EXHIBIT A

NOTICE OF PUBLIC HEARING

The governing body of City of Coffeyville, Kansas (the "City"), will meet for the purpose of holding a public hearing, as provided by K.S.A. 12-6a26 *et seq.* (the "Act") for the purpose of considering the advisability of creating a proposed community improvement district, the levy of a community improvement district sales tax therein and undertaking and financing certain hereinafter described community improvement project improvements.

Time and Place of Hearing

December 22, 2015, at 6:30 p.m., or as soon therafter as the matter can be heard, at the Senior Citizens Center, 601 S. Walnut, Coffeyville, Kansas

Boundaries of Proposed Community Improvement District

The general boundaries and location of the proposed community improvement district (the "District") is 701 Northeast Street. A map generally outlining the boundaries of the proposed District is attached as ***Schedule II*** hereto, and incorporated by reference herein.

The legal description of the District is attached as ***Schedule III*** hereto, and incorporated by reference herein.

Proposed Community improvement District Project

The general nature of the proposed community improvement district Project (the "Project") to be constructed and undertaken within the proposed District are set forth on ***Schedule I*** attached hereto and incorporated by reference herein.

Estimated Costs

The *estimated* costs of the proposed Project are approximately $6,200,000.

Proposed Method of Financing and Amount of Community Improvement District Sales Tax

The cost of the proposed Project is proposed to be financed by ”Pay-as-you-go financing,” as defined in the Act, and paid from the fund of the City identified in K.S.A. 12-6a34. It is estimated that the City will pay $1,000,000 to the developer and owner of the Project, or its successor(s) from the proceeds of the Sales Tax, which amount shall not be limited in amount by the Resolution authorizing the Project.

Proposed Sales Tax

A community improvement district sales tax (the “Sales Tax”) in the amount of 2% is proposed in the District for the purpose of financing the costs of the Project. It is proposed that the Sales Tax will expire 22 years from the date its collection begins, which is proposed to be January 1, 2017.

Special Assessments

There will be **no** special assessments on property within the boundaries of the District.

The public hearing may be adjourned from time to time. At the conclusion of the public hearing, the governing body may, by passage of an ordinance, create the District and establish the boundaries thereof, authorize the Project, approve the estimated cost of such Project, levy the community improvement district sales tax and approve the method of financing the same; ***provided***, however, that the ordinance shall become effective upon publication in the official City newspaper.

ALL PERSONS DESIRING TO BE HEARD WITH REFERENCE TO THE PROPOSED IMPROVEMENT SHALL BE HEARD AT THE PUBLIC HEARING.

DATED: November 24, 2015.

/s/Cindy Price, City Clerk

SCHEDULE I

PROPOSED COMMUNITY IMPROVEMENT DISTRICT PROJECT

(A) Within the District, construction of the following:

Construction of a hotel facility, including 78 rooms, and acquiring and installing furniture, fixtures and equipment in the buildings and structures (the "Hotel Facility").

(B) Within the District, there may be construction of any of the following to serve the Hotel Facility:

(1) sidewalks, streets, roads, interchanges, highway access roads, intersections, parking lots, 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;

(2) streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers;

(3) parks, lawns, trees and other landscape;

(4) paintings, murals, display cases, sculptures, fountains and other cultural amenities;

(C) Within the District, and in connection with the operation of the Hotel Facility, to operate or to contract for the provision of music, news, child-care, or parking lots or garages, and buses, minibuses or other modes of transportation;

(D) Within the District, and in connection with the operation of the Hotel Facility, to provide or contract for the provision of security personnel, equipment or facilities for the protection of property and persons;

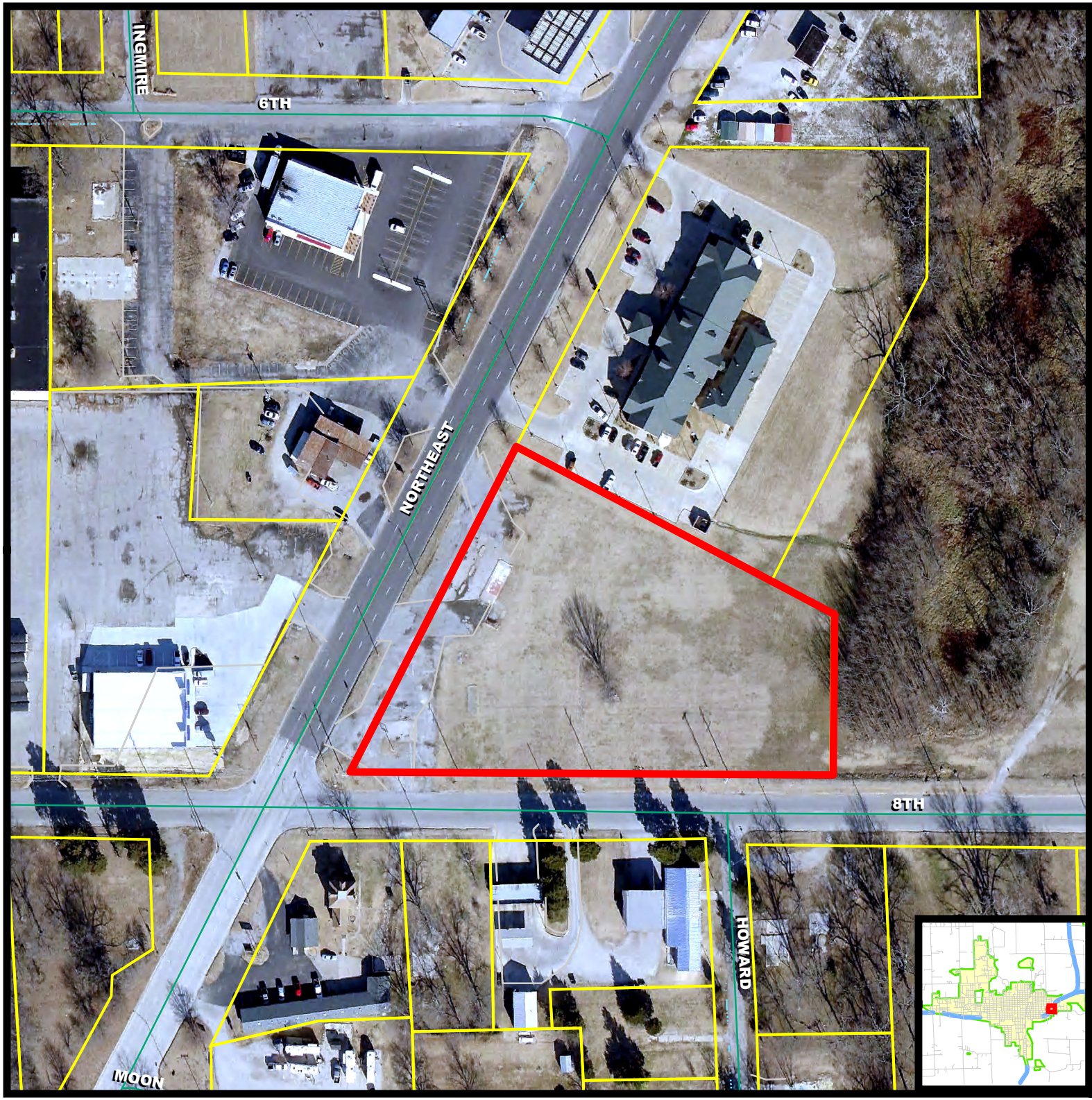
(E) Within the District, and in connection with the operation of the Hotel Facility, to provide or contract for cleaning, maintenance and other services to public or private property;

(F) Within the District, and in connection with the operation of the Hotel Facility, to produce and promote any tourism, recreational or cultural activity or special event, including, but not limited to, advertising, decoration of any public place in the district, promotion of such activity and special events and furnishing music in any public place;

(G) Within the District, and in connection with the operation of the Hotel Facility, to support business activity and economic development, including, but not limited to, the promotion of business activity, development and retention and the recruitment of developers and business;

(H) Within the District, and in connection with the operation of the Hotel Facility, to provide or support training programs for employees of businesses; and

(I) Within the District, and in connection with the operation of the Hotel Facility, to contract for or conduct economic impact, planning, marketing or other studies.



Coffeyville
KANSAS

Engineering Department
102 W 7th
COFFEYVILLE, KS 67337
VOICE: 620-252-6000
FAX: 620-252-6175
www.coffeyville.com

GIS System By: Midland GIS

Holiday Inn Site CID

1 inch = 145 feet

SCHEDULE II

LEGAL DESCRIPTION OF PROPOSED COMMUNITY IMPROVEMENT DISTRICT

A tract of land located in a portion of Government Lot 10, of Fractional Section 31, Township 34 South, Range 17 East of the 6th Principal Meridian, Montgomery County, Kansas, said tract of land being more particularly described as follows:

Commencing at the Southwest corner of said Lot 10; thence South 88 degrees 32 minutes 02 seconds East, along the South line of said Lot 10, a distance of 632.72 feet to the East Right of Way line of Highway 166-169; thence North 28 degrees 16 minutes 47 seconds East along said East Right of Way line a distance of 44.82 feet to the POINT OF BEGINNING, said point being located on the North Right of Way line of East Eighth Street; thence continuing North 28 degrees 16 minutes 47 seconds East along said East Right of Way line a distance of 393.51 feet to the Southwest corner of a tract of land conveyed by General Warranty Deed to the City of Coffeyville as recorded in Book 541, Page 566 in the Montgomery County Register of Deeds Office; thence South 61 degrees 47 Minutes 34 seconds East along the South lien of said City of Coffeyville tract extended a distance of 387.05 feet; thence South 01 degrees 27 minutes 58 seconds West a distance of 177.04 feet to the North Right of Way line of East Eighth Street; thence North 88 degrees 32 minutes 02 seconds West along said North Right of Way line a distance of 523.16 feet to the POINT OF BEGINNING, said tract of land to convey a 20-foot wide utility easement along the North and East lines of the above description. Subject to any part thereof that may be located in highway or street Right of Way.