

City of Baldwin City
PO Box 86
Baldwin City, Kansas 66006
Council Meeting Agenda

Baldwin City Community Center
712 Chapel St
Baldwin City, KS 66006

TUESDAY
May 19th, 2026
7:00 PM



A. Call to Order-Mayor Gerald Cullumber

B. Approval of Agenda

C. Consent Agenda

1. Minutes 5.05.2026
2. Scheduled Claims List
3. Special Event - Baker University - Move In
4. Special Event - Baker University - Family Residential Camp
5. Special Event - Third Fridays

D. Public Comment:

Members of the public are welcome to comment on items relating to City business not listed on this Agenda. Please stand and wait to be recognized by the Mayor. As a general practice, the comments may or may not be acted upon by the Council during the meeting, or Council may refer the items to staff for follow up.

*If you wish to comment on an item listed on the agenda, a **sign-up sheet** is provided for you to sign in and provide your address. You will be called on when the Agenda item of interest is under discussion by the Council.*

E. Special Reports or Presentations

1. Presentation from the Garden Connection
2. Proclamation for the Garden Connection

F. Old Business

1. Leases
2. Conditional Use Permit-Mobile Home Park

G. New Business

H. Council Committee Reports

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PO Box 86
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**TUESDAY
May 19th, 2026
7:00 PM**



-
1. Budget and Finance - Scott Lauridsen/Peter Wentz
 2. Community Development - Cory Venable/Peter Wentz
 3. Public Safety -Jay King/Cory Venable
 4. Public Works and Utilities - Julie Constantinescu/Jay King
 5. Strategic Planning - Scott Lauridsen/Julie Constantinescu
 6. Lake Advisory Committee-Jay King/Julie Constantinescu

I. City Administrator and Staff comments

J. Council and Mayor comments

K. Executive Session

L. Adjourn

City Council meets every first and third Tuesday of each month at 7:00 p.m. at the Baldwin Community Center. Council work sessions are held the last Tuesday of each month at 7:00 p.m. at the Baldwin Community Center.

**City of Baldwin City
Minutes
Tuesday, May 5, 2026
Regular Council Meeting**

A. Call to Order

The Baldwin City Council was called to Regular Session at 7:00 p.m. at the Baldwin City Community Center, 712 Chapel Street, with Mayor Gerald Cullumber presiding.

Present were Council Members: Jay King, Peter Wentz, Cory Venable, Scott Lauridsen and Julie Constantinescu.

Also, attending: Russ Harding-City Administrator; Amara Packard-City Clerk; City Attorney-Jessica Wortham; Pat Toth-Community Development; Rob Culley-Public Works Director; and Chief Patrick-Police Department.

B. Approval of Agenda

Cory Venable moved and Julie Constantinescu seconded to approve the agenda as presented. Motion carried with a vote of 5 yes and 0 no.

C. Consent Agenda

Cory Venable moved and Peter Wentz seconded to approve the consent agenda as presented. Motion carried with a vote of 5 yes and 0 no.

1. Minutes 4.21.2026
2. Scheduled Claims List

D. Public Comment

Jessica Wortham-719 High Street-It was brought to her attention that it is being said that she has lied to the council. Jessica self-reported to the grievance committee the complaint that she had lied to the council, they reviewed the evidence with Jessica, and the grievance council found that she made no error. Jessica gave the best legal advice she could, with the knowledge she had, when she gave that advice.

E. Special Reports or Presentations

F. Old Business

1. Lease Template

Cory Venable recused himself.

The council would like to streamline the leases for any city owned building that is leased out.

Council reviewed each section with the City Attorney and went over any changes or suggestions they had. They discussed a triple net lease and modified triple net lease. Jessica will update the

lease to reflect what the council has suggested.

Scott Lauridsen moved and Peter Wentz seconded to approve the commercial lease template as presented in the packet with the amendments as discussed. Motion passes 3-1. Julie Constantinescu-yes, Scott Lauridsen-yes, Peter Wentz-yes, and Jay King-no.

Cory Venable rejoined the meeting.

G. New Business

1. Conditional Use Permit-Mobile Home Park

Ordinance 1536 is for the mobile home park located at 3rd and Baker south of the car wash. It was presented at the Planning Commission on April 14th, and passed unanimously in favor and recommended approval. This mobile home park had trailers that were turned and in the road right of way. These trailers have since been moved and brought into compliance.

This is the first reading and will come back to the next council meeting for a vote.

2. Bond Resolution

The city received four bids on the temp note with a low of 3.122 and a high of 3.75. Ben Hart recommended approval for Loop Capital at 3.122. Ben said these are the lowest rates he has seen since 2022.

Cory Venable moved and Peter Wentz seconded to authorize directing the issuance of the General Obligation Bond. Motion passes 5-0.

Cory Venable amended his motion to include Loop Capital in the motion.

Cory Venable moved and Peter Wentz seconded to approve Loop Capital as the winning bidder for the G.O. Bond. Motion passes 5-0.

3. Resolution of Support-Brick Streets

This is a resolution of support of the brick streets. This step is part of the TA grant program that the city has applied for. The city has made it through the first round, then we will be submitting a final application to send in with this resolution of support to keep moving forward with this process. This step shows that the council is showing their support for this project.

Jay King asked if the city was awarded this grant, would the city definitely have to do the project since it is 100% match. Russ Harding stated that no, the city would not have to do the project. The money to match would come from the sales tax revenue.

Peter Wentz moved and Cory Venable seconded to approve the resolution of support for brick streets. Motion passes 4-1. Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, Peter Wentz-yes, and Jay King-no.

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Peter Wentz

- Discussed the items for tonight's meeting
- Discussed electric utility purchasing generators

Next meeting TBD at 9:00am, second floor of City Hall

2. Community Development - Cory Venable/Peter Wentz

Next meeting 5/11/2026 at 4:00pm, second floor of City Hall

3. Public Safety - Jay King/Cory Venable
 - Approved a child at play sign in an alleyway of a trailer park in town.Next meeting will be 5/21/2026 at 9:00am, second floor of City Hall
4. Public Works and Utilities - Julie Constantinescu/Jay King
Next meeting 5/14/2026 at 9:00am, Public Works Conference Room
5. Strategic Planning-Scott Lauridsen/Julie Constantinescu
Next meeting TBD at 10:00am, second floor of City Hall
6. Lake Advisory Committee-Jay King/Julie Constantinescu
Next meeting TBD at 6:00pm, Executive Room at the Community Center

I. City Administrator and Staff Comments

J. Council & Mayor Comments

Julie Constantinescu told the council that the art center had their raise a glass to the bricks. The bricks are all cleaned up and looking great. There was a great turn out.

Peter Wentz announced that the city had lost a great war hero yesterday, John Musgrave. John went through the unthinkable and still managed to turn a tragic situation into a positive light.

Jessica Wortham said that the house bill that they had been watching for budget and finance was vetoed by the governor, so good for another year.

K. Executive Session

L. Adjourn

Julie Constantinescu moved and Cory Venable seconded to adjourn the regular meeting. Motion passes 5-0. Time: 7:57 p.m.

Attest:

Amara M. Packard
City Clerk

CLAIMS BY VENDOR

5/19/2026 THRU 5/19/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
2026-005-FINAL	AERIAL FX, INC.							
	7/4/2026	FIREWORKS BALANCE	01.01.2470	10,007.30			10,007.30	69248 5/19/26
13JT-G4HF-9P9R	AMAZON CAPITAL SERVICES							
	2	BLOOD PRESSURE MONITOR SETS	01.04.3800	56.90			56.90	41482766 5/19/26
13P7-R6MT-MNLT	SHIRTS		11.25.3610	48.72			48.72	41482766 5/19/26
19TF-MCPR-XLF7	RADIO BATTERY,X2		01.05.3110	277.40				
	TONER FOR FRONT OFFICE PRINTER		01.05.3110	114.89				
	TOURNIQUET HOLDERS,X5		01.05.4810	99.75				
	CAT TOURNIQUETS, X4		01.05.4810	158.56				
	CARABINERS, SET OF 12		01.05.4810	16.99				
1FYW-N31Q-P3FQ	2 BODY CAMERAS AND MOUNTS		01.04.4810	474.96			667.59	41482766 5/19/26
1LQ7-N6LP-C9MQ	HP 936 4-PACK INK CARTRIDGES		01.04.3110	145.89			474.96	41482766 5/19/26
1MXX-LJNF-L4VK	FLUSHOMETER COVERS		01.03.2520	107.88			145.89	41482766 5/19/26
1QCF-6MFM-JNJX	FR SHIRTS		11.25.3610	718.53			107.88	41482766 5/19/26
1R43-Q99Y-HQ3G	GRINDER GUARD		18.22.3800	12.99			718.53	41482766 5/19/26
	DRIVER SET		18.22.3800	27.99				
	SCREWDRIVER BIT SET		18.22.3800	28.99				
	SOCKET SET		18.22.3800	37.99				
1WWC-YJY9-GX9H	TIRE PLUGS		01.02.3350	43.18			107.96	41482766 5/19/26
1XMG-W1FV-FTF4	CARBURETOR		03.01.2530	12.99			43.18	41482766 5/19/26
	MOWER CLUTCH		03.01.2530	125.99				
	SOLENOID FOR STARTER-MOWER		03.01.2530	31.95				
1YDY-NFGL-NGQJ	DISINFECTING WIPES		01.02.3110	11.97			170.93	41482766 5/19/26
	TIRE PLUGS		01.02.3350	21.19				
6745622-00	ANIXTER INC							
	LINK CONNECTORS		11.25.4131	1,061.91			1,061.91	69249 5/19/26
6764516-00	WIRE 4/0 AL 19STR 1000'		11.25.4131	10,488.00			10,488.00	69249 5/19/26
ACCT#3261_APR2026	ARROWHEAD - 3261							
	GLUE/FILL FOAM		11.25.3800	13.09				
	FASTENERS/EYE BOLT		11.25.4131	17.59				
	1/8" ALUM BAR		11.25.4131	48.05			78.73	69250 5/19/26
ACCT#3850_APR2026	ARROWHEAD - 3850							
	FIRE EXTINGUISHER		01.05.4810	139.98				
	WRENCH SET		01.05.4810	59.99			199.97	69251 5/19/26
ACCT#6423_APR2026	ARROWHEAD - 6423							
	WEED BARRIER		11.24.2520	51.30			51.30	69294 5/19/26
	ARROWHEAD - 6822							



SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: 5/13/26

Name of contact person Nicholas Goodman

Phone 785-594-4792

Email ngoodman@bakerU.edu

Name of Sponsoring Business or Organization *(if different than above)*

Address or location of event Baker University

Describe the **type of event** proposed Student Move-In

Date(s) of proposed event: Aug 7, 15, 16, 2026

Hours of operation: 7:30a-2p

Please describe the **details** of your event in the space provided below. Attach additional sheets if necessary

Attendance: Total anticipated attendance: Persons 250/day Vehicles 175/day

Electrical - does your event require electricity? No Yes (if yes, show location(s) on map)

Barricades – does your event require street closure? No Yes (if yes, show location(s) on map)

Trash: How will trash be managed? Provide Own Trash Receptacles

Request City Services (show location(s) on map)

Restrooms: Number of Portable Restrooms 0

Company to place/remove n/a

Company contact info n/a

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? No Yes

If yes, please describe:

Signs: Are signs or attention attracting devices proposed with this event? No Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?

No Yes – Flyers Yes – Newspapers Yes – Radio/TV (*Please attach copy*)

REQUIRED DOCUMENTS CHECK LIST:

- Completed Application**
- Map** - Attach a map showing street(s) and location of the event as described above.
- Insurance coverage** – Applications for all events *held on public property and/or assisted by the City of Baldwin City must* be accompanied by a Certificate of Insurance identifying the City as "Additional Insured." Proof of liability and bodily injury insurance coverage at a minimum amount of \$500,000.00 combined single limit per occurrence with a minimum aggregate limit of \$1,000,000 is required. Insurance certificates must reference the event to be held and be dated within 30 days of the event. Contact City Clerk, Laura Hartman at lhartman@baldwincity.org or call 785.594.6427 to confirm if applicable to your event.
- Non-Profit:** Fee's may be waived by the City Administrator if a letter showing non-profit status is included with application.
- Application fees:** \$100.00
- Utility fees:** If electric service is requested, a fee of \$25.00 plus the cost of electricity used will be assessed. Applicants must complete a utility card in advance and include with the application.
- Alcohol:** If alcohol is to be served or sold a copy of the *approved KSDR Form ABC-830 Temporary Permit Application and Agreement* on file with the City Clerk.

I certify that the information contained in and attached to this application is correct, and I agree to abide by the terms of the Code of the City of Baldwin City, Kansas, which regulate special events, and by the specific terms and stipulations of this permit.

By signing this application, the applicants for a Special Event Permit agree to hold the City of Baldwin City and its employees harmless for any and all claims, lawsuits, or liability including attorney fees, costs allegedly arising out of loss, damages, or injury to person or person's property occurring during the course of or pertaining to the Special Event caused by the conduct of employees or agents of applicants.

Applicants Signature: _____ 

CITY CLERK OFFICE USE

Event Name: _____

Date Received: _____

Cash _____ or Check # _____

Fee Paid \$ _____

Receipt No. _____

Fee Waived _____, City Administrator

Permit issued Council Approved _____
Date approved _____

Permit denied:

Reason for denial: _____

Application and map sent to and response received from appropriate Department(s) where applicable:

Emailed Police
 Response received

Emailed Inspection
 Response received

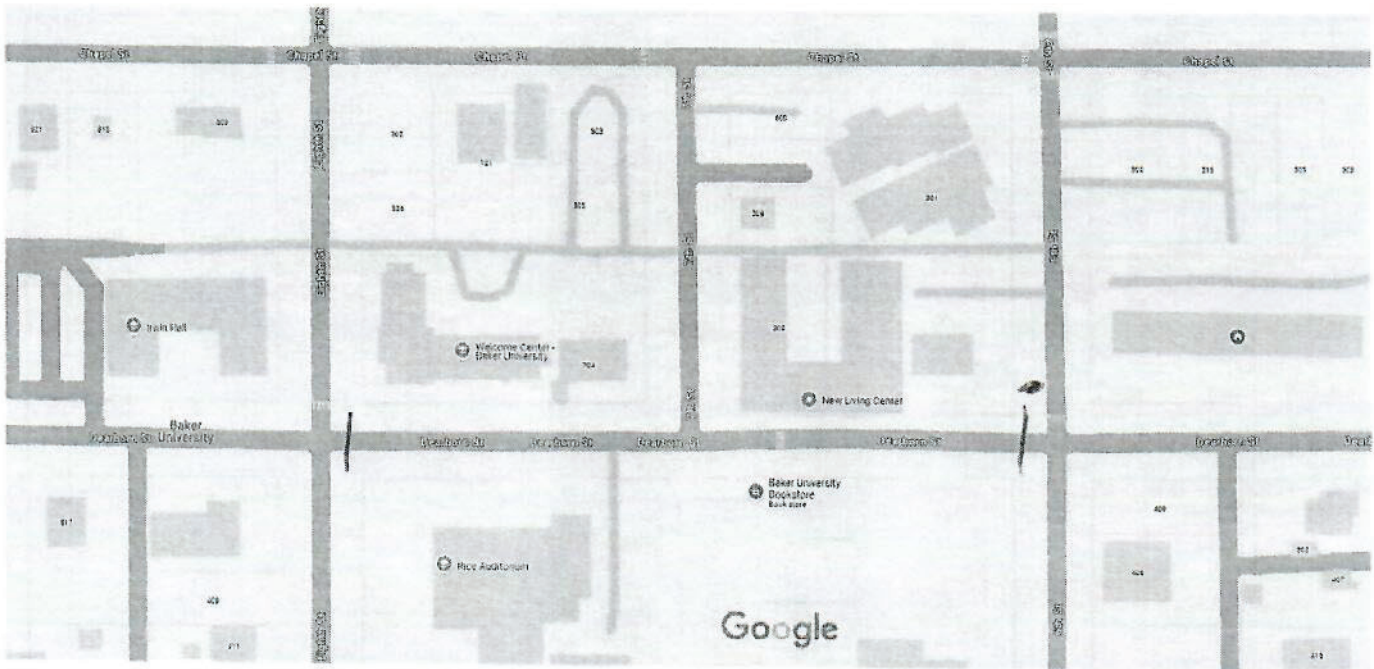
Emailed Fire
 Response received

Emailed Electric
 Response received

Emailed Public Works
 Response received

Additional Notes:

Google Maps



Map data ©2025 50 ft

| = Barricades
• = Directional Sign



SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: 5/13/2026

Name of contact person Nicholas Goodman

Phone 785-594-4792

Email ngoodman@bakerU.edu

Name of Sponsoring Business or Organization *(if different than above)*

Address or location of event Baker University

Describe the **type of event** proposed Family residential camp

Date(s) of proposed event: 6/13-19, 2026

Hours of operation: 7a-10p daily

Please describe the **details** of your event in the space provided below. Attach additional sheets if necessary

Attendance: Total anticipated attendance: Persons 300 Vehicles 100

Electrical - does your event require electricity? No Yes (if yes, show location(s) on map)

Barricades – does your event require street closure? No Yes (if yes, show location(s) on map)

Trash: How will trash be managed? Provide Own Trash Receptacles

Request City Services (show location(s) on map)

Restrooms: Number of Portable Restrooms 0

Company to place/remove n/a

Company contact info n/a

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? No Yes

If yes, please describe:

Signs: Are signs or attention attracting devices proposed with this event? No Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?

No Yes – Flyers Yes – Newspapers Yes – Radio/TV (*Please attach copy*)

REQUIRED DOCUMENTS CHECK LIST:

- Completed Application**
- Map** - Attach a map showing street(s) and location of the event as described above.
- Insurance coverage** – Applications for all events *held on public property and/or assisted by the City of Baldwin City* must be accompanied by a Certificate of Insurance identifying the City as "Additional Insured." Proof of liability and bodily injury insurance coverage at a minimum amount of \$500,000.00 combined single limit per occurrence with a minimum aggregate limit of \$1,000,000 is required. Insurance certificates must reference the event to be held and be dated within 30 days of the event. Contact City Clerk, Laura Hartman at lhartman@baldwincity.org or call 785.594.6427 to confirm if applicable to your event.
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Applicants Signature: _____



CITY CLERK OFFICE USE

Event Name: _____

Date Received: _____

Cash _____ or Check # _____

Fee Paid \$ _____

Receipt No. _____

Fee Waived _____, City Administrator

Permit issued Council Approved _____
Date approved _____

Permit denied:

Reason for denial: _____

Application and map sent to and response received from appropriate Department(s) where applicable:

Emailed Police
 Response received

Emailed Inspection
 Response received

Emailed Fire
 Response received

Emailed Electric
 Response received

Emailed Public Works
 Response received

Additional Notes:



SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: March 26, 2026

Name of contact person Baldwin City Chamber of Commerce

Phone 785-594-3200

Email director@baldwincitychamber.com

Name of Sponsoring Business or Organization *(if different than above)*

Address or location of event downtown Baldwin City

Describe the type of event proposed Third Friday Market

Date(s) of proposed event: July 17, 2026

Hours of operation: 5:00 pm - 9:00 pm

Please describe the **details** of your event in the space provided below. Attach additional sheets if necessary

Attendance: Total anticipated attendance: Persons 1,200 Vehicles 50-75

Electrical - does your event require electricity? No Yes (if yes, show location(s) on map)

Barricades – does your event require street closure? No Yes (if yes, show location(s) on map)

Trash: How will trash be managed? Provide Own Trash Receptacles

Request City Services (show location(s) on map)

Restrooms: Number of Portable Restrooms ⁰ _____

Company to place/remove _____

Company contact info _____

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? No Yes

If yes, please describe:

Vendors in the street often have canopy tents. There will be live music on the stage in Sullivan Square from 7:30 - 9:00 pm (The Bluebelles of the Trail).
A watermelon eating contest will be in Sullivan Square with tables.

Signs: Are signs or attention attracting devices proposed with this event? No Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?


No Yes – Flyers Yes – Newspapers Yes – Radio/TV (*Please attach copy*)

REQUIRED DOCUMENTS CHECK LIST:

- Completed Application**
- Map** - Attach a map showing street(s) and location of the event as described above.
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- Non-Profit:** Fee's may be waived by the City Administrator if a letter showing non-profit status is included with application.
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- Utility fees:** If electric service is requested, a fee of \$25.00 plus the cost of electricity used will be assessed. Applicants must complete a utility card in advance and include with the application.
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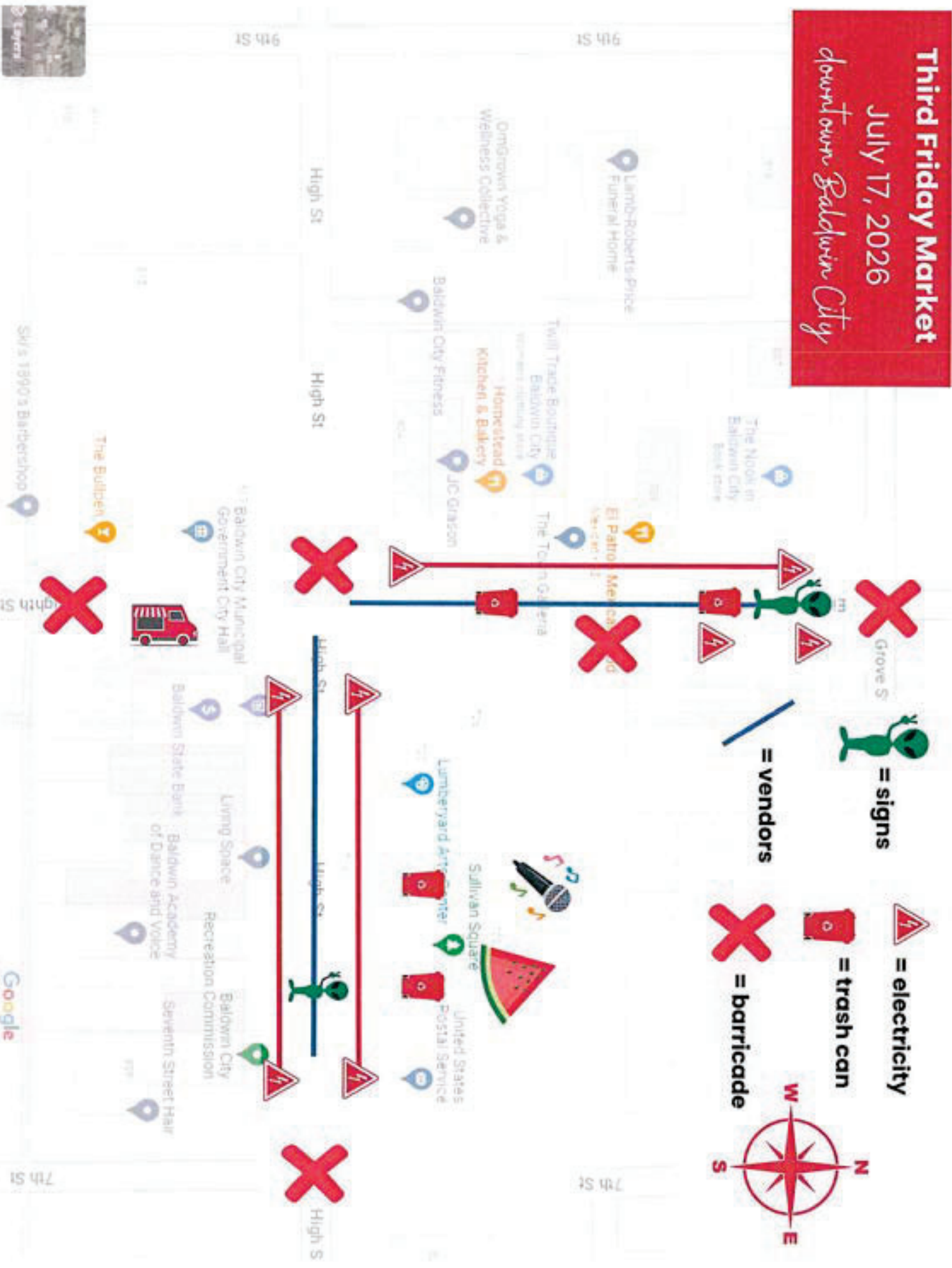
Applicants Signature: 

Applications for a special event filed after thirty (30) days prior to the event may not be considered

Third Friday Market

July 17, 2026

downtown Baldwin City





SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: March 26, 2026

Name of contact person Baldwin City Chamber of Commerce

Phone 785-594-3200

Email director@baldwincitychamber.com

Name of Sponsoring Business or Organization *(if different than above)*

Address or location of event downtown Baldwin City

Describe the type of event proposed Third Friday Market

Date(s) of proposed event: August 21, 2026

Hours of operation: 5:00 pm - 9:00 pm

Please describe the **details** of your event in the space provided below. Attach additional sheets if necessary

Attendance: Total anticipated attendance: Persons 1,200 Vehicles 50-75

Electrical - does your event require electricity? No Yes (if yes, show location(s) on map)

Barricades – does your event require street closure? No Yes (if yes, show location(s) on map)

Trash: How will trash be managed? Provide Own Trash Receptacles

Request City Services (show location(s) on map)

Restrooms: Number of Portable Restrooms ⁰ _____

Company to place/remove _____

Company contact info _____

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? No Yes

If yes, please describe:

Vendors in the street often have canopy tents.
There will be live music on the stage in Sullivan Square from 7:30 - 9:00 pm.
The fire department will host a community water fight in the street outside the station.

Signs: Are signs or attention attracting devices proposed with this event? No Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?

No Yes – Flyers Yes – Newspapers Yes – Radio/TV (*Please attach copy*)

REQUIRED DOCUMENTS CHECK LIST:

- Completed Application**
- Map** - Attach a map showing street(s) and location of the event as described above.
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- Application fees:** \$100.00
- Utility fees:** If electric service is requested, a fee of \$25.00 plus the cost of electricity used will be assessed.
- Applicants must complete a utility card in advance and include with the application.
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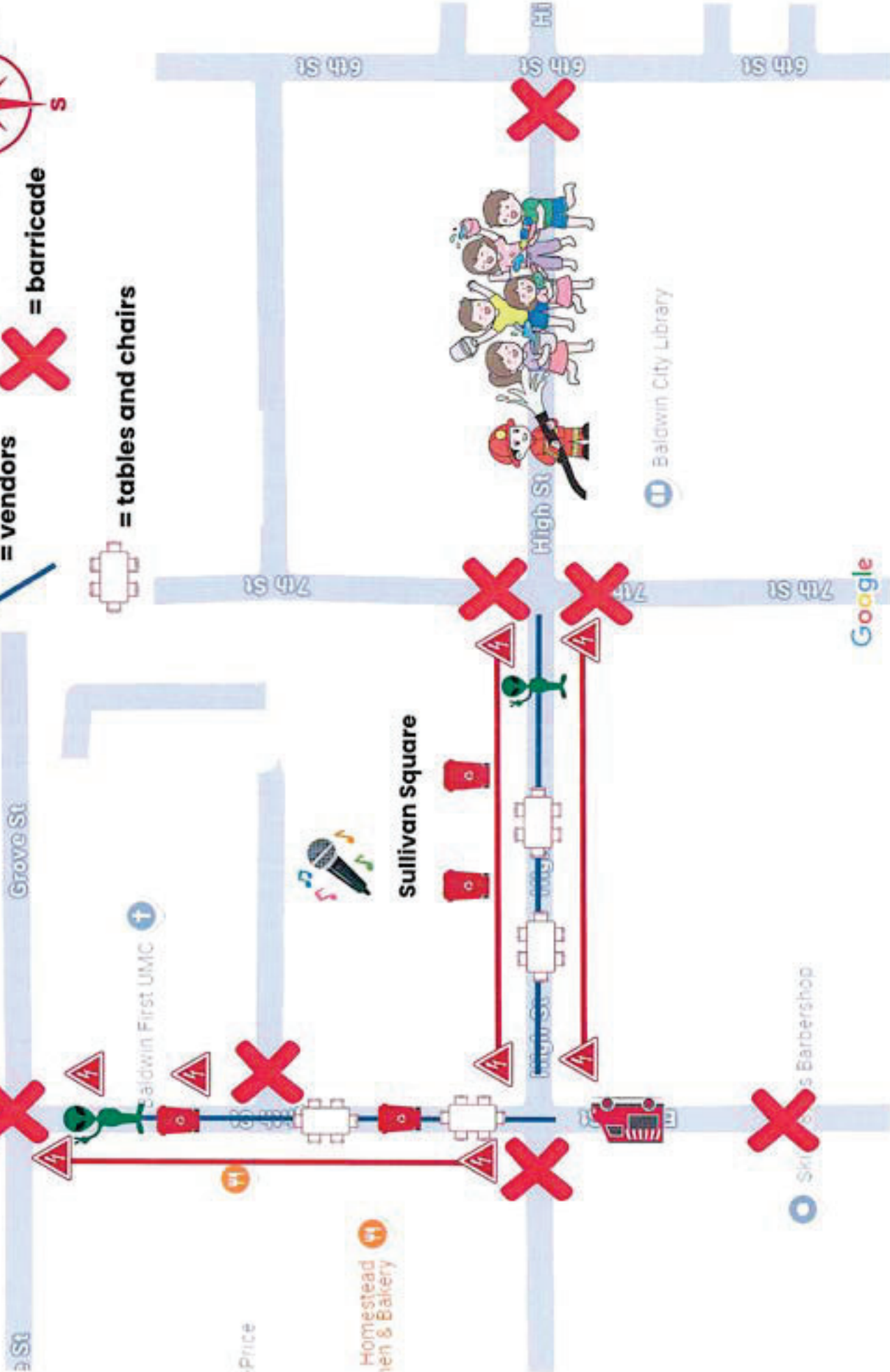
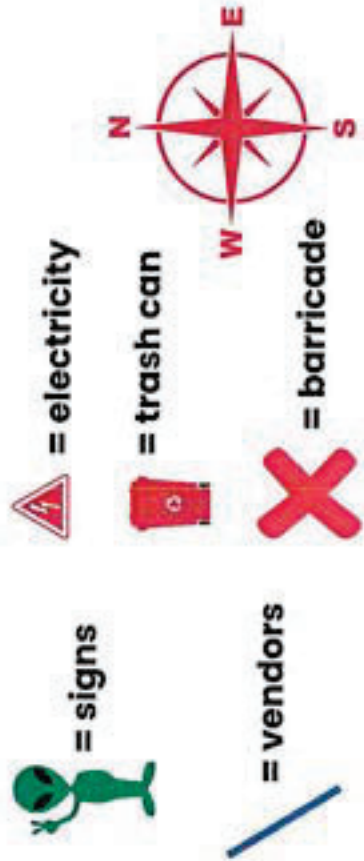
Applicants Signature: Monica Bent

Applications for a special event filed after thirty (30) days prior to the event may not be considered

Third Friday Market

August 21, 2026

downtown Baldwin City





SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: March 26, 2026

Name of contact person Baldwin City Chamber of Commerce

Phone 785-594-3200

Email director@baldwincitychamber.com

Name of Sponsoring Business or Organization *(if different than above)*

Address or location of event downtown Baldwin City

Describe the type of event proposed Third Friday Market

Date(s) of proposed event: September 18, 2026

Hours of operation: 5:00 pm - 9:00 pm

Please describe the **details** of your event in the space provided below. Attach additional sheets if necessary

Attendance: Total anticipated attendance: Persons 900-1,000 Vehicles 50-75

Electrical - does your event require electricity? No Yes (if yes, show location(s) on map)

Barricades – does your event require street closure? No Yes (if yes, show location(s) on map)

Trash: How will trash be managed? Provide Own Trash Receptacles

Request City Services (show location(s) on map)

Restrooms: Number of Portable Restrooms ⁰ _____

Company to place/remove _____

Company contact info _____

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? No Yes

If yes, please describe:

Vendors in the street often have canopy tents.
There will be live music on the stage in Sullivan Square from 7:30 - 9:00 pm (Rosewood and Rosin).
There will be a mini-petting zoo at 7th and High Street - goats, alpacas, miniature donkeys.
There might be a cornhole tournament on 8th Street.

Signs: Are signs or attention attracting devices proposed with this event? No Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?

No Yes - Flyers Yes - Newspapers Yes - Radio/TV (*Please attach copy*)

REQUIRED DOCUMENTS CHECK LIST:

- Completed Application**
- Map** - Attach a map showing street(s) and location of the event as described above.
- Insurance coverage** – Applications for all events *held on public property and/or assisted by the City of Baldwin City* must be accompanied by a Certificate of Insurance identifying the City as "Additional Insured." Proof of liability and bodily injury insurance coverage at a minimum amount of \$500,000.00 combined single limit per occurrence with a minimum aggregate limit of \$1,000,000 is required. Insurance certificates must reference the event to be held and be dated within 30 days of the event. Contact City Clerk Packard at apackard@baldwincity.gov or call 785.594.6427 to confirm if applicable to your event.
- Non-Profit:** Fee's may be waived by the City Administrator if a letter showing non-profit status is included with application.
- Application fees:** \$100.00
- Utility fees:** If electric service is requested, a fee of \$25.00 plus the cost of electricity used will be assessed. Applicants must complete a utility card in advance and include with the application.
- Alcohol:** If alcohol is to be served or sold a copy of the *approved KSDR Form ABC-830 Temporary Permit Application and Agreement* on file with the City Clerk.

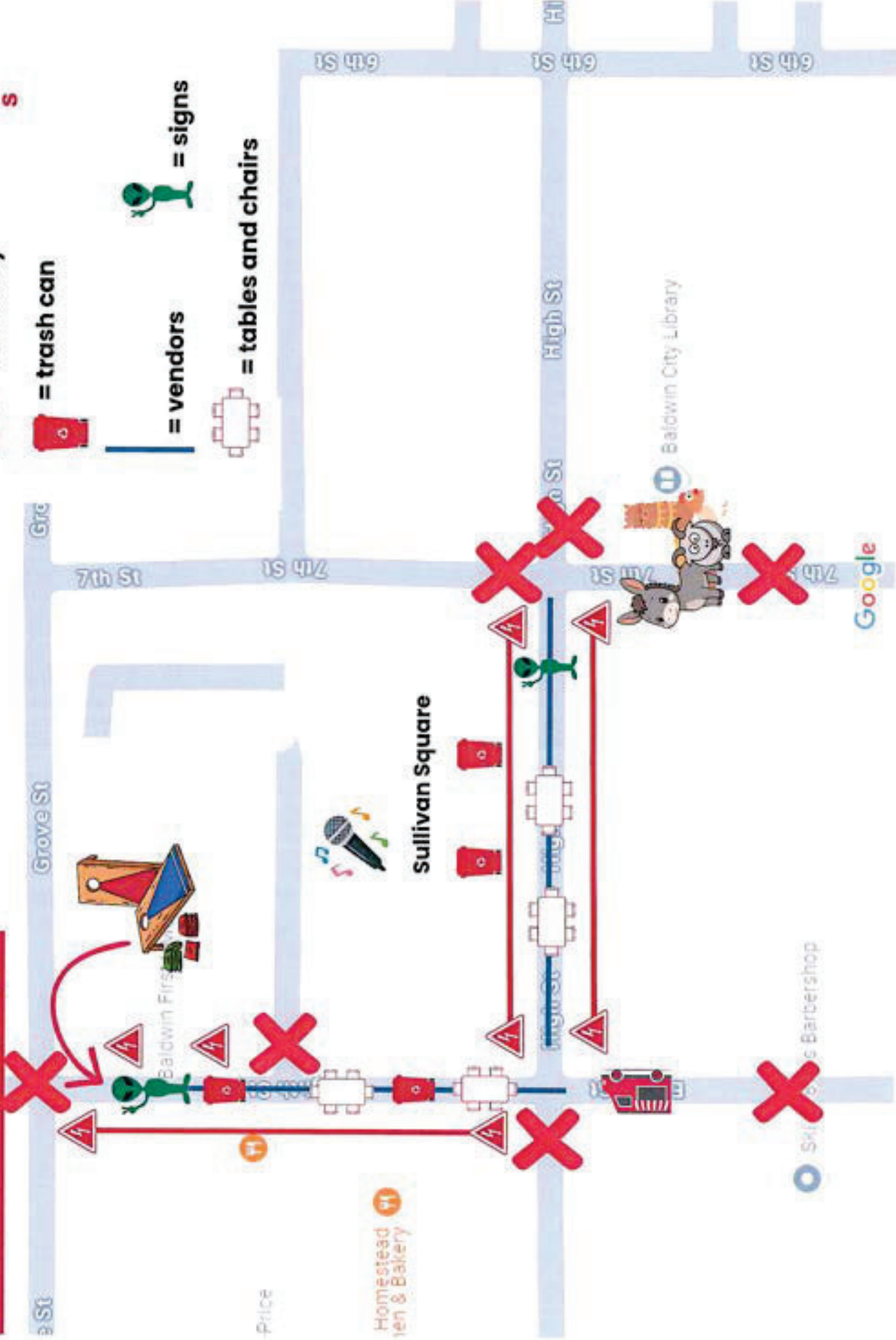
I certify that the information contained in and attached to this application is correct, and I agree to abide by the terms of the Code of the City of Baldwin City, Kansas, which regulate special events, and by the specific terms and stipulations of this permit.

By signing this application, the applicants for a Special Event Permit agree to hold the City of Baldwin City and its employees harmless for any and all claims, lawsuits, or liability including attorney fees, costs allegedly arising out of loss, damages, or injury to person or person's property occurring during the course of or pertaining to the Special Event caused by the conduct of employees or agents of applicants.

Applicants Signature: Monica Brount

Applications for a special event filed after thirty (30) days prior to the event may not be considered

Third Friday Market
 September 18, 2026
downtown Baldwin City





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INTEGRITY MIDWEST INSURANCE LLC 37277396 3301 CLINTON PARKWAY CT LAWRENCE KS 66047	CONTACT NAME:	
	PHONE (785) 856-5100 (A/C, No, Ext):	FAX (888) 900-4599 (A/C, No):
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC#
INSURER A : Hartford Underwriters Insurance Company		30104
INSURER B : Property and Casualty Insurance Company of Hartford		34690
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
 BALDWIN CITY CHAMBER OF COMMER
 PO BOX 501
 BALDWIN CITY KS 66006-0501

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> General Liability			37 SBA AW3CKA	03/01/2026	03/01/2027	EACH OCCURRENCE	\$1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						MED EXP (Any one person)	\$10,000
							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$2,000,000
							PRODUCTS - COMPROP AGG	\$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB						EACH OCCURRENCE	
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$							
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	37 WEC AW3CTF	03/01/2026	03/01/2027	<input checked="" type="checkbox"/> PER STATUTE	OTHER
			E.L. EACH ACCIDENT				\$100,000	
			E.L. DISEASE -EA EMPLOYEE				\$100,000	
A	Employment Practices Liability Insurance			37 SBA AW3CKA	03/01/2026	03/01/2027	Each Claim Limit	\$25,000
							Annual Aggregate Limit	\$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDER

For Informational Purposes
 PO Box 501
 BALDWIN CITY KS 66006-0501

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Suean S. Castaneda

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The Garden Connection of Baldwin City

Celebrating 20 Years

Proclamation

Whereas, the Garden Connection is a local not-for-profit organization founded in 2006 to exchange ideas and promote an interest in gardening; and

Whereas, the Garden Connection offers educational opportunities to the community to learn sustainable gardening practices that help our environment and all creatures therein; and

Whereas, Garden Connection meetings help build social connection and community engagement; and

Whereas garden education encourages citizens to improve their yards and strengthens neighborhood ties; and

Whereas the Garden Connection has enhanced our public spaces, fostering civic pride; and

Whereas, the Garden Connection has enriched the lives of our citizens by nurturing a shared love for gardening and nature;

Therefore we congratulate the membership on the Garden Connection's 20th anniversary and encourage the residents of our community to recognize the efforts and leadership set forth by its members. Furthermore, I Gerald Cullumber, Mayor of the City of Baldwin City, encourage the community's continued support of the Garden Connection of Baldwin City.

Mayor Gerald Cullumber



EDC Building

609 High St, Baldwin City, KS 66006



Effective Date
April 30, 2026

Date of the Report
May 12, 2026

Report Type
Appraisal Report

Prepared For
Mr Russ Harding
City Administrator
City of Baldwin City

Client File Number
N/A

Internal File Number
26-778B

PREPARED BY:



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Transmittal Letter



6701 W 64th Street, Suite 310
Overland Park, KS 66202

www.kellercraig.com
P: 913-362-3222

May 12, 2026

Mr Russ Harding
City Administrator
City of Baldwin City
PO Box 86
Baldwin City, KS 66006

RE: Appraisal Report for the property located at 609 High St, Baldwin City, KS 66006

Dear Mr Harding:

In accordance with your authorization, we have conducted the investigation necessary to form an opinion of value in the above captioned subject property. The appraisal report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable market data, the results of the investigation, and the reasoning leading to the conclusions set forth. The report that follows is considered to be a summary of our analysis and conclusions. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. We are not responsible for unauthorized use of this report. Please take special note of any assumptions used in this assignment as they may have affected the results of the assignment.

Per conversations with the client and the intended user of the report, the scope of work in this report is intended to be consistent with industry standards and has been performed so as to develop a credible report. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.

Subject- Market Rent NNN			
Monthly Rent	Rentable Area (SF)	Annual Rent	\$/SF/Yr
\$1,750.00	3,360	\$21,000.00	\$6.25

Sincerely,
Keller Craig & Associates, LLC



Denton Keller
State Certified General, KS No. G-5016
dkeller@kellercraig.com



Brian A. Klahr, MAI
State Certified General , KS No. G-1308
bklahr@kellercraig.com

Certification - Denton Keller

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Denton Keller performed the following type of inspection of the subject property: Interior and Exterior Inspection
- No one provided significant real property appraisal assistance to Denton Keller.
- Denton Keller has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.



Denton Keller

State Certified General, KS No. G-5016

Effective Date of Appraisal: April 30, 2026

Date of Report: May 12, 2026

Certification - Brian A. Klahr, MAI

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Brian A. Klahr, MAI did not personally inspect the subject property.
- No one provided significant real property appraisal assistance to Brian A. Klahr, MAI.
- Brian A. Klahr, MAI has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Brian A. Klahr has completed the continuing education program for Designated Members of the Appraisal Institute.



Brian A. Klahr, MAI

State Certified General , KS No. G-1308

Effective Date of Appraisal: April 30, 2026

Date of Report: May 12, 2026

Summary of Salient Facts

Prepared for City of Baldwin City

EDC Building

Property Overview

Property Class/Type

Commercial & Retail, General Purpose

Property Owner

City of Baldwin City



609 High St, Baldwin City, Douglas County, KS 66006

Site Characteristics

Site Characteristics			
MSA	Lawrence	Legal Description	HIGH STREET LTS 79 THRU 83 INCL;ALSO N 1/2 VAC ALLEY ADJ TO SD LTS PER CORRECTIVE ORDER OFVACATION FILED 06/07/2000 BK 677/193
Parcel Identifier	023-202-04-0-40-01-002.01-0	SF / Acres	20,276 / 0.4655
Shape	Square	Topography	Basically Level
Flood Zone	X	Available Utilities	Electricity, Gas, Sewer, Trash, and Water

Zoning Characteristics

Zoning Characteristics			
Zoning Jurisdiction	Baldwin City, KS	Zoning Codes	CP-3
Zoning Description	The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article, are the regulations in the "CP-3" Planned Central Business District. This District encompasses the shopping and office core of the central business district of the City of Baldwin City. Appropriate uses are the same as for the "CP-2" General Commercial District, but with altered off-street parking and off-street loading requirements in recognition of the practical difficulty of providing off-street parking and loading spaces in the core district, and in recognition of the collective responsibility to provide other parking and loading for the district.	Conformity Conclusion	Conforming

Improvement Characteristics

Improvement Characteristics			
Gross Building Area (SF)	3,360	Rentable Area (SF)	3,360
# of Bldgs	1	# of Stories	1
# of Units	6	Year Built (Weighted Average)	1940
Land to Bldg Ratio (x:1)	6.03		

Sales History

There have been no sales in the past three years. In addition, the subject is not currently listed for sale.

Scope of Work

Scope of Work Information	
Client Name	City of Baldwin City
Report Type	Appraisal Report
Intended Use	Fair market rent analysis
Intended User	This appraisal report was prepared for the exclusive use of Client Company. No additional Intended Users or Uses are identified or intended by the appraisers. Due to the relationship between the client and the appraiser, reliance on this report by any other parties for any use whatsoever, is prohibited.

Purpose of the Appraisal

The purpose of the appraisal is to estimate the fair market rent of the subject property.

Property Inspection

Appraiser	Extent of Inspection	Date Inspected
Denton Keller	Interior and exterior	4/30/2026
Brian A. Klahr, MAI	Did not inspect	N/A

Scope of Work

As part of this appraisal, we completed a thorough investigation and analysis of the data considered pertinent to valuing the subject property. This report was prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

Note that the subject of this rent analysis, is located on a larger parcel with two buildings; however, the scope of work for this analysis includes estimating market rent for only the EDC (west) building on the parcel.

Property Identification

The property has been identified using the following sources:

- Postal Address
- Public Records
- Legal Description

Type and Extent of Data Researched

The following information was reviewed in preparing this report:

- Flood Zone Status
- Zoning Requirements
- Applicable Tax Data
- Demographics
- Public Record Data
- Comparable Data
- Proprietary Company Database
- Lease

Type and Extent of Analysis

The data has been gathered and analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

Approaches Performed

The appraisers have performed a fair market rent analysis for the subject property herein. Given the scope of the assignment, this is the only applicable approach to value.

Data Sources

Item	Source (s)
Site Size	County
Zoning	City
Tax Data	County
Gross Building Area	County
Rentable Area	County
Year Built	County
Parking Spaces	Appraiser

Definitions

Pertinent definitions, including the definition of market value, are included in the Glossary, located in the Addenda to this report.

Assumptions and Conditions

This appraisal is subject to the following general assumptions and limiting conditions.

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All outstanding taxes, liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. All sketches in this report are intended to be visual aids and should not be construed as surveys or engineering reports.
4. All information in this report has been obtained from reliable sources. We cannot, however, guarantee or be responsible for the accuracy of information furnished by others.
5. Unless otherwise stated, this opinion of value applies to land and improvements only; the value of trade fixtures, furnishings and other equipment has not been included.
6. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
7. Subsurface rights (minerals, water, and oil) were not separately evaluated in making this appraisal.
8. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely upon information furnished by others as to said data, therefore, the value conclusions are subject to the correctness and verification of said data.
9. We inspected, as far as possible, by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Likewise, no tests were made on the roof, mechanical, plumbing or electrical systems. Unless otherwise stated, no representations are made as to geotechnical conditions of the land or the quality and condition of the roof, heating, cooling, ventilating electrical and plumbing equipment.
10. Unless otherwise stated in this report, the existence of hazardous substances were not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such materials on or in the property unless otherwise stated. However, we are not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field or environmental impacts upon real estate if so desired.
11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.

Extraordinary Assumptions and Hypothetical Conditions

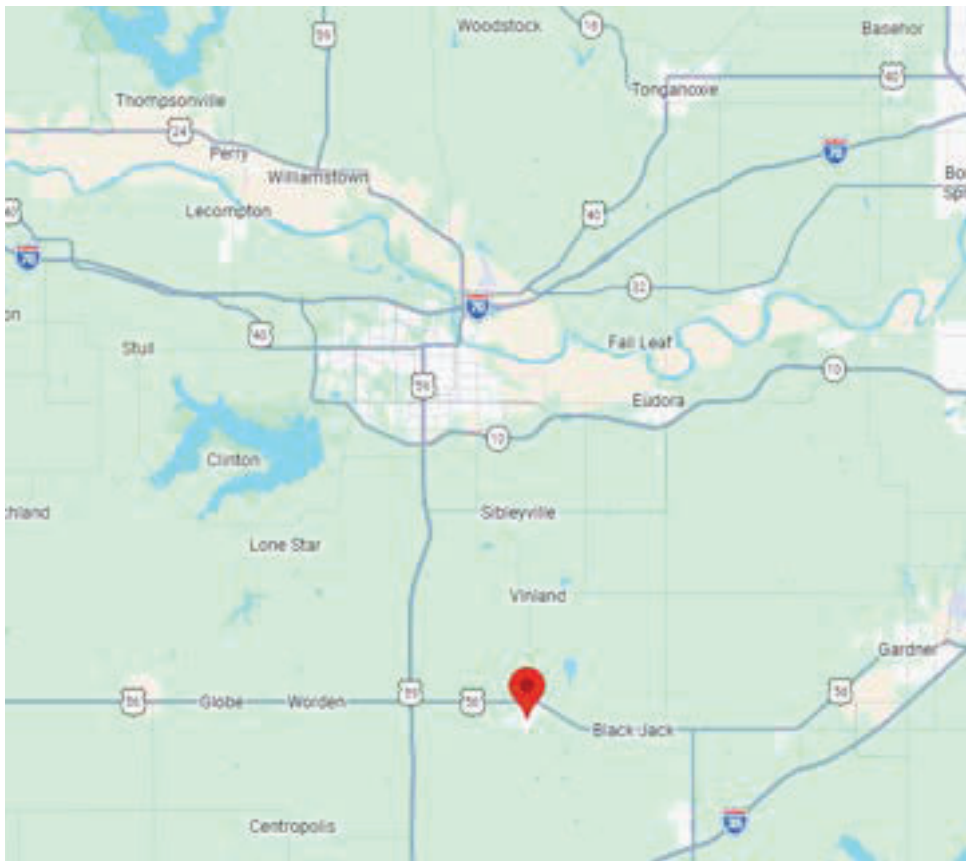
This appraisal is subject to the following assumptions and limiting conditions that are specific to the subject property or to this report. Any assumptions used may have affected assignment results.

1. None.

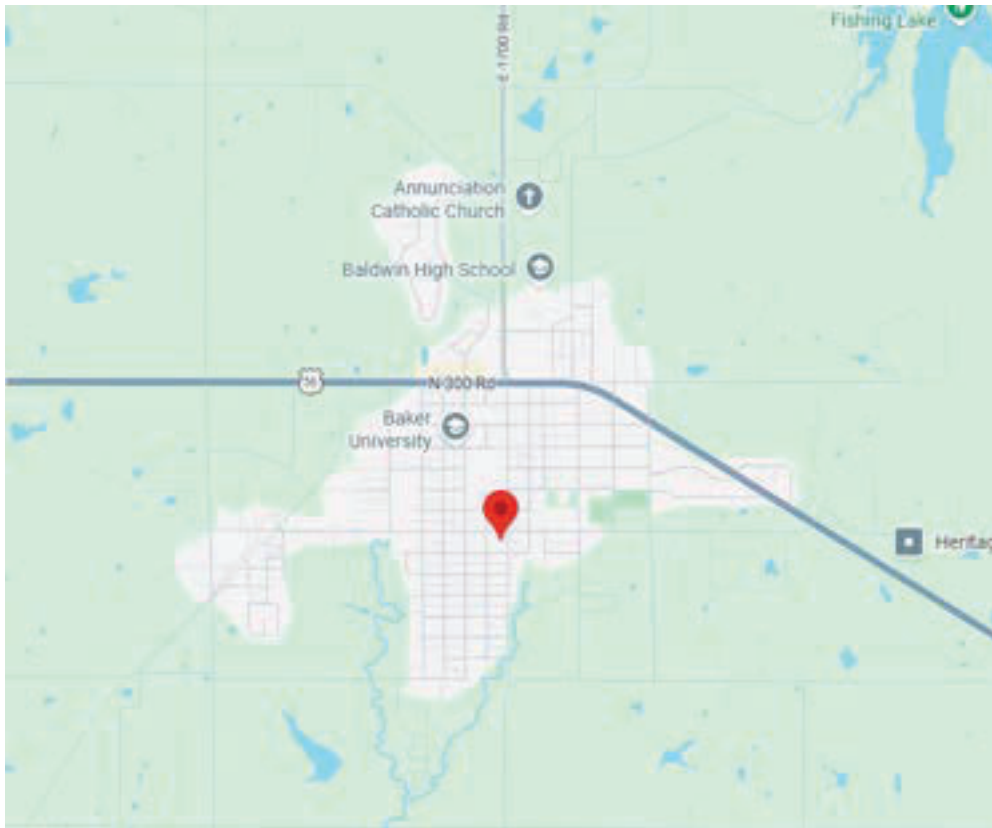
Area and Neighborhood

Area Overview

The subject is located in Baldwin City, Douglas County, Kansas, south of Lawrence. Lawrence is located roughly 25 miles east of Topeka, the state capital, and 40 miles west of the Kansas City Metropolitan Area. Lawrence is the home to the University of Kansas, the state's largest post-secondary institution. The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates and, at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including an increase in tariffs. These changes have led to market uncertainty. Beginning in September 2025, the Federal Reserve initiated a series of three consecutive interest rate cuts.



Neighborhood Overview



For purposes of this report, the neighborhood boundaries are best described as the city limits of Baldwin City.

The neighborhood is primarily influenced by U.S. Highway 56/Ames Street, the main commercial corridor for Baldwin City. To the east, U.S. Highway 56 leads to Gardner/Edgerton, about 10 miles east, and eventually Interstate 35, which provides access to the Kansas City Metropolitan Area. To the west, U.S. Highway 59 provides access to Lawrence and Ottawa and connects with U.S. Highway 75 and I-70, which provides access to Topeka.

Neighborhood land uses include a healthy mix of commercial and residential. There is industrial use located along U.S. Highway 56 to the east, on the outskirts of town. There is also a small industrial park on East High Street just east of U.S. Highway 56. Residential use is located to the north and south of High Street. The newer residential development has occurred to the north of Ames Street.

Access to the area is primarily via U.S. Highway 56. As mentioned previously, U.S. Highway 56 connected Baldwin City to Interstate 35 and the Greater Kansas City Metropolitan area. It also provides access to other communities like Lawrence, Ottawa, and Topeka.



Properties immediately adjacent to the subject are summarized below:

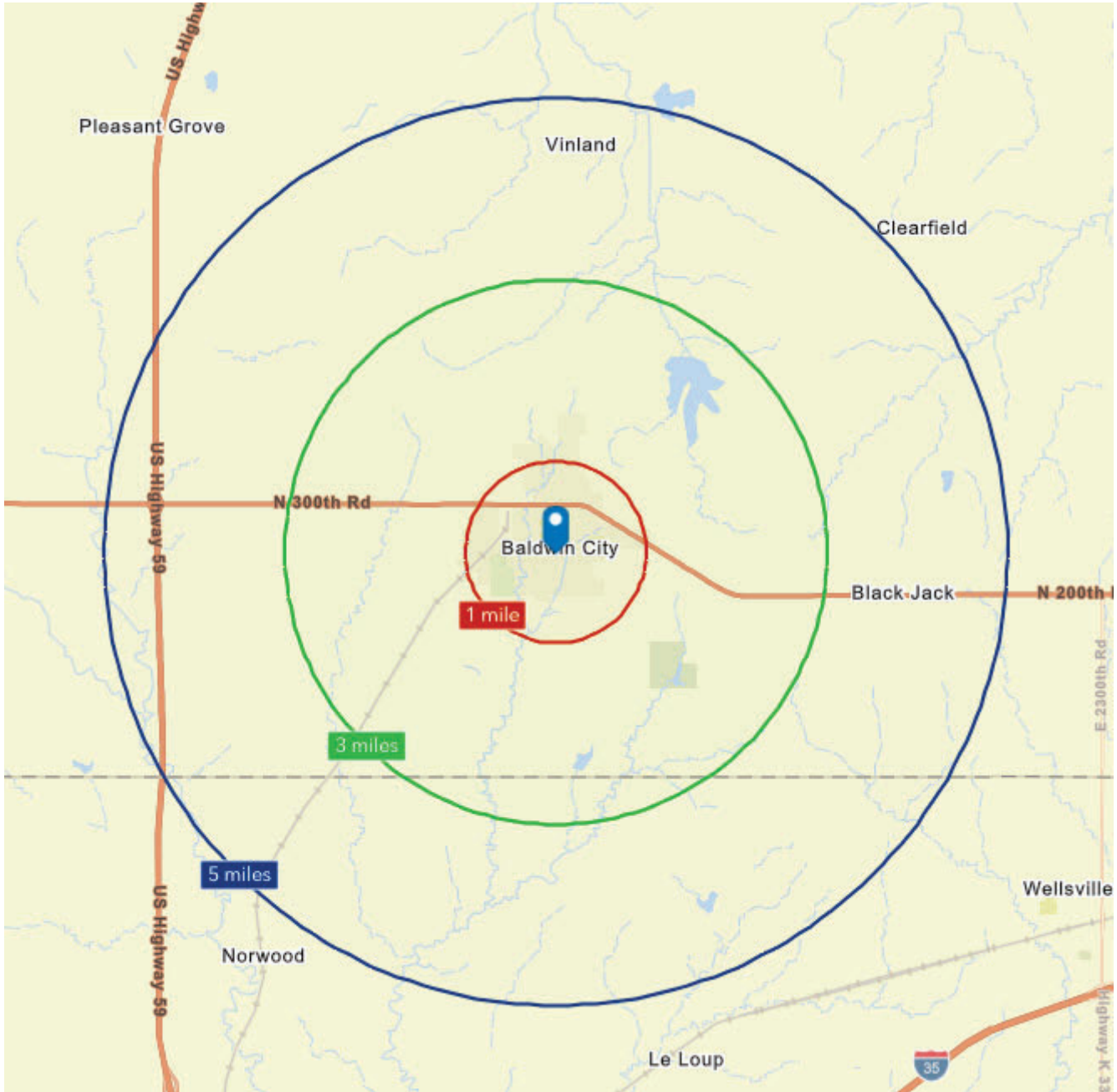
Direction	Zoning	Use
North	CP-3	Fire Department; Mixed Use Building
South	CP-3	Storage Building
East	CP-3	Automobile Service Garage
West	CP-3	City Library

Recent development includes a new car wash at 3rd & Ames completed in 2021. A new Casey's gas station is located at 511 Ames Street. A redeveloped single-family house into 133 Coffee Shop located at 112 6th Street. OmGrown Yoga & Wellness Collective located at 816 High St was recently renovated. The renovation costs totaled roughly \$400,000. Sullivan Square is a city park and event space that opened downtown in 2020. Baldwin City Beer Company recently opened at 520 High Street. Also, several downtown row buildings are currently being remodeled. Redevelopment of 618 High Street with retail on the main level and apartments upstairs was recently completed. New single-family construction is actively underway.

The neighborhood appears to be in the revitalization stage of its life cycle. Given the history of the neighborhood and the growth trends noted in the area analysis, it is our opinion the outlook for the neighborhood is positive.

Demographics

The appraisers have performed a 3-ring analysis, which shows demographic information in 1, 3, and 5-mile rings surrounding the subject. The supporting data is retained in the appraisers' work file. A summary of the demographic data is shown on the following page.



1-Mile Ring

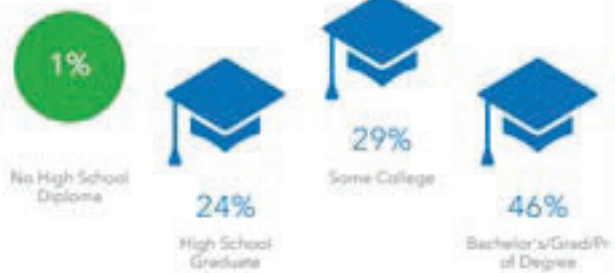
Site: © 609 High St, Baldwin City, Kansas, 66006

1 mile

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Eari)

The largest group: \$75,000 - \$99,999 (26.1%)

The smallest group: \$15,000 - \$24,999 (2.3%)

Indicator ▲	Value	Diff
<\$15,000	6.2%	-3.9%
\$15,000 - \$24,999	2.3%	-4.4%
\$25,000 - \$34,999	8.0%	+0.2%
\$35,000 - \$49,999	11.6%	+0.6%
\$50,000 - \$74,999	11.7%	-4.5%
\$75,000 - \$99,999	26.1%	+13.0%
\$100,000 - \$149,999	19.2%	+0.2%
\$150,000 - \$199,999	8.0%	+0.5%
\$200,000+	6.7%	-1.8%

Bars show deviation from Douglas County

This infographic contains data provided by Eari, Eari-Data.Asia. The vintage of the data is 2025, 2030.

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3-Mile Ring

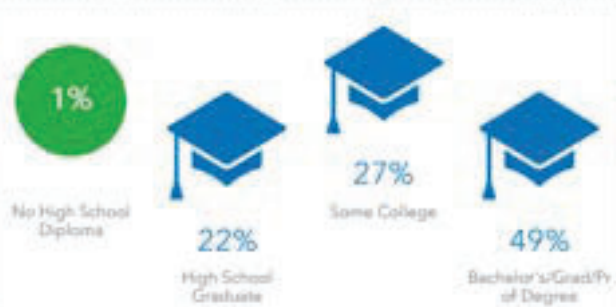
Site: © 609 High St, Baldwin City, Kansas, 66006

3 miles

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Est)

The largest group: \$75,000 - \$99,999 (21.7%)
The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Diff
<\$15,000	6.5%	-3.6%
\$15,000 - \$24,999	2.8%	-3.9%
\$25,000 - \$34,999	6.0%	-1.8%
\$35,000 - \$49,999	10.3%	-0.9%
\$50,000 - \$74,999	16.1%	-0.1%
\$75,000 - \$99,999	21.7%	+8.6%
\$100,000 - \$149,999	17.6%	+1.3%
\$150,000 - \$199,999	10.4%	+2.9%
\$200,000+	8.1%	0

Bars show deviation from: Douglas County

This infographic contains data provided by Esri, Esri-Data-Arks. The vintage of the data is 2025, 2020.

© 2026 Esri

5-Mile Ring

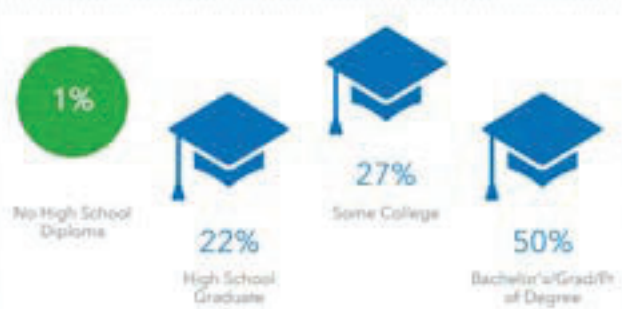
Site: © 609 High St, Baldwin City, Kansas, 66006

5 miles

KEY FACTS



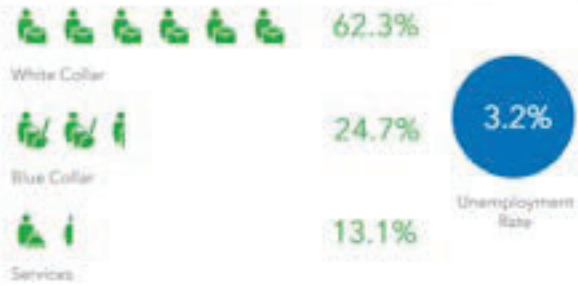
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Eari)

The largest group: \$75,000 - \$99,999 (20.0%)

The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Dif
<\$15,000	6.4%	-3.7%
\$15,000 - \$24,999	2.8%	-3.9%
\$25,000 - \$34,999	5.4%	-2.4%
\$35,000 - \$49,999	9.8%	-1.4%
\$50,000 - \$74,999	17.4%	+1.2%
\$75,000 - \$99,999	20.0%	+6.9%
\$100,000 - \$149,999	18.0%	-8.9%
\$150,000 - \$199,999	11.0%	+3.5%
\$200,000+	9.2%	+0.7%

Bars show deviation from Douglas County

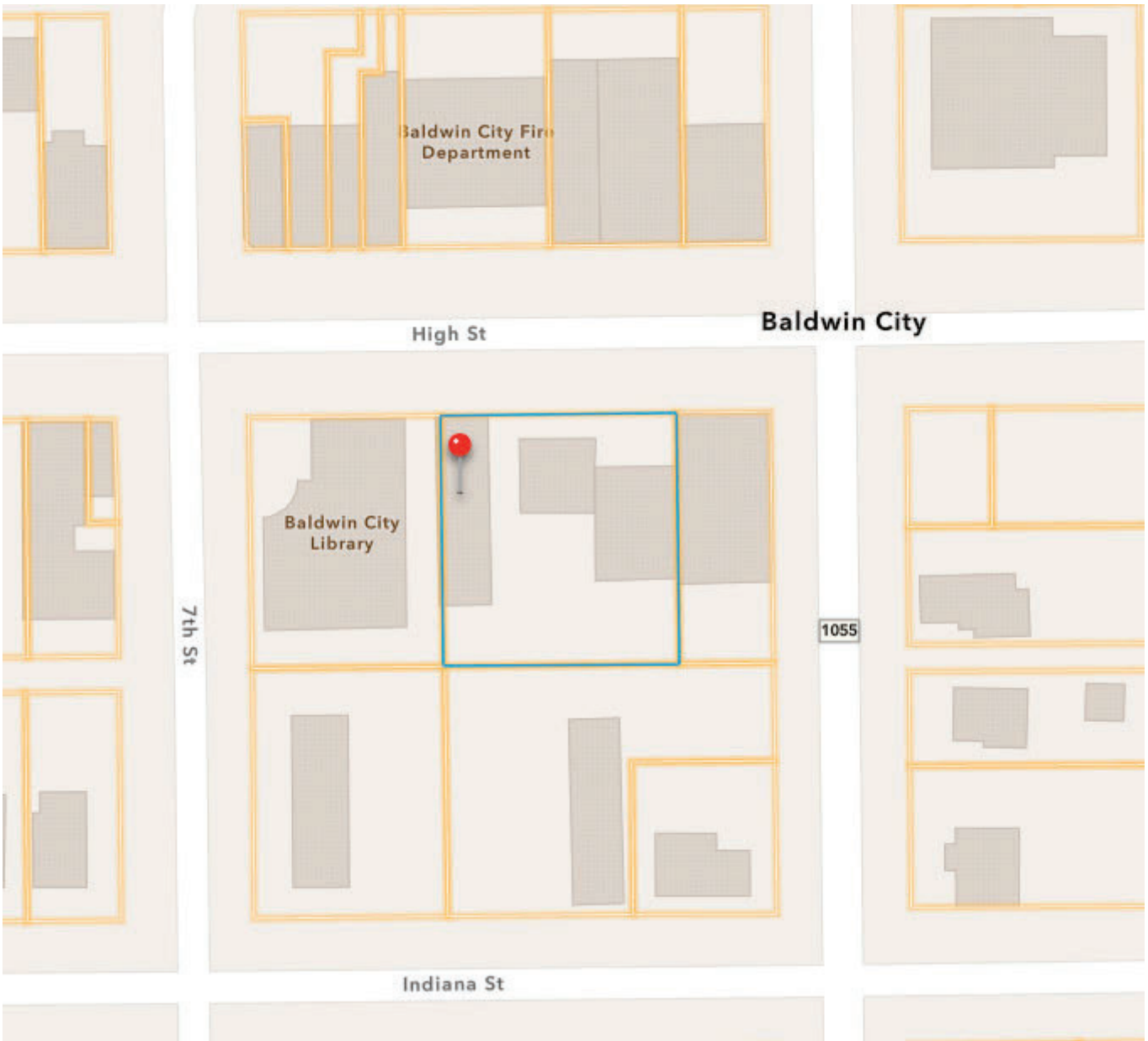
This infographic contains data provided by Eari, Eari Data Aisle. The coverage of the data is 2025-2030.

© 2024 Eari

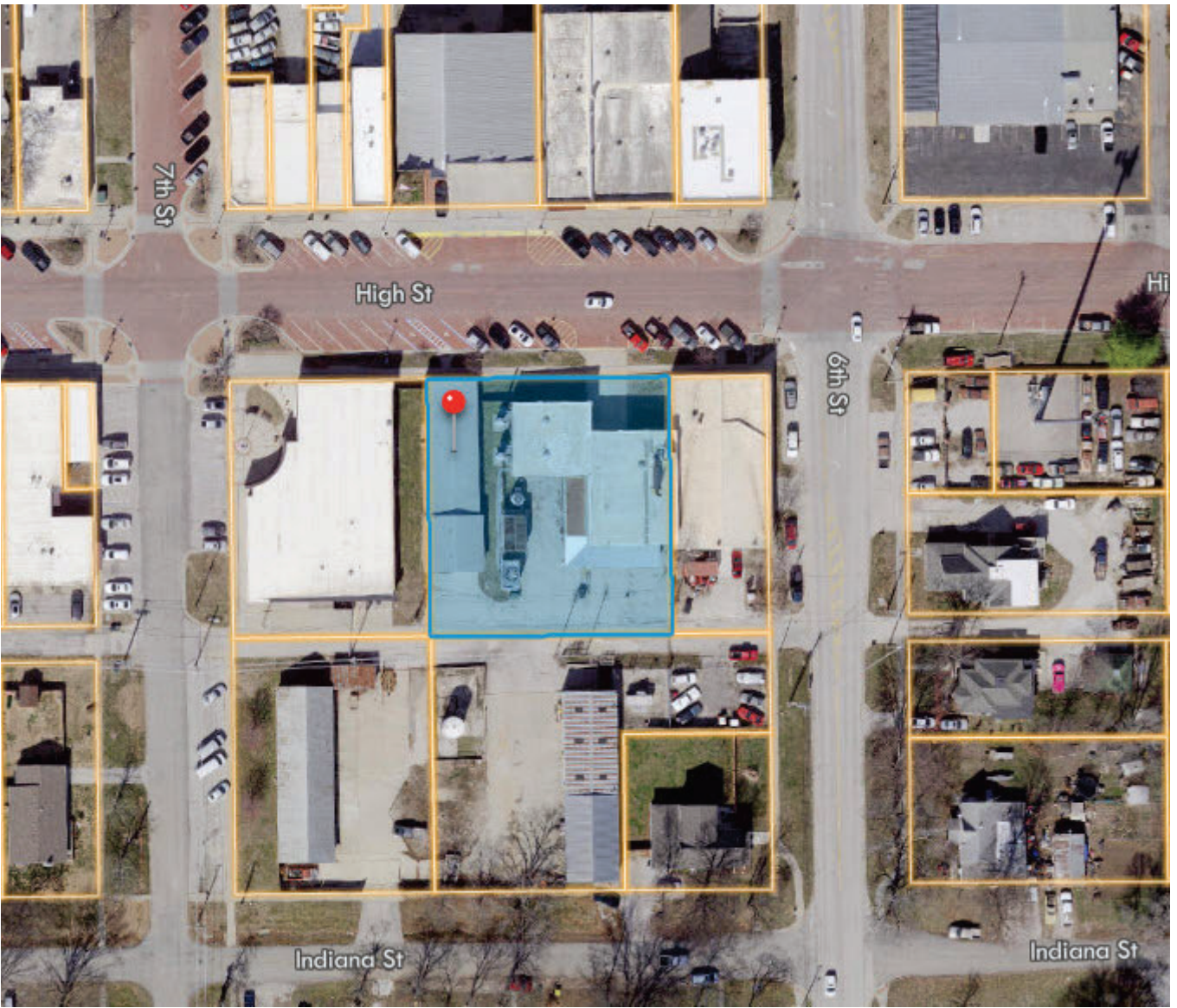
Site Description

Location	
MSA	Lawrence
Market Type	Small
Legal Description	HIGH STREET LTS 79 THRU 83 INCL;ALSO N 1/2 VAC ALLEY ADJ TO SD LTS PER CORRECTIVE ORDER OFVACATION FILED 06/07/2000 BK 677/193
Location Description	Central Business District
Parcel Identifier	023-202-04-0-40-01-002.01-0
Location of Parcel	Mid-Block
Size	
SF / Acres	20,276 / 0.4655
Land Description	County
Access	
Traffic Counter Description	Minimal traffic per KDOT
Frontage Description	High St
Access Classification	Average
Access Description	There are multiple access points via High Street and alleyway
Encumbrances	
Flood Zone	X
Flood Map Number	20045C0318E
Flood Map Effective Date	06/01/2022
Flood Plain Description	Zone X: Area of minimal flood risk
Environmental Description	As referenced in the Assumptions and Limiting Conditions to this report, we are not considered experts nor competent to assess environmental issues. Given this limitation, it is noted that our physical inspection of the subject property did not reveal any indication of an environmental hazard.
Encumbrances Easements Description	We were not provided a current title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the use of the site. However, we recommend a title search be completed to determine whether any adverse conditions exist.
Site Characteristics	
Shape	Square
Topography	Basically Level
Grade	At Grade
Drainage	Appears Adequate
Available Utilities	Electricity, Gas, Sewer, Trash, and Water
Utilities Description	All public utilities serve the site.
Site Improvements	Concrete paving

Note that the preceding Site information reflects a larger parcel with two buildings; however, the scope of work for this analysis includes estimating market rent for only the EDC (west) building on the parcel.



Parcel Map



Parcel Map Aerial

The closest match to 605 high st baldwin city ks is 605 HIGH ST BALDWIN CITY, KS 66006-5003

605 HIGH ST BALDWIN CITY, KS 66006-5003

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

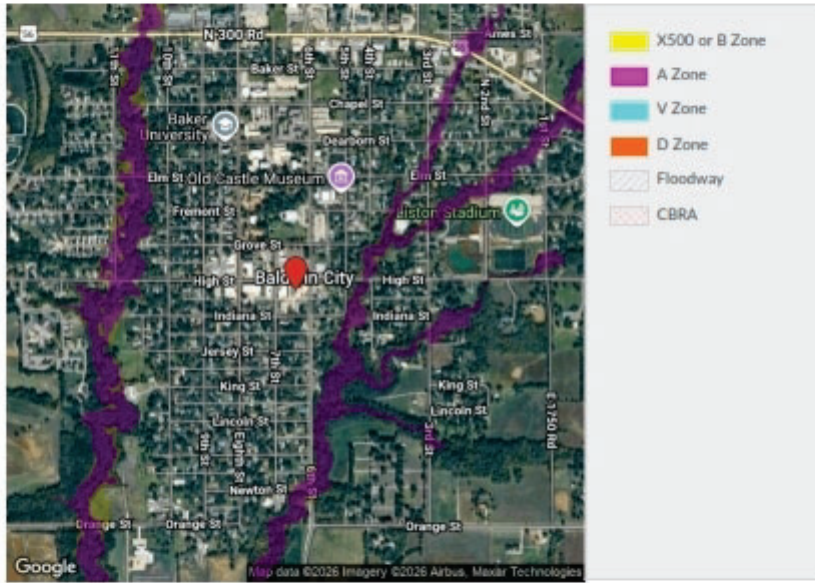
Flood Zone Determination: **OUT**

PANEL DATE

June 01, 2022

MAP NUMBER

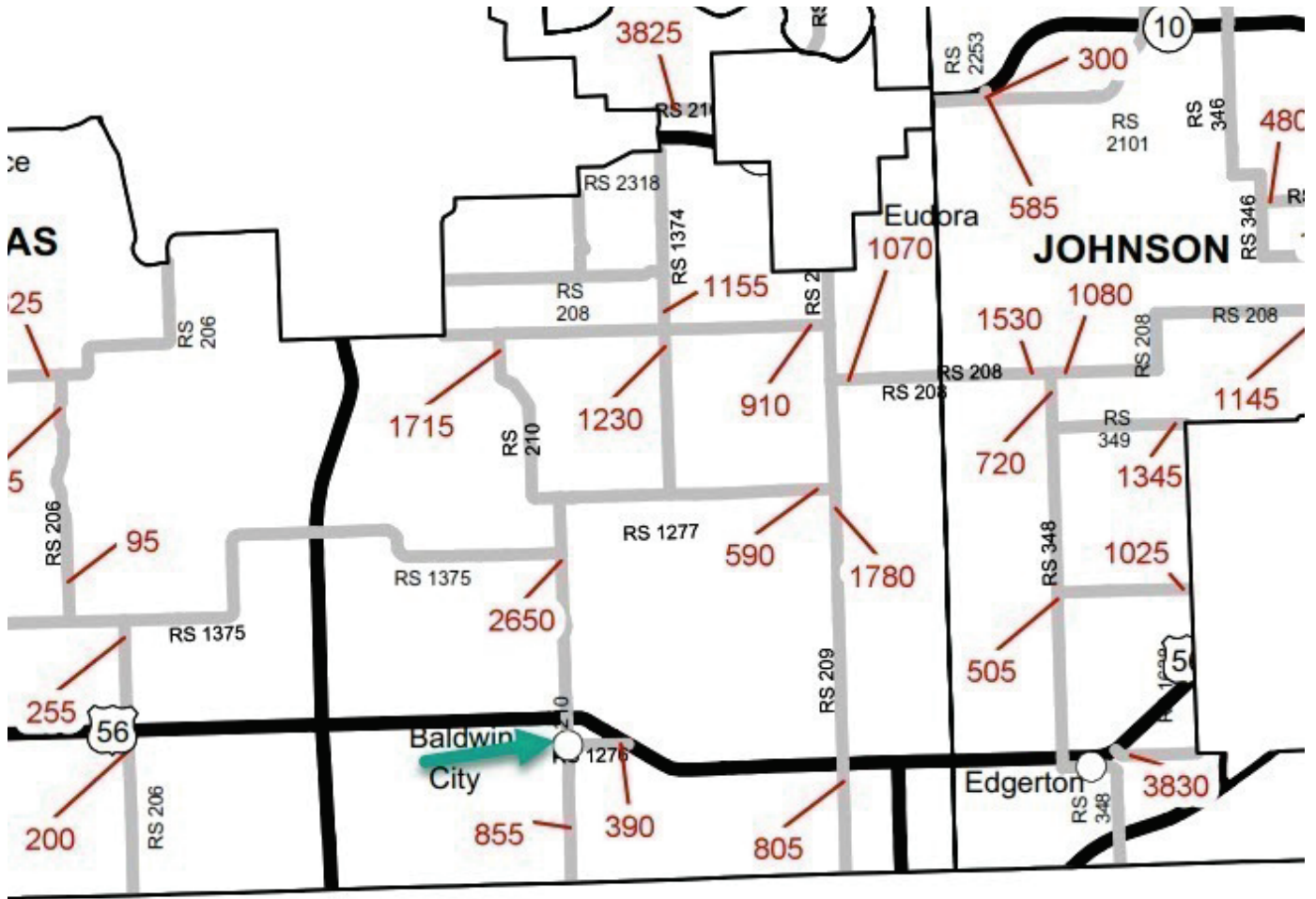
20045CD318E



Floodplain Map



Zoning Map



Traffic Count Map

Zoning

Main Site

General Zoning Information	
Current Use	Multi-tenant office/retail
Zoning Jurisdiction	Baldwin City, KS
Zoning Code	CP-3
Zoning Description	The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article, are the regulations in the "CP-3" Planned Central Business District. This District encompasses the shopping and office core of the central business district of the City of Baldwin City. Appropriate uses are the same as for the "CP-2" General Commercial District, but with altered off-street parking and off-street loading requirements in recognition of the practical difficulty of providing off-street parking and loading spaces in the core district, and in recognition of the collective responsibility to provide other parking and loading for the district.
General Plan Designation	Any use permitted in the CP-2 District that includes most commercial uses, however that automotive sales, service, repairs or assembly shall not be permitted; residential uses are permitted, but not on the ground floor.

Conformity Conclusion

Conforming

Conformity Comments

The improvements appear to be legally conforming.

Improvement Description

CLASS: Commercial & Retail		PUCS TYPE: General Purpose	
Size			
Gross Building Area	3,360		
GBA Source	County Records		
Rentable Area	3,360		
Rentable Area Source	County Records		
Efficiency	100.00		
# of Buildings	1		
# of Stories	1		
# of Units	6		
# of Tenants	6		
% Office	64.29%		
Office Area SF	2,160		
General			
Year Built	1940		
Tenancy Type	Multi		
Occupancy Type	Local		
Current Use	Multi-tenant office/retail		
Structural			
Construction Quality	Average		
Building Condition	Average		
Construction Class	C		
Exterior Walls	Masonry and hardboard siding		
Building Frame	Concrete block and wood frame		
Foundation Type	Concrete Slab		
Basement Type	None		
Roof Type	Gable		
Roof Material	Composition Shingle		
Roof Description	Fair condition. Limited life remaining		
Floor Structure	Concrete		
Window Type	Anodized Aluminum Framing		
Glass Type	Insulated		
Interior			
Interior Wall Type	Combination of drywall and plywood walls		
Interior Wall Cover	Painted drywall in office and plywood in warehouse		
Ceiling Height	10'		
Ceiling Description	Acoustic tile in office and plywood ceiling in warehouse		
Lighting	LED		
Floor Cover	Combination of LVP and polished concrete		
Basement Finish Description	None		

M.E.P.	
Fire Sprinkler Type	None
Fire Sprinkler Description	N/a
Heating Type	Gas
Cooling Type	Central
HVAC Comments	Warm and cooled air
Electrical Metering	The subject is designed with one electrical meter for the property.
Electrical Supply	Appears adequate to meet code requirements.
Plumbing	Appears adequate to meet code requirements.
Restrooms Description	Shared restrooms inside
Security	Cameras
Site Improvements	
Parking Description	Street-side parking
Landscaping Description	The subject property includes typical landscaping.
Drainage and Retention	Appears adequate to meet code requirements.

Ratios

Improvements Ratios	
Land to Bldg Ratio (x:1)	6.03

The subject was originally constructed in 1940, with the warehouse addition added in the late 1990s or early 2000s, resulting in a total building area of approximately 3,360 SF. The property currently consists of six suites available for lease. The north portion of the building includes office spaces located along the exterior walls with a shared reception area. The warehouse component consists of approximately 1,200 SF, or roughly 35% of the gross building area, and includes a drive-in door and full HVAC service. The improvements consist of both Class C concrete block construction and Class D wood-frame construction. Overall, the building is considered to be in average condition for its age and utility.

Based on our review of the property, the effective age and economic life are summarized below:

Effective Age	30
Economic Life	50
Remaining Economic Life	20

With proper upkeep and maintenance, or remodeling, it is possible to extend the remaining economic life of the property.

Taxes and Assessment

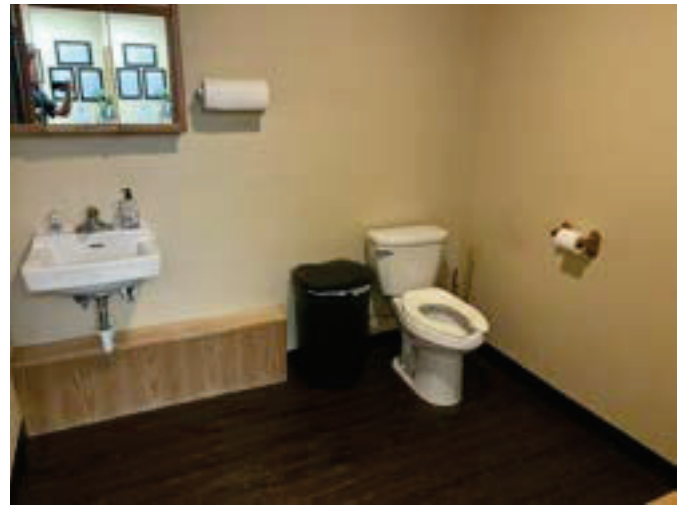
2023 Real Estate Taxes	
Total Tax Value	\$544,450
Tax Assessed Value	\$0
Mill Levy/Tax Rate	---
Real Estate Taxes	\$0
Special Assessments	\$0
Total Taxes	\$0
2024 Real Estate Taxes	
Total Tax Value	\$556,640
Tax Assessed Value	\$0
Mill Levy/Tax Rate	---
Real Estate Taxes	\$0
Special Assessments	\$0
Total Taxes	\$0
2025 Real Estate Taxes	
Total Tax Value	\$560,260
Tax Assessed Value	\$0
Mill Levy/Tax Rate	---
Real Estate Taxes	\$0
Special Assessments	\$0
Total Taxes	\$0
2026 Real Estate Taxes	
Total Tax Value	\$574,170
Tax Assessed Value	\$0
Mill Levy/Tax Rate	---
Real Estate Taxes	\$0
Special Assessments	\$0
Total Taxes	\$0

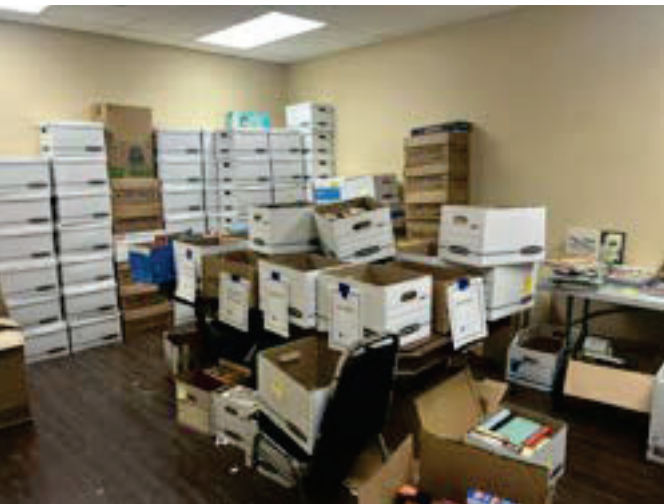
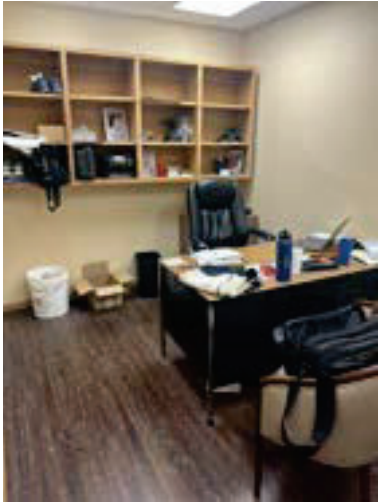
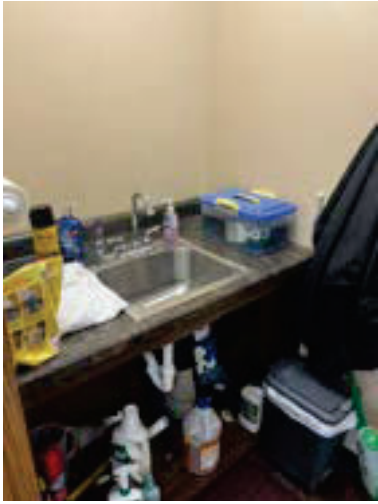
For the subject, the county has assigned a parcel identification number of 023-202-04-0-40-01-002.01-0. As the subject is owned by the City of Baldwin City, a municipal entity, the property is exempt from taxes. There are no active or pending special assessments.

Our analysis assumes that the subject building is subject to ad valorem real estate taxes. We have estimated the taxes for the subject building based on the 2026 valuation as follows.

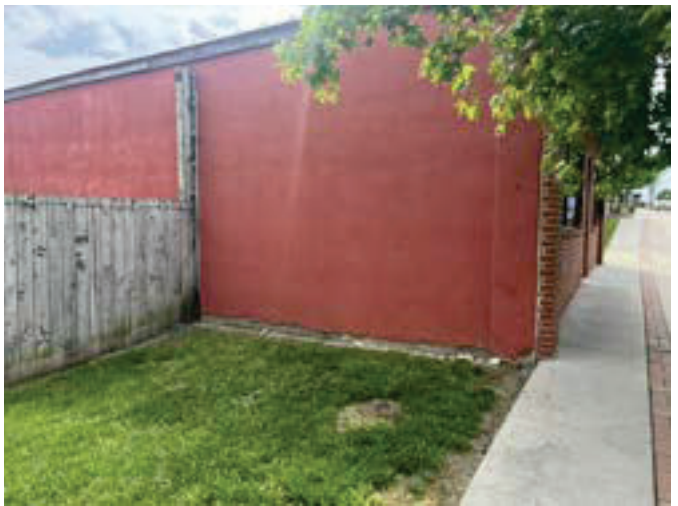
Estimated Real Estate Taxes		
2026 County Appraised Value (Two Buildings & Entire Site)		\$574,170
Total Parcel GBA (Two Buildings)	/	8,156 SF
2026 County Appraised Value per SF (Two Buildings & Entire Site)		\$70.40 per SF
Subject Building GBA	x	3,360 SF
Estimated Appraised Value (Subject Building & Site)		\$236,539
Assessment Ratio of 25.0%:	x	25.00%
Assessed Value for Tax Purposes (Subject Building & Site)		\$59,135
Mill Levy / 1000:	x	142.468 mills
Ad Valorem Taxes (Subject Building & Site)		\$8,425
Special Assessments	+	\$0
Real Estate Taxes (Subject Building & Site)		\$8,425
Estimated Taxes per SF (Subject Building & Site)		\$2.51 per SF

Subject Photos









Highest and Best Use

Process – The highest and best use of the property must be determined for both the subject site as though vacant and for the property as currently improved (if applicable). The highest and best use is:

1. Physically possible for the site.
2. Permitted or reasonably probable under the zoning laws and deed restrictions that apply to the site.
3. Economically feasible.
4. The use that will produce the highest net return on investment (i.e. highest value) from among the possible, permissible, and economically feasible uses.

Highest and Best Use (Site as if Currently Vacant)

Physically Possible Use - The subject is adequately served by utilities and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

Legally Permissible - The site is zoned CP-3 Planned Central Business District. Permissible uses include but are not limited to any use permitted in the CP-2 District that includes most commercial uses; however, automotive sales, service, repairs, or assembly shall not be permitted; residential uses are permitted, but not on the ground floor.

Feasible Use - The subject is located in the downtown district of Baldwin City. Surrounding land uses primarily include row buildings with ground-floor commercial uses and upper-floor commercial or residential uses. The immediate district is essentially fully developed, given that this is the oldest area of Baldwin City. There have been some renovations completed in recent years of nearby row buildings. New construction of 618 High Street was recently completed. Typically, renovations are completed through the use of special financing mechanisms such as grants or other government incentives. The development of the subject site toward a multi-story mixed-use is the most likely and feasible development scenario, although not under purely speculative means.

Maximum Profitability - A development similar to the subject is the only use that meets the previous three tests. Accordingly, it is concluded to be maximally profitable, and the highest and best use of the site as if vacant.

Highest and Best Use (Site as Currently Improved)

The subject is currently master-leased to the City's economic development entity, which then subleases individual suites within the building to multiple tenants. The improvements contribute significant value to the site and cannot be easily converted to another use. Accordingly, the existing use is concluded to be feasible. The typical buyer for the subject property would be a local investor.

There are no alternative uses that could reasonably be expected to provide a higher present value than the current use. The value of the subject under the existing use exceeds the potential value associated with the alternatives. Furthermore, the value produced by the existing improvements exceeds the value of the site, as if vacant. For these reasons, the existing use is concluded to be maximally productive, and the highest and best use of the site as improved.

Income Approach

The Income Approach determines the value of a property based on the anticipated economic benefits. The principle of “anticipation” is essential to this approach, which recognizes the relationship between an asset’s potential future income and its value. To value the anticipated economic benefits of a property, potential income and expenses must be projected, and the most appropriate capitalization method must be selected.

Operating Income

The first step in the income approach is to estimate the operating income attributable to the subject property. The subject’s potential gross income is a function of rental payments under the terms of current and anticipated leases. This can include base rent as well as expense reimbursements and escalations.

Existing Contract Leases

The current rent roll is shown below.

The subject operates as a business incubator consisting of six suites. The tenant master-leases the property from the City and subsequently subleases the individual suites. Suite B was recently leased for \$500 per month on a full-service basis, with the landlord covering all expenses. The square footage of the individual suites is unknown.

The subject’s current lease structure is a modified gross lease, with the tenant responsible for base rent, utilities, and interior maintenance; the landlord is responsible for property taxes - which are nonexistent due to a tax exemption, property insurance, and exterior maintenance. The base rental rate has remained unchanged since 2020.

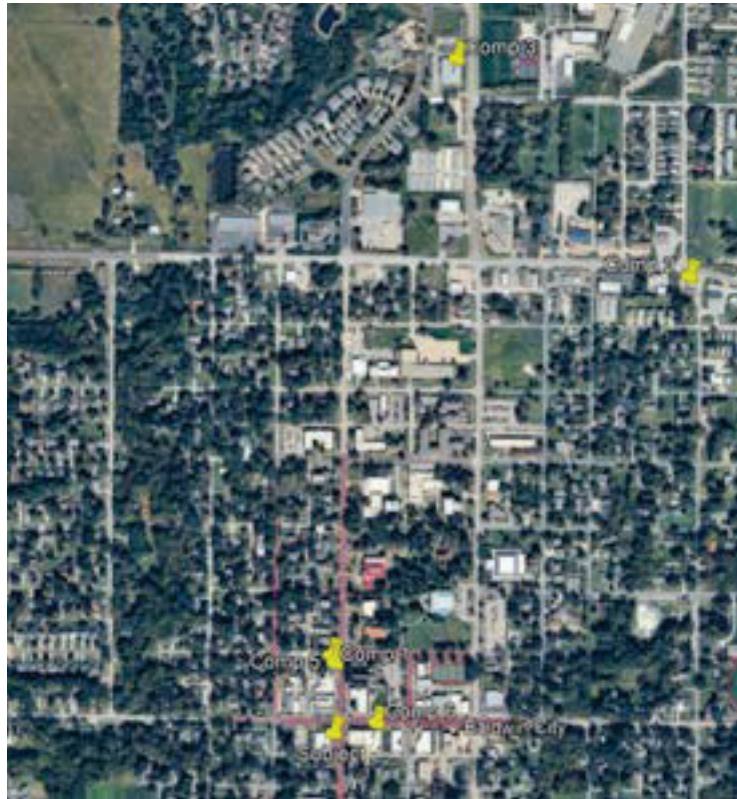
The purpose of this assignment is to determine a fair market rental rate and an appropriate expense structure. As such, the rent comparables have been adjusted to reflect a net lease structure, with the tenant responsible for base rent, as well as a pro-rata share of property taxes and property insurance. No common area maintenance expense was estimated, as the comparable properties are located in downtown settings with minimal site area, and the building improvements occupy the majority of each parcel. Tenants are also assumed to pay for their own utilities and interior maintenance directly.

Rent Roll										
Lessee	Start Date	Expiration Date	Leased SF	Percent Finish	Initial Rent per SF	Current Rent per SF	Eff. Rent per SF	LCE Rent per SF	Lease Structure	TI by Lessor
Baldwin City Economic Development Corp	08/01/2024	07/31/2026	3,360	0.00%	\$3.57	\$3.57	\$3.57	\$3.57	Modified Gross	\$0.00
Total			3,360		\$3.57	\$3.57	\$3.57	\$3.57		

Market Rent

In order to determine an opinion of market rent, the appraisers have reviewed both recent leases and current listings. A map of the comparables, as well as a brief summary of the comparable leases, follows.

We have included both current leases and recent listings herein, given the limited depth of the downtown Baldwin City market and the constrained supply of available rental properties.



Comp #	Address	Basis	Type	Size(SF)	Rent/Mo.	Rent/SF/Yr	Adjust to NNN (Est.)	Adjusted NNN Rent- \$/SF/YR
Subject	609 High St	Modified Gross	Office/Retail	3,360	\$1,000	\$3.57	-\$3.75	-\$0.18
1	703 8th St	N	Restaurant/Retail	2,168	\$1,500	\$8.30	-\$1.25	\$7.05
2	303 Ames St	Full Service	Office/Retail	600	\$950	\$19.00	-\$7.50	\$11.50
3	318 Crimson Ave	NNN	Hardware Store	15,050	\$7,725	\$6.16	N/a	\$6.16
4	714 Main St (Eudora)	Modiifed Gross	Retail	1,250	\$1,200	\$11.52	-\$2.50	\$9.02
5	707 8th St (Expired)	Modiifed Gross	Office/Retail	742	\$750	\$12.13	-\$6.50	\$5.63
6	715 High St (Former Listing)	Full Service	Office/Retail	700	\$1,000	\$17.14	-\$4.00	\$13.14
Average					\$2,188	\$12.38		\$8.75

Private suites in downtown Baldwin City are leasing between \$500 and \$675 per month at 608 and 609 High Street. These represent full-service gross leases, with the landlord covering all expenses; the suites' square footage is unknown.

Adjusting the subject's in-place lease to a NNN structure, with the tenant responsible for base rent, taxes, insurance, interior maintenance, and utilities, results in an effective rate of $-\$0.18/\text{SF}/\text{YR}$ NNN. Meaning, if the tenant had to pay all expenses directly (NNN), the current contract rent would effectively be below zero because the current rent is too low to cover the landlord-paid expense load. In addition, the subject's rent has not increased since 2020.

The expense comparables below were utilized to estimate market operating expenses for purposes of converting the rent comparables to a net lease equivalent basis. The most recent available real estate tax amount for each rent comparable was used to estimate the applicable property tax deduction. Based on the expense comparables, insurance expenses range from $\$0.33$ to $\$1.18$ per square foot; an expense of $\$0.75$ per square foot was utilized herein. Utility expenses range from $\$0.17$ to $\$2.02$ per square foot, supporting a concluded estimate of $\$1.50$ per square foot. Repairs and maintenance expenses range from $\$0.03$ to $\$0.63$ per square foot, with an estimated expense of $\$0.50$ per square foot.

	Comparable #1	Comparable #2	Comparable #3	Comparable #4
City	Fort Scott	Derby	Basehor	Gardner
Year Built	1863	2012	2001	2005
Size (SF)	8,840	7,466	9,018	5,290
12-Month Period Ending	12/31/2023	12/31/2023	12/31/2024	12/31/2025
	Per SF	Per SF	Per SF	Per SF
Fixed Expenses	\$0.99	\$10.42	\$4.11	\$7.13
Real Estate Taxes	\$0.48	\$10.09	\$3.27	\$5.95
Insurance	\$0.51	\$0.33	\$0.85	\$1.18
Variable Expenses	\$2.65	\$10.14	\$0.72	\$6.26
Management Fees	\$0.00	\$0.56	\$0.00	\$1.02
Administrative	\$0.00	\$0.00	\$0.10	\$0.96
Utilities	\$2.02	\$0.00	\$0.59	\$0.17
Repairs & Maintenance	\$0.63	\$0.00	\$0.03	\$0.58
CAM Expenses	\$0.00	\$9.58	\$0.00	\$3.53
Total Operating Expenses	\$3.64	\$20.56	\$4.83	\$13.40

Comparable 3 represents the low end of the range, but is a significantly larger hardware store and not directly comparable. Comparable 1, a recently executed lease, reflects an adjusted rate of $\$7.05/\text{SF}/\text{YR}$ NNN.

The subject consists of approximately 1,200 SF (35%) of warehouse space with a drive-in door and full HVAC, with the remainder being office. Considering the subject's age, condition, design, and location, a rental rate towards the lower end of the range is considered appropriate.

A market rent of $\$1,750$ per month, or $\$6.25/\text{SF}/\text{YR}$ NNN, is concluded herein.

Under this structure, the tenant would also be responsible for reimbursement of taxes, insurance, and common area maintenance (CAM), as additional rent. Estimated additional net charges above the base rent for the subject were $\$3.75/\text{SF}/\text{YR}$ herein, or $\$12,600/\text{year}$.

Subject- Market Rent NNN			
Monthly Rent	Rentable Area (SF)	Annual Rent	$\$/\text{SF}/\text{Yr}$
\$1,750.00	3,360	\$21,000.00	\$6.25

Reconciliation

Indicated Values

Description	Indicated Value
Land Value	N/A
Cost Approach	N/A
Sales Comparison Approach	N/A
Income Approach	\$1,750

Final Estimate of Market Rent

Reconciliation Conclusion

The appraiser analyzed a series of comparable lease data in Baldwin City and one lease in Eudora to develop a credible opinion of market rent for the subject. The analysis included multiple lease comparables consisting of current leases, recent leases, and available listings, which bracket the subject in terms of location, condition, utility, and overall quality. The comparables are considered reflective of the competitive market for similar downtown spaces. Collectively, the data provides a reliable basis for the concluded market rent.

Exposure Time and Marketing Period

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 12 months, respectively, is considered reasonable and appropriate for the subject property assuming aggressive professional marketing.

Value Conclusions

Description	Perspective	Type of Value	Premise	Property Interest	Effective Date	Indicated Value
Market Rent - Monthly Basis (NNN)	Current	Fair Market Rent	As Is	Fee Simple	04/30/2026	\$1,750

Appraiser Qualifications

Brian A. Klahr, MAI
bklahr@kellercraig.com

Work Experience

Keller, Craig & Associates, Lawrence/Topeka, Kansas
Director, Lawrence/Topeka Market
January 2016 to present

Martens Appraisal
Fee Appraiser
October 1993 - December 2015

Geographic Experience

Appraisal experience throughout the Midwest United States; including Kansas, Missouri and Oklahoma.

Property Types Appraised

Experienced in appraising a wide variety of commercial properties; including office, retail, restaurants, lodging facilities, multi-family, churches/religious facilities, agricultural and development land, etc.
Specializing in hotel/motel properties and industrial properties, including manufacturing and warehousing; particularly large facilities located in smaller, rural communities.

Organizations & Licenses

Member Appraisal Institute, Member Number 12535
Currently certified under the Appraisal Institute Continuing Education Program.
Certified General Real Property Appraiser - Kansas (No. G-1308)
Certified General Real Property Appraiser - Missouri (No. 2003025245)

Education

Bachelor of Business Administration, B.B.A.
Wichita State University - December 1993

Representative Clients

Clients include local and national lenders, attorneys, and various government entities. Have also done portfolio appraisals for estate purposes, investment analyses for holdings of individuals and corporations, condemnation appraisal, and work for litigation proceedings. A list of clients is available upon request.



Appraiser Qualifications

DENTON KELLER

dkeller@kellercraig.com

Cell: (620) 765-0566

Real Estate Appraiser

RELATED WORK EXPERIENCE

Keller, Craig & Associates, Overland Park, Kansas

June 2019- Present

Keller Properties, Lawrence, Kansas

Property Manager

May 2018 to Present

Called to Greatness Ministries, Lawrence, KS

June 2016 to June 2019

REAL ESTATE EDUCATION

USPAP – 2019

Basic Appraisal Principles – 2019

Basic Appraisal Procedures – 2019

General Appraiser Sales Comparison Approach – 2020

General Appraiser Site Valuation and Cost Approach – 2020

General Appraiser Income 1– 2020

General Appraiser Income 2– 2020

General Appraiser Report Writing and Case Studies – 2021

General Appraiser Market Analysis and Highest & Best Use – 2021

Real Estate Finance, Statistics, and Valuation Modeling 2021

EDUCATION

University of Kansas, BS in Business Marketing, 2016

CERTIFICATIONS

Kansas State Certified Appraiser - General Classification #G-5016



Glossary

Unless otherwise noted, the following definitions are taken from The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute in 2022.

Appraisal

The act or process of developing an opinion of value; an opinion of value. (p. 9)

Depreciation

In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. (p. 51)

Effective Date

The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (p. 60)

Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP)

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (p. 73)

Furniture, Fixtures and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (p. 80)

Gross Living Area (GLA)

The total area of finished, above-grade residential space; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) (p. 86)

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS) 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reahistoric district 89 sonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (p. 88)

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS) (p. 99)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (p. 128)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (p. 105)

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.

8. Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (p. 109)

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs). (p.116-117)

Marketing Time

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of The Appraisal Foundation address the determination of reasonable exposure and marketing time.) (p. 116)

Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (p. 118)

Neighborhood

1. A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. 2. A developed residential superpad within a master planned community usually having a distinguishing name and entrance. 3. A geographic area around a property that influences that property, i.e., its environment. (p. 130)

Personal Inspection

A physical observation performed to assist in identifying relevant property characteristics in a valuation service. Comment: An appraiser's inspection is typically limited to those things readily observable without the use of special testing or equipment. Appraisals of some types of property, such as gems and jewelry, may require the use of specialized equipment. An inspection by an appraiser is not the equivalent of an inspection by an inspection professional (e.g., a structural engineer, home inspector, or art conservator). (USPAP)

Replacement Cost

Estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (p. 163)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. (p. 163)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. 150 prospectus Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (p. 149-150)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (p. 166)

Use Value

The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use. (p. 199)



www.KellerCraig.com
P: 913-362-3222

April 13, 2026

Russ Harding
City Administrator
City of Baldwin City
785.594.6427
rharding@baldwincity.gov

Re: Appraisal Services Agreement
811 8th Street and 609 High Street

Dear Mr. Harding:

Keller Craig & Associates is pleased to present this agreement for appraisal services to the City of Baldwin City. Please sign and return a copy to indicate acceptance of these terms and conditions for the engagement. We look forward to being of service to you.

Specifications of the Appraisal

Subject Property:	811 8th Street, Baldwin City, KS 609 High Street, Baldwin City, KS
Intended Use of Appraisal:	To assist Client and Intended Users in estimating the fair market rent for each property. Appraiser does not intend or authorize any other use of the appraisal.
Intended User(s):	City of Baldwin City. Appraiser does not intend, authorize or anticipate that any other parties will use or rely on the appraisal.
Interest to be Valued:	Fee Simple
Type of Value:	As Is Fair Market Rent
Date of Value:	Date of Inspection. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
Scope of Work:	Appraiser's anticipated scope of work for developing the appraisal will include: A property inspection, as well as an analysis of comparable rents to determine an estimate of market rent. Individual reports will be completed for each of the two properties.
Report Option and Format:	Appraisal Reports
Appraisal Fee:	\$1,500 per Report. \$3,000 total.
Delivery Date:	3-4 weeks. Appraiser will use Appraiser's best efforts to deliver the appraisal report no later than such date. In the event of an anticipated delay beyond that date, the Appraiser will inform the Client promptly. Delay in Appraiser's receipt of property documentation from Client or other parties may delay completion of the appraisal.
Interest In or Prior Services Regarding Subject Property:	The appraiser who will perform the appraisal has no knowledge of having any current or prospective

interest in the subject property and has not performed any prior services regarding the subject property within the last three years, as an appraiser or in any other capacity.

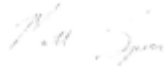
Appraisal Standards:

The appraisal shall be prepared in compliance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute.

Payment Terms:

Appraiser will invoice Client upon completion. Any amount not paid within 30 days after the date of this invoice shall bear simple interest at an annual rate of eighteen percent (18%), or one-and-one-half percent (1.5%) monthly, provided that in no event shall such interest rate exceed the highest legal interest rate for business loans.

Sincerely,



Matt Speer, MAI
Partner

 4/14/26
Signature Date

Appendix A: Information Request

CONTACT FOR PROPERTY ACCESS, IF APPLICABLE

Russ Harding
Name

785-813-3264
Phone #

rharding@baldwincity.gov
Email

ADDITIONAL DOCUMENTATION

To the extent that it is available and relevant to the subject, Client or their designee agrees to provide Appraiser with the following information prior to or during the Site Visit.

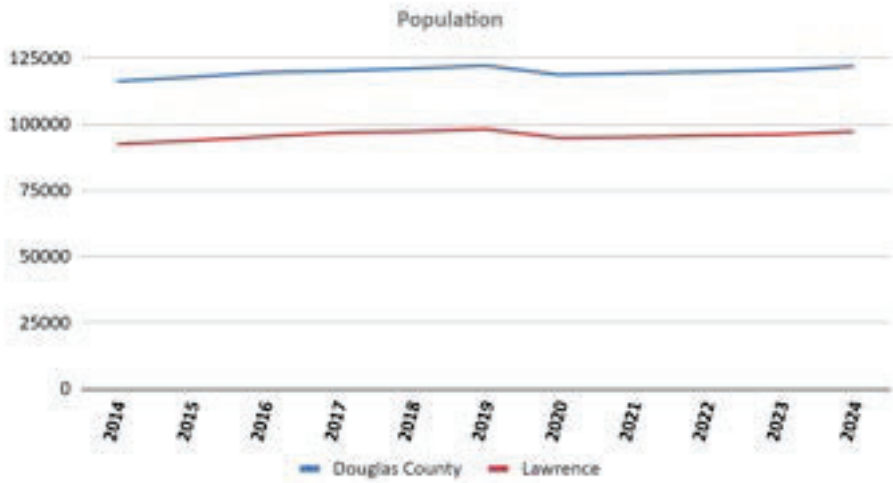
- Current Rent Roll
- Copies of Any Leases In Place including Amendments
- List of any known items of deferred maintenance
- List of any capital improvements completed in past three years

Area Data

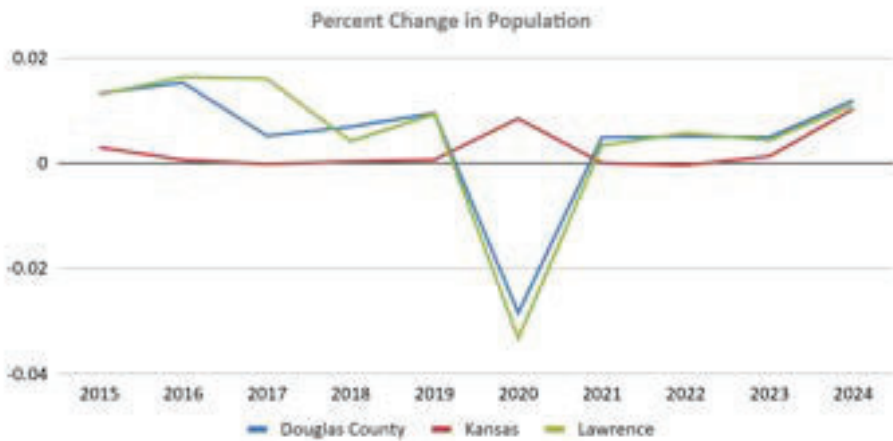
Area Defined

The subject is located in Lawrence, in northeastern Kansas. Lawrence is the largest city and county seat of Douglas County and is situated 40 miles west of Kansas City and 25 miles east of Topeka. Highway I-70 and US-59 run through Lawrence.

Demographics



Source: U.S. Census Data



Source: U.S. Census Data

Lawrence has averaged a population increase of 0.50% per year from 2015-2024. Douglas County has averaged a population increase of 0.48% annually for the same period. As of 2024, the estimated population in Lawrence was 97,721 people which is about 80% of the Douglas County population, per the US Census Bureau.

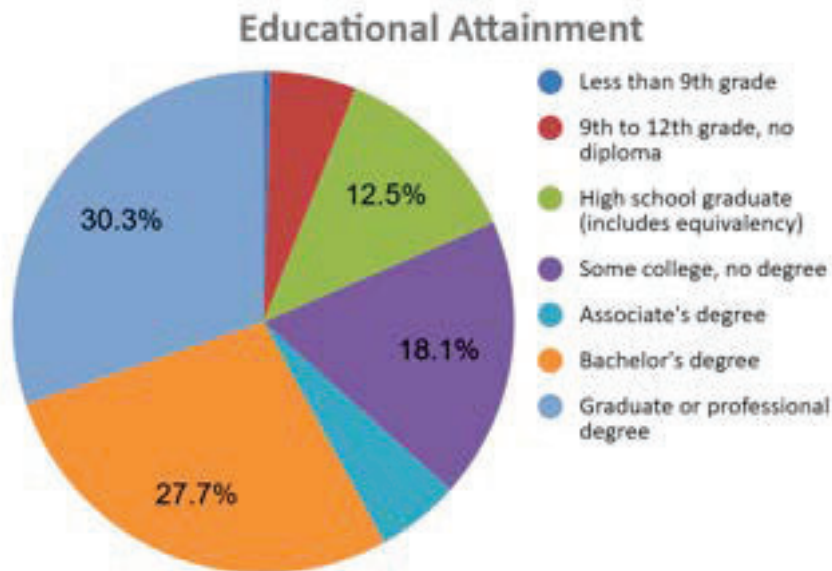
Education

Lawrence is home to three universities: The University of Kansas, Haskell Indian Nations University, and Peaslee Tech. The University of Kansas offers degrees in Liberal Arts and Sciences, Architecture, Business, Education, Engineering, Fine Arts, and Journalism. The University of Kansas reported its fall 2025 total enrollment as 27,212 students. This was a 1.2% increase from the previous year. Over the last five years, the university has had a 13% increase in enrollment.

Haskell Indian Nations University is the nation's only tribal inter-tribal university for Native Americans. Haskell's students represent more than 150 tribes from all across the country. The Haskell Indian Nations University derives much of its support from the federal government. According to the most recent data from Haskell Indian Nations University, total enrollment is 901 for spring 2024, compared to 701 for fall 2021.

Peaslee Tech is located just east of the 31st Street and Haskell Avenue interchange, next to the Lawrence school district's College and Career Center. The school received sanctioning by the Kansas Board of Regents in November 2017, according to the Lawrence Journal-World. Additionally, Baker University, a private institution, is located in Baldwin City, in southern Douglas County. Baker University had an enrollment of approximately 1,944 students in fall 2023, compared to 2,364 in fall 2021.

Lawrence Public School District No. 497, accredited by the North Central Accreditation Association, includes 11 elementary schools, four middle schools, and two high schools.



Source: American Community Survey

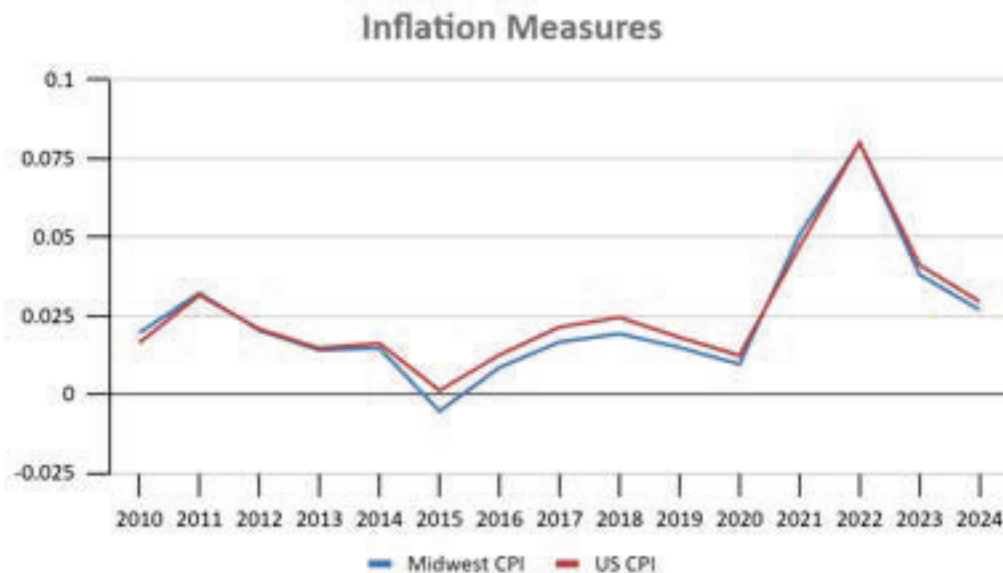
Educational attainment for Lawrence is substantially higher than in the rest of the state. Approximately 94% of residents have a high school education or higher, and 58% of residents have completed a 4-year degree or more. This high educational attainment is most likely due to the alumni of the University of Kansas residing in Lawrence. The state and national percentages for people earning a bachelor's degree or higher are roughly 36.0% and 36.8%, respectively.

Income and Expenses

The Bureau of Labor Statistics encourages the use of large, regional metropolitan area CPI data over smaller metropolitan statistical area data. These larger areas are more accurately measured and less susceptible to large measurement swings caused by anomalous price fluctuations. In 2009, the nation and the Midwest area experienced slight deflation for the first time in decades, with the Midwest experiencing deflation of 0.64% and the nation at 0.36%. In early 2020, the coronavirus (COVID-19) was declared a pandemic, and a national state of emergency was in place. The pandemic created substantial turmoil in various financial markets. Beginning in 2021, the US began to experience the highest levels of inflation in nearly four decades. The Midwest has had an average inflation rate of 2.40% since 2013 compared with 2.58% for the nation for the same period.

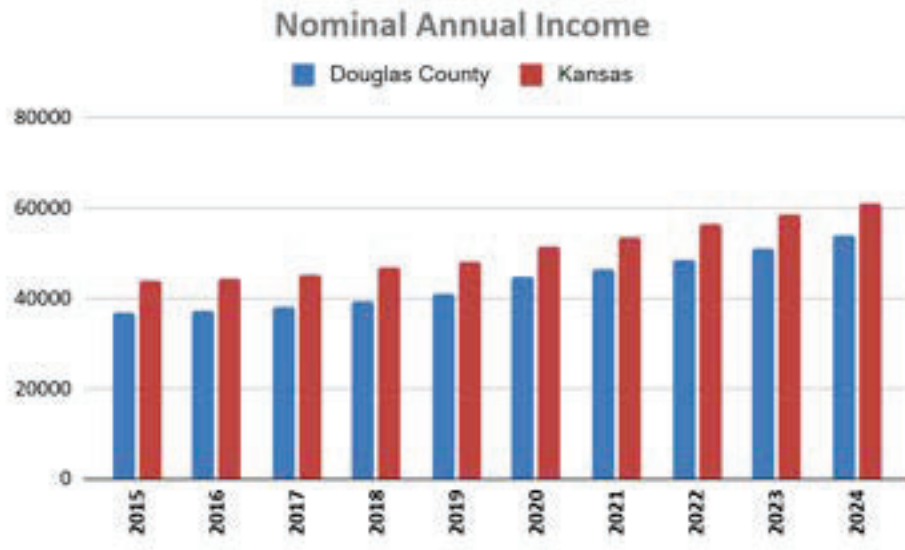


Source: Bureau of Labor Statistics

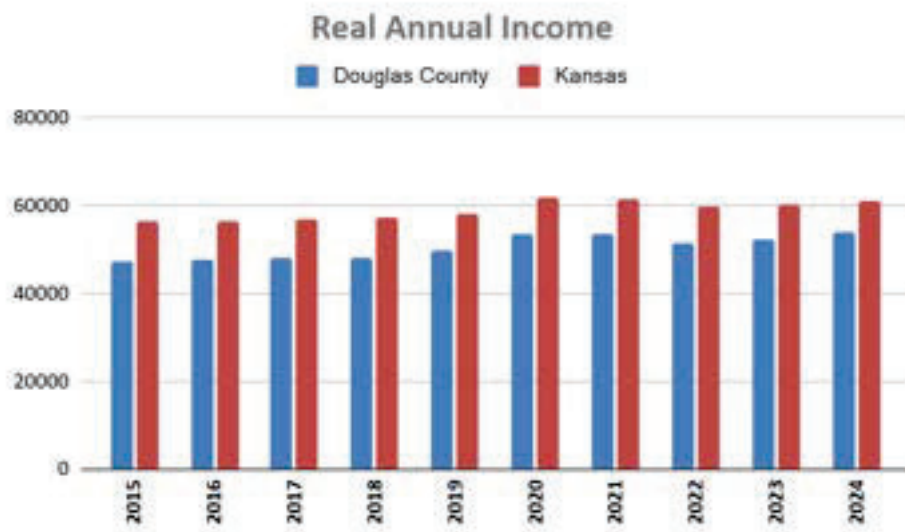


Source: Bureau of Labor Statistics

The nominal annual income for Douglas County in 2024 was \$54,079. Douglas County's income is 11% less than the nominal annual income for the state. Since 2010, the average annual growth rate for Douglas County has been 1.07% and the state of Kansas has been 0.84%. It should be noted that Douglas County has a lower income due in part to the disproportionate number of college students.



Source: Bureau of Labor Statistics



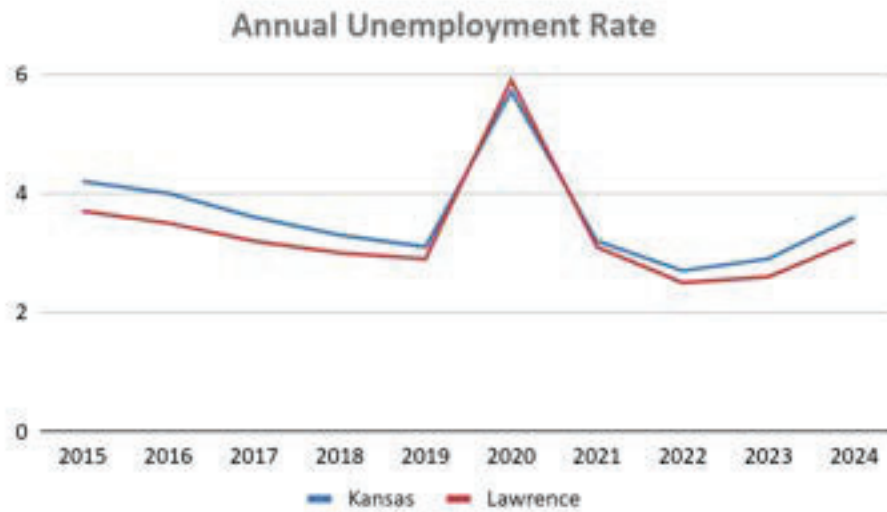
Source: Bureau of Labor Statistics, calculations made by Keller, Craig, & Associates

Douglas County has an inflated lower household income bracket, with 17.9% of households earning \$24,999 or less a year. Once again, the number of college students in Lawrence affects the breakdown of income. The largest portion of residents is in the \$50,000 to \$74,999 bracket. The mean household income for Douglas County in 2024 was \$94,370, and \$101,988 for Kansas.



Source: American Community Survey

Employment and Industry



Source: Bureau of Labor Statistics

Unemployment in Douglas County has trended closely to Kansas’ unemployment. Unemployment increased for both the state and county in 2020 due to the COVID-19 pandemic, but has since returned to pre-pandemic rates. Employment by industry in Lawrence is dominated by educational and healthcare services. The University of Kansas is the city’s largest employer.

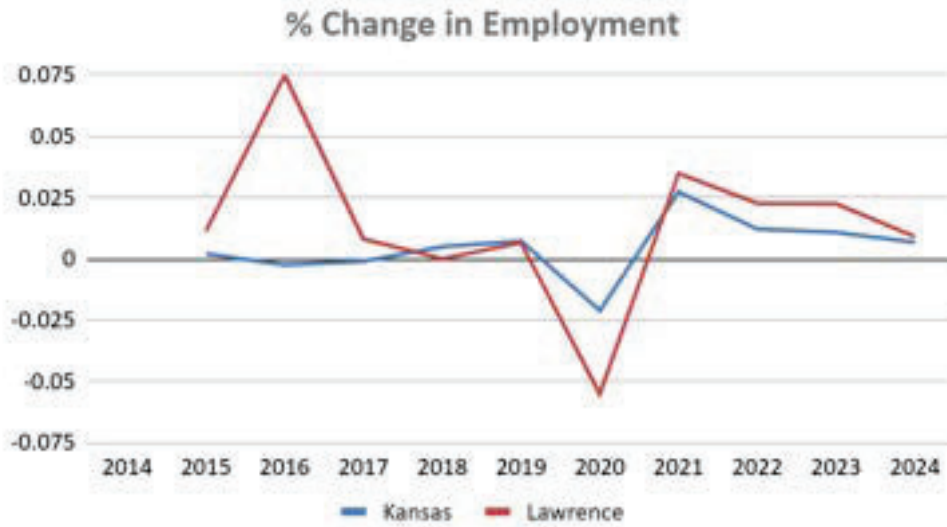
Douglas County		
Industry	Employed	% Employed
Agriculture, forestry, fishing and hunting, and mining	1,053	1.5%
Construction	4,605	6.6%
Manufacturing	5,821	8.4%
Wholesale trade	1,440	2.1%
Retail trade	6,371	9.2%
Transportation and warehousing, and utilities	2,274	3.3%
Information	1,386	2.0%
Finance and insurance, and real estate and rental and leasing	3,068	4.4%
Professional, scientific, and management, and administrative and waste management services	7,629	11.0%
Educational services, and health care and social assistance	19,588	28.2%
Arts, entertainment, and recreation, and accommodation and food	8,401	12.1%
Other services, except public administration	3,846	5.5%
Public administration	3,910	5.6%
Total Employed	69,392	100.0%

Source: American Community Survey

Largest Employers in Lawrence, KS		
Company	Description	# of Employees
University of Kansas	Higher Ed.	8,845
Lawrence Memorial Hospital	Health Services	1,945
USD 497 Lawrence Public Schools	Education	1,660
Berry Global	Manufacturing	1,115
Hallmark Cards	Manufacturing	885
City of Lawrence	Government	860
Amarr Garage Doors	Manufacturer	730
Douglas County	Government	480
Baker University	Higher Ed.	460
Maximus	Customer Service	450

Source: EDC of Lawrence and Douglas County

As shown in the chart below, employment in Douglas County tends to alternate between decreasing and increasing every two to three years. Employment decreased for both Douglas County and the state in 2020 due to the COVID-19 pandemic.



Source: Bureau of Labor Statistics

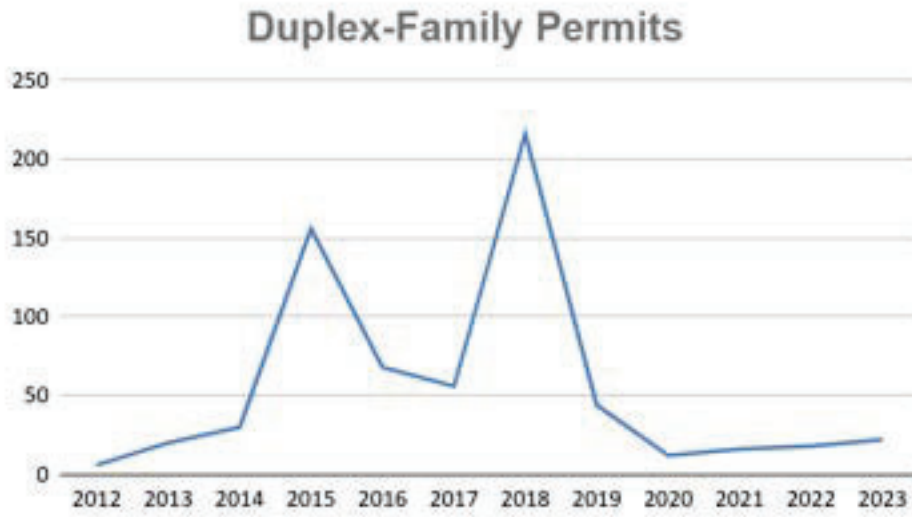
Residential Market

Residential permit information was obtained from the City of Lawrence Planning and Development Services and is presented below. Data for 2024 and 2025 were unavailable at the time of publication. As illustrated in the charts, the City of Lawrence has issued an average of 132 single-family residential permits per year since 2010. In 2021, 79 single-family building permits were issued in Lawrence, which is a 96% decline from the previous year.

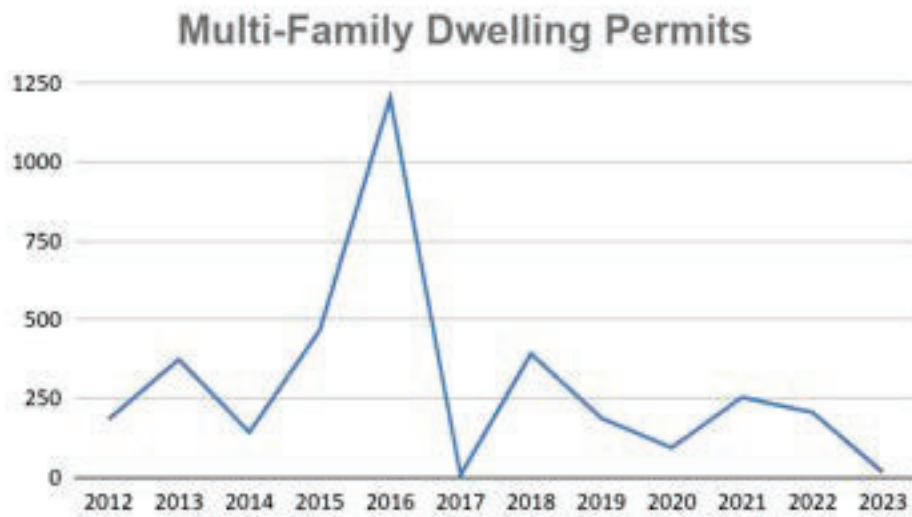


Source: City of Lawrence Planning and Development Services

The city has averaged 49 duplex units per year since 2010. According to the City of Lawrence Planning and Development Services, 2016 had the highest number of new multifamily units ever permitted in a single year in Lawrence, and the highest number since 1996. Since 2010, the city has averaged 294 new multi-family units per year.

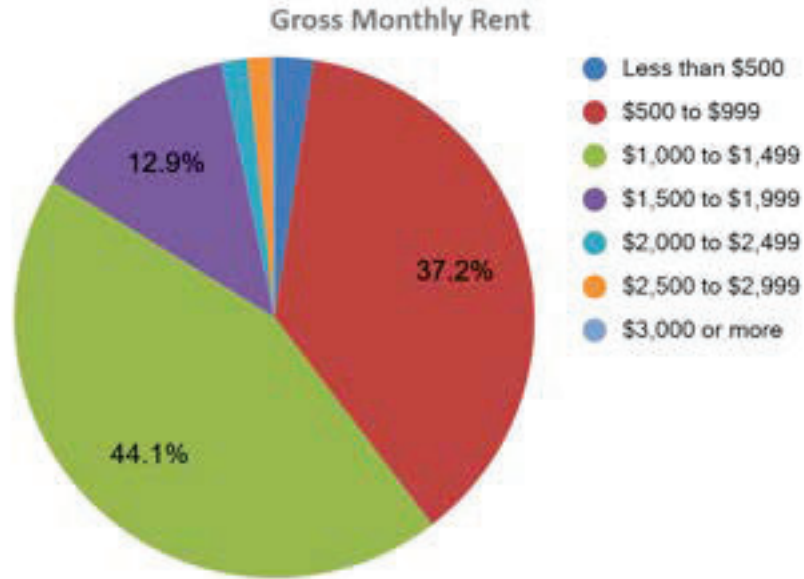


Source: City of Lawrence Planning and Development Services

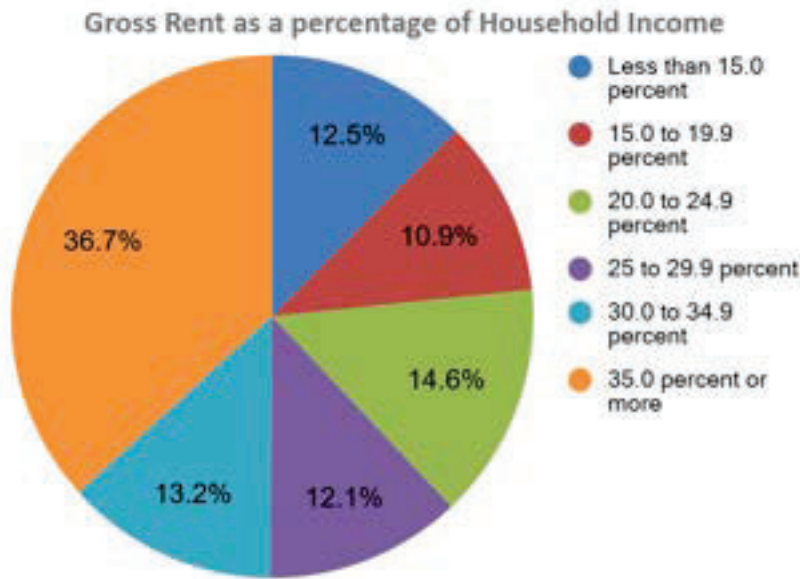


Source: City of Lawrence Planning and Development Services

The median gross monthly rent paid in Douglas County was \$1,100 per month in 2024, with the majority of rent in the \$1,000 - \$1,499 range. The median rent for the state of Kansas was \$1,100. For 36.7% of households, monthly rent consumed 35% or more of their monthly income.



Source: American Community Survey



Source: American Community Survey

Cultural Attractions

Recreational facilities are abundant in the city of Lawrence and include Clinton Reservoir, located four miles southwest of the Lawrence city limits. Clinton Lake consists of approximately 7,000 acres of water with six public recreational areas, including a marina, camping, and swimming areas. Lake Perry is a 12,000-acre lake located 15 miles northwest of Lawrence. There are numerous Golf courses throughout Lawrence.

A wide variety of spectator sports are also available in Lawrence, including Jayhawk basketball, located in Allen Fieldhouse.

Lawrence has many cultural advantages due to the University, as well as to its proximity to Kansas City. Among the cultural events scheduled each year are the KU Concert Series, KU Chamber of Music Series, and the University Theater Series. The University also sponsors several lectures each year from prominent persons. A \$12 million Performing Arts Center at the University of Kansas was constructed in 1990. A new downtown \$7 million Art Center was opened in 2002. Eight local museums are available, including the nationally recognized Dyche Museum of Natural History and the Spencer Art Museum.

Additionally, according to the Lawrence Journal-World, Clinton State Park will be getting a \$2.5 million visitor. "The new building, at 6,400 square feet, will be more than four times larger than the current park office building...Work on the new visitors center is expected to be completed in six to eight months, Brett Blackburn, chief engineer for KDWP, told the Journal-World."

Conclusion of Area Analysis

The Lawrence area has seen slow but steady population growth over the last ten years, averaging 0.50% annually. The current population is 97,271 residents, some of which include the University of Kansas students and faculty. The presence of the university has contributed to a stable, low unemployment rate and a highly educated population. Lawrence residents have relatively lower incomes than many residents in the state. Also, cultural attractions are abundant for a city the size of Lawrence. Multi-Family permits saw a historic year in 2016 and have fluctuated since. Single-family permits had a sharp decline in 2021.

The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates and, at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including an increase in tariffs. These changes led to market uncertainty. Beginning in September 2025, the Federal Reserve initiated a series of three consecutive interest rate cuts.

Vanguard is expecting modest growth in 2026. "Rapid evolution has increased AI's potential to become a transformative economic force, with promising implications for productivity across industries. Adoption is accelerating, and while today's AI leaders dominate headlines, tomorrow's winners may look very different. The outlook for markets is nuanced.

"In 2026, the U.S. is positioned for a more modest acceleration in growth to about 2.25%—although the first half of the year may be softer given the lingering effects of the stagflationary shocks of tariffs and demographics, as well as yet-to-materialize broad-based gains in worker productivity. We believe the labor markets, which cooled markedly in 2025, should stabilize by the end of 2026, with the unemployment rate staying below 4.5%. Economic growth should also keep inflation somewhat persistent, remaining over 2% in 2026."

The Bullpen

811 8th St, Baldwin City, KS 66006



Effective Date
April 30, 2026

Date of the Report
May 12, 2026

Report Type
Appraisal Report

Prepared For
Mr Russ Harding
City Administrator
City of Baldwin City

Client File Number
N/A

Internal File Number
26-778A

PREPARED BY:



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Transmittal Letter



6701 W 64th Street, Suite 310
Overland Park, KS 66202

www.kellercraig.com
P: 913-362-3222

May 12, 2026

Mr Russ Harding
City Administrator
City of Baldwin City
PO Box 86
Baldwin City, KS 66006

RE: Appraisal Report for the property located at 811 8th St, Baldwin City, KS 66006

Dear Mr Harding:

In accordance with your authorization, we have conducted the investigation necessary to form an opinion of value in the above captioned subject property. The appraisal report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable market data, the results of the investigation, and the reasoning leading to the conclusions set forth. The report that follows is considered to be a summary of our analysis and conclusions. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. We are not responsible for unauthorized use of this report. Please take special note of any assumptions used in this assignment as they may have affected the results of the assignment.

Per conversations with the client and the intended user of the report, the scope of work in this report is intended to be consistent with industry standards and has been performed so as to develop a credible report. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.

Subject- Market Rent NNN			
Monthly Rent	Rentable Area (SF)	Annual Rent	\$/SF/Yr
\$1,250.00	2,080	\$15,000.00	\$7.21

Sincerely,
Keller Craig & Associates, LLC



Denton Keller
State Certified General, KS No. G-5016
dkeller@kellercraig.com



Brian A. Klahr, MAI
State Certified General , KS No. G-1308
bklahr@kellercraig.com

Certification - Denton Keller

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Denton Keller performed the following type of inspection of the subject property: Interior and Exterior Inspection
- No one provided significant real property appraisal assistance to Denton Keller.
- Denton Keller has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.



Denton Keller

State Certified General, KS No. G-5016

Effective Date of Appraisal: April 30, 2026

Date of Report: May 12, 2026

Certification - Brian A. Klahr, MAI

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Brian A. Klahr, MAI did not personally inspect the subject property.
- No one provided significant real property appraisal assistance to Brian A. Klahr, MAI.
- Brian A. Klahr, MAI has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Brian A. Klahr has completed the continuing education program for Designated Members of the Appraisal Institute.



Brian A. Klahr, MAI

State Certified General , KS No. G-1308

Effective Date of Appraisal: April 30, 2026

Date of Report: May 12, 2026

Summary of Salient Facts

Prepared for City of Baldwin City

The Bullpen

Property Overview

Property Class/Type

Commercial & Retail, Tavern, Bar, Nightclub, Micro-Brewery

Property Owner

City of Baldwin City



811 8th St, Baldwin City, Douglas County, KS 66006

Site Characteristics

Site Characteristics			
MSA	Lawrence	Legal Description	HIGH STREET LT 100;ALSO DESC AS:N 40 FT OF E 1/2 & N 41 FT OF S 102 FT OF E 1/2 & S 61 FT OF E 1/2 LT 100 & W 1/2,LESS S60 FT LT 100 & S 60 FT OF W 1/2 (B01107-02A & B01107A COMBINED 1995)
Parcel Identifier	023-202-04-0-40-03-001.00-0	SF / Acres	7,000 / 0.1607
Shape	Rectangular	Topography	Basically Level
Flood Zone	X	Available Utilities	Electricity, Gas, Sewer, Trash, and Water

Zoning Characteristics

Zoning Characteristics			
Zoning Jurisdiction	Baldwin City, KS	Zoning Codes	CP-3
Zoning Description	Planned Central Business District	Conformity Conclusion	Conforming

Improvement Characteristics

Improvement Characteristics			
Gross Building Area (SF)	2,080	Rentable Area (SF)	2,080
# of Bldgs	1	# of Stories	1
# of Units	1	% Office	0.00%
Year Built (Weighted Average)	1970	Land to Bldg Ratio (x:1)	3.37

Sales History

There have been no sales in the past three years. In addition, the subject is not currently listed for sale.

Scope of Work

Scope of Work Information	
Client Name	City of Baldwin City
Report Type	Appraisal Report
Intended Use	Fair market rent analysis
Intended User	This appraisal report was prepared for the exclusive use of Client Company. No additional Intended Users or Uses are identified or intended by the appraisers. Due to the relationship between the client and the appraiser, reliance on this report by any other parties for any use whatsoever, is prohibited.

Purpose of the Appraisal

The purpose of the appraisal is to estimate the market value of the subject property.

Property Inspection

Appraiser	Extent of Inspection	Date Inspected
Denton Keller	Interior and exterior	4/30/2026
Brian A. Klahr, MAI	Did not inspect	N/A

Scope of Work

As part of this appraisal, we completed a thorough investigation and analysis of the data considered pertinent to valuing the subject property. This report was prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

Property Identification

The property has been identified using the following sources:

- Postal Address
- Public Records
- Legal Description

Type and Extent of Data Researched

The following information was reviewed in preparing this report:

- Flood Zone Status
- Zoning Requirements
- Applicable Tax Data
- Demographics
- Public Record Data
- Comparable Data
- Proprietary Company Database
- Lease

Type and Extent of Analysis

The data has been gathered and analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

Approaches Performed

The appraisers have performed a fair market rent analysis for the subject property herein. Given the scope of the assignment, this is the only applicable approach to value.

Data Sources

Item	Source (s)
Site Size	County
Zoning	City
Tax Data	County
Gross Building Area	County
Rentable Area	County
Year Built	County
Parking Spaces	Appraiser

Definitions

Pertinent definitions, including the definition of market value, are included in the Glossary, located in the Addenda to this report.

Assumptions and Conditions

This appraisal is subject to the following general assumptions and limiting conditions.

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All outstanding taxes, liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. All sketches in this report are intended to be visual aids and should not be construed as surveys or engineering reports.
4. All information in this report has been obtained from reliable sources. We cannot, however, guarantee or be responsible for the accuracy of information furnished by others.
5. Unless otherwise stated, this opinion of value applies to land and improvements only; the value of trade fixtures, furnishings and other equipment has not been included.
6. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
7. Subsurface rights (minerals, water, and oil) were not separately evaluated in making this appraisal.
8. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely upon information furnished by others as to said data, therefore, the value conclusions are subject to the correctness and verification of said data.
9. We inspected, as far as possible, by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Likewise, no tests were made on the roof, mechanical, plumbing or electrical systems. Unless otherwise stated, no representations are made as to geotechnical conditions of the land or the quality and condition of the roof, heating, cooling, ventilating electrical and plumbing equipment.
10. Unless otherwise stated in this report, the existence of hazardous substances were not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such materials on or in the property unless otherwise stated. However, we are not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field or environmental impacts upon real estate if so desired.
11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.

Extraordinary Assumptions and Hypothetical Conditions

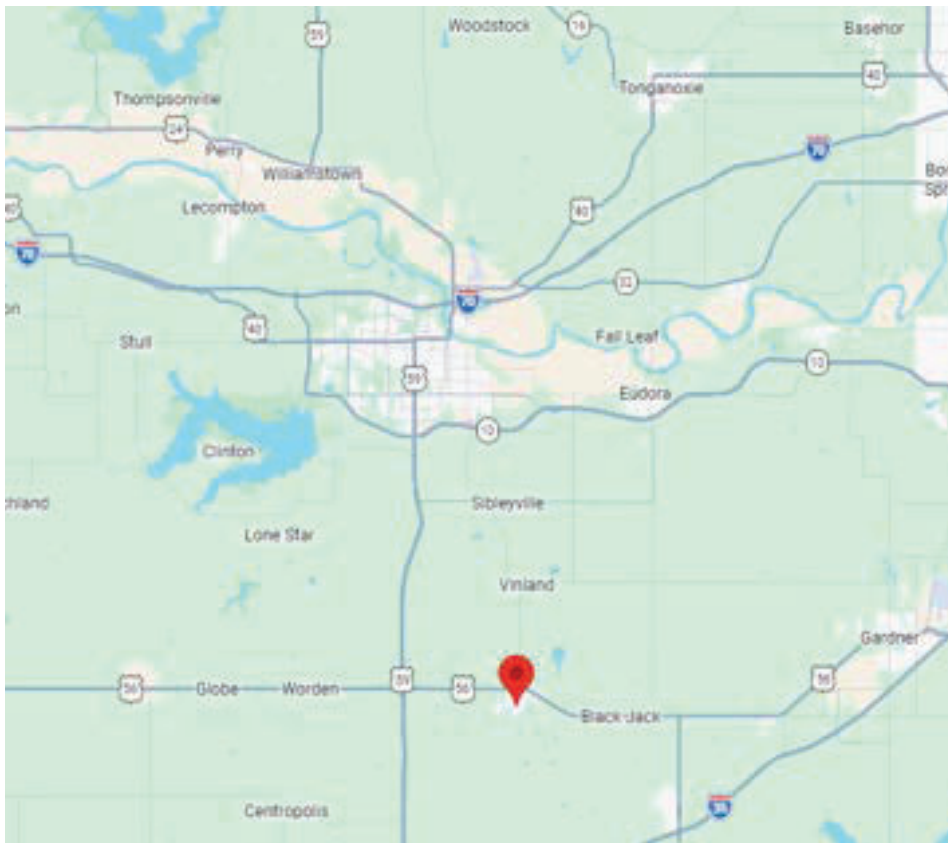
This appraisal is subject to the following assumptions and limiting conditions that are specific to the subject property or to this report. Any assumptions used may have affected assignment results.

1. None.

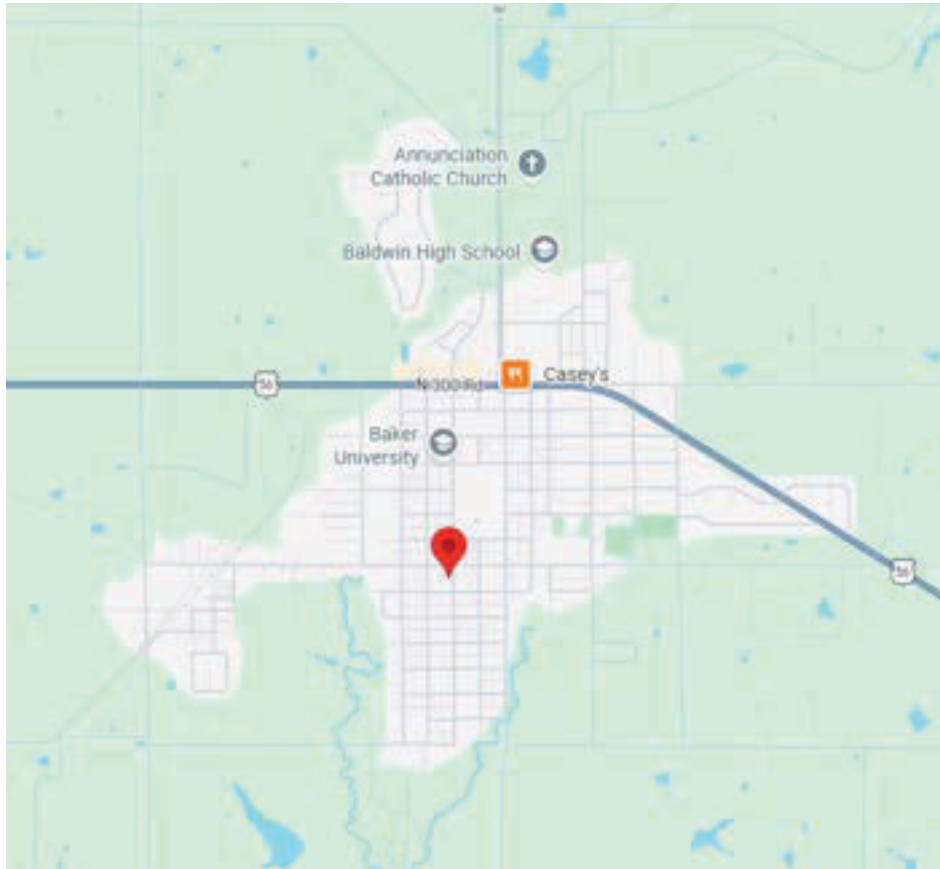
Area and Neighborhood

Area Overview

The subject is located in Baldwin City, Douglas County, Kansas, south of Lawrence. Lawrence is located roughly 25 miles east of Topeka, the state capital, and 40 miles west of the Kansas City Metropolitan Area. Lawrence is the home to the University of Kansas, the state's largest post-secondary institution. The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates and, at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including an increase in tariffs. These changes have led to market uncertainty. Beginning in September 2025, the Federal Reserve initiated a series of three consecutive interest rate cuts.



Neighborhood Overview

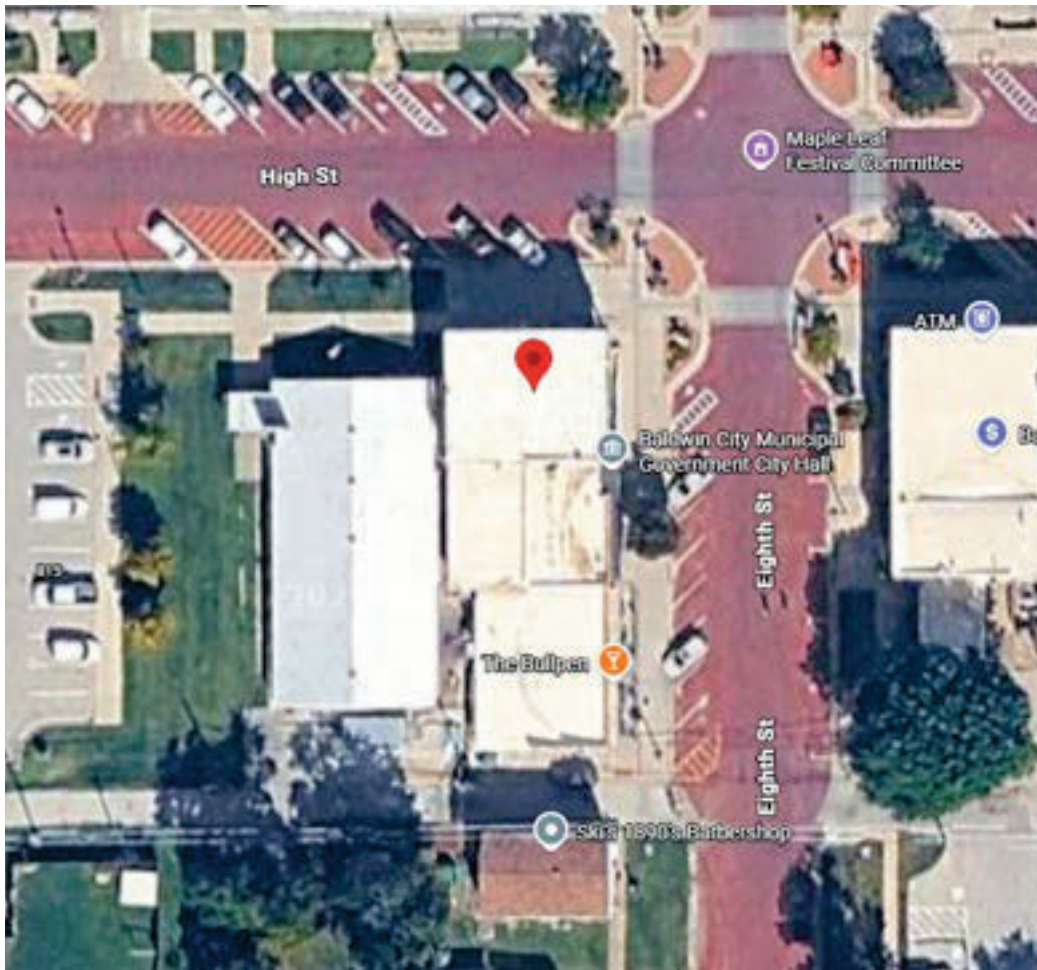


For purposes of this report, the neighborhood boundaries are best described as the city limits of Baldwin City.

The neighborhood is primarily influenced by U.S. Highway 56/Ames Street, the main commercial corridor for Baldwin City. To the east, U.S. Highway 56 leads to Gardner/Edgerton, about 10 miles east, and eventually Interstate 35, which provides access to the Kansas City Metropolitan Area. To the west, U.S. Highway 59 provides access to Lawrence and Ottawa and connects with U.S. Highway 75 and I-70, which provides access to Topeka.

Neighborhood land uses include a healthy mix of commercial and residential. There is industrial use located along U.S. Highway 56 to the east, on the outskirts of town. There is also a small industrial park on East High Street just east of U.S. Highway 56. Residential use is located to the north and south of High Street. The newer residential development has occurred to the north of Ames Street.

Access to the area is primarily via U.S. Highway 56. As mentioned previously, U.S. Highway 56 connected Baldwin City to Interstate 35 and the Greater Kansas City Metropolitan area. It also provides access to other communities like Lawrence, Ottawa, and Topeka.



Properties immediately adjacent to the subject are summarized below:

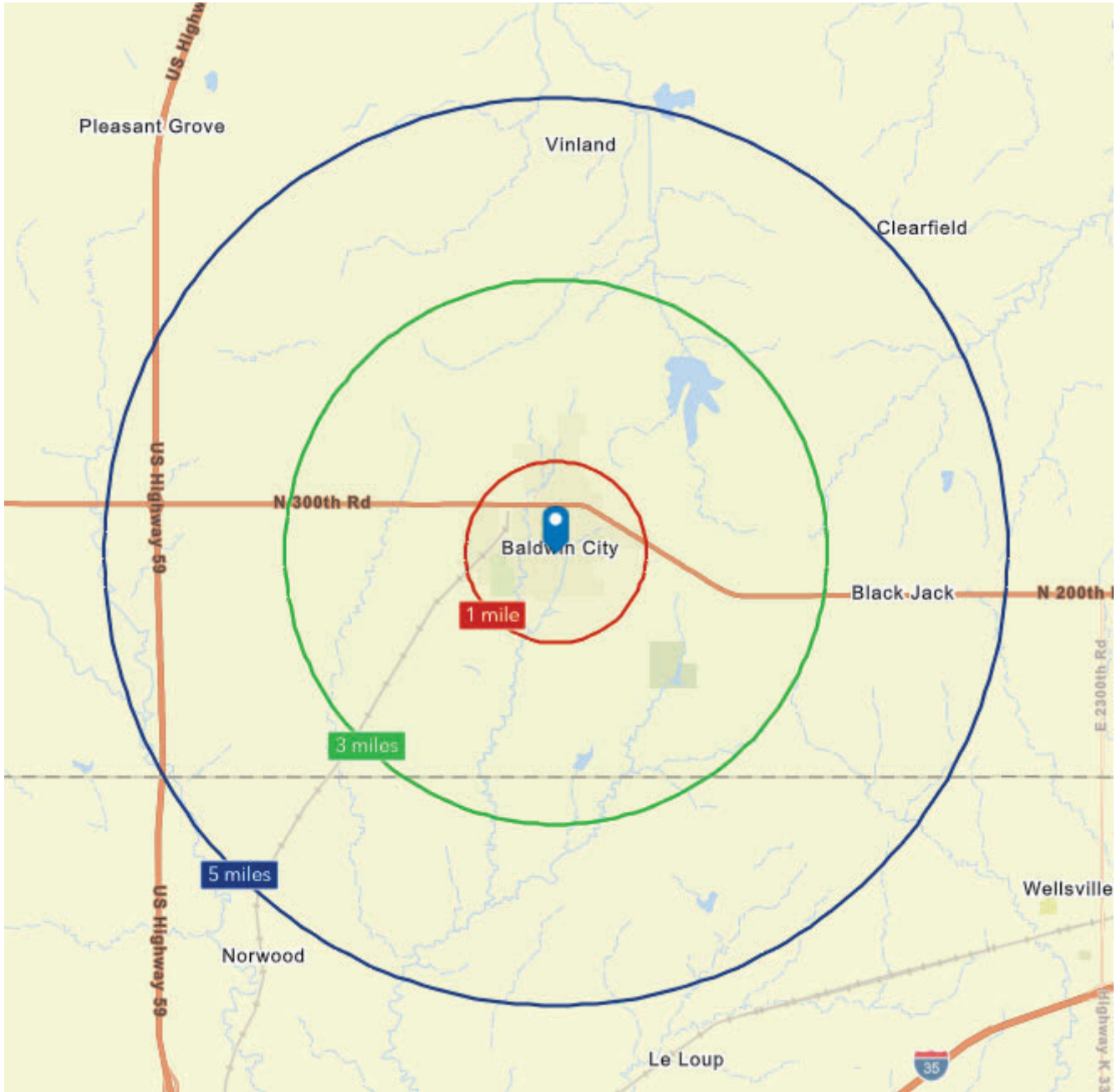
Direction	Zoning	Use
North	CP-3	Mixed Use Building
South	CP-3	Mixed Use Building
East	CP-3	Mixed Use Building
West	CP-3	Fraternal Building

Recent development includes a new car wash at 3rd & Ames completed in 2021. A new Casey's gas station is located at 511 Ames Street. A redeveloped single-family house into 133 Coffee Shop located at 112 6th Street. OmGrown Yoga & Wellness Collective located at 816 High St was recently renovated. The renovation costs totaled roughly \$400,000. Sullivan Square is a city park and event space that opened downtown in 2020. Baldwin City Beer Company recently opened at 520 High Street. Also, several downtown row buildings are currently being remodeled. Redevelopment of 618 High Street with retail on the main level and apartments upstairs was recently completed. New single-family construction is actively underway.

The neighborhood appears to be in the revitalization stage of its life cycle. Given the history of the neighborhood and the growth trends noted in the area analysis, it is our opinion the outlook for the neighborhood is positive.

Demographics

The appraisers have performed a 3-ring analysis, which shows demographic information in 1, 3, and 5-mile rings surrounding the subject. The supporting data is retained in the appraisers' work file. A summary of the demographic data is shown on the following page.



1-Mile Ring

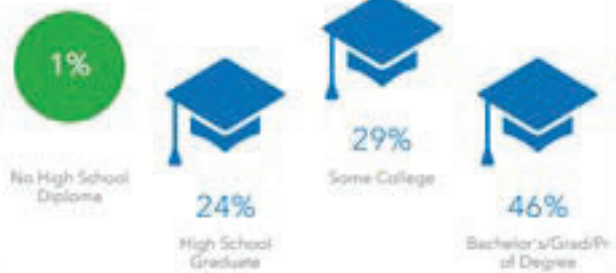
Site: © 609 High St, Baldwin City, Kansas, 66006

1 mile

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Eari)

The largest group: \$75,000 - \$99,999 (26.1%)

The smallest group: \$15,000 - \$24,999 (2.3%)

Indicator ▲	Value	Diff
<\$15,000	6.2%	-3.9%
\$15,000 - \$24,999	2.3%	-4.4%
\$25,000 - \$34,999	8.0%	+0.2%
\$35,000 - \$49,999	11.6%	+0.6%
\$50,000 - \$74,999	11.7%	-4.5%
\$75,000 - \$99,999	26.1%	+13.0%
\$100,000 - \$149,999	19.2%	+0.2%
\$150,000 - \$199,999	8.0%	+0.5%
\$200,000+	6.7%	-1.8%

Bars show deviation from Douglas County

This infographic contains data provided by Eari, Eari-Data.Asia. The vintage of the data is 2025, 2030.

© 2026 Eari

3-Mile Ring

Site: © 609 High St, Baldwin City, Kansas, 66006

3 miles

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Est)

The largest group: \$75,000 - \$99,999 (21.7%)
The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Diff
<\$15,000	6.5%	-3.6%
\$15,000 - \$24,999	2.8%	-3.9%
\$25,000 - \$34,999	6.0%	-1.8%
\$35,000 - \$49,999	10.3%	-0.9%
\$50,000 - \$74,999	16.1%	-0.1%
\$75,000 - \$99,999	21.7%	+8.6%
\$100,000 - \$149,999	17.6%	+1.3%
\$150,000 - \$199,999	10.4%	+2.9%
\$200,000+	8.1%	0

Bars show deviation from: Douglas County

This infographic contains data provided by Esri, Esri-Data-Arks. The vintage of the data is 2025, 2020.

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5-Mile Ring

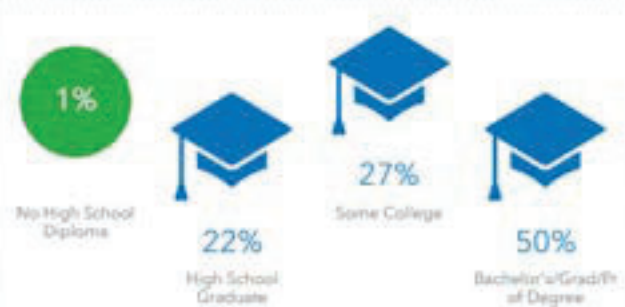
Site: © 609 High St, Baldwin City, Kansas, 66006

5 miles

KEY FACTS



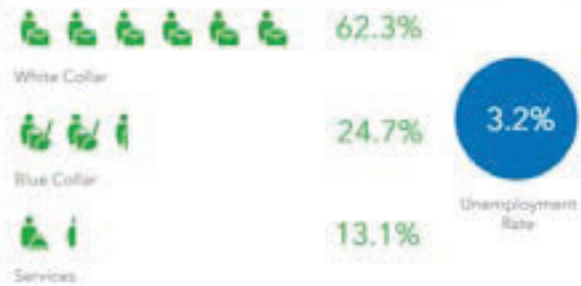
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Eari)

The largest group: \$75,000 - \$99,999 (20.0%)

The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Dif
<\$15,000	6.4%	-3.7%
\$15,000 - \$24,999	2.8%	-3.9%
\$25,000 - \$34,999	5.4%	-2.4%
\$35,000 - \$49,999	9.8%	-1.4%
\$50,000 - \$74,999	17.4%	+1.2%
\$75,000 - \$99,999	20.0%	+6.9%
\$100,000 - \$149,999	18.0%	-8.9%
\$150,000 - \$199,999	11.0%	+3.5%
\$200,000+	9.2%	+0.7%

Bars show deviation from Douglas County

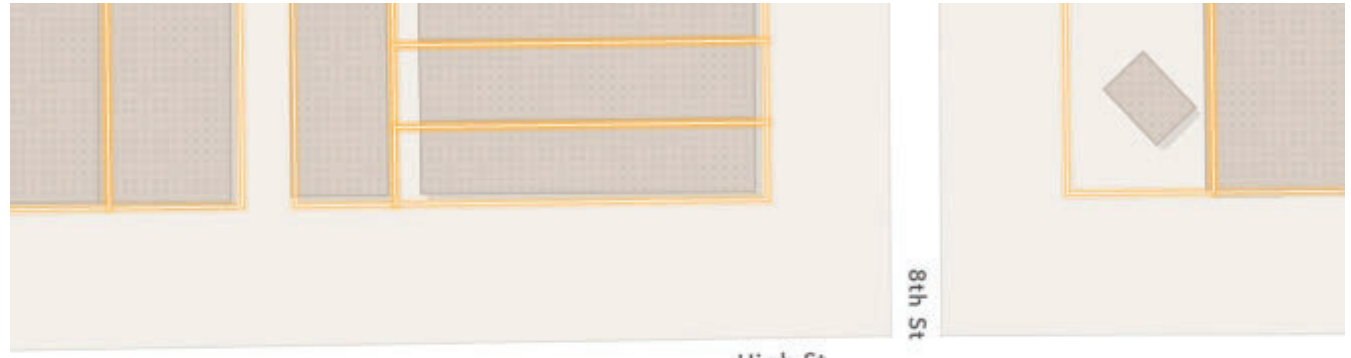
This infographic contains data provided by Eari, Eari Data Aisle. The coverage of the data is 2025-2030.

© 2024 Eari

Site Description

Location	
MSA	Lawrence
Market Type	Small
Legal Description	HIGH STREET LT 100;ALSO DESC AS:N 40 FT OF E 1/2 & N 41 FT OF S 102 FT OF E 1/2 & S 61 FT OF E 1/2 LT 100 & W 1/2,LESS S60 FT LT 100 & S 60 FT OF W 1/2 (B01107-02A & B01107A COMBINED 1995)
Location Description	Central Business District
Parcel Identifier	023-202-04-0-40-03-001.00-0
Location of Parcel	Corner
Size	
SF / Acres	7,000 / 0.1607
Land Description	County
Access	
Traffic Counter Description	Minimal traffic per KDOT
Frontage Description	8th St and High St
Access Description	There are multiple access points via 8th St and the alley
Encumbrances	
Flood Zone	X
Flood Map Number	20045C0314E
Flood Map Effective Date	06/01/2022
Flood Plain Description	Zone X: Area of minimal flood risk
Environmental Description	As referenced in the Assumptions and Limiting Conditions to this report, we are not considered experts nor competent to assess environmental issues. Given this limitation, it is noted that our physical inspection of the subject property did not reveal any indication of an environmental hazard.
Encumbrances Easements Description	We were not provided a current title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the use of the site. However, we recommend a title search be completed to determine whether any adverse conditions exist.
Site Characteristics	
Shape	Rectangular
Topography	Basically Level
Grade	At Grade
Drainage	Appears Adequate
Available Utilities	Electricity, Gas, Sewer, Trash, and Water
Utilities Description	All public utilities serve the site.
Site Improvements	Concrete paving and metal fencing

The subject is located on the southern portion of the same parcel as City Hall, with the subject's site footprint comprising approximately 40% to 45% of the overall parcel area.



8th St

High St



Parcel Map





Parcel Map Aerial

The closest match to 811 8th st baldwin city ks is 811 8TH ST BALDWIN CITY, KS 66006-6012

811 8TH ST BALDWIN CITY, KS 66006-6012

LOCATION ACCURACY: ✔ Excellent

Flood Zone Determination Report

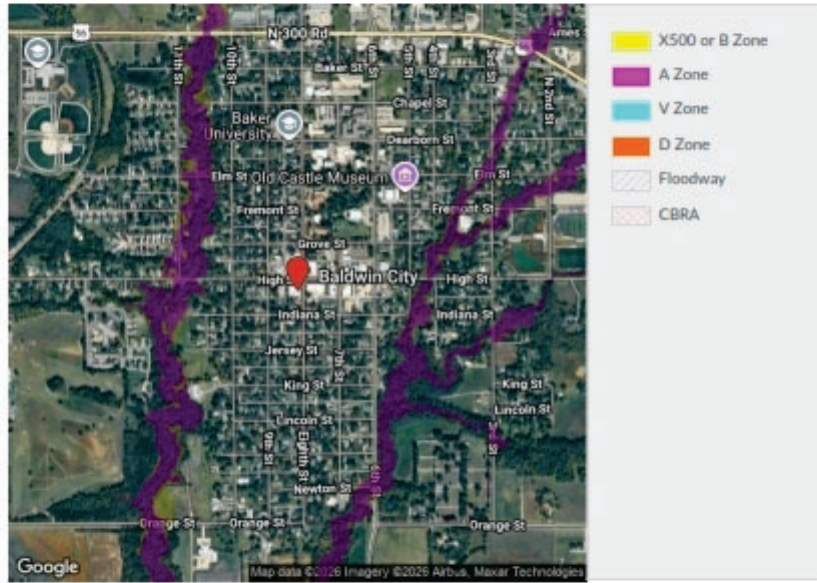
Flood Zone Determination: **OUT**

PANEL DATE

June 01, 2022

MAP NUMBER

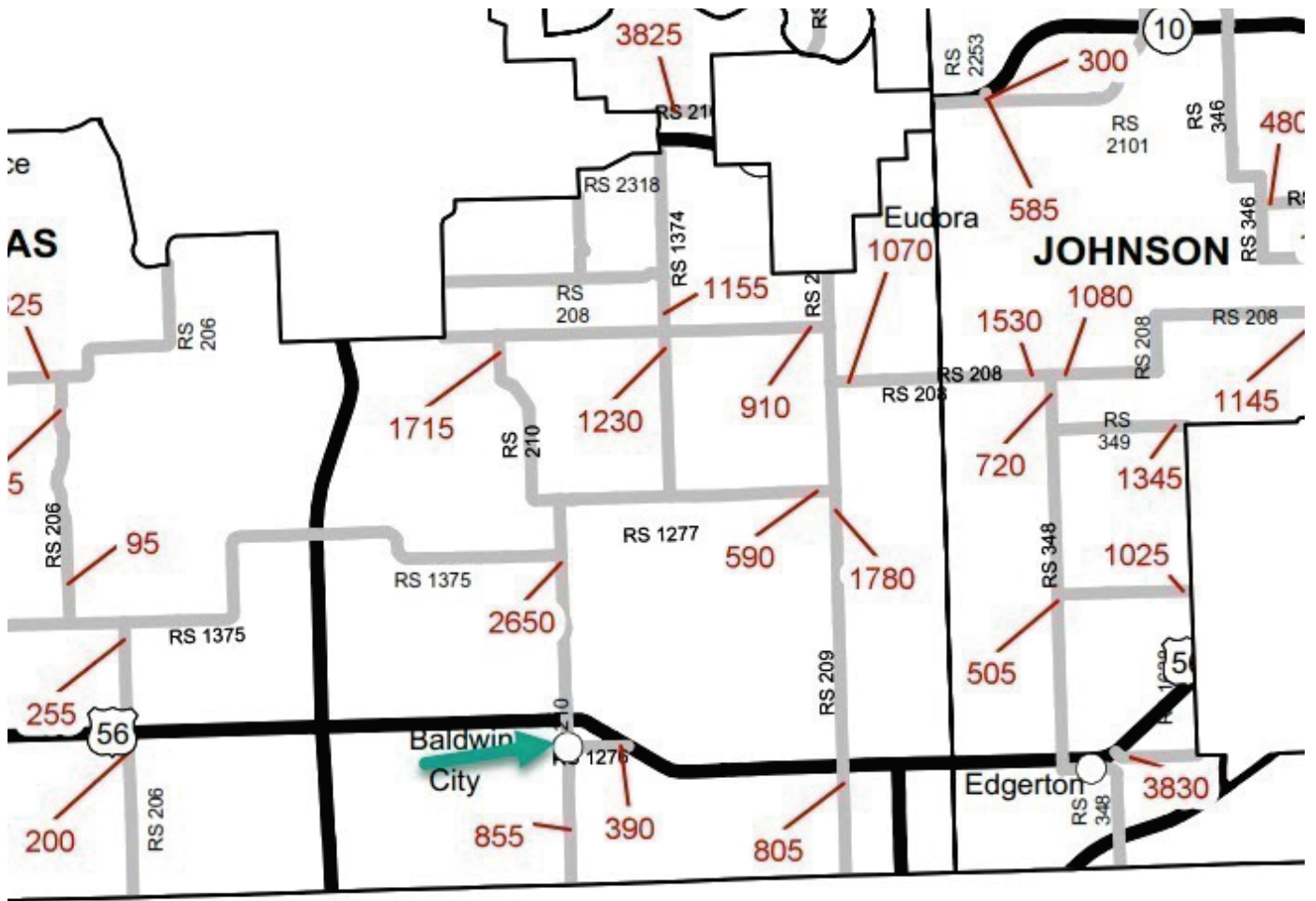
20045CD314E



Floodplain Map



Zoning Map



Traffic Count Map

Zoning

Main Site

General Zoning Information	
Current Use	Bar/Tavern
Zoning Jurisdiction	Baldwin City, KS
Zoning Code	CP-3
Zoning Description	Planned Central Business District
General Plan Designation	The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article, are the regulations in the "CP-3" Planned Central Business District. This District encompasses the shopping and office core of the central business district of the City of Baldwin City. Appropriate uses are the same as for the "CP-2" General Commercial District, but with altered off-street parking and off-street loading requirements in recognition of the practical difficulty of providing off-street parking and loading spaces in the core district, and in recognition of the collective responsibility to provide other parking and loading for the district.
Permitted Uses	Any use permitted in the CP-2 District that includes most commercial uses, however that automotive sales, service, repairs or assembly shall not be permitted; residential uses are permitted, but not on the ground floor.

Conformity Conclusion

Conforming

Conformity Comments

The improvements appear to be legally conforming.

Improvement Description

CLASS: Commercial & Retail		PUCS TYPE: General Purpose	
Size			
Gross Building Area	2,080		
GBA Source	County Records		
Rentable Area	2,080		
Rentable Area Source	County Records		
Efficiency	100.00		
# of Buildings	1		
# of Stories	1		
# of Units	1		
# of Tenants	1		
General			
Year Built	1970		
Current Use	Bar/tavern		
Structural			
Construction Quality	Average		
Building Condition	Average		
Construction Class	C		
Exterior Walls	Masonry and solid brick		
Building Frame	Concrete block		
Foundation Type	Concrete Slab		
Basement Type	None		
Roof Type	Other		
Roof Material	TPO		
Roof Description	Appears to be adequate		
Floor Structure	Concrete		
Window Type	Vinyl Frame		
Interior			
Interior Wall Type	Drywall		
Interior Wall Cover	Painted drywall		
Ceiling Height	10'		
Ceiling Description	Sheet metal		
Lighting	Incandescent and LED lighting		
Floor Cover	Concrete and tile		
Basement Finish Description	None		

M.E.P.	
Fire Sprinkler Type	None
Fire Sprinkler Description	None
Elevator Description	None
Heating Type	Gas
Cooling Type	Central
HVAC Comments	Warm and cooled air
Electrical Metering	The subject is designed with separate electrical meters for each unit.
Electrical Supply	Appears adequate to meet code requirements.
Plumbing	Appears adequate to meet code requirements.
Restrooms Description	Two restrooms
Security	N/a
Site Improvements	
Parking Description	Street-side parking
Drainage and Retention	Appears adequate to meet code requirements.
Other Site Improvements	Fenced in patio
Retail	
Alcohol Served	Yes

Ratios

Improvements Ratios	
Land to Bldg Ratio (x:1)	3.37

The subject consists of a 2,080 SF Class C commercial property originally constructed in 1970. The building is currently operated as a bar and does not include a commercial kitchen. The interior features open seating areas, a bar area, and a pool table, along with storage space, a kitchenette, and an office area located along the west elevation. Exterior improvements include a fenced outdoor patio area. Overall, the property is considered to be in average condition for its age and use.

Based on our review of the property, the effective age and economic life are summarized below:

Effective Age	25-30
Economic Life	50
Remaining Economic Life	20-25

With proper upkeep and maintenance, or remodeling, it is possible to extend the remaining economic life of the property.

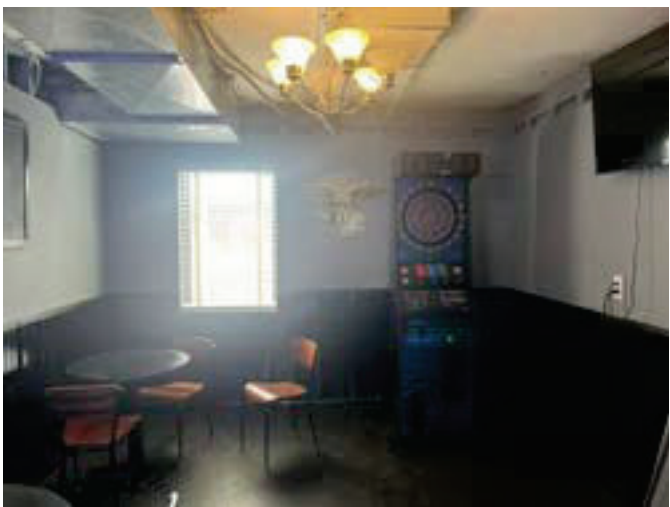
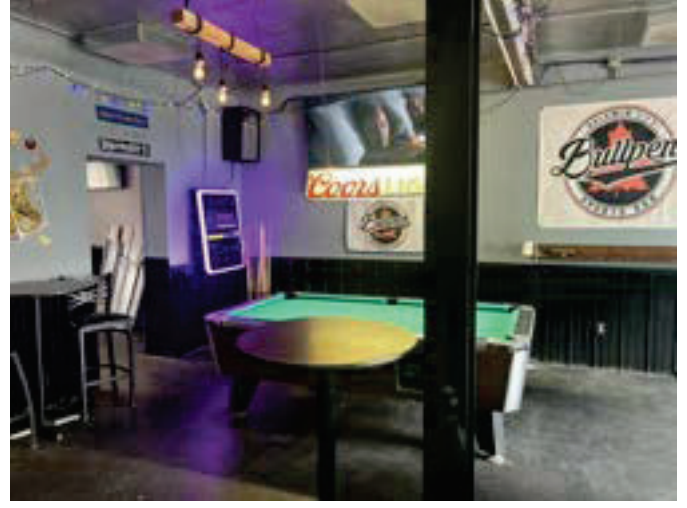
Taxes and Assessment

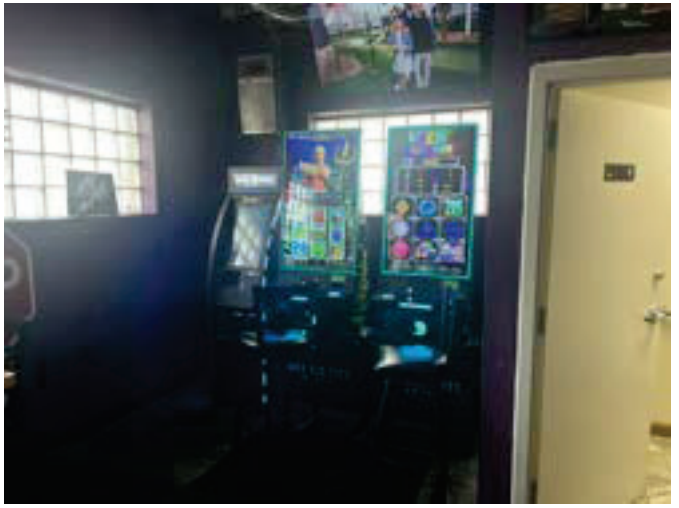
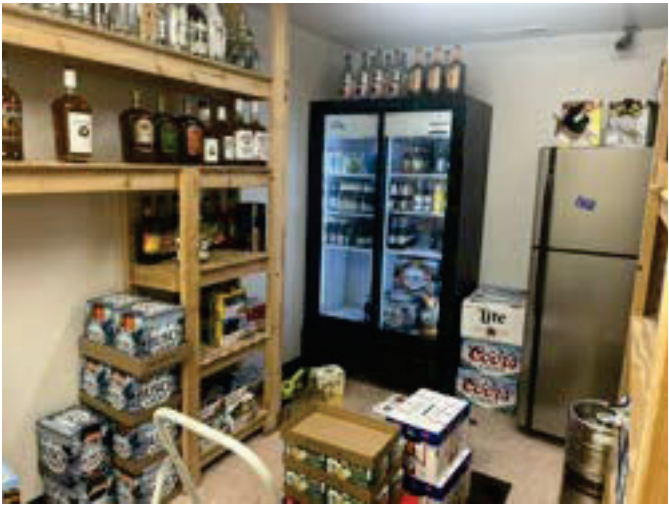
2023 Real Estate Taxes	
Total Tax Value	\$421,900
Tax Assessed Value	\$25,925
Mill Levy/Tax Rate	149.10900
Real Estate Taxes	\$3,866
Special Assessments	\$0
Total Taxes	\$3,866
Taxes per SF GBA	\$1.86
2024 Real Estate Taxes	
Total Tax Value	\$440,100
Tax Assessed Value	\$27,725
Mill Levy/Tax Rate	145.02400
Real Estate Taxes	\$4,021
Special Assessments	\$0
Total Taxes	\$4,021
Taxes per SF GBA	\$1.93
2025 Real Estate Taxes	
Total Tax Value	\$471,780
Tax Assessed Value	\$25,505
Mill Levy/Tax Rate	142.46800
Real Estate Taxes	\$3,634
Special Assessments	\$0
Total Taxes	\$3,634
Taxes per SF GBA	\$1.75
2026 Real Estate Taxes	
Total Tax Value	\$600,420
Tax Assessed Value	\$24,813
Mill Levy/Tax Rate	0.00000
Real Estate Taxes	\$0
Special Assessments	\$0
Total Taxes	\$0

For the subject, the county has assigned a parcel identification number of 023-202-04-0-40-03-001.00-0. The subject is located within a larger city-owned property that includes adjoining tax-exempt government facilities. As the subject is operated as a for-profit bar use, the subject's portion of the overall property is separately assessed for taxation purposes, resulting in an atypical assessment ratio. The estimated taxes shown above were based on the 2026 assessed value and 2025 mill levy rates. No active or pending special assessments were reported at the time of the appraisal.

Estimated Real Estate Taxes		
Estimated Appraised Value		\$600,420
Assessment Ratio of 4.13%:	x	<u>4.13%</u>
Assessed Value for Tax Purposes:		\$24,813
Mill Levy / 1000:	x	<u>142.468</u> mills
Ad Valorem Taxes		\$3,535
Special Assessments	+	<u>\$0</u>
Real Estate Taxes		\$3,535
Rounded		\$3,535

Subject Photos







Highest and Best Use

Process – The highest and best use of the property must be determined for both the subject site as though vacant and for the property as currently improved (if applicable). The highest and best use is:

1. Physically possible for the site.
2. Permitted or reasonably probable under the zoning laws and deed restrictions that apply to the site.
3. Economically feasible.
4. The use which will produce the highest net return on investment (i.e. highest value) from among the possible, permissible, and economically feasible uses.

Highest and Best Use (Site as if Currently Vacant)

Physically Possible Use - The subject is adequately served by utilities and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

Legally Permissible - The site is zoned CP-3 Planned Central Business District. Permissible uses include but are not limited to any use permitted in the CP-2 District that includes most commercial uses, however that automotive sales, service, repairs or assembly shall not be permitted; residential uses are permitted, but not on the ground floor.

Feasible Use - The subject is located in the downtown district of Baldwin City. Surrounding land uses primarily include row buildings with ground-floor commercial uses and upper-floor commercial or residential uses. The immediate district is essentially fully developed, given that this is the oldest area of Baldwin City. There have been some renovations completed in recent years of nearby row buildings. New construction of 618 High Street was recently completed. Typically, renovations are completed through the use of special financing mechanisms such as grants or other government incentives. The development of the subject site toward a multi-story mixed-use is the most likely and feasible development scenario, although not under purely speculative means.

Maximum Profitability - A development similar to the subject is the only use that meets the previous three tests. Accordingly, it is concluded to be maximally profitable, and the highest and best use of the site as if vacant.

Highest and Best Use (Site as Currently Improved)

The improvements contribute significant value to the site and cannot be easily converted to another use. Accordingly, the existing use is concluded to be feasible. The typical buyer for the subject property would most likely be an owner-user.

There are no alternative uses that could reasonably be expected to provide a higher present value than the current use. The value of the subject under the existing use exceeds the potential value associated with the alternatives. Furthermore, the value produced by the existing improvements exceeds the value of the site, as if vacant. For these reasons, the existing use is concluded to be maximally productive, and the highest and best use of the site as improved.

Income Approach

The Income Approach determines the value of a property based on the anticipated economic benefits. The principle of “anticipation” is essential to this approach, which recognizes the relationship between an asset’s potential future income and its value. To value the anticipated economic benefits of a property, potential income and expenses must be projected, and the most appropriate capitalization method must be selected.

Operating Income

The first step in the income approach is to estimate the operating income attributable to the subject property. The subject’s potential gross income is a function of rental payments under the terms of current and anticipated leases. This can include base rent as well as expense reimbursements and escalations.

Existing Contract Leases

The current rent roll is shown below.

We were provided with the most recent one-month lease extension. The subject’s current lease structure is a modified gross lease, with the tenant responsible for base rent, utilities, and interior maintenance, and the landlord responsible for exterior maintenance, property taxes, and insurance.

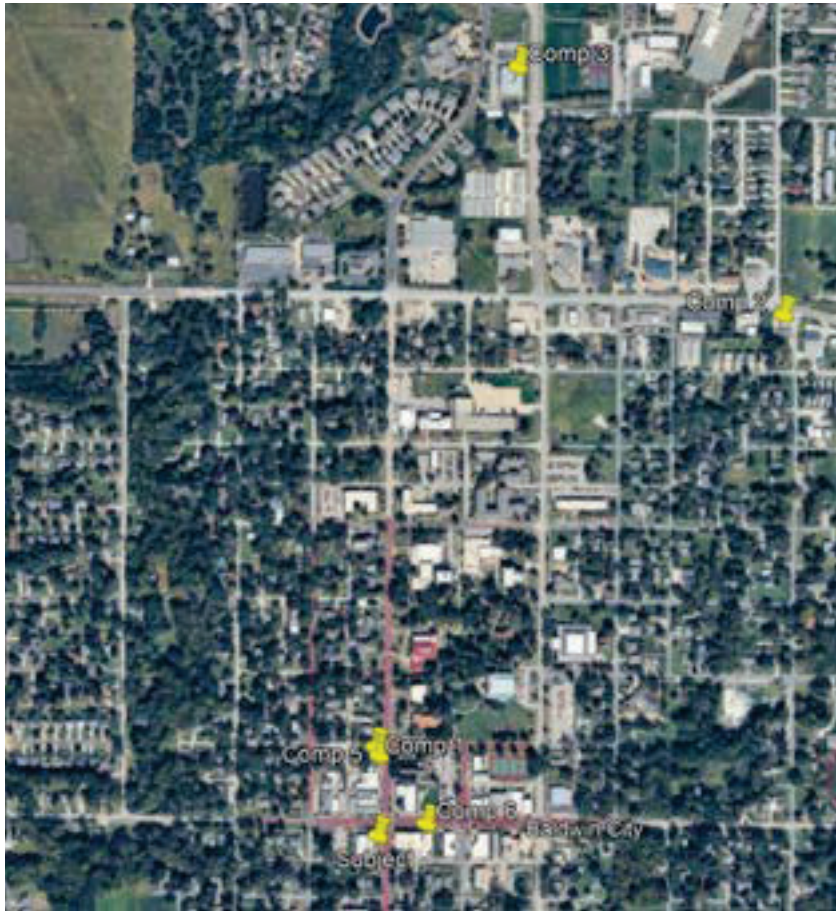
The purpose of this assignment is to determine a fair market rental rate and an appropriate expense structure. As such, the rent comparables have been adjusted to reflect a net lease structure, with the tenant responsible for base rent, as well as a pro-rata share of property taxes and property insurance. No common area maintenance expense was estimated, as the comparable properties are located in downtown settings with minimal site area, and the building improvements occupy the majority of each parcel. Tenants are also assumed to pay for their own utilities and interior maintenance directly.

Rent Roll										
Lessee	Start Date	Expiration Date	Leased SF	Percent Finish	Initial Rent per SF	Current Rent per SF	Eff. Rent per SF	LCE Rent per SF	Lease Structure	TI by Lessor
The BC Bullpen LLC	05/01/2026	05/31/2026	2,080	0.00%	\$5.77	\$5.77	\$5.77	\$5.77	Modified Gross	\$0.00
Total			2,080		\$5.77	\$5.77	\$5.77	\$5.77		

Market Rent

In order to determine an opinion of market rent, the appraisers have reviewed both recent leases and current listings. A map of the comparables, as well as a brief summary of the comparable leases, follows.

We have included both current leases and recent listings herein, given the limited depth of the downtown Baldwin City market and the constrained supply of available rental properties.



Comp #	Address	Basis	Type	Size(SF)	Rent/Mo.	Rent/SF/Yr	Adjust to NNN (Est.)	Adjusted NNN
								Rent- \$/SF/YR
Subject	811 8th St	Modified Gross	Bar	2,080	\$1,000	\$5.77	-\$3.00	\$2.77
1	703 8th St	N	Restaurant/Retail	2,168	\$1,500	\$8.30	-\$1.25	\$7.05
2	303 Ames St	Full Service	Office/Retail	600	\$950	\$19.00	-\$7.50	\$11.50
3	318 Crimson Ave	NNN	Hardware Store	15,050	\$7,725	\$6.16	N/a	\$6.16
4	714 Main St (Eudora)	Modiifed Gross	Retail	1,250	\$1,200	\$11.52	-\$2.50	\$9.02
5	707 8th St (Expired)	Modiifed Gross	Office/Retail	742	\$750	\$12.13	-\$6.50	\$5.63
6	715 High St (Former Listing)	Full Service	Office/Retail	700	\$1,000	\$17.14	-\$4.00	\$13.14
Average					\$2,188	\$12.38		\$8.75

Private suites in downtown Baldwin City are leasing between \$500 and \$675 per month at 608 and 609 High Street. These represent full-service gross leases, with the landlord covering all expenses; the suites' square footage is unknown.

Adjusting the subject’s in-place lease to a NNN structure, with the tenant responsible for base rent, taxes, insurance, interior maintenance, and utilities, results in an effective rate of \$2.77/SF/YR NNN. This adjusted lease rate is considered below market.

The expense comparables below were utilized to estimate market operating expenses for purposes of converting the rent comparables to a net lease equivalent basis. The most recent available real estate tax amount for each rent comparable was used to estimate the applicable property tax deduction. Based on the expense comparables, insurance expenses range from \$0.33 to \$1.18 per square foot; an expense of \$0.75 per square foot was utilized herein. Utility expenses range from \$0.17 to \$2.02 per square foot, supporting a concluded estimate of \$1.50 per square foot. Repairs and maintenance expenses range from \$0.03 to \$0.63 per square foot, with an estimated expense of \$0.50 per square foot.

	Comparable #1	Comparable #2	Comparable #3	Comparable #4
City	Fort Scott	Derby	Basehor	Gardner
Year Built	1863	2012	2001	2005
Size (SF)	8,840	7,466	9,018	5,290
12-Month Period Ending	12/31/2023	12/31/2023	12/31/2024	12/31/2025
	Per SF	Per SF	Per SF	Per SF
Fixed Expenses	\$0.99	\$10.42	\$4.11	\$7.13
Real Estate Taxes	\$0.48	\$10.09	\$3.27	\$5.95
Insurance	\$0.51	\$0.33	\$0.85	\$1.18
Variable Expenses	\$2.65	\$10.14	\$0.72	\$6.26
Management Fees	\$0.00	\$0.56	\$0.00	\$1.02
Administrative	\$0.00	\$0.00	\$0.10	\$0.96
Utilities	\$2.02	\$0.00	\$0.59	\$0.17
Repairs & Maintenance	\$0.63	\$0.00	\$0.03	\$0.58
CAM Expenses	\$0.00	\$9.58	\$0.00	\$3.53
Total Operating Expenses	\$3.64	\$20.56	\$4.83	\$13.40

Comparable 1, a recently executed antique shop/coffee bar lease, reflects an adjusted rate of \$7.05/SF/YR NNN. Primary weight was applied to this lease herein.

A market rent of \$1,250 per month, or \$7.21/SF/YR NNN, is concluded herein.

Under this structure, the tenant would also be responsible for reimbursement of taxes, insurance, interior maintenance, and common area maintenance (CAM), as additional rent. Estimated additional net charges above the base rent for the subject were \$3.00/SF/YR herein, or \$6,240/year

Subject- Market Rent NNN			
Monthly Rent	Rentable Area (SF)	Annual Rent	\$/SF/Yr
\$1,250.00	2,080	\$15,000.00	\$7.21

Reconciliation

Indicated Values

Description	Indicated Value
Land Value	N/A
Cost Approach	N/A
Sales Comparison Approach	N/A
Income Approach	\$1,250

Final Estimate of Market Rent

Reconciliation Conclusion

The appraiser analyzed a series of comparable lease data in Baldwin City and one lease in Eudora to develop a credible opinion of market rent for the subject. The analysis included multiple lease comparables consisting of current leases, recent leases, and available listings, which bracket the subject in terms of location, condition, utility, and overall quality. The comparables are considered reflective of the competitive market for similar downtown spaces. Collectively, the data provides a reliable basis for the concluded market rent.

Exposure Time and Marketing Period

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 12 months, respectively, is considered reasonable and appropriate for the subject property assuming aggressive professional marketing.

Value Conclusions

Description	Perspective	Type of Value	Premise	Property Interest	Effective Date	Indicated Value
Market Rent - Monthly Basis (NNN)	Current	Fair Market Rent	As Is	Fee Simple	04/30/2026	\$1,250

Appraiser Qualifications

Brian A. Klahr, MAI

bklahr@kellercraig.com

Work Experience

Keller, Craig & Associates, Lawrence/Topeka, Kansas

Director, Lawrence/Topeka Market

January 2016 to present

Martens Appraisal

Fee Appraiser

October 1993 - December 2015

Geographic Experience

Appraisal experience throughout the Midwest United States; including Kansas, Missouri and Oklahoma.

Property Types Appraised

Experienced in appraising a wide variety of commercial properties; including office, retail, restaurants, lodging facilities, multi-family, churches/religious facilities, agricultural and development land, etc.

Specializing in hotel/motel properties and industrial properties, including manufacturing and warehousing; particularly large facilities located in smaller, rural communities.

Organizations & Licenses

Member Appraisal Institute, Member Number 12535

Currently certified under the Appraisal Institute Continuing Education Program.

Certified General Real Property Appraiser - Kansas (No. G-1308)

Certified General Real Property Appraiser - Missouri (No. 2003025245)

Education

Bachelor of Business Administration, B.B.A.

Wichita State University - December 1993

Representative Clients

Clients include local and national lenders, attorneys, and various government entities. Have also done portfolio appraisals for estate purposes, investment analyses for holdings of individuals and corporations, condemnation appraisal, and work for litigation proceedings. A list of clients is available upon request.



Appraiser Qualifications

DENTON KELLER

dkeller@kellercraig.com

Cell: (620) 765-0566

Real Estate Appraiser

RELATED WORK EXPERIENCE

Keller, Craig & Associates, Overland Park, Kansas

June 2019- Present

Keller Properties, Lawrence, Kansas

Property Manager

May 2018 to Present

Called to Greatness Ministries, Lawrence, KS

June 2016 to June 2019

REAL ESTATE EDUCATION

USPAP – 2019

Basic Appraisal Principles – 2019

Basic Appraisal Procedures – 2019

General Appraiser Sales Comparison Approach – 2020

General Appraiser Site Valuation and Cost Approach – 2020

General Appraiser Income 1– 2020

General Appraiser Income 2– 2020

General Appraiser Report Writing and Case Studies – 2021

General Appraiser Market Analysis and Highest & Best Use – 2021

Real Estate Finance, Statistics, and Valuation Modeling 2021

EDUCATION

University of Kansas, BS in Business Marketing, 2016

CERTIFICATIONS

Kansas State Certified Appraiser - General Classification #G-5016



Glossary

Unless otherwise noted, the following definitions are taken from The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute in 2022.

Appraisal

The act or process of developing an opinion of value; an opinion of value. (p. 9)

Depreciation

In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. (p. 51)

Effective Date

The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (p. 60)

Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP)

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (p. 73)

Furniture, Fixtures and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (p. 80)

Gross Living Area (GLA)

The total area of finished, above-grade residential space; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) (p. 86)

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS) 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reahistoric district 89 sonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (p. 88)

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS) (p. 99)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (p. 128)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (p. 105)

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.

8. Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (p. 109)

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs). (p.116-117)

Marketing Time

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of The Appraisal Foundation address the determination of reasonable exposure and marketing time.) (p. 116)

Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (p. 118)

Neighborhood

1. A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. 2. A developed residential superpad within a master planned community usually having a distinguishing name and entrance. 3. A geographic area around a property that influences that property, i.e., its environment. (p. 130)

Personal Inspection

A physical observation performed to assist in identifying relevant property characteristics in a valuation service. Comment: An appraiser's inspection is typically limited to those things readily observable without the use of special testing or equipment. Appraisals of some types of property, such as gems and jewelry, may require the use of specialized equipment. An inspection by an appraiser is not the equivalent of an inspection by an inspection professional (e.g., a structural engineer, home inspector, or art conservator). (USPAP)

Replacement Cost

Estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (p. 163)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. (p. 163)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. 150 prospectus Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (p. 149-150)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (p. 166)

Use Value

The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use. (p. 199)



www.KellerCraig.com
P: 913-362-3222

April 13, 2026

Russ Harding
City Administrator
City of Baldwin City
785.594.6427
rharding@baldwincity.gov

Re: Appraisal Services Agreement
811 8th Street and 609 High Street

Dear Mr. Harding:

Keller Craig & Associates is pleased to present this agreement for appraisal services to the City of Baldwin City. Please sign and return a copy to indicate acceptance of these terms and conditions for the engagement. We look forward to being of service to you.

Specifications of the Appraisal

Subject Property:	811 8th Street, Baldwin City, KS 609 High Street, Baldwin City, KS
Intended Use of Appraisal:	To assist Client and Intended Users in estimating the fair market rent for each property. Appraiser does not intend or authorize any other use of the appraisal.
Intended User(s):	City of Baldwin City. Appraiser does not intend, authorize or anticipate that any other parties will use or rely on the appraisal.
Interest to be Valued:	Fee Simple
Type of Value:	As Is Fair Market Rent
Date of Value:	Date of Inspection. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
Scope of Work:	Appraiser's anticipated scope of work for developing the appraisal will include: A property inspection, as well as an analysis of comparable rents to determine an estimate of market rent. Individual reports will be completed for each of the two properties.
Report Option and Format:	Appraisal Reports
Appraisal Fee:	\$1,500 per Report. \$3,000 total.
Delivery Date:	3-4 weeks. Appraiser will use Appraiser's best efforts to deliver the appraisal report no later than such date. In the event of an anticipated delay beyond that date, the Appraiser will inform the Client promptly. Delay in Appraiser's receipt of property documentation from Client or other parties may delay completion of the appraisal.
Interest In or Prior Services Regarding Subject Property:	The appraiser who will perform the appraisal has no knowledge of having any current or prospective

interest in the subject property and has not performed any prior services regarding the subject property within the last three years, as an appraiser or in any other capacity.

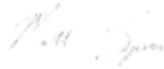
Appraisal Standards:

The appraisal shall be prepared in compliance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute.

Payment Terms:

Appraiser will invoice Client upon completion. Any amount not paid within 30 days after the date of this invoice shall bear simple interest at an annual rate of eighteen percent (18%), or one-and-one-half percent (1.5%) monthly, provided that in no event shall such interest rate exceed the highest legal interest rate for business loans.

Sincerely,



Matt Speer, MAI
Partner

 4/14/26
Signature Date

Appendix A: Information Request

CONTACT FOR PROPERTY ACCESS, IF APPLICABLE

Russ Harding
Name

785-813-3264
Phone #

rharding@baldwincity.gov
Email

ADDITIONAL DOCUMENTATION

To the extent that it is available and relevant to the subject, Client or their designee agrees to provide Appraiser with the following information prior to or during the Site Visit.

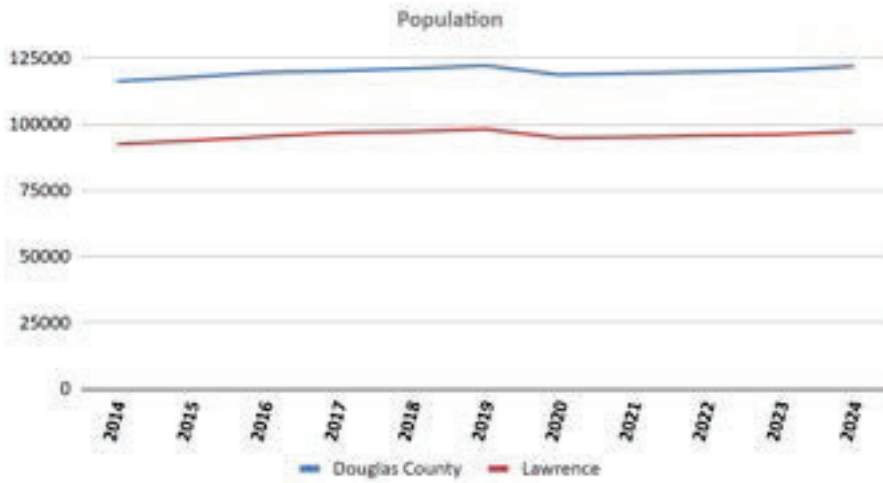
- Current Rent Roll
- Copies of Any Leases In Place including Amendments
- List of any known items of deferred maintenance
- List of any capital improvements completed in past three years

Area Data

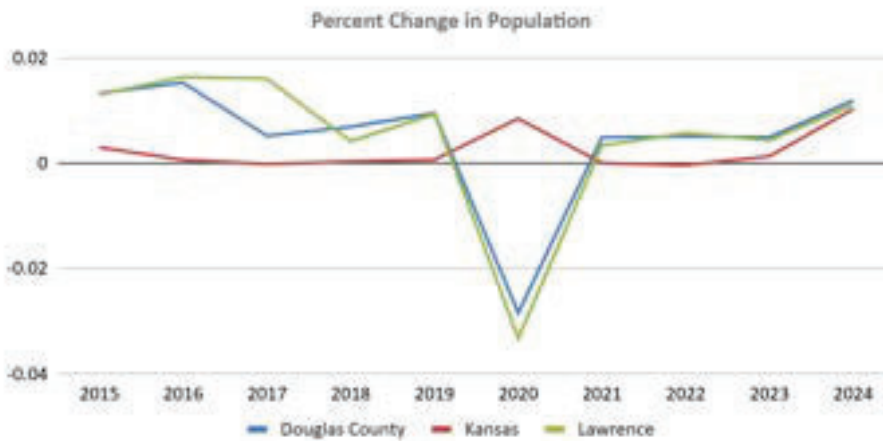
Area Defined

The subject is located in Lawrence, in northeastern Kansas. Lawrence is the largest city and county seat of Douglas County and is situated 40 miles west of Kansas City and 25 miles east of Topeka. Highway I-70 and US-59 run through Lawrence.

Demographics



Source: U.S. Census Data



Source: U.S. Census Data

Lawrence has averaged a population increase of 0.50% per year from 2015-2024. Douglas County has averaged a population increase of 0.48% annually for the same period. As of 2024, the estimated population in Lawrence was 97,721 people which is about 80% of the Douglas County population, per the US Census Bureau.

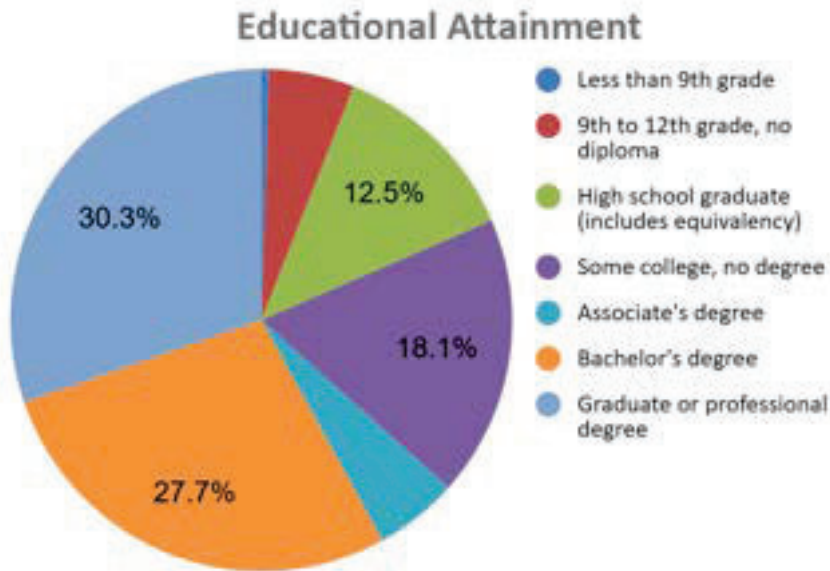
Education

Lawrence is home to three universities: The University of Kansas, Haskell Indian Nations University, and Peaslee Tech. The University of Kansas offers degrees in Liberal Arts and Sciences, Architecture, Business, Education, Engineering, Fine Arts, and Journalism. The University of Kansas reported its fall 2025 total enrollment as 27,212 students. This was a 1.2% increase from the previous year. Over the last five years, the university has had a 13% increase in enrollment.

Haskell Indian Nations University is the nation’s only tribal inter-tribal university for Native Americans. Haskell’s students represent more than 150 tribes from all across the country. The Haskell Indian Nations University derives much of its support from the federal government. According to the most recent data from Haskell Indian Nations University, total enrollment is 901 for spring 2024, compared to 701 for fall 2021.

Peaslee Tech is located just east of the 31st Street and Haskell Avenue interchange, next to the Lawrence school district’s College and Career Center. The school received sanctioning by the Kansas Board of Regents in November 2017, according to the Lawrence Journal-World. Additionally, Baker University, a private institution, is located in Baldwin City, in southern Douglas County. Baker University had an enrollment of approximately 1,944 students in fall 2023, compared to 2,364 in fall 2021.

Lawrence Public School District No. 497, accredited by the North Central Accreditation Association, includes 11 elementary schools, four middle schools, and two high schools.

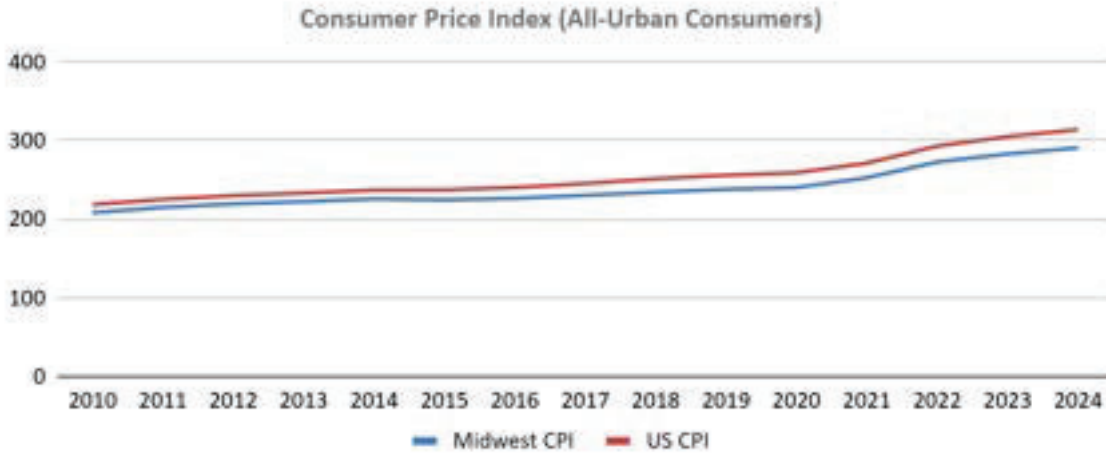


Source: American Community Survey

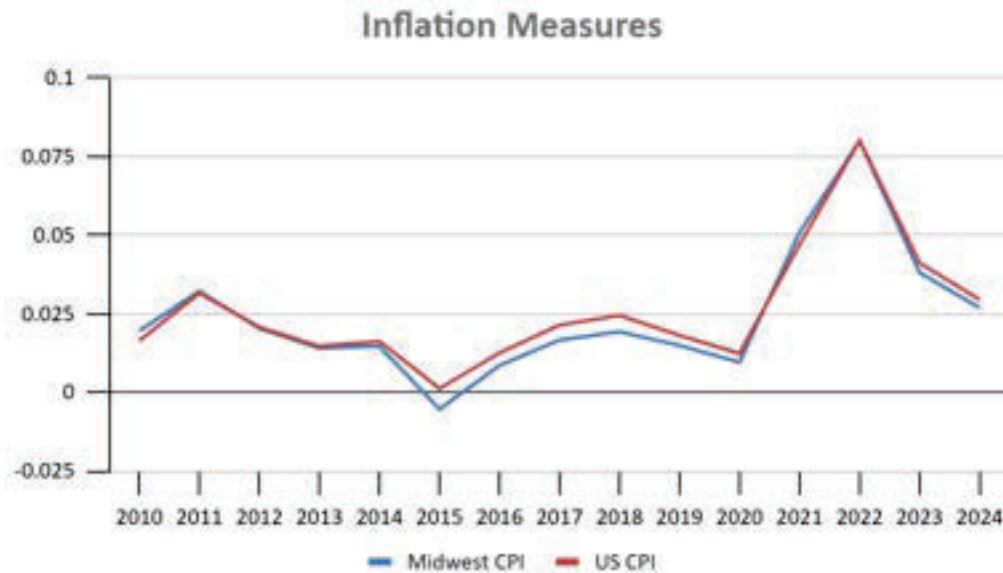
Educational attainment for Lawrence is substantially higher than in the rest of the state. Approximately 94% of residents have a high school education or higher, and 58% of residents have completed a 4-year degree or more. This high educational attainment is most likely due to the alumni of the University of Kansas residing in Lawrence. The state and national percentages for people earning a bachelor’s degree or higher are roughly 36.0% and 36.8%, respectively.

Income and Expenses

The Bureau of Labor Statistics encourages the use of large, regional metropolitan area CPI data over smaller metropolitan statistical area data. These larger areas are more accurately measured and less susceptible to large measurement swings caused by anomalous price fluctuations. In 2009, the nation and the Midwest area experienced slight deflation for the first time in decades, with the Midwest experiencing deflation of 0.64% and the nation at 0.36%. In early 2020, the coronavirus (COVID-19) was declared a pandemic, and a national state of emergency was in place. The pandemic created substantial turmoil in various financial markets. Beginning in 2021, the US began to experience the highest levels of inflation in nearly four decades. The Midwest has had an average inflation rate of 2.40% since 2013 compared with 2.58% for the nation for the same period.

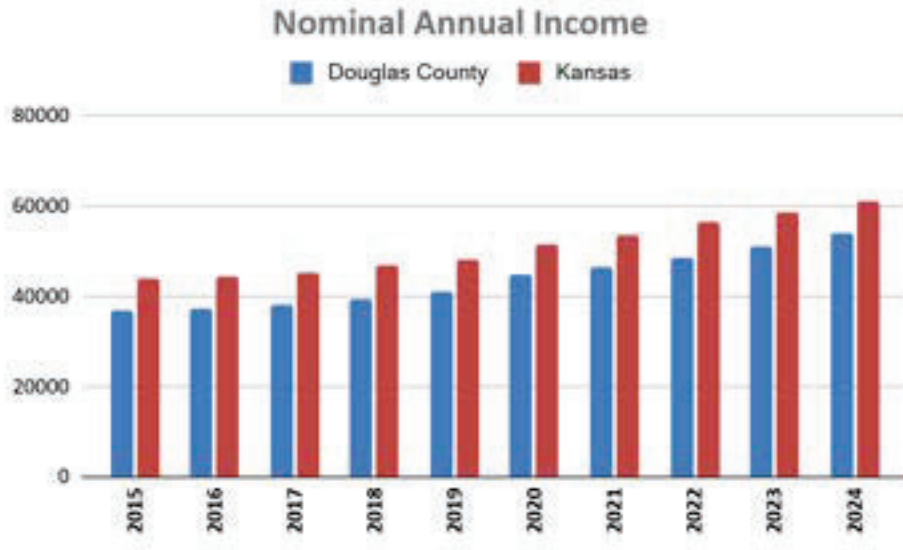


Source: Bureau of Labor Statistics

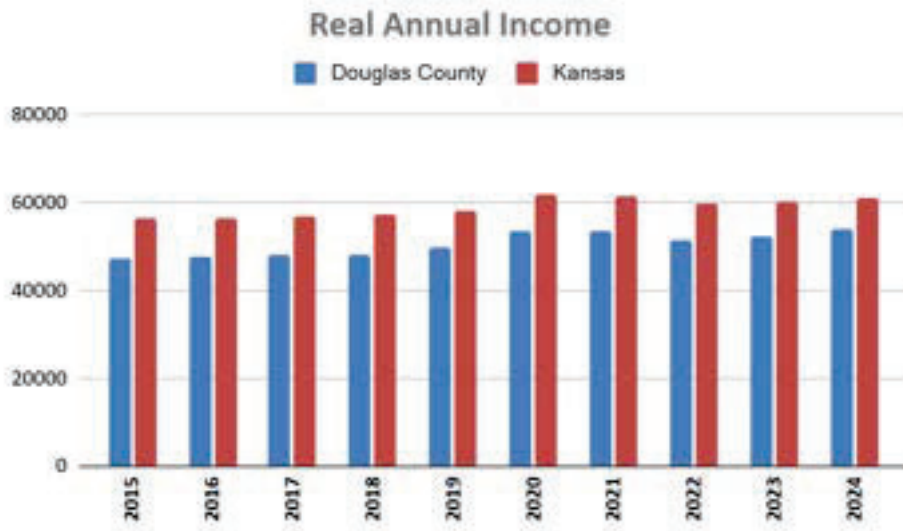


Source: Bureau of Labor Statistics

The nominal annual income for Douglas County in 2024 was \$54,079. Douglas County's income is 11% less than the nominal annual income for the state. Since 2010, the average annual growth rate for Douglas County has been 1.07% and the state of Kansas has been 0.84%. It should be noted that Douglas County has a lower income due in part to the disproportionate number of college students.



Source: Bureau of Labor Statistics



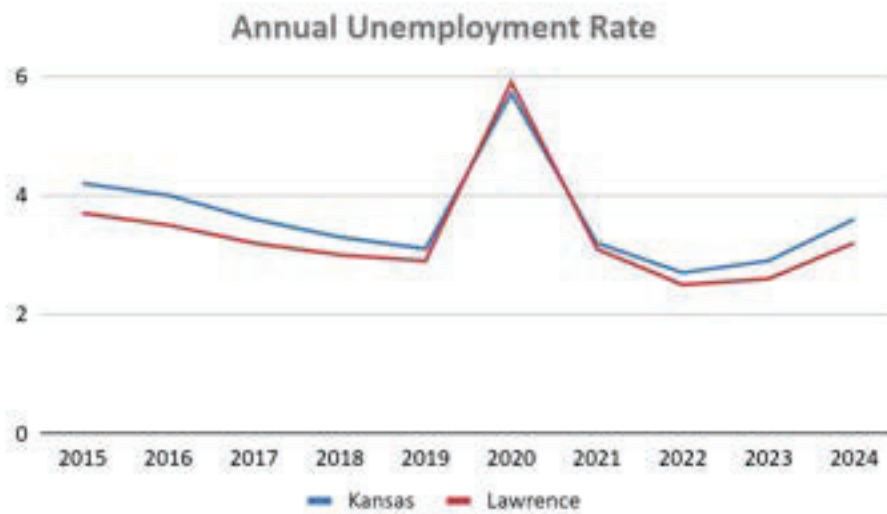
Source: Bureau of Labor Statistics, calculations made by Keller, Craig, & Associates

Douglas County has an inflated lower household income bracket, with 17.9% of households earning \$24,999 or less a year. Once again, the number of college students in Lawrence affects the breakdown of income. The largest portion of residents is in the \$50,000 to \$74,999 bracket. The mean household income for Douglas County in 2024 was \$94,370, and \$101,988 for Kansas.



Source: American Community Survey

Employment and Industry



Source: Bureau of Labor Statistics

Unemployment in Douglas County has trended closely to Kansas’ unemployment. Unemployment increased for both the state and county in 2020 due to the COVID-19 pandemic, but has since returned to pre-pandemic rates. Employment by industry in Lawrence is dominated by educational and healthcare services. The University of Kansas is the city’s largest employer.

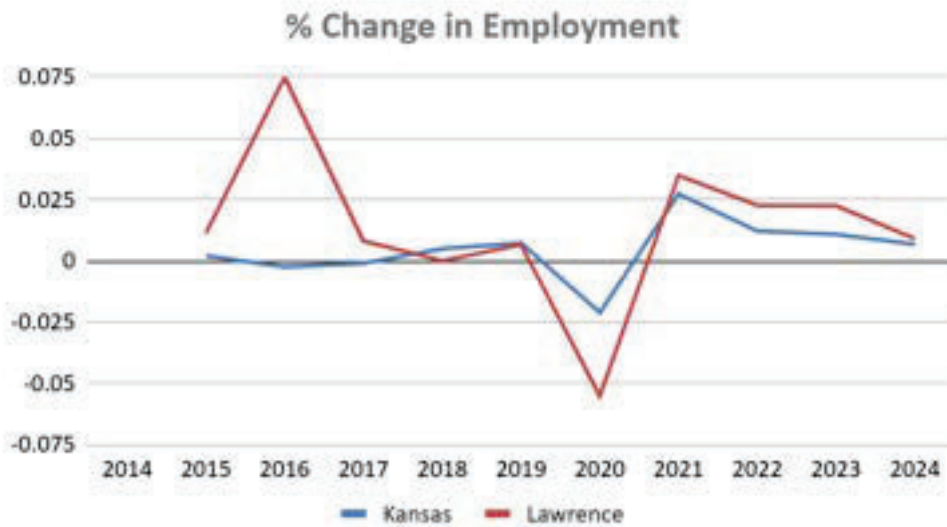
Douglas County		
Industry	Employed	% Employed
Agriculture, forestry, fishing and hunting, and mining	1,053	1.5%
Construction	4,605	6.6%
Manufacturing	5,821	8.4%
Wholesale trade	1,440	2.1%
Retail trade	6,371	9.2%
Transportation and warehousing, and utilities	2,274	3.3%
Information	1,386	2.0%
Finance and insurance, and real estate and rental and leasing	3,068	4.4%
Professional, scientific, and management, and administrative and waste management services	7,629	11.0%
Educational services, and health care and social assistance	19,588	28.2%
Arts, entertainment, and recreation, and accommodation and food	8,401	12.1%
Other services, except public administration	3,846	5.5%
Public administration	3,910	5.6%
Total Employed	69,392	100.0%

Source: American Community Survey

Largest Employers in Lawrence, KS		
Company	Description	# of Employees
University of Kansas	Higher Ed.	8,845
Lawrence Memorial Hospital	Health Services	1,945
USD 497 Lawrence Public Schools	Education	1,660
Berry Global	Manufacturing	1,115
Hallmark Cards	Manufacturing	885
City of Lawrence	Government	860
Amarr Garage Doors	Manufacturer	730
Douglas County	Government	480
Baker University	Higher Ed.	460
Maximus	Customer Service	450

Source: EDC of Lawrence and Douglas County

As shown in the chart below, employment in Douglas County tends to alternate between decreasing and increasing every two to three years. Employment decreased for both Douglas County and the state in 2020 due to the COVID-19 pandemic.



Source: Bureau of Labor Statistics

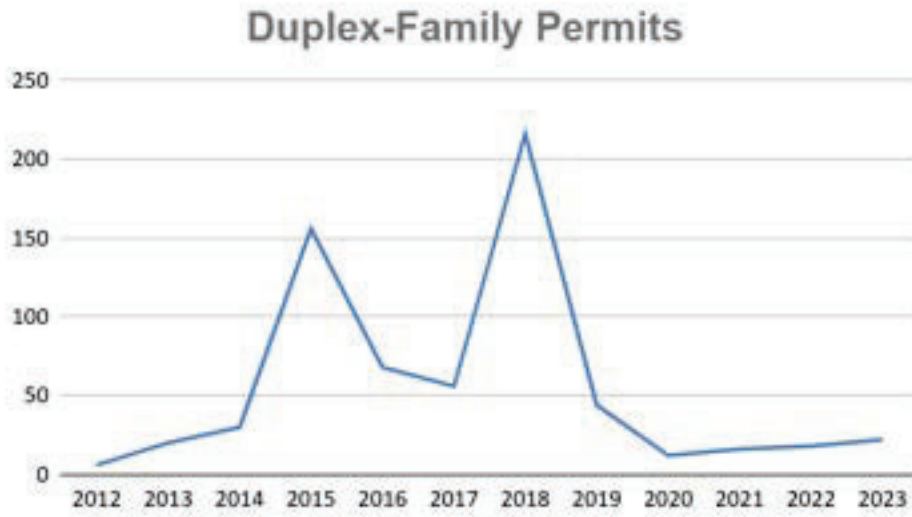
Residential Market

Residential permit information was obtained from the City of Lawrence Planning and Development Services and is presented below. Data for 2024 and 2025 were unavailable at the time of publication. As illustrated in the charts, the City of Lawrence has issued an average of 132 single-family residential permits per year since 2010. In 2021, 79 single-family building permits were issued in Lawrence, which is a 96% decline from the previous year.

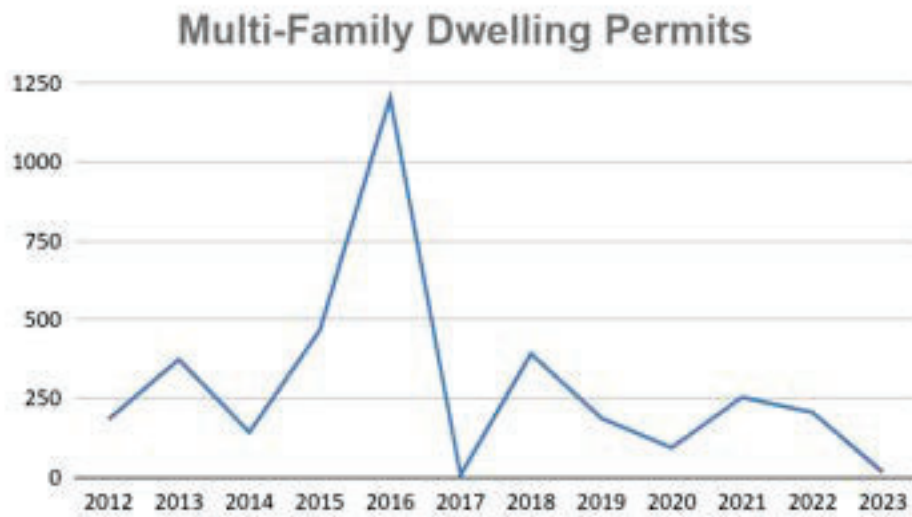


Source: City of Lawrence Planning and Development Services

The city has averaged 49 duplex units per year since 2010. According to the City of Lawrence Planning and Development Services, 2016 had the highest number of new multifamily units ever permitted in a single year in Lawrence, and the highest number since 1996. Since 2010, the city has averaged 294 new multi-family units per year.

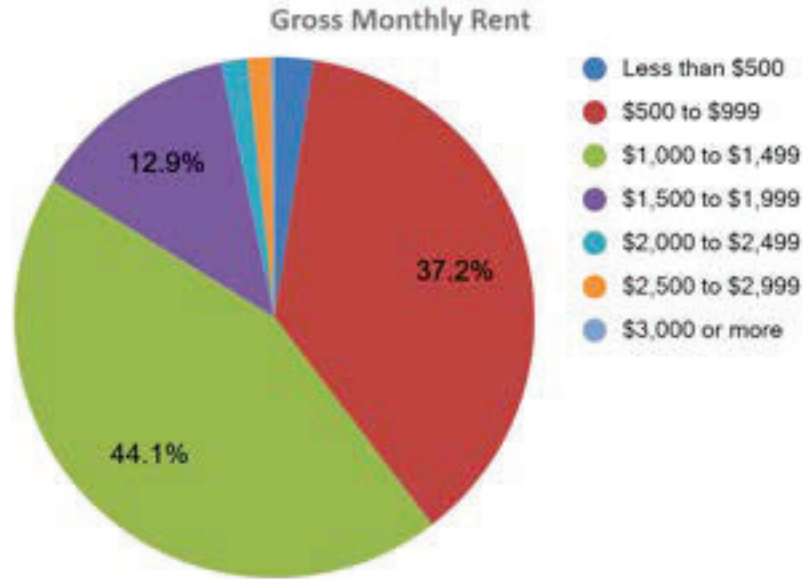


Source: City of Lawrence Planning and Development Services

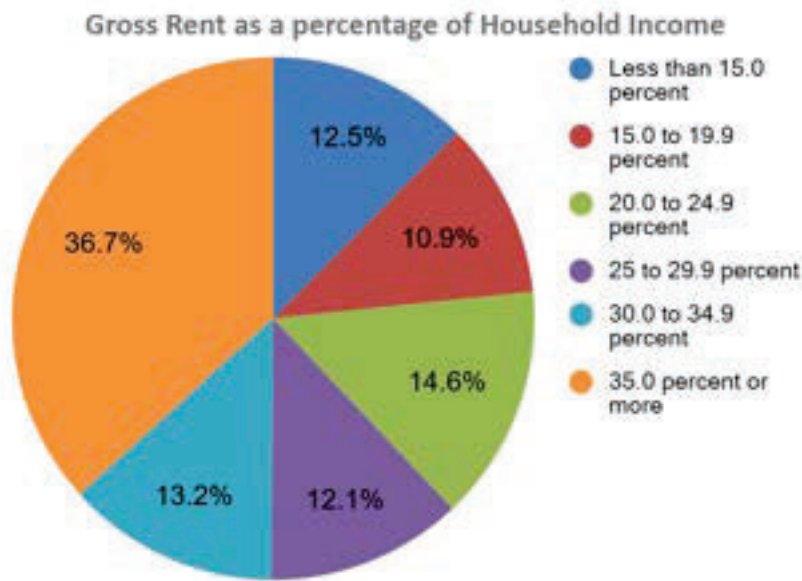


Source: City of Lawrence Planning and Development Services

The median gross monthly rent paid in Douglas County was \$1,100 per month in 2024, with the majority of rent in the \$1,000 - \$1,499 range. The median rent for the state of Kansas was \$1,100. For 36.7% of households, monthly rent consumed 35% or more of their monthly income.



Source: American Community Survey



Source: American Community Survey

Cultural Attractions

Recreational facilities are abundant in the city of Lawrence and include Clinton Reservoir, located four miles southwest of the Lawrence city limits. Clinton Lake consists of approximately 7,000 acres of water with six public recreational areas, including a marina, camping, and swimming areas. Lake Perry is a 12,000-acre lake located 15 miles northwest of Lawrence. There are numerous Golf courses throughout Lawrence.

A wide variety of spectator sports are also available in Lawrence, including Jayhawk basketball, located in Allen Fieldhouse.

Lawrence has many cultural advantages due to the University, as well as to its proximity to Kansas City. Among the cultural events scheduled each year are the KU Concert Series, KU Chamber of Music Series, and the University Theater Series. The University also sponsors several lectures each year from prominent persons. A \$12 million Performing Arts Center at the University of Kansas was constructed in 1990. A new downtown \$7 million Art Center was opened in 2002. Eight local museums are available, including the nationally recognized Dyche Museum of Natural History and the Spencer Art Museum.

Additionally, according to the Lawrence Journal-World, Clinton State Park will be getting a \$2.5 million visitor. "The new building, at 6,400 square feet, will be more than four times larger than the current park office building...Work on the new visitors center is expected to be completed in six to eight months, Brett Blackburn, chief engineer for KDWP, told the Journal-World."

Conclusion of Area Analysis

The Lawrence area has seen slow but steady population growth over the last ten years, averaging 0.50% annually. The current population is 97,271 residents, some of which include the University of Kansas students and faculty. The presence of the university has contributed to a stable, low unemployment rate and a highly educated population. Lawrence residents have relatively lower incomes than many residents in the state. Also, cultural attractions are abundant for a city the size of Lawrence. Multi-Family permits saw a historic year in 2016 and have fluctuated since. Single-family permits had a sharp decline in 2021.

The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates and, at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including an increase in tariffs. These changes led to market uncertainty. Beginning in September 2025, the Federal Reserve initiated a series of three consecutive interest rate cuts.

Vanguard is expecting modest growth in 2026. "Rapid evolution has increased AI's potential to become a transformative economic force, with promising implications for productivity across industries. Adoption is accelerating, and while today's AI leaders dominate headlines, tomorrow's winners may look very different. The outlook for markets is nuanced.

"In 2026, the U.S. is positioned for a more modest acceleration in growth to about 2.25%—although the first half of the year may be softer given the lingering effects of the stagflationary shocks of tariffs and demographics, as well as yet-to-materialize broad-based gains in worker productivity. We believe the labor markets, which cooled markedly in 2025, should stabilize by the end of 2026, with the unemployment rate staying below 4.5%. Economic growth should also keep inflation somewhat persistent, remaining over 2% in 2026."

ORDINANCE NO. 1536

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF A MOBILE HOME PARK ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF BALDWIN CITY, KANSAS.

WHEREAS, application has been made by CVO LLC (Chad Oswald), requesting a Conditional Use Permit to allow the establishment of a Mobile Home Park located on the property at 219 Baker Street, City of Baldwin City, Kansas; and

WHEREAS, the Baldwin City Planning Commission conducted a public hearing following published notification in accordance with K.S.A. 12-741, et seq., as amended, on April 14, 2026; and

WHEREAS, the Baldwin City Planning Commission has recommended that the City Council of the City of Baldwin City, Kansas, approve the Conditional Use Permit to allow the establishment of a Mobile Home Park on the property at 219 Baker Street, Baldwin City, Kansas, be approved subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERING BODY OF THE CITY OF BALDWIN CITY, KANSAS, THAT:

SECTION 1. SUBJECT REAL ESTATE. The following described real estate (the “Subject Real Estate”) is hereby generally described as Lots 34, 36, 38, 40, 42, and 44 on Baker Street in the City of Baldwin City, Douglas County, Kansas.

SECTION 2. CONDITIONAL USE PERMIT. A Conditional Use Permit (“CUP”) for the Subject Real Estate is hereby approved in accordance with the CUP application.

SECTION 3. CONDITIONAL USE PERMIT. The CUP is and shall be expressly subject to the following conditions of approval.

1. Strict compliance with all applicable zoning and use regulations not modified by the CUP.
2. Any failure to comply with the CUP or other applicable zoning and use regulations following notice from the City specifying such failure of compliance shall result in revocation of the CUP and all uses permitted by the CUP shall cease immediately.

SECTION 4. EFFECTIVE DATE OF ORDINANCE. This Ordinance shall take effect on its passage and upon its publication as required by law.

Passed by the City Council this _____ day of _____, 2026

Gerald Cullumber, Mayor

ATTEST: _____

Amara Packard, City Clerk

(Approved as to Form):

Jessica Wortham, City Attorney