City of Lawrence has determined that the Neighborhood Revitalization District ("District") described in this Plan is a neighborhood revitalization area as described in K.S.A. 12-17,115(c) (3):

An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significances should be preserved or restored to productive use

The Governing Body has also determined that the rehabilitation, conservation, and redevelopment of the District is necessary to protect the public health, safety and welfare of the residents of the Neighborhood Revitalization District and the City as a whole, as required by K.S.A. 12-17,116.

In accordance with K.S.A. 12-17,117, the components of this Plan include:

1. A general description of the Plan's purpose;
2. A legal description and map of the District;
3. The existing assessed valuation of the real estate comprising the District;
4. A list of names and addresses of the owners of record within the District;
5. The existing zoning classifications and District boundaries and the existing and proposed land uses the District;
6. The proposals for improving or expanding municipal services within the District;
7. The term of the Plan;
8. The criteria used to determine what property is eligible for revitalization, including a statement specifying that property, existing buildings, and new construction is eligible for revitalization;
9. The contents, procedure and standard of review for an application for a rebate of property tax increments;
10. A statement specifying the maximum amount and years of eligibility for a rebate of property tax increments; and
11. A section regarding the establishment of a Neighborhood Revitalization Fund.

Section 1: Purpose

Establish a neighborhood revitalization tax rebate program (the "Program" or "Revitalization") to provide incentives for property owners to build public and private infrastructure. The Program is intended to revitalize a historic neighborhood and promote development of residential and commercial properties in the District.

A principal barrier to the revitalization and redevelopment of the District is the cost associated with repairing, replacing, or constructing adequate public and private infrastructure. As such, redevelopment within the District cannot be adequately financed and qualified developers have instead sought out alternative opportunities. Many of these opportunities are not in existing neighborhoods or near the downtown core of the City. These alternative developments often require the extension of City, County and other governmental entities services and infrastructure. Therefore, in furtherance of the public health, safety, and welfare the City is seeking the establishment of the Program to provide a creative way to finance the construction of public and private infrastructure in and around the District. The Program will allow property owners and developers who construct and finance eligible infrastructure to be reimbursed for their certified eligible expenses via a tax rebate.

The Program will provide a valuable incentive to private developers/property owners to redevelop the District and will accomplish important City priorities including, but not limited to, the following:

- Encourage the rehabilitation of historic structures;
- Encourage private parties to construct public infrastructure;
- Encourage housing, commercial, and industrial development in the City;
- Encourage the development of affordable housing;
- Stabilize a mature neighborhood;
- Expand the type and design of housing available in the City;
- Encourage the creation of jobs and employment in the City;
- Assist in reversing the outward migration of residents and the resulting deterioration of neighborhoods within a mature portion of the City;
- Strengthen community pride; and
- Create new long-term tax revenue, without creating a fiscal burden for the City, County, and other taxing jurisdictions.

Section 2: Legal Description & Map of Neighborhood Revitalization District

The District shall include all property included within the area described herein:

Commencing on 8th Street at the extended centerline of the alley between New Jersey Street and Pennsylvania Street; thence south along the centerline of said alley to the centerline of the 9th Street right-of-way; thence east along the centerline of 9th Street right-of-way to the east line of the Delaware Street right-of-way, which is also the west line of Lot 1, McDonald Beverage Addition; thence north along the east line of Delaware Street right-of-way to the center line of 8th Street, thence west along the center line of 8th Street to the point of beginning.

Also:

Lot 1, Block B of the final plat of 8th and Pennsylvania Neighborhood Redevelopment, a subdivision of the City of Lawrence, Douglas County, Kansas.

As depicted below:

8th & Pennsylvania Street



DISCLAIMER NOTICE: The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The user is to determine accuracy, completeness, timeliness, merchantability and fitness for the appropriate use of the map solely on the user's own. The City of Lawrence makes no warranty, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user is to acknowledge and accept the limitations of the map, including the fact that the map is dynamic and it is a constant state of change and update.

Section 3: Value of Real Properties

The appraised value of the real estate in the District is:

2007 Appraised Values

Land:	\$891,530
Buildings:	\$2,946,490
Total Value:	\$3,838,020

The assessed value of the real estate in the District is:

2007 Assessed Values

Land:	\$202,808
Buildings:	\$718,833
Total Value:	\$921,641

Section 4: Owners of Record in the Districts

Owner	Plate No.
West Side of Penn	
Cinco Hombres	U00088A
Chris Ogle	U00094A
Cinco Hombres	U00101A
Frances Ogle	U00104A
LB Holdings, Inc.	U000109A
East Side of Penn	
Cinco Hombres	U00087A
Cinco Hombres	U00097A
Harold & Caroline Shephard	
c/o Roger Harris	U00110A
Properties - Poehler Bld. & South	
Cinco Hombres	U00001B
HC Shephard	
c/o Roger Harris	U00006A
720 E 9th St	
Cinco Hombres	U02490B

A list of names and addresses of owners of record of real estate within the District are also available upon request from the City Clerk's Office.

**Section 5: Existing Zoning Classifications and District Boundaries;
Existing and Proposed Land Uses**

See Appendix II – Existing Zoning Map.

See Appendix III – Existing Land Use Map.

See Appendix IV – Proposed Land Use Map

Section 6: Proposals for Improving Municipal Services in the District

The City recognizes the value of municipal services and capital improvements throughout the community. The City is strongly committed to maintaining a substantial presence in the District.

Efforts underway or in planning stages include:

Road Improvements as needed per the City's annual mill and overlay program

Improvement of 8th Street

Improvement of 9th Street

Section 7: Term of the Plan

1. This Plan and tax rebate Program shall be effective upon the adoption of this Plan by ordinance of the Governing Body of the City of Lawrence.
2. This Plan and the District shall expire after five (5) years from the date of adoption unless extended by the ordinance of the City Commission prior to its expiration. The City reserves the right to evaluate the Program at any time. However, the term of the tax rebate for applications approved under this Plan is until the Maximum Rebate Limit (defined below) pursuant to this Plan has been reached, but in no event shall the rebate term be greater than 20 years (the "Rebate Term").
3. The Governing Body may repeal, amend or modify this Plan as conditions, policies or priorities of the Governing Body change. If this Plan is repealed or the rebate criteria changed, any approved applications shall be eligible for rebates for the remaining Rebate Term originally provided in the Plan.
4. The Program is subject to approval of each taxing unit which will be stated in the interlocal agreement between the City and taxing jurisdictions. (See the City Clerk for taxing units who have adopted the Program.)

Section 8: Criteria used to Determine what Property is Eligible

1. All property within the District, as such term is used in the Act, is eligible for Revitalization. Rehabilitation and additions to existing buildings or new construction or both is eligible for Revitalization (collectively "Improvements").
2. Property used after the Improvements for single or multi-family residential uses is eligible for Revitalization. Property used after the Improvements for commercial or industrial uses is eligible for Revitalization. Mixed-use (both residential/commercial and residential/industrial) property is eligible for Revitalization.
3. Property used after the Improvements for agricultural or any non-commercial, non-industrial or non-residential uses is not eligible.
4. Property within a TIF Redevelopment District is not eligible for Revitalization. Property that has or will receive an ad valorem tax abatement, pursuant to other Kansas authority, is not eligible for Revitalization.
5. As a result of the Improvements, the appraised valuation must increase by \$5,000 for single family and two-family residential and by \$10,000 for multifamily and commercial property. Improvements that do not increase the appraised valuation by the foregoing amounts will not be eligible for a property tax rebate.
6. The Improvements must conform to all codes, rules, and regulations that are in effect at the time the Improvements are made. Improvements must be authorized by public improvement plans or building permit when applicable.
7. Any otherwise eligible property with delinquent taxes or special assessments shall not be eligible for a rebate until such time as all taxes and assessments have been paid.
8. Prior to a property being eligible for Revitalization, a property owner must enter into a Development Agreement with the City that will set forth, among other things, the public and private infrastructure ("Infrastructure") to be constructed by the property owner.

Section 9: Contents of an Application for Rebate, Application Procedures and Standards of Criteria Used to Review an Application

1. Property owners of all eligible property will file an application with the City Clerk on application forms provided by the City. Applications will be provided by the Lawrence City Clerk, located at Lawrence City Hall, 6 East 6th Street, Lawrence KS 66044 or online at www.lawrenceks.org
2. Prior to the commencement of construction of any Improvements for which a tax rebate will be requested, the applicant-owner will complete Parts 1, 2 & 3 of the application. The property owner may appeal to the Governing Body and the Governing Body may approve an application for rebate after the commencement of construction of any Improvements but not later than when the substantially completed Improvements are first assessed by a Lawrence Building Official or designee.
3. Parts 1, 2 & 3 of the application must be filed with the City Clerk with a refundable application fee (\$25.00 single family residential and \$100.00 multifamily residential or commercial) prior to the commencement of construction.
4. The City Clerk will forward a copy of Parts 1, 2 & 3 to the County Appraiser for notification and information purposes. Copies of the application will also be forwarded to the Planning and Neighborhood Resources Departments for monitoring purposes.
5. The Planning and Development Services Director or their designee, shall review all applications based on eligibility contained in this Plan. If the application is (i) complete (to the extent required at this point in the process), (ii) involves an eligible property and land use, and (iii) complies with all standards within the Act and this Plan; the Planning and Development Services Director or their designee shall approve such application.
6. The City will notify by letter to the applicant within thirty (30) days of receipt of Parts 1, 2 & 3 of the application, indicating approval or denial of the Application. If denied, the City will state the reason for the denial. If an application is not approved, the property owner may appeal the decision in writing to the Governing Body.
7. The applicant-owner will file Part 4 of the Application within 10-days after commencing construction of the Improvement. The City shall provide Part 4 of the Application to the County Appraiser.

8. For any Improvement that is completed on or before January 1 of the calendar year, following the commencement of construction, the owner-applicant will file Part 5 of the application with the City certifying the completion of construction, along with an itemized statement of costs. Part 5 of the Application will be filed on or before December 1 of the calendar year, preceding the commencement of the tax rebate period.
9. For any Improvement that is only partially completed as of January 1 of the calendar year, following commencement of construction, the owner-applicant will file Part 5 of the application with the City indicating the status of construction as of January 1 of the calendar year. Part 5 will be filed on or before December 15 of the calendar year, preceding the commencement of the tax rebate period.
10. The City shall provide Part 5 of the application to the County Appraiser.
11. Soon after January 1 of the calendar year, the County Appraiser will conduct an on-site inspection of the Improvements and determine the new valuation of the real estate accordingly. The valuation is then reported to the County Clerk by June 15 of the calendar year. The tax records will be revised.
12. Upon payment in full of the real estate tax for the subject property for the initial and each succeeding year period extending through the Rebate Term, and within an approximately thirty (30) day period following the date of tax distribution by the County to the other taxing units, a tax rebate in the amount of the Tax Increment (defined below) will be made to the owner or the person liable for payment of the taxes on the property or their assignee. If property tax is paid in semiannual payments, the rebate is made after payment of the second installment.
13. The tax rebate will be made by the Finance Director of Lawrence through the Neighborhood Revitalization Fund established in conjunction with the other taxing units participating in an Interlocal Agreement. If the property owner appeals their tax bill to County Appraiser, no payment will be made until the appeal is resolved.

Section 10: Amount of Tax Rebate, Rebate Term, and Maximum Rebate Limit

1. Tax rebates will be provided in the designated District subject to all Criteria for Determination of Eligibility (see Section: 8 & 9) being met and an application being filed. A summary of the tax rebated by property type is listed below in Table 1.

TABLE 1

Property Type	Refundable Application Fee*	Percent of Rebate	Length of Rebate
Single Family and Two Family Residential	\$25	95%	20 years
Multi-Family Residential	\$100	95%	20 years
Commercial	\$100	95%	20 years

*refundable with first installment of the rebate

2. The tax rebate paid shall be equal to the ad valorem taxes collected from real property located within the District, that are in excess of the amount which was produced from such property prior to the date the District was established pursuant to the Act, subject to limitations contained in this Plan (the "Tax Increment."). If there is no Tax Increment generated for a specific property due to a diminution of appraised values, no tax rebate shall be provided for said property.
3. Douglas County retains 0.5% percent of the Tax Increment for administrative handling. The remaining Tax Increment will be placed in the Neighborhood Revitalization Fund to be used for the purposes discussed in this Plan.
4. Maximum rebate allowed under the plan. The plan shall allow rebates for up to twenty (20) years (See Table1) but only for an amount equal to the actual costs of the project infrastructure included in Exhibit A (Exhibit A provides the estimated costs of the redevelopment project) and pursuant to the terms of the Development Agreement executed by the developer in conjunction with this plan.

Section 11: Neighborhood Revitalization Fund

Upon Governing Body approval of this plan, the Neighborhood Revitalization Fund will be established.

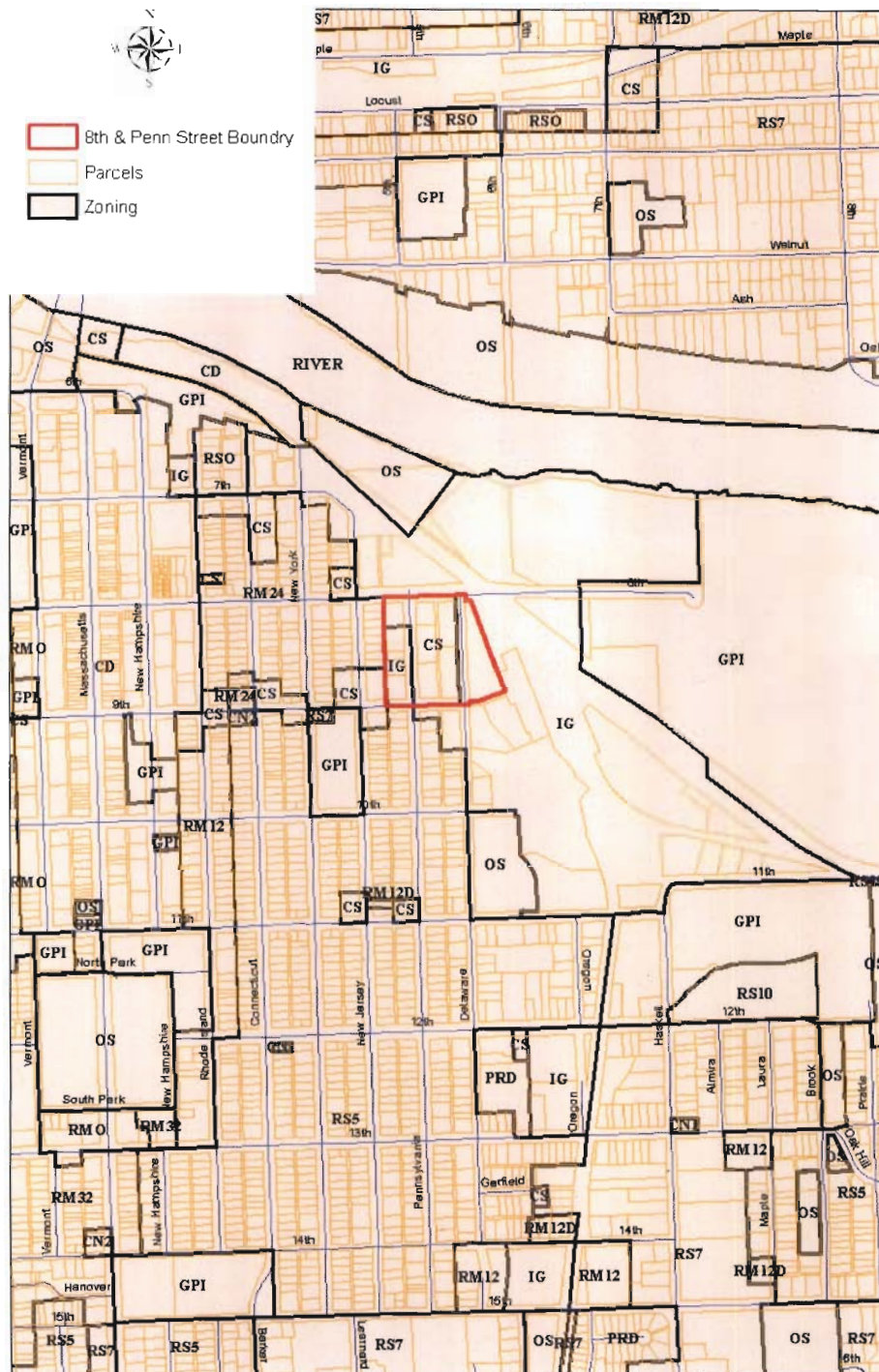
Appendix I: Summary of the Kansas Neighborhood Revitalization Act

The Kansas Neighborhood Revitalization Act (NRA) allows the governing body of any municipality to pass an ordinance designating an area within that municipality as a "Neighborhood Revitalization Area" if it finds that "the rehabilitation, conservation or redevelopment of the area is necessary to protect the public health, safety or welfare of the residents of the municipality." K.S.A. 12-17,116.

KSA 12-17,115(b) and 12-17,116 provide that all municipalities are authorized to participate in Neighborhood Revitalization Area programs. In addition, KSA 12-17,119, provides that two or more (i.e. all) taxing jurisdictions within a Neighborhood Revitalization Area are specifically authorized to enter into interlocal agreements pursuant to 12-2901 to exercise the powers authorized by the Act (including utilizing all or a part of the other taxing jurisdictions tax increment). The interlocal agreement(s) must be submitted to and approved by the Kansas Attorney General.

The Neighborhood Revitalization Area Act expressly provides for additional home rule provisions which are not in conflict with this act. KSA 12-17,120 permits cities to enact and enforce additional laws and regulations on the same subject of revitalization, provided they are not in conflict with the Act. This would mean, for example, that cities should be able to adopt provisions permitting use of some of the increment which is not returned to taxpayers, to be used instead for other infrastructure improvements within the NRA District, and conceivably, even for revitalization grants or other incentives that would spur revitalization and rehabilitation in the NRA District. The ability of cities to go beyond the statutes will depend in a large part upon the scope of their agreement with the other taxing jurisdictions.

Appendix II: Zoning Map



Appendix III: Land Use Map



Exhibit A

8th & Pennsylvania Redevelopment Project					
Phase 1: 720 E. 9th Street Site Improvements					
Item	Description	Quantity	Unit	Unit Price	Amount
1.00	General				
1.01	Mobilization	1	L.S.	\$20,000.00	\$20,000.00
1.02	Clearing & Grubbing	1	L.S.	\$5,000.00	\$5,000.00
1.03	Removal of Existing Structures (as necessary)	1	L.S.	\$5,000.00	\$5,000.00
1.04	Removal of Existing Pavement (as necessary)	2008	S.Y.	\$7.50	\$15,060.00
1.05	Construction Staking	1	L.S.	\$5,000.00	\$5,000.00
1.06	Traffic Control	1	L.S.	\$2,500.00	\$2,500.00
2.00	Parking Lot Improvements				
2.01	Unclassified Excavation	1	L.S.	\$10,000.00	\$10,000.00
2.02	Compaction of Earthwork (Type B, MR-90)	1	L.S.	\$10,000.00	\$10,000.00
2.03	Aggregate Base (36" Assumed)	1953	C.Y.	\$60.00	\$117,180.00
2.04	Full depth Combined Curb & Gutter (Type I & Type II)	1295	L.F.	\$16.50	\$21,366.18
2.05	Reinforced Concrete Pavement	79.8	S.Y.	\$65.00	\$5,187.00
2.06	Pervious Asphalt Pavement (3")	1953	S.Y.	\$10.00	\$19,530.00
2.07	Adjust Utility Cover(s) to Grade	5	Ea.	\$300.00	\$1,500.00
2.08	Parking Lot Lighting	9	Ea.	\$3,500.00	\$31,500.00
2.09	Interim Storm Sewer Management	1	L.S.	\$10,000.00	\$10,000.00
2.10	Signing	1	L.S.	\$3,500.00	\$3,500.00
Phase 1 Subtotal					\$282,323.18
15% Contingency					\$42,348.48
Phase 1 Total					\$324,671.66
Phase 2: Delaware Street & 8th Street Public Improvements					
Item	Description	Quantity	Unit	Unit Price	Amount
1.00	General				
1.01	Mobilization	1	L.S.	\$75,000.00	\$75,000.00
1.02	Clearing & Grubbing	1	L.S.	\$5,000.00	\$5,000.00
1.03	Removal of Existing Structures (as necessary)	1	L.S.	\$5,000.00	\$5,000.00
1.04	Removal of Existing Pavement (as necessary)	608	S.Y.	\$7.50	\$4,557.83
1.05	Construction Staking	1	L.S.	\$20,000.00	\$20,000.00
1.06	Traffic Control	1	L.S.	\$10,000.00	\$10,000.00
2.00	Street Improvements				
2.01	Unclassified Excavation	1,043	C.Y.	\$7.50	\$7,825.58
2.02	Compaction of Earthwork (Type B, MR-90)	608	C.Y.	\$5.00	\$3,038.55
2.03	Fly Ash Treated Subgrade	3,453	S.Y.	\$7.50	\$25,897.50
2.04	Aggregate Base (36" Assumed)	888	C.Y.	\$60.00	\$53,280.00
2.05	Full depth Combined Curb & Gutter (Type I & Type II)	2,300	L.F.	\$16.50	\$37,944.72
2.06	Asphaltic Concrete Pavement	1,815	S.Y.	\$35.00	\$63,525.00
2.07	Reinforced Concrete Pavement	327.3	S.Y.	\$65.00	\$21,274.50
2.08	Pervious Asphalt Pavement (3")	888	S.Y.	\$10.00	\$8,880.00
2.09	Asphaltic Concrete Pavement (Remove & Replace)	554	S.Y.	\$75.00	\$41,550.00
2.10	5'x4" Concrete Sidewalk	7,339	S.F.	\$4.50	\$33,023.79
2.11	6" Sidewalk Ramps	64	S.Y.	\$150.00	\$9,600.00
2.12	Water Hydrant Assembly Disconnect	2	Ea.	\$500.00	\$1,000.00
2.13	Water Hydrant Assembly	2	Ea.	\$2,500.00	\$5,000.00
2.14	Adjust Utility Cover(s) to Grade	3	Ea.	\$300.00	\$900.00
2.15	Street Lighting	28	Ea.	\$3,500.00	\$98,000.00
2.16	Street Trees	33	Ea.	\$400.00	\$13,200.00
2.17	Pedestrian Canopies	3	Ea.	\$10,000.00	\$30,000.00
2.18	Signing	1	L.S.	\$3,500.00	\$3,500.00
3.00	Stormwater Improvements				
3.01	Improvements to Alleviate Ponding at 9th & Delaware Intersection	1	L.S.	\$14,375.00	\$14,375.00
3.02	Stormwater Conveyance along Delaware Street	1	L.S.	\$88,655.00	\$88,655.00
3.03	Stormwater Conveyance along 8th Street	1	L.S.	\$77,515.00	\$77,515.00
3.04	Stormwater Conveyance across Delaware Street (as necessary)	1	L.S.	\$4,960.00	\$4,960.00
3.05	Stormwater Conveyance across 8th Street (as necessary)	1	L.S.	\$9,100.00	\$9,100.00
3.06	Standard Curb Inlet(s)	4	Ea.	\$5,000.00	\$20,000.00
3.07	Extra Depth Curb Inlet(s)	3.1	V.F.	\$225.00	\$697.50
3.08	Standard Junction Box(es)	1	Ea.	\$4,500.00	\$4,500.00
3.09	Extra Depth Junction Box(es)	4.2	V.F.	\$225.00	\$945.00
3.10	Standard Manhole(s)	1	Ea.	\$4,000.00	\$4,000.00
3.11	Extra Depth Manhole(s)	3.5	V.F.	\$225.00	\$787.50
3.12	Connect To Existing Stormwater Structure	1	Ea.	\$1,000.00	\$1,000.00
Phase 2 Subtotal					\$803,532.46
15% Contingency					\$120,529.87
Phase 2 Total					\$924,062.33

Exhibit A

8th & Pennsylvania Redevelopment Project

Page 2 of 3

Phase 3: Poehler Building Site Improvements and 8th Street & Alleyway Public Improvements					
Item	Description	Quantity	Unit	Unit Price	Amount
1.00	General				
1.01	Mobilization	1	L.S.	\$35,000.00	\$35,000.00
1.02	Clearing & Grubbing	1	L.S.	\$5,000.00	\$5,000.00
1.03	Removal of Existing Structures (as necessary)	1	L.S.	\$5,000.00	\$5,000.00
1.04	Removal of Existing Pavement (as necessary)	3125	S.Y.	\$7.50	\$23,437.50
1.05	Construction Staking	1	L.S.	\$75,000.00	\$75,000.00
1.06	Traffic Control	1	L.S.	\$7,500.00	\$7,500.00
2.00	Parking Lot, Alley, & 8th Street Improvements				\$0.00
2.01	Unclassified Excavation	1	L.S.	\$20,000.00	\$20,000.00
2.02	Compaction of Earthwork (Type B, MR-90)	1	L.S.	\$20,000.00	\$20,000.00
2.03	Aggregate Base (36" Assumed)	5025	C.Y.	\$60.00	\$301,511.67
2.04	Full depth Combined Curb & Gutter (Type I & Type II)	160	L.F.	\$16.50	\$2,641.32
2.05	Reinforced Concrete Pavement	905.8	S.Y.	\$65.00	\$58,877.00
2.06	Pervious Asphalt Pavement (3")	5025	S.Y.	\$10.00	\$50,250.00
2.07	8" Asphaltic Concrete Pavement along 8th Street	127	S.Y.	\$27.50	\$3,493.60
2.08	Adjust Utility Cover(s) to Grade	3	Ea.	\$300.00	\$900.00
2.09	Parking Lot Lighting	8	Ea.	\$3,500.00	\$28,000.00
2.10	Signing	1	L.S.	\$1,500.00	\$1,500.00
3.00	Stormwater Improvements				
3.01	Pipes from Parking Lot to Delaware System	350	L.F.	\$75.00	\$26,250.00
Phase 3 Subtotal					\$664,361.09
15% Contingency					\$99,654.16
Phase 3 Total					\$764,015.25
Phase 4: 8th Street, 9th Street, & Pennsylvania Street Public Improvements					
Item	Description	Quantity	Unit	Unit Price	Amount
1.00	General				
1.01	Mobilization	1	L.S.	\$30,000.00	\$30,000.00
1.02	Clearing & Grubbing	1	L.S.	\$5,000.00	\$5,000.00
1.03	Removal of Existing Structures (as necessary)	1	L.S.	\$10,000.00	\$10,000.00
1.04	Removal of Existing Pavement (as necessary)	791	S.Y.	\$7.50	\$5,932.50
1.05	Construction Staking	1	L.S.	\$15,000.00	\$15,000.00
1.06	Traffic Control	1	L.S.	\$25,000.00	\$25,000.00
2.00	Street Improvements				\$0.00
2.01	Unclassified Excavation	1	L.S.	\$30,000.00	\$30,000.00
2.02	Compaction of Earthwork (Type B, MR-90)	1	L.S.	\$25,000.00	\$25,000.00
2.03	Aggregate Base (36" Assumed)	643	C.Y.	\$60.00	\$38,580.00
2.04	Full depth Combined Curb & Gutter (Type I & Type II)	1547	L.F.	\$16.50	\$25,520.06
2.05	Asphaltic Concrete Pavement	156	S.Y.	\$35.00	\$5,460.00
2.06	Reinforced Concrete Pavement	1,813.9	S.Y.	\$65.00	\$117,905.45
2.07	Pervious Asphalt Pavement (3")	643	S.Y.	\$10.00	\$6,430.00
2.08	5'x4" Concrete Sidewalk	5114	S.F.	\$4.50	\$23,013.00
2.09	6" Sidewalk Ramps	39.0	S.Y.	\$150.00	\$5,850.00
2.10	Water Hydrant Assembly Disconnect	2	Ea.	\$500.00	\$1,000.00
2.11	Water Hydrant Assembly	2	Ea.	\$2,500.00	\$5,000.00
2.12	Adjust Utility Cover(s) to Grade	7	Ea.	\$300.00	\$2,100.00
2.13	Street Lighting	10	Ea.	\$3,500.00	\$35,000.00
2.14	Street Trees	23	Ea.	\$400.00	\$9,200.00
2.15	Signing	1	L.S.	\$3,500.00	\$3,500.00
3.00	Stormwater Improvements				\$0.00
3.01	Stormwater Conveyance along Pennsylvania Street	568	L.F.	\$140.00	\$79,520.00
3.02	Stormwater Conveyance across Pennsylvania Street (as necessary)	68.0	L.F.	\$85.00	\$5,780.00
3.03	Standard Curb Inlet(s)	4	Ea.	\$4,250.00	\$17,000.00
3.04	Extra Depth Curb Inlet(s)	3.1	V.F.	\$225.00	\$697.50

Exhibit A

8th & Pennsylvania Redevelopment Project					
					Page 3 of 3
Phase 5: Pennsylvania Street & Alleyway Public Improvements					
Item	Description	Quantity	Unit	Unit Price	Amount
1.00	General				
1.01	Mobilization	1	L.S.	\$75,000.00	\$75,000.00
1.02	Clearing & Grubbing	1	L.S.	\$5,000.00	\$5,000.00
1.03	Removal of Existing Structures (as necessary)	1	L.S.	\$10,000.00	\$10,000.00
1.04	Removal of Existing Pavement (as necessary)	2648	S.Y.	\$7.50	\$19,860.00
1.05	Construction Staking	1	L.S.	\$20,000.00	\$20,000.00
1.06	Traffic Control	1	L.S.	\$25,000.00	\$25,000.00
2.00	Street Improvements				
2.01	Unclassified Excavation	1	L.S.	\$30,000.00	\$30,000.00
2.02	Compaction of Earthwork (Type B, MR-90)	1	L.S.	\$25,000.00	\$25,000.00
2.03	Fly Ash Treated Subgrade	2,256	S.Y.	\$5.00	\$11,280.00
2.04	Aggregate Base (36" Assumed)	737	S.Y.	\$60.00	\$44,220.00
2.05	Full depth Combined Curb & Gutter (Type I & Type II)	1778	L.F.	\$16.50	\$29,332.88
2.06	Asphaltic Concrete Pavement	2,030	S.Y.	\$35.00	\$71,050.00
2.07	Reinforced Concrete Pavement	149	S.Y.	\$65.00	\$9,685.00
2.08	Pervious Asphalt Pavement (3")	737	S.Y.	\$10.00	\$7,370.00
2.09	Remove & Replace and/or Restore Existing Brick Pavement	2,029	S.Y.	\$120.00	\$243,538.40
2.10	5'x4" Concrete Sidewalk	4775	S.F.	\$4.50	\$21,486.08
2.11	6" Sidewalk Ramps	35	S.Y.	\$150.00	\$5,250.00
2.12	Adjust Utility Cover(s) to Grade	6	Ea.	\$300.00	\$1,800.00
2.13	Street Lighting	6	Ea.	\$3,500.00	\$21,000.00
2.14	Street Trees	3	Ea.	\$400.00	\$1,200.00
2.15	Signing	1	L.S.	\$3,500.00	\$3,500.00
4.00	Alleyway Improvements				
4.01	Unclassified Excavation	1	L.S.	\$10,000.00	\$10,000.00
4.02	Compaction of Earthwork (Type B, MR-90)	1	L.S.	\$10,000.00	\$10,000.00
4.03	Aggregate Base (36" Assumed)	1069	C.Y.	\$60.00	\$64,140.00
4.04	Pervious Asphalt Pavement (3")	1069	S.Y.	\$10.00	\$10,690.00
Phase 5 Subtotal					\$775,402.35
15% Contingency					\$116,310.35
Phase 5 Total					\$891,712.71
Total Public and Private Improvement Costs:					\$3,511,073.72

The Project Infrastructure items, quantities, and unit costs detailed in **Exhibit A** are based on preliminary information, and that the final determination of the public and private infrastructure that qualify as Project Infrastructure may be altered at the time the Developer obtains site plan, public improvement plan and/or building permit approval as described in the Developer Agreement.