

(Published on July 9, 2026)

ORDINANCE NO. 1116

AN ORDINANCE OF THE CITY OF MAIZE, KANSAS ESTABLISHING THE HOLIDAY INN EXPRESS COMMUNITY IMPROVEMENT DISTRICT; AUTHORIZING THE MAKING OF CERTAIN PROJECT IMPROVEMENTS RELATING THERETO; APPROVING THE ESTIMATED COSTS OF SUCH PROJECT IMPROVEMENTS; LEVYING A 2.0% CID SALES TAX; PROVIDING FOR THE METHOD OF FINANCING THE SAME; AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT RELATING THERETO.

WHEREAS, the provisions of K.S.A. 12-6a26 *et seq.*, as amended, (the “Act”) set forth the procedure for the establishment of a community improvement district; and

WHEREAS, pursuant to the Act, a petition (the “Petition”) was filed with the City Clerk of the City of Maize, Kansas (the “City”), which Petition proposes the creation of a community improvement district (the “Holiday Inn Express Community Improvement District”), the completion of a project therein including but not limited to interior structural improvements to a commercial facility, new fixtures, furniture and equipment, and other items eligible for reimbursement under the Act (collectively the “CID Project”), provides the estimated cost of the CID Project, and proposes the imposition of a community improvement district sales tax in the amount of 2.0% (the “CID Sales Tax”); and

WHEREAS, the Act provides that prior to creating a community improvement district, the City Council of the City (the “Governing Body”) shall, by resolution, direct and order a public hearing on the advisability of the creation of such community improvement district; and

WHEREAS, the Governing Body adopted Resolution No. 911-26 (the “Resolution”) on June 1, 2026, directing that a public hearing on the proposed Holiday Inn Express Community Improvement District be held July 6, 2026, and directing the City Clerk to provide for notice of such public hearing as set forth in the Act; and

WHEREAS, the Resolution was published once each week for two consecutive weeks in the official newspaper of the City and notice of the hearing regarding the creation of the Holiday Inn Express Community Improvement District was given to all property owners within the proposed Holiday Inn Express Community Improvement District in accordance with the Act.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MAIZE, KANSAS:

Section 1. Creation of the Holiday Inn Express Community Improvement District; Authorization of CID Project. The Governing Body hereby creates the Holiday Inn Express Community Improvement District within the City and approves the boundaries thereof. A legal description of the property within the Holiday Inn Express Community Improvement District is set forth in **Exhibit A** attached hereto. A map generally outlining the boundaries of the Holiday Inn Express Community Improvement District is attached hereto as **Exhibit B** and incorporated herein by reference. The Governing Body hereby finds and determines that it is advisable to authorize the CID Project described herein and as such authorizes the CID Project.

Section 2. Cost of CID Project. The estimated cost of the CID Project is \$2,250,000. The maximum cost of the CID Project expected to be funded from the CID Sales Tax, exclusive of administrative fees, is \$2,250,000.

Section 3. Method of Financing; No Special Assessments. The CID Project will be financed on a pay-as-you-go basis. There will be no special assessments levied pursuant to the Act and there will be no bonds issued pursuant to the Act.

Section 4. Imposition of CID Sales Tax. The Governing Body hereby imposes the CID Sales Tax within the Holiday Inn Express Community Improvement District in an amount of 2.00% on the selling of tangible personal property at retail or rendering or furnishing services taxable pursuant to the Kansas retailers' sales tax act, or as otherwise provided by law, within the Holiday Inn Express Community Improvement District. The City Clerk shall cause all notices required by the Act to be given following passage of this ordinance. The CID Sales Tax will commence on the day set forth in the required documentation provided by the City to the Kansas Department of Revenue or as soon as may be imposed thereafter. The CID Sales Tax shall remain in effect for the maximum period provided for in the Act, or such period as may be required for payment from CID Sales Tax revenues of the maximum amount of costs approved for CID Project in *Section 2*, above, whichever is the lesser period.

Section 5. Collection of the Sales Tax. The collection of the CID Sales Tax shall be made in the manner presented in the Act.

Section 6. Segregation of the Sales Tax Revenues. All revenues derived from the collection of the CID Sales Tax shall be deposited into a special fund of the City to be designated as the Holiday Inn Express Community Improvement District Sales Tax Revenue Fund.

Section 7. Development Agreement. The City and signers of the Petition have negotiated a Development Agreement (the "Development Agreement") relating to the CID Project, the development thereof, and the construction and payment of improvements related thereto. The Development Agreement is hereby approved in substantially the form presented to the Governing Body, with such changes or modifications as may be approved by the City Manager and as may be approved as to form by the City Attorney. The Mayor is hereby authorized to execute the Development Agreement and such other documents as may be necessary to implement the intent of this Ordinance and the Development Agreement, as may be approved by the City Manager and as may be approved as to form by the City Attorney, by and on behalf of the City and the City Clerk is hereby authorized to attest such signature. As authorized by law, the Governing Body elects to omit from the Development Agreement the mandatory contract provisions of DA-146a.

Section 8. Further Authority. The City shall, and the officers, employees and agents of the City, including Gilmore & Bell, P.C., the City's bond and economic development counsel, are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect thereto.

Section 9. Effective Date; Recording. This Ordinance shall take effect from and after its passage by the Governing Body, and its publication once in the official newspaper of the City. This Ordinance shall also be filed of record in the office of the Register of Deeds of Sedgwick County, Kansas.

Affidavit of On-Line Publication

I, Martha Pennington being duly sworn and say, I am the City Clerk for the City of Maize, published on the City of Maize Official City Website of www.maizeks.gov which has been designated via Charter Ordinance No.34-25 the Official Public Newspaper for the City of Maize; and being the official legal organ of said city, and that the advertisement, a copy of which is attached hereto, was placed on the official city website on the date of July 9, 2026.


City Clerk Signature

Hereby subscribed and sworn to before me on this 9th day of July, 2026


Notary Public

