



The Delano Dispatch

The Official Publication of the Delano Neighborhood Association

Since 1871

The next meeting of the Delano Neighborhood Association will be on:
Tuesday, February 18, 2025 @ 6:30 p.m.
at Delano's Diner, 1220 W Douglas
Our meetings are always open to the public.

February in Delano

The Historic Neighborhood of Delano is an exciting place to choose to live in these days, actually, it always *HAS* been exciting to live here as any study of our history over the past 100+ years will reveal!

Your friends and neighbors in the Delano Neighborhood Association invite you to come to our meetings and become involved. What with the many infrastructure improvements happening, the annual St. Paddy's Day Parade, Riverfest around the corner, the WindSurge at their newly renamed Equity Bank Park, the list of events to enjoy and participate in just keeps growing!

Don't forget about the many businesses, churches, and restaurants here in our Historic Delano that help to give us our unique "vibe" that we love so much. Please support them - they are an essential part of Historic Delano.

We invite you to please follow the Facebook group (see page 2), come to the Delano Neighborhood Association meetings (see header) and become involved with Historic Delano and help make positive things happen for all of us!

~Thank you!



Photo by Danny Lawson

District Directors

District 1: position open

District 2: William Glander
d2@DelanoWichita.com

District 3: Allen Stoker
d3@DelanoWichita.com

District 4: Travis Roberts
d4@DelanoWichita.com

District 5: position open

If you are interested in becoming a Director for your District, please contact any of the Board Officers.

Board Officers

President - Vince Hancock
 316.265.4247
president@DelanoWichita.com

Vice-President - Position Open
vp@DelanoWichita.com

Secretary - Danny Lawson
 316.259.3955
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Treasurer - Chris Parisho
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Delano Policing Officers

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BJohnson@Wichita.gov

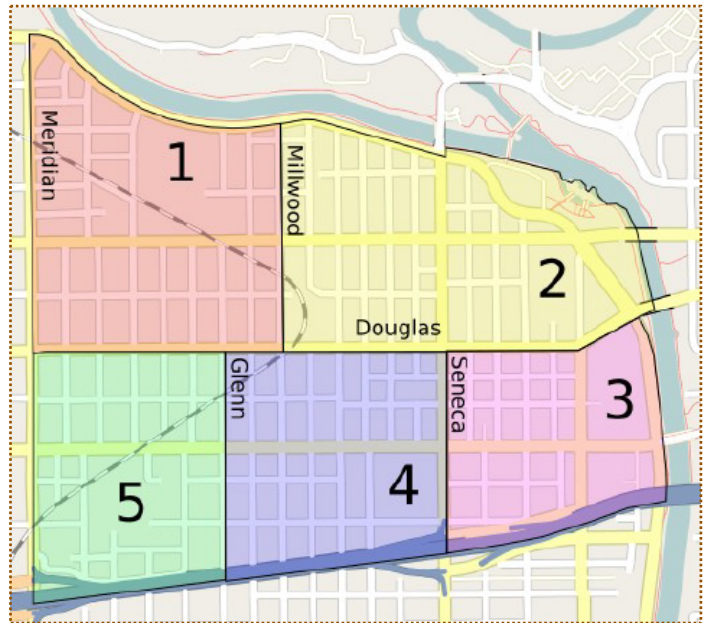
Beat 14 Officer - David Perkins
 316.350.3460
WPerkins@Wichita.gov



Check us out on Facebook at:
facebook.com/delanoneighborhood/



Districts of Delano



February Calendar

- 2 - Groundhog Day
- 9 - Super Bowl Sunday
- 14 - Valentine's Day
- 17 - President's Day
- 18 - DNA Meeting
- 25 - School Bond Issue Vote

FEBRUARY 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

Cleanup Volunteers Needed

As detailed in our July *Delano Dispatch*, the City of Wichita partners with the local Neighborhood Associations to coordinate help in the beautification of their neighborhoods.

Currently our Historic Delano does **not** have enough volunteers signed up to qualify for a neighborhood cleanup in 2025.

If you are interested in helping out, please contact any director or officer listed on page two of this newsletter. **Please help, it cannot be done without you.**

Thank you.



Groundhog Day

It's a tradition starting in the 16th century and observed in the United States and Canada on February 2 each year. It derives from the Pennsylvania Dutch superstition that if a groundhog emerges from its burrow on this day and sees its shadow, it will retreat to its den and winter will go on for six more weeks. However if it does not see its shadow, spring will arrive early! On this day people eagerly await the emergence of a groundhog from its burrow.

HAPPY
GROUNDHOG DAY



Out and About in Delano

The January issue of our *Dispatch* debuted a new feature called "Out and About in Delano" which will be a page where each month photos of anything in Delano will be shared.

To have your photo considered, just email your photo, photographer's name, and the subject matter to: dispatch@DelanoWichita.com and we'll feature your photo for others to enjoy as you share your creativity!

~ Thank you.



Since 1871



First Time Homebuyer Workshop



Join us for a **FREE** first time homebuyer workshop where you will learn the process from start to finish and receive a credit to your closing costs upon completion if you close at our office within a year. Dinner Provided.

Get informed about preapprovals, lending, the home search, title work, inspections, appraisals, closing, and more!

🕒 **Tuesday, February 11th, 2025**

📅 **5:30-7:00PM**

📍 **Lange Real Estate | 1101 W Douglas**

Only 30 Spots Available.
Register with QR code or visit
[Linktr.ee/langere](https://linktr.ee/langere) by
Tuesday, February 4th, 2025.



Hosted by:



Jessica Holle

*Licensed Realtor
Holle Homes
Lange Real Estate*



Stefanie Roth

*Licensed Realtor
Stef Roth Homes
Lange Real Estate*

Partnered with:



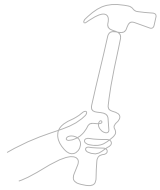
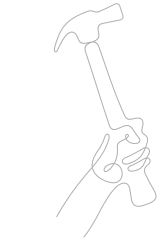
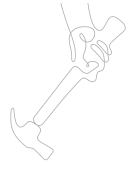
For More Information

Contact Amy at 316-529-3100 or email team@Langere.com!

DelanoWichita.com



Top Home Repairs vs Cost and Value Added to Home



Project	Average Cost	Value Added	% Cost Recouped
Kitchen Remodel	\$30,000	\$28,830	96.1%
Bathroom Remodel	\$15,000	\$11,055	73.7%
Add Deck	\$20,000	\$16,580	82.9%
Window Replacement	\$22,000	\$14,762	67.1%
Roof Replacement	\$25,000	\$14,225	56.9%



Curious about which projects give you the most bang for your buck? Flip this page to learn about our upcoming class, *The Equity Blueprint—Your Guide to Remodeling for Value!*



Upcoming Events

30-31 Thursday | 11:00AM - 5:00PM & Friday | 11:00AM - 8:00PM
Jan **Home Show Day 1 & 2**

1-2 Saturday | 11:00AM - 8:00PM & Sunday | 11:00AM - 5:00PM
Feb **Home Show Day 3 & 4**

11 5:30PM - 7:00PM
Feb **First Time Home Buyer Class**

6 5:30PM - 7:00PM
Mar **The Equity Blueprint: Remodeling for Value Class**

15 Starts at 12:00PM
Mar **Delano St. Patty's Day Parade**

22 5:30PM - 7:00PM
Apr **Senior Class**

12 5:30PM - 7:00PM
June **Investment Real Estate Class**



Register for our events with the QR code!



Get Your Free Copy Of The Delano Dispatch By Email!

Do you want to receive your copy of *The Delano Dispatch* delivered free to your inbox each month? All you have to do is email your name to:

SendMeTheDispatch@DelanoWichita.com

You may unsubscribe at any time.

Guide to Understanding Your Property Taxes

by Traci Terrill, Cultivate Real Estate Group, broker, #BR00232913

As Delano Neighborhood real estate growth advisors, we believe knowledge empowers us to cultivate strong, thriving communities. Understanding your property taxes is essential for making informed decisions about home ownership, investment, and advocating for fair taxation. Here's what you need to know as we approach 2025 property tax assessments.

How Property Taxes Are Assessed

Your property tax bill is determined by a combination of your home's assessed value and the local mill levy (the tax rate applied to your assessed value). The county appraiser evaluates properties to determine their fair market value, which is then used to calculate the taxable value.

Market Value vs. Independent Appraisal vs. Tax Assessment Value

- **Market Value:** This is the estimated price your home would sell for in the current real estate market. It is influenced by recent sales, neighborhood trends, and overall demand.
- **Independent Appraisal:** A licensed appraiser evaluates your property for various purposes, such as refinancing or purchasing, using recent sales comparisons and property condition.
- **Tax Assessment Value:** The county assigns this value, often a percentage of the market value, which is then used to determine your property tax liability.

Appealing Your Property Tax Assessment in 2025

If you believe your property's assessed value is inaccurate, you have the right to appeal. Here's how you can prepare:

1. **Review Your Assessment Notice:** Check for errors in square footage, number of rooms, or property classification.
2. **Compare with Recent Sales:** Look at comparable homes sold the county used to determine if your valuation aligns with those properties.
3. **Get an Independent Appraisal or a Broker Price Opinion:** If your home's assessed value is significantly higher than a recent professional appraisal, you can use this as evidence in your appeal.
4. **Document Any Issues:** If your home has defects, needed repairs, or other factors impacting its value, provide photos and estimates.
5. **File Your Appeal on Time:** Deadlines vary by county, so be sure to submit your appeal before the cutoff date.

Join the Conversation: Neighborhood Meeting Discussion Topics

We'll be discussing these key topics at our upcoming Delano Neighborhood Association meeting February 18th:

- How property tax assessments are calculated
- Strategies to ensure fair property valuations and the process of appealing property taxes
- Resources available to homeowners

Together, we can cultivate a better understanding of property taxes and advocate for fair assessments. We look forward to growing with you in knowledge and action! For additional questions or personalized guidance, feel free to call 316-444-0090 before the DNA meeting, or stop by our office at 1009 W. Douglas (between Dress Gallery and LaGalette). Let's continue cultivating a strong and informed community!

Riverfront Stadium to be renamed Equity Bank Park

Wichita Wind Surge, Alongside Owner Diamond Baseball Holdings, Enter into Long-Term Partnership with Locally Headquartered Equity Bank

The Wichita Wind Surge, alongside owner/ operator Diamond Baseball Holdings (DBH), are excited to announce that they have entered into a long-term naming rights partnership with Wichita-based Equity Bank and as a result, Riverfront Stadium will now be called Equity Bank Park, following today's approval of the Wichita City Council. The partnership celebrates Equity Bank's commitment to being a long-standing partner of the Wind Surge and the City of Wichita for years to come, with naming rights to the ballpark running through 2039.

In addition to the ballpark's naming rights, Equity Bank becomes the Official Bank of the Wichita Wind Surge with additional sponsorship and marketing elements. This partnership brings a wave of fresh sponsorship and marketing initiatives that will elevate the fan experience to new heights. Equity Bank will have signage throughout the ballpark and Equity Bank will have several promotions and giveaways for the fans.

The City of Wichita broke ground on the new ballpark in 2019 and it opened in 2021. It's a state-of-the-art venue along the banks of the Arkansas River in the historic Delano neighborhood just southwest of downtown Wichita. The \$75 million stadium was built on the site where Lawrence-Dumont Stadium stood from 1934 to 2018. The stadium sits on 22 acres and accommodates more than 10,000 fans for a minor league baseball game, including more than 6,000 fixed seats and additional seating in berm, group party decks, and specialty areas for up to 4,000 spectators. Family-friendly amenities include picnic areas, berm seating, a variety of terraced viewing spaces, and children-focused areas.

"This move underscores Equity Bank's commitment to Wichita," said Equity Bancshares, Inc. Chairman & CEO, Brad Elliott. "Wichita is our home, and we are proud to bring these two local institutions together for years to come for the enjoyment of our shared community."

"Just as baseball unites this city, our mission is to support the dreams and aspirations of everyone who calls Wichita their home," said Equity Bank CEO, Rick Sems.

"This is a historic day for baseball in Wichita and the Wind Surge. I can't thank Brad Elliot and Rick Sems enough for their support and shared vision for baseball in downtown Wichita," said Wind Surge General Manager, Matt Hamilton. "This is a momentous step in the continued evolution of what is now known as Equity Bank Park. We are beyond excited to continue growing in our work as a community gathering place for all fans and their experience surrounding the game."

"We are thrilled to join forces with a partner like Equity Bank, whose long-standing local presence and dedication to the Wichita community underscores our joint vision for Equity Bank Park as a beacon of affordable, family-friendly entertainment for years to come," said Andrew Judelson, Chief Commercial Officer at Diamond Baseball Holdings (DBH), owner and operator of the Wichita Wind Surge. "DBH is proud to reinforce its continued commitment to Wichita with a partner who believes in the vibrant future of the Wind Surge as much as we do."

In addition to Wind Surge home games, Equity Bank Park is a year-round facility designed to accommodate concerts, football, and soccer on the field and weddings and receptions, corporate trade shows, graduations, concerts, and various functions within the facility. The club level will be renamed for Equity Bank. The stadium also is home to the Wichita Baseball Hall of Fame.

The Wind Surge open the 2025 season in Springfield on April 4th and the home opener is April 8th at Equity Bank Park against the Midland RockHounds. Season tickets and mini-plans are on sale now along with the home opener individual game tickets go on sale on January 28th.



USD 259 Bond Issue Vote

by Patricia Hileman, president of Wichita Independent Neighborhoods

On February 25th, Wichita neighbors will have an important decision to make regarding the future of our public schools. The proposed \$450 million bond issue for Wichita Public Schools (USD 259) presents an opportunity to improve our school facilities and ensure that our students and educators have the spaces they need to thrive. As you prepare to cast your vote, it is crucial to stay informed about the details of this proposal and consider both the potential benefits and concerns.

What is the Bond Issue About?

This \$450 million bond would support the District's Facility Master Plan, aimed at enhancing classroom facilities and reducing long-term costs over the next five to six years. Key aspects of the plan include consolidating existing facilities and closing eleven buildings, including four elementary schools (L'Ouverture Magnet, OK, Pleasant Valley, and Woodland). The goal is to streamline the district's footprint and improve efficiency while addressing the growing demands on our schools, including decreased attendance.

If the bond is approved, it would not increase taxes for local property owners. The district is able to borrow from the funds of the original 2008 bond, which is nearly paid off, without raising property taxes. If the bond issue is denied, property taxes would decrease once the original 2008 bonds are fully paid off.

Pros of the Bond Issue

- 1. Significant Investment in High Schools:** \$60 million of the \$450 million budget is earmarked for necessary high school infrastructure improvements.
- 2. New Facilities to Meet Growing Demand:** The bond would fund the construction of five new elementary schools, two new middle schools, and a new preschool building. This would address the increasing demand for early childhood education.
- 3. Efficient Operations:** Larger schools, which are part of the plan, can combine administrative functions and save on costs—such as eliminating the need for multiple principals. The consolidation of schools is expected to save the district significant funds, estimated at \$120,000 per year per building.
- 4. Support for Career Training:** A new post-high school skills center at East High School would provide critical training opportunities for students as they prepare for life beyond high school.
- 5. No Tax Increase:** Because the 2008 bonds are nearly paid off, this bond can be issued without raising property taxes, making it a “zero tax increase” bond.

(Continued on next page)

USD 259 Bond Issue Vote *(continued)*

Cons of the Bond Issue

- 1. Wasteful spending on new construction:** in a time when our District is trying to decrease the number of seats and buildings. Our School District is not meant to be a Wichita economic generator, they are meant to educate students and spending unnecessary monies on building new buildings in a time of attendance and infrastructure contraction is wasteful.
- 2. Concerns About School Size:** The plan calls for larger, consolidated schools. While this may offer cost efficiencies, there are concerns that larger schools may not provide the best learning environment. Research, such as studies by Kathleen Cotton, has shown that smaller school communities often lead to better educational outcomes due to more personalized attention and stronger community ties.
- 3. Impact on Neighborhoods:** Closing well-established neighborhood schools, which many families rely on, could have significant social impacts. While busing is not expected to increase dramatically, consolidating smaller schools could lead to a loss of community connections and potentially lower property values in neighborhoods where schools are closed.
- 4. Maintenance Costs:** While new schools are touted as more cost-efficient, past examples of new buildings in the district have raised concerns. New schools have faced issues with HVAC systems, athletic fields, and water infiltration problems, which have resulted in unexpected maintenance costs. There are doubts as to whether these new facilities will actually save the district money in the long term.
- 5. Deferred Maintenance:** Critics argue that the district has used claims of “deferred maintenance” to justify closing older buildings. Some believe that with proper investment in maintaining existing buildings, many of these facilities could be revitalized, potentially saving money in the long run.

A Critical Decision for Our Community

As we approach February 25th, I encourage you to make an informed decision by researching both sides of this issue. The future of our schools is in our hands, and it is essential that we weigh the benefits of new infrastructure with the potential risks to our communities, our children’s education, and our neighborhoods.

Please take the time to read up on both the pros and cons of this bond issue. Visit the websites below to review more information from the school board as well as arguments in favor of the bond and concerns from those opposed.

Regardless of how you choose to vote, I urge you to stay engaged, stay educated, and be a part of this important conversation. A strong public education system is the foundation of a thriving community, and your vote can help shape the future of Wichita.

- Zero-Rate-Change Bond Issue <http://usd259.org/bond2025>
- Yes For Wichita Kids www.YesForWichitaKids.com
- Wichita United for a Better Education VoteNoBond.com

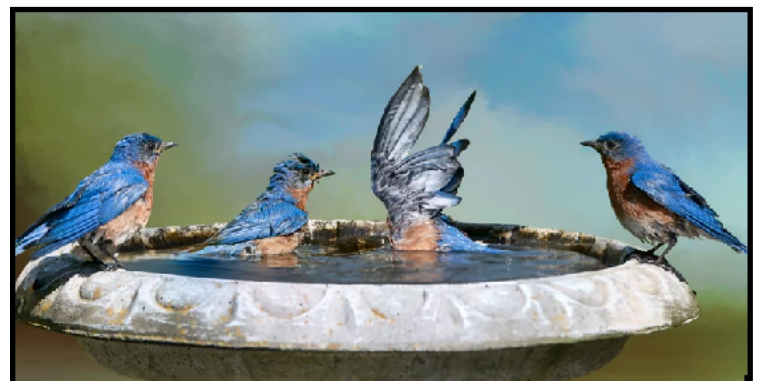
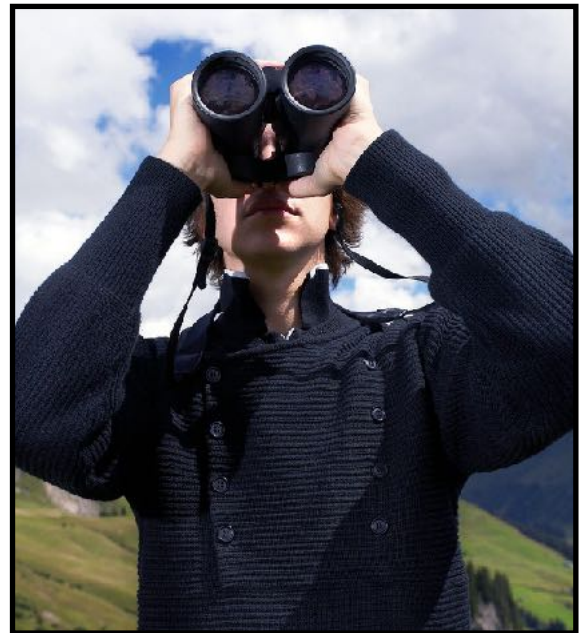
February Is National Bird Feeding Month

During National Bird Feeding Month in February, keep your bird feeders filled and your binoculars ready. Wintertime is an important time to remember our feathered friends. Natural food sources are depleted during the cold winter months, and competition increases at times when calories are needed the most. It is also an excellent opportunity to learn more about birds and birding as a hobby. Bird watching and feeding has become a popular hobby. By providing basic shelter, seed and a fresh water source, hobbyists can watch from their windows or along nature trails. While it's a year-round hobby, watching during the depths of winter offers some of the most beautiful birding available. Not only do you see the birds against a white backdrop, but the variety of birds in winter climates will increase your interest.

- ◆ Be sure to feed regularly and place your feeder away from predators.
- ◆ Set binoculars near the window for best viewing.
- ◆ Obtain a bird book for identifying new species.
- ◆ Consider planting native plants to provide habitat for birds.
- ◆ If you have a bird bath, consider installing a heater for it.

Other ways to celebrate include:

- ◆ Starting a bird journal.
- ◆ Joining a birding club.
- ◆ Teaching someone to identify birds.
- ◆ Share your photos and discoveries with others.

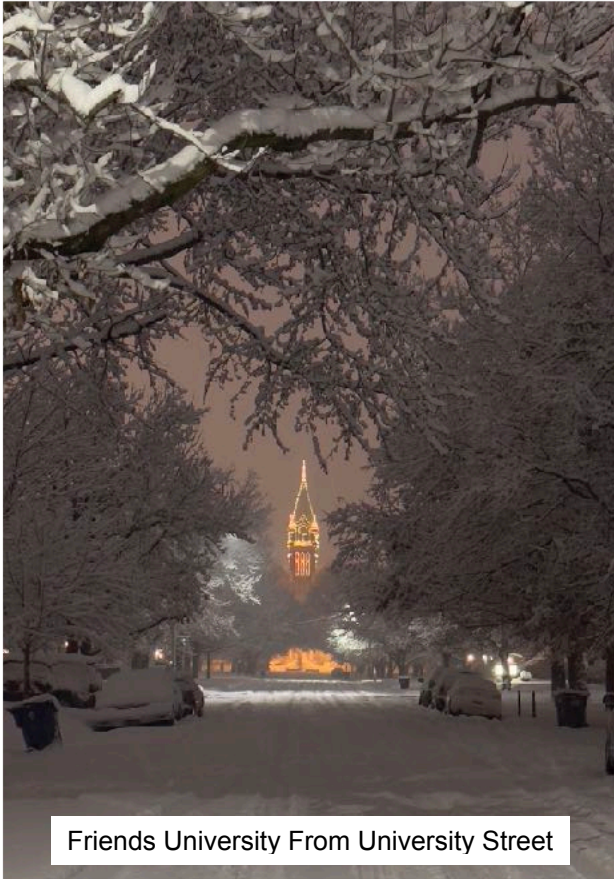


Watch for more
info in the March
Delano Dispatch!

Delano Paddy Day Parade
March 15, 2025 - Wichita, Kansas

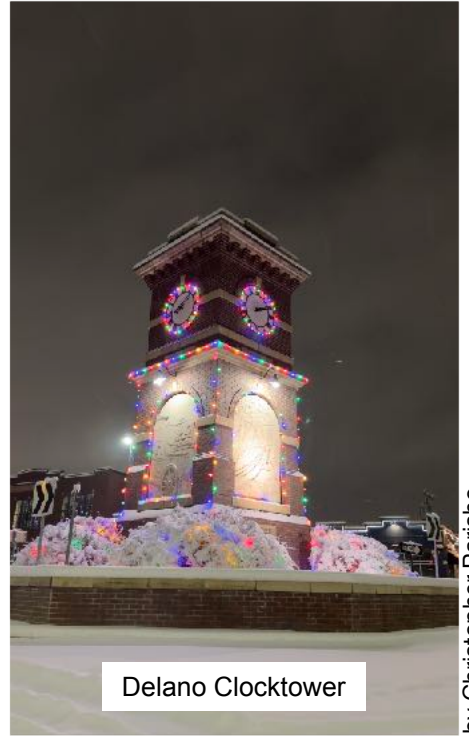


Out and About in Delano



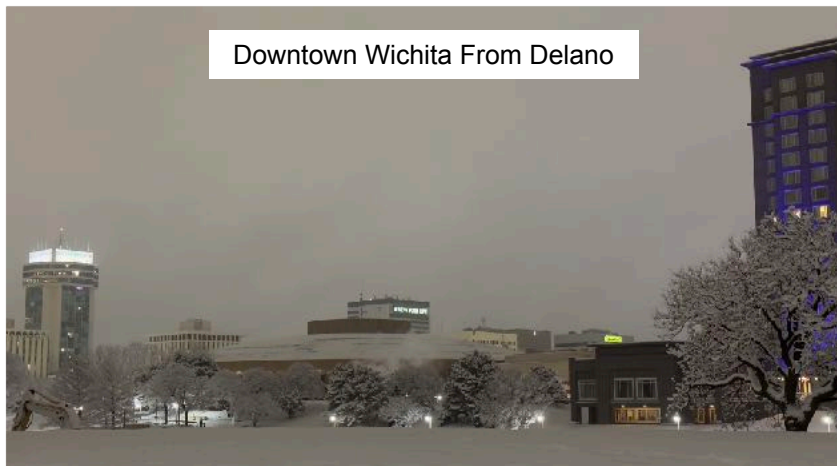
Friends University From University Street

by Christopher Parisho



Delano Clocktower

by Christopher Parisho



Downtown Wichita From Delano

by Christopher Parisho



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