

Arena Tax Oversight Committee
October 31, 2006 - 3:00pm
Minutes

Committee members present: Bruce Armstrong, George Arnold, John Clevenger,
Mark Dennett, Christina Ricke, Richard Schodorf,
Greg Sevier,

Committee members absent: Jose Gutierrez, Frank DeSocio, Tim Short

Others in attendance: Chris Chronis, Troy Bruun, Jeff Porter, Ginger Radley,
Ron Holt, Stephanie Knebel

Call to Order The meeting was called to order by Committee Chairman Greg Sevier

Acceptance of Minutes Greg Sevier asked for a motion to approve the minutes from the July 25, 2006 meeting

- Motion made by Richard Schodorf
- Motion seconded by John Clevenger
- Motion passed

New Business Review of recent reports - Chris Chronis distributed the current reports concerning expenditures and revenues as obtained October 26, 2006

- First Report - Current Finances
 - Budget - Actual Report
 - To date, expenditures (includes Arena A & E Services, Land Acquisition, and Pavilions) for the arena project total \$6,789,039.43
 - Encumbrances (those items that have been committed, but not yet expended) total \$5,731,341.55
 - Detailed Expenditure Report
 - Since the July 25, 2006 meeting, \$1,989,799.20 has been spent on the arena project:
 - A & E Services = \$921,217.05
 - Land Acquisition = \$974,219.15
 - Site Costs = \$1,400
 - Pavilions = \$66,069.37
 - Project Management = \$26,893.63
 - Regarding the entry of Lund/Gallagher travel, it was noted, these were the names of the primary consultants from the Superlative Group. The \$2606.62 was for a site visit.

New Business
(cont'd)

- As the county acquires property it is responsible for related utility costs; \$2.71 was the water and sewer cost for one of the acquired properties.
- It was noted that geotechnical services appeared in the Site Costs. As the arena moves toward construction there will be an increase of geotechnical services as hazardous material surveys are completed.
- *A question was asked about the nature of relocation services.*
 - Representatives from Land Acquisitions meet with property owners and tenants to discuss relocation services. A walk through is performed to determine what items should be relocated. After relocation needs are determined Land Acquisitions negotiates the amount of relocation compensation with the owner and any tenants.
- *A follow up question was asked about how compensation is handled.*
 - After the amount of compensation is agreed upon Land Acquisitions invoices the County on behalf of the property owner or tenant. The amount of the invoice is paid directly to the owner or occupant.
 - A relocation invoice from Land Acquisitions for acquisition of a furnishing company was displayed. Chris Chronis noted the owner or occupant is given an advance to begin relocation. The remainder of the relocation compensation is held until the move is completed.
- *An update on the status of property acquisition was requested.*
 - Ron Holt reported two petitions for condemnation had been filed. The first petition contained five properties and the second has an additional ten properties. Both petitions are moving forward. An appraisal panel has been appointed for each petition. Public hearings for the first petition are set for November 16-17. Dates for public hearings have not been set for the second petition. Following the public hearing there will be a 60 day period for the panel to determine the fair market value of the properties.
- *A follow up question was asked about the status of the Episcopal Social Services (ESS) Building.*

New Business
(cont'd)

- Ron Holt reported ESS's property was not appraised by the Martens Company. Martens Company felt it would be a conflict of interests. The appraiser that was hired did consider the prior and future use of the building as well as other relevant factors. ESS is attempting to gain historical status for the building, but the process will take several months. To gain historical status ESS will have to prove the building is the requisite age and has historical or architectural significance.
- *A question about the seating capacity and premium seating allocation was raised.*
 - Stephanie Knebel stated the arena will seat 15,000 for basketball.
 - Premium seating allocations have been determined to be:
 - 300 club seats
 - 48 loge boxes
 - 22 suites
- *A question about parking for the arena was raised.*
 - It was explained the County is working with the City of Wichita to address parking for all of downtown not just the arena. The County will make a decision about the seed for additional parking based on the outcome of the study.
- Revenue Budget-Actual Report
 - To date, the County has collected \$85,483,141.42 in tax revenue
 - Local Sales Tax = \$77,743,740.80
 - Local Use Tax = \$7,739,400.62
 - *The question of what would be done with excess revenues was raised.*
 - Chris Chronis responded collections in excess of the \$184.5-million target would go into the Parking / operations & maintenance reserve.

Adjourn

- The next meeting for the Arena Tax Oversight Committee is set for Tuesday, January 30, 2007 from 3:00-5:00pm at the Ark Valley Lodge.

Greg Sevier adjourned the meeting at 4:03pm

