

ORDINANCE NO. 3817

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF DODGE CITY, KANSAS, ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (USD 443 DEVELOPMENT)

WHEREAS, K.S.A. 12-5241 *et seq.* (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) to designate reinvestment housing incentive districts within such city; and,

WHEREAS, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and,

WHEREAS, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a reinvestment housing incentive district and providing the legal description of property to be contained therein; and,

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and,

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a reinvestment housing incentive district within such city and adopt a plan for the development of housing and public facilities in the proposed district; and,

WHEREAS, the City of Dodge City, Kansas (the “City”) has an estimated population of approximately 27,340, is located in Ford County, Kansas, which has an estimated population of approximately 33,848, and therefore constitutes a city as said term is defined in the Act; and,

WHEREAS, the Governing Body of the City has performed a Housing Needs Analysis dated June 2022 (the “Needs Analysis”), a copy of which is on file in the office of the City Clerk; and,

WHEREAS, the Governing Body of the City has heretofore adopted Resolution No. 2024-08 which made certain findings relating to the need for financial incentives relating to the construction of quality housing within the City, declared it advisable to establish a Reinvestment Housing Incentive District pursuant to the Act and authorized the

submission of such Resolution and a Housing Needs Analysis to the Kansas Department of Commerce in accordance with the provisions of the Act; and,

WHEREAS, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated May 1, 2024 authorized the City to proceed with the establishment of a Reinvestment Housing Incentive District pursuant to the Act (the “District”); and,

WHEREAS, the City has caused to be prepared a plan for the development or redevelopment of housing and public facilities in the proposed District in accordance with the provisions of the Act (the “Plan”); and,

WHEREAS, the Plan includes:

1. The legal description and map required by subsection (a) of K.S.A. 12-5244;
2. The existing assessed valuation of the real estate in the proposed District, listing the land and improvement values separately;
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District;
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof;
5. A listing of the names, addresses and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District;
6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District;
7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, set forth the boundaries of the proposed District, provided a summary of the proposed Plan, called a public hearing concerning the establishment of the proposed District for August 5, 2024 and provided for notice of such public hearing as provided in the Act; and,

WHEREAS, the Governing Body of the City has heretofore adopted Resolution No. 2024-08 which made a finding that the City is considering the establishment of the proposed District and adopting the proposed Plan pursuant to the Act, set forth the boundaries of the proposed District, provides a summary of the proposed Plan, called a public hearing concerning the establishment of the proposed District for August 5, 2024 and provided for notice of such public hearing as provided in the Act; and,

WHEREAS, a public hearing was held on August 5, 2024, after due published and delivered notice in accordance with the provisions of the Act; and,

WHEREAS, upon and considering the information and public comments received at the public hearing, the governing body of the City hereby deems it advisable to make certain findings to establish the proposed District and to adopt the proposed Plan.

THEREFORE, BE IT ORDAINED by the Governing Body of the City of Dodge City, Kansas as follows:

Section 1. Findings. The Governing Body hereby finds that due notice of the public hearing conducted August 5, 2024 was made in accordance with the provisions of the Act.

Section 2. Creation of Reinvestment Housing Incentive District. A Reinvestment Housing Incentive District is hereby created within the City in accordance with the provisions of the Act, which shall consist of the following described real property in the Development, an addition to the City of Dodge City, Ford County, Kansas:

Beginning at the intersection of the North right-of-way line of W. Division Street and the West right-of-way line of Second Avenue; thence north along said West line of Second Avenue a distance 50 feet; thence east to a point on the East right-of-way line Second Avenue that is 50 feet north of the North right-of-way line of W. Division Street; thence south along said East line of Second Avenue to North right-of-way line of W. Division Street; thence east along said North line of W. Division Street extended to the East right-of-way line of First Avenue; thence south to the intersection of the East right-of-way line of First Avenue and the South right-of-way line of W. Division Street; thence west along said South line of W. Division Street to the East right-of-way line of the alley in Block 55, Original Town; thence south along said East line of alley to the North right-of-way line of W. Elm Street; thence east along said North line of W. Elm Street extended to the East right-of-way line of First Avenue; thence south to the intersection of the East right-of-way line of First Avenue and the South right-of-way line of W. Elm Street; thence west along said South line of W. Elm Street to the East right-of-way line of Second Avenue; thence south along said East line of Second Avenue a distance of 50 feet; thence west to a point on the West right-of-way line of Second Avenue that is 50 feet south of the South right-of-way line of W. Elm Street; thence north along said West line of Second Avenue to the South right-of-way line of W. Elm Street; thence west along said South line of W. Elm Street a distance of 50 feet; thence north to a point on the North right-of-way line of W. Elm Street that is 50 feet west of the West right-of-way line of Second Avenue; thence east along said North line of W. Elm Street to the West right-of-way line of Second Avenue; thence north along said West line of Second Avenue to the South right-of-way line of W. Division Street; thence west along said South line of W. Division street a distance of 50 feet; thence north to a point on the North right-of-way line of W. Division Street that is 50 feet west of the West right-of-way line of Second Avenue; thence east along said North line of W. Division Street to the West right-of-way line of Second Avenue and the Point of Beginning.

The boundaries of the District do not contain any property not referenced in Resolution No. 2024-08, which provided notice of public hearing on the creation of the District and adoption of the Plan.

Section 3. Approval of Development Plan. The Plan for the development or redevelopment of housing and public facilities in the District, as presented to the Governing Body this date, is hereby approved.

Section 4. Adverse Effect on Other Governmental Units. If, within 30 days following the conclusion of the public hearing on August 5, 2024, any of the following occurs, the Governing Body shall take action to repeal this Ordinance:

- a. The Board of Education of U.S.D. No. 443 determines by resolution that the District will have an adverse effect on such school district; or
- b. The Board of County Commissioners of Ford County, Kansas, determines by resolution that the District will have an adverse effect on such county.

As of this date, the City has not received a copy of any such resolution and is not aware of the adoption of any such resolution by the governing body of Ford County or Unified School District No. 443.

Section 5. Reimbursement. The Act authorizes the City to reimburse the Developer for all or a portion of the costs of implementing the Plan through the use of property tax increments allocated to the City under the provisions of the Act.

Section 6. Further Action. The Mayor, City Clerk and other officials and employees of the City, including the City Attorney, are hereby further authorized and directed to take such other actions as may be appropriate to accomplish the purposes of this Ordinance.

Section 7. Effective Date. This Ordinance shall be effective upon its passage by the Governing Body of the City of Dodge City, Kansas and publication one time in the official City newspaper.

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PASSED by the Governing Body of the City of Dodge City, Kansas and signed by the Mayor on August 19, 2024.

[SEAL]

Mayor

City Clerk