

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

OLD BUSINESS

1. Approval of Minutes

AUDIENCE PARTICIPATION

PRESENTATIONS

NEW BUSINESS

2. Board of Zoning Appeals Appointment
3. Port Authority Appointment
4. Resolution B-2-2025 Riverbend Heights RHID
5. Executive Session – Economic Development
6. Executive Session – Consultation with Attorney

REPORTS - City Attorney, City Administrator, Department Heads, Councilmembers

7. Library Annual Report
8. City Administrator Report

PROCLAMATIONS

9. Flood Safety Awareness Week Proclamation

OTHER ITEMS OF INTEREST

ADJOURNMENT

Regular meetings are held on the first and third Thursday of each month. For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. Any person wishing to address the City Council, simply proceed to the microphone in front of the dais after the agenda item has been introduced and wait to be recognized by the Mayor. When called upon, please begin by stating your name and address. A time designated "Audience Participation" is listed on the agenda for any matter that does not appear on this agenda. The Mayor will call for audience participation. Please be aware that the City Council and staff may not have had advance notice of your topic and that the City Council may not be able to provide a decision at the meeting. If you require any special assistance, please notify the City Clerk prior to the meeting.

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish Sims, City Clerk
DATE: January 21, 2025
SUBJECT: Approval of Minutes

The Regular Meeting Minutes of January 16, 2025 are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting Minutes of January 16, 2025, as presented.

AGENDA ITEM # 1

CITY OF LANSING
CITY COUNCIL MEETING

REGULAR MEETING MINUTES
January 16, 2025

Call To Order:

The regular meeting of the Lansing City Council was called to order by Mayor McNeill at 7:00 p.m.

Roll Call:

Mayor McNeill called the roll and indicated which Councilmembers were in attendance.

Councilmembers Present:

Ward 1: Kevin Gardner and Gene Kirby

Ward 2: Donald Studnicka and Jake Kowalewski

Ward 3: Kerry Brungardt and Jesse Garvey

Ward 4: Dan Clemons and Pete Robinson

Councilmembers Absent:

OLD BUSINESS:

The Regular Meeting minutes of January 2, 2025, were provided for review.

Councilmember Clemons made a motion to approve the Regular Meeting Minutes of January 2, 2025, as presented. Councilmember Garvey seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Audience Participation:

Presentations: Pinning of Fire Chief & Fire Captains

City Administrator Tim Vandall introduced Joseph Gates, who is being promoted from Interim Chief of the previous organization, Leavenworth County Fire District #1, to permanent Fire Chief for the City Of Lansing Fire Department. Mr. Gates family presented his Chief pins and badge.

Chief Gates introduced both Kirk Mackey and Mark Alligood as newly appointed Captains for the Lansing Fire Department. The Captains' families presented them with their pins and badges.

Chief Gates introduced and presented badges to the department included Firefighters Travis Nirk, Jason Mindrup, Dalton Lopez, Jordan Deruse, and Brock Pierce. Also receiving their badges are the part-time employees Jonathan Meyer and Derek Bisson. Chief Gates explained that there are also volunteers Dave Babcock, Jim Dyson, Dustin Murphy and William Christopher on the department.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Election of Council President.

Per Ordinance No. 1038, the Governing Body shall elect one of its own as President of the Council at the second meeting in January. The President of the Council shall preside at all meetings of the Council in the absence of the Mayor. Councilmember Don Studnicka is the current President of the Council

Councilmember Brungardt nominated Councilmember Kirby for President of Council. Councilmember Gardner seconded the nomination. No further nominations were presented, and no discussion took place.

Councilmember Studnicka made a motion to appoint Gene Kirby as President of the Council. Councilmember Kirby seconded the motion.
Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

After hours use of the Activity Center

Shane Thomas with Lansing Boy Scout Troop 165 has requested to use the Lansing Activity Center after hours from 4:00 p.m. on February 22 until 9:00 a.m. on February 23 for the Boy Scout Anti-Campout.

Councilmember Studnicka made a motion to approve the request for Lansing Boy Scout Troop 165 to use the Lansing Activity Center for the Anti-Campout event as requested. Councilmember Kowalewski seconded the motion. No discussion took place.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Request to purchase a one-ton dump truck

The Parks and Rec Department requested bids for a one-ton dump truck with a snowplow from the local Dodge, Ford and Chevrolet dealers. This truck will replace the 2014 Ford F350 dump truck that the department currently operates.

The following bid was received:

- Mainstreet of Lansing \$87,017.00

Councilmember Brungardt made a motion approve the purchase of a Dodge one-ton dump truck with a snowplow from Mainstreet of Lansing for \$87,017.00 from account number 80-010-43301 Equipment Reserve. Councilmember Kirby seconded the motion. No discussion took place.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Ordinance No. 1125 – Unified Development Ordinance Amendment – Article 3.04 Subdivision Standards and Article 4.02 General Development Standards

The proposed amendment to the UDO aims to enhance the viability of residential development in Lansing by addressing lot layout and utility easements. This amendment reduces the minimum interior side setbacks for R-1 and R-2 zoning districts from 10 feet to 5 feet. Additionally, it decreases the width of side lot utility easements from 7.5 feet to 5 feet. This amendment represents a collaborative effort with the development community to optimize land use while maintaining essential public utility access. This initiative aligns with Lansing’s strategic goals for residential growth and housing diversity.

Councilmember Kowalewski made a motion to adopt Ordinance No. 1125 to amend the City of Lansing Unified Development Ordinance. Councilmember Kirby seconded the motion.

Discussion occurred between Community and Economic Development Director Joshua Gentzler and Council regarding International Building Code requirements for fire safety and correlation to the amendments from the UDO update in April 2024.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

REPORTS:

Department Heads: Nothing to report.

City Attorney: Nothing to report.

City Administrator:

- LCDC Annual Luncheon January 17, 2025, at the Riverfront Community Center
- Survey in e-blast and social media regarding recycling options. Reminder that to keep all services the same, Waste Management is proposing an increase of \$3.38 per month. Bi-weekly recycling option would be \$1.18 per month or something along those lines. Those that have reached out to staff want to keep everything the same. As a note, Waste Management would not let us keep our bins if we switched carriers. We would be buying 3,000 and some odd trash and recycling receptacles.
- The fiscal year will be closed out in the next couple of weeks. Sales tax has not performed the way we were hoping it would. It has been down a little bit, especially the sales tax we received from Leavenworth County due to lack of growth in population.
- A bit of good news regarding the switch to Country Club Bank last year, the amount of revenue the city received on interest last year was \$40,000 in the general fund for re-investing our leftover cash. This year, that number went up to \$239,000 in interest. That is a pretty significant increase in idle funds.

Governing Body:

Councilmember Studnicka:

- Congratulations to Councilmember Kirby and the Firefighters.

Councilmember Gardener:

- Congratulations to Councilmember Kirby and the Firefighters.

Councilmember Kirby:

- Thank everyone for their confidence in him.
- Thankful to have all the Fire Department on board.

Councilmember Kowalewski:

- Appreciate the service the Fire Department provides to our community.

Councilmember Garvey:

- We appreciate the Fire Department and the service they are providing to our community.
- Congratulations on the promotions.

Councilmember Robinson:

- Thank you to the Fire Department. We are glad to have you as part of the team.
- Thanked the Public Works Department on the snow removal and keeping the roads safe.
- Thanks to the residents for helping each other.

Councilmember Clemons:

- Expressed appreciation to the Fire Department for trusting the city to do what’s right.
- On the Waste Management App, Mr. Clemons called the customer service desk because the numbers for the city are different than the individual houses. Mr. Clemons further discussed the application.

Councilmember Brungardt:

- Thank you to the Fire Department for trusting the city and congratulations to everybody.
- Congratulations to Councilmember Kirby.

Proclamations

ADJOURNMENT:

Councilmember Brungardt made a motion to adjourn. Councilmember Robinson seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

The meeting was adjourned at 7:28 PM.

ATTEST:

City Clerk Tish Sims, CMC

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler, Director of Community & Economic Development
DATE: February 6, 2025
SUBJECT: Appointment of Board of Zoning Appeals Member – Im & Spears

Overview: The Lansing Unified Development Ordinance requires that the Board of Zoning Appeals be available for the appeal process to administer the following matters regulated by the UDO:

- 1) Appeals of administrative decision;
- 2) Variances; and
- 3) Any other exceptions for relief specifically referred to under the procedures and standards of these regulations.

UDO 1.04 D-4

Charles “Chase” Spears and Peter Im has agreed to fill the vacant seats on the Board of Zoning Appeals. Mr. Spears’ term will be from February 6, 2025 to February 5, 2028.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to appoint Charles Spears and Peter Im to fill a vacant seat on the Board of Zoning Appeals with a term ending February 5, 2028.



800 First Terrace, Lansing, Kansas 66043 - Telephone: 913-727-3036
Fax: 913-828-4579 - www.lansingks.org

APPLICATION FOR LANSING BOARD OF ZONING APPEALS

Name: PETER IM

Lansing Address: 201 Southfork Road

Home Phone: 913-775-1178

Business Phone: _____

E-mail: psim08@gmail.com

Please attach a one-to-two-page written statement expressing your interest in being appointed to the Lansing Board of Zoning Appeals. Your written statement should address the following four topics:

1. Qualifications for the position.
2. Personal philosophy of the Lansing Board of Zoning Appeals and development in Lansing.
3. Desired accomplishments as a Lansing Board of Zoning Appeals member.
4. Willingness to attend meetings.

Also, attach the name, address, and telephone number of three personal references.

This volunteer position is for the Lansing Board of Zoning Appeals for all or a portion three (3) year term ending. Applicants must be at least 18 years of age and a U.S. Citizen. Applicants must also be a resident of the City of Lansing or live within the Urban Growth Management Area outside of city limits.

All applications should be returned to Lansing City Hall, 800 First Terrace, marked "Attention of the City Clerk".

Mr. Peter Im
201 Southfork Road
Lansing, KS 66043

December 15, 2024

Mr. Joshua Gentzler
Director, Community and Economic Development
720 First Terrace Ste. 2
Lansing, KS 66043

Dear Mr. Gentzler,

I am writing to express my interest in serving on the Board of Zoning Appeals and to share a bit about my background and the perspective I would bring to the role.

My family has been a proud member of the Lansing community for over 14 years. During this time, my wife and I have had a positive experience with the city's zoning process, having successfully requested a variance in 2013. This experience has allowed me to understand the importance of making well-considered decisions that balance the needs of individual property owners with the broader goals and standards outlined in the city's ordinances.

In applying judgment, I recognize the importance of not only upholding the standards set forth in our ordinances but also ensuring that these standards support the continued growth and vitality of our city. This requires careful consideration of each unique situation, respecting property rights while preserving the character of our neighborhoods and meeting the collective needs of the Lansing community.

I am committed to promoting fair and thoughtful decision-making, and I believe that my experience as a property owner, coupled with an appreciation for the goals of city planning, would enable me to contribute meaningfully to the Board of Zoning Appeals. I would be honored to serve on the Board and help guide the development of Lansing in a way that benefits all its residents.

Thank you for your time and consideration. I look forward to the opportunity to contribute to the important work of the Board.

Sincerely,

A handwritten signature in black ink, appearing to be 'Peter Im', written in a cursive style.

Peter Im

References

George and Gale Hethcoat

198 Canyon View Drive

Lansing, KS 66043

913-908-5870 (Gale)

Chuck and Ann Soby

802 Cottonwood Drive

Lansing, KS 66043

913-683-0285 (Home)

Ron and Nancy Mazzia

1530 Southern Hills Court

Lansing, KS 66043

913-240-4767 (Ron)



800 First Terrace, Lansing, Kansas 66043 - Telephone: 913-727-3036
Fax: 913-828-4579 - www.lansingks.org

APPLICATION FOR LANSING BOARD OF ZONING APPEALS

Name: Charles "Chase" Spears

Lansing Address: 529 Bittersweet Road

Home Phone: 301-957-0771

Business Phone: 301-957-0771

E-mail: chase@chasespears.com

Please attach a one-to-two-page written statement expressing your interest in being appointed to the Lansing Board of Zoning Appeals. Your written statement should address the following four topics:

1. Qualifications for the position.
2. Personal philosophy of the Lansing Board of Zoning Appeals and development in Lansing.
3. Desired accomplishments as a Lansing Board of Zoning Appeals member.
4. Willingness to attend meetings.

Also, attach the name, address, and telephone number of three personal references.

This volunteer position is for the Lansing Board of Zoning Appeals for all or a portion three (3) year term ending. Applicants must be at least 18 years of age and a U.S. Citizen. Applicants must also be a resident of the City of Lansing or live within the Urban Growth Management Area outside of city limits.

All applications should be returned to Lansing City Hall, 800 First Terrace, marked "Attention of the City Clerk".

1. Qualifications for the position.

As a Lansing resident and homeowner, I am deeply invested in our community's success. After retiring from a 20-year military career, my wife and I chose Lansing as our home, and recognize the value of contributing to the community where we live.

To better understand local governance and serve effectively, I completed the Lansing Citizens Academy and the Leavenworth Sheriff's Department Citizens Academy in 2024.

In addition to my community involvement, I bring professional expertise in policy creation, implementation, and enforcement. During my military career, I drafted policies as a fellow at the U.S. Army Public Affairs Center and as a unit commander. In every leadership role, I enforced policies with diligence and integrity. My doctoral dissertation at Kansas State University—a policy analysis—examined the relationship between institutional policy and culture, showcasing my ability to bridge complex theoretical and practical considerations.

2. Personal philosophy of the Lansing Board of Zoning Appeals and development in Lansing.

The purpose of zoning—and all government policy—is to uphold ordered liberty. Zoning regulations should strike a balance between sensible governance, respect for property owners' desires, and consistent enforcement. This approach ensures fairness and promotes a thriving, well-organized community.

3. Desired accomplishments as a Lansing Board of Zoning Appeals member.

My aim is that serving on the BZA will allow me to grow as a citizen by furthering my understanding of civic management, to better know the residents for whom this city government exists, and contribute to a positive quality of life within the city limits. Serving on the Board of Zoning Appeals presents an opportunity to deepen my understanding of civic management, foster connections with Lansing residents, and contribute to enhancing the city's quality of life. My goal is to ensure that zoning decisions reflect the best interests of the community through a forward-thinking perspective that respects tradition.

4. Willingness to attend meetings.

I am fully committed to attending meetings, provided they are scheduled with reasonable notice. This ensures I can honor other commitments without the need for last-minute cancellations, reflecting my dedication to serving the Board and the community with reliability and respect.

AGENDA ITEM

TO: Mayor McNeill, Lansing City Council
FROM: Tim Vandall, City Administrator
DATE: January 24, 2025
SUBJECT: Port Authority Appointment

Policy Consideration: Each City in Leavenworth County is allowed an appointee to the Leavenworth County Port Authority. For the previous three years, Councilman Clemons has served as Lansing's appointee to the board. The current term expires on March 25, 2025. Mr. Clemons has volunteered to serve another term on the LCPA Board.

Financial Consideration: None

Action: Approval of Councilman Dan Clemons to the Leavenworth County Port Authority Board.

AGENDA ITEM # 3

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler JG
DATE: February 6, 2025
SUBJECT: Riverbend Heights RHID

Overview: Ad Astra Development LLC submitted an application for an Reinvestment Housing Incentive District (RHID) to develop a 412-lot Single Family Home subdivision, Riverbend Heights. The request is for the City to approve a 25-year RHID that would result in \$25 million of infrastructure investment to support a residential subdivision.

This project is estimated to be phased over 8 years with the first homes occupied in 2026.

Policy Consideration: N/A

Financial Consideration: The agreement between the City and Ad Astra Development LLC for a 20-year RHID that would result, per developer’s calculations, in a total amount invested of \$25,566,623 by the end of the RHID period.

Action: Staff recommends the approval of Resolution B-2-2025 to create the RHID for the Riverbend Heights subdivision.

AGENDA ITEM # 4

RESOLUTION NO. B-2-2025

A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF LANSING, KANSAS AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY.

WHEREAS, K.S.A. 12-5241 *et seq.*, as amended (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) with a population of less than 60,000 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 or redevelopment of housing and public facilities in the proposed district; and

WHEREAS, the City of Lansing, Kansas (the “City”) has an estimated population less than 60,000 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 October 11, 2023 (the “Needs Analysis”), a copy of which is on file in the office of the City Clerk; and

WHEREAS, based on the Needs Analysis, the Governing Body of the City proposes to commence proceedings necessary to create a Reinvestment Housing Incentive District, in accordance with the provisions of the Act.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS, AS FOLLOWS:

Section 1. The Governing Body hereby adopts and incorporates by this reference as part of this Resolution the Needs Analysis, a copy of which is on file in the office of the City Clerk, and based on a review of said Needs Analysis makes the following findings and determinations.

Section 2. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

Section 3. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

Section 4. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

Section 5. The Governing Body hereby finds and determines that the future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 6. Based on the findings and determinations contained in *Sections 2* through *5* of this Resolution, the Governing Body proposes to establish a Reinvestment Housing Incentive District pursuant to the Act, within boundaries of the real estate legally described in *Exhibit A* attached hereto and shown on the maps depicting the existing parcels of land attached hereto as *Exhibit B* (the “District”).

Section 7. The City Clerk is hereby directed to publish this Resolution one time in the official City newspaper, and to send a certified copy of this Resolution to the Secretary for the Secretary’s review and approval.

Section 8. The Mayor, City Administrator, City Clerk, other City officials and Gilmore & Bell, P.C. are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

Section 9. This Resolution shall take effect after its adoption and publication once in the official City newspaper.

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ADOPTED by the Governing Body of the City of Lansing, Kansas, on February 6, 2025.

(SEAL)

Anthony R. McNeill, Mayor

ATTEST:

Tish Sims, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION OF PROPOSED
REINVESTMENT HOUSING INCENTIVE DISTRICT**

PROPERTY A

13209 McIntyre Rd Leavenworth, KS 66048

Approximately 34.24 acres

Tract 1:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M. in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 660.60 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of the said Northeast 1/4; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" W) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (S 90° 00' 00" E) 690.42 feet to the point of beginning, less any part thereof taken or used for road purposes.(hereinafter referred to as "Tract 1").

AND

Tract 2:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 418.98 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of said Northeast 1/4; thence (S 05° 52' 20" W) 579.76 feet; thence (S 39° 08' 57" W) 100.80 feet; thence (S 00° 30' 34" W) 195.55 feet; thence (S 74° 41' 26" W) 1402.72 feet; thence (N 02° 30' 47" W) 1221.97 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 599.18 feet; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" E) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 241.62 feet to the point of beginning, less any part thereof taken or used for road purposes. (hereinafter referred to as "Tract 2")

ALSO DESCRIBED AS:

A tract of land in the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is S 90° 00' 00" W 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of said Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning, less any part thereof taken or used for road purposes.

PROPERTY B

00000 131st St Leavenworth, KS 66048

Approximately 99.86 acres

All of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th

P.M., Leavenworth County, Kansas, less any part thereof taken or used for road or street purposes,
AND ALSO LESS AND EXCEPT:

A tract of land in the Northeast Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at a point that is South 90° 00' 00" West 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of the Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning,

AND ALSO LESS AND EXCEPT:

A tract of land in the Southeast Quarter of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the East Quarter corner of said Section 6; thence South 88° 27' 20" West 485.00 feet along the South line of the Northeast Quarter of said Section 6; thence North 01° 53' 43" West 450.00 feet; thence North 88° 27' 20" East 485.00 feet to the East line of the Northeast Quarter of said Section 6; thence South 01° 53' 43" East 450.00 feet along said East line to the point of beginning, according to the Tract Split Survey dated June 29, 2010 by Hahn Surveying, as recorded on July 16, 2010 as Document No. 2010S023.

AND ALSO LESS AND EXCEPT:

Lots 1, 2, 3, 4 and 5, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

PROPERTY C

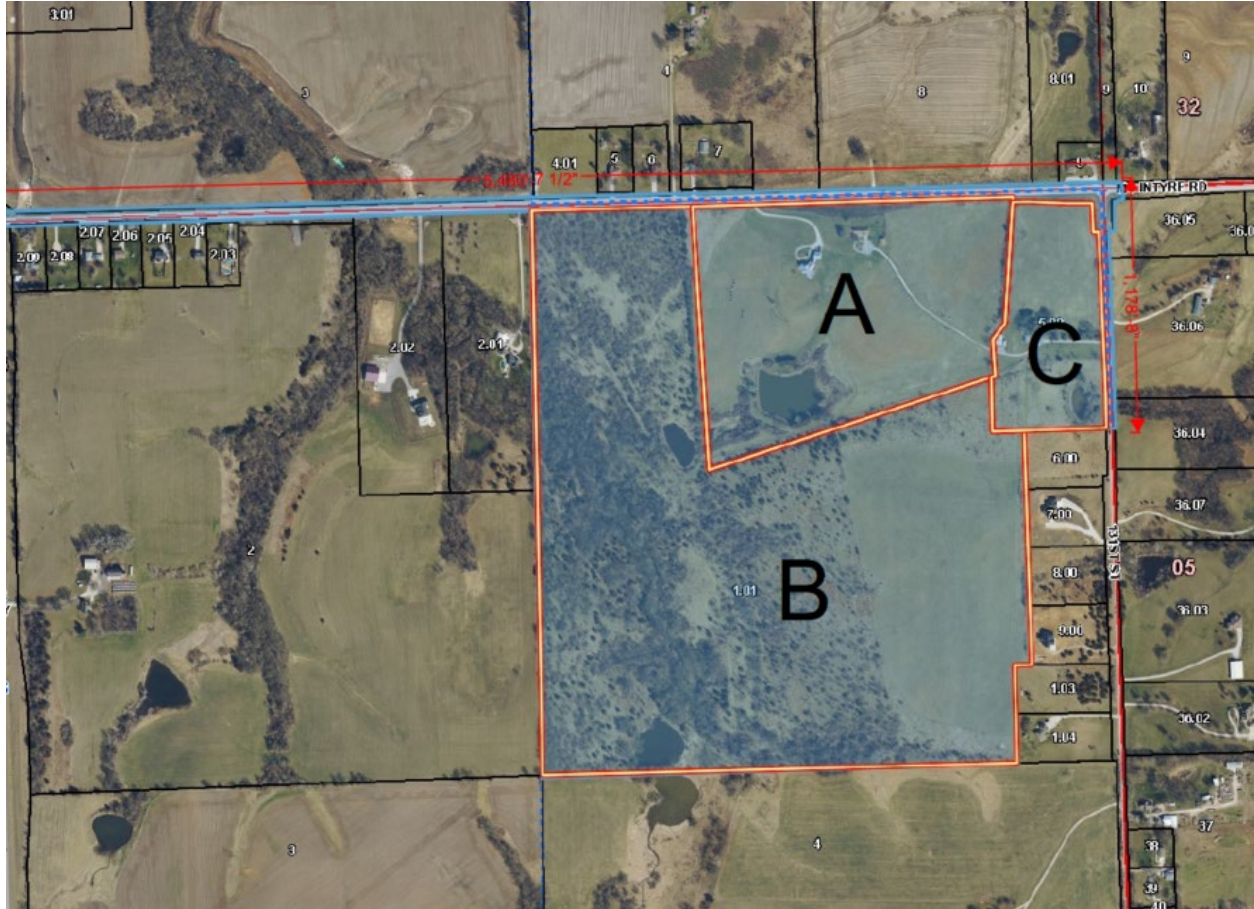
24303 131st St Leavenworth, KS 66048

Approximately 11.16 acres

Lot 1, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

Together with public rights-of-way adjacent thereto

EXHIBIT B
MAP OF PROPOSED
REINVESTMENT HOUSING INCENTIVE DISTRICT



Project Name: _____

Land Owners
Name: Charles D Engelhardt Trust **Phone:** (913) 952-2641
Address: 13209 McIntyre Rd, Leavenworth, KS 66048 **Email:** jrengel@aol.com

Developer
Name: Ad Astra Development LLC **Phone:** (816) 547-4077
Address: 5701 Mission Dr Shawnee Mission, KS 66208 **Email:** chris.coulson@gmail.com

Builder
Name: TBD **Phone:** _____
Address: _____ **Email:** _____


Property Information
Site Address: 13209 McIntyre Rd, Leavenworth, KS 66048 - Future Address Designated by City of Lansing
Total Acreage of Site: 123.74 **Current Zoning:** Ag - Farm Home Site - SFR
Zoning Requested: R-1 Residential

Project Information
Estimated Project Duration: 6 - 8 Years **Est. Project Start Date:** Third Quarter 2025
Proposed Units/Year: 60 **Home Size (sq. ft.):**
Proposed Phases: 6 Phases As Proposed
 Min: 1,300
 Max: 1,800 - 2,000
 Avg: 1,500

Unit Type	Total # of Units	Occupancy Type:	Unit Size (Max)	Cost Per Sqft	Total Cost Per Unit
<i>Single Family, Duplexes, Fourplex, Multifamily, etc</i>		<i>Own/Rent/Lease</i>			
1) Single Family	412	Own	1,800 - 2,000	\$200-\$250	\$275,000 - \$400,000
2)					
3)					
Total Project Costs:	\$130,000,000 - \$150,000,000		Equity Invested:	\$30,000,000	
RHID Request:	Estimate - \$27,144,666		Debt Amount:	_____	
Annual Property Tax:	Total: At Full Buildout \$1,884,151			Per Unit:	\$4,573

I do hereby solemnly swear (or affirm) under penalty of law that the information provided herein is true and correct and that I understand what documents must be provided for consideration of a proposed RHID district under the Reinvestment Housing Incentive District Policy of the City of Lansing.

The Applicant acknowledges and agrees that all fees and expenses incurred in connection with this application or establishment of this Project, whether or not approved, will be paid by the Applicant. The Applicant shall hold the City, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the project or the requested economic incentives.



 Signature of Applicant

12/27/2024

 Date

EXHIBIT A

Riverbend Heights Subdivision Request for Reinvestment Housing Incentive District (RHID) Cover Letter



December 23, 2024

Riverbend Heights Project is a 412-lot single-family Subdivision which is requesting a Reinvestment Housing Incentive District (RHID). The single-family homes will be between 1,300 and 2,000 sf when complete with the average SF being at or around 1500 SF. The homes will be 2-4 bedroom, 2-3 bath homes with 2 car garages and will be priced between \$275,000 - \$400,000.

The project is being developed by Ad Astra Development, LLC. Ad Astra is a residential lot and industrial developer based in the Kansas City metro whose owner is also a principle in Bulk Industrial Group, a leading industrial property developer whose assets are located throughout the United States. The lot and home development for Riverbend Heights will be phased over the next six to eight years. Similar projects in the metro Kansas City have experienced home absorption rates of 40 – 80 homes per year. The developer anticipates similar absorption for the project.

The City's 2023 Housing Study revealed through analysis what community leaders, citizens, and City officials already have recognized. Lansing is in dire need of all types of housing. The study (through stakeholder meetings and analysis of community demographics, existing housing, and recent housing activity) indicated the following:

- ✓ There is a shortage of rental housing
- ✓ There is little or no new subdivision development
- ✓ The cost of infrastructure is a prohibitive factor
- ✓ Relatively slow absorption rates and lack of economies of scale are a barrier to housing development
- ✓ There is a lack of housing choice in the housing supply in the market
- ✓ There is perceived development risk because of Lansing being on the geographic edge of the KC metro area

Highlights from stakeholders and community input indicated the following:

- Housing for older adults is needed: Riverbend Heights will help create inventory for older adults who wish to maintain the lifestyle of a single-family home but also an easier to maintain product. The 50-foot lots (the standard in the region for new subdivisions of this type) provide smaller yards, which is a positive and not a negative. This translates to less upkeep while maintaining independence and privacy.
- Lot and development costs were a barrier: Infrastructure costs have nearly doubled in recent years which makes it extremely difficult for developers to take the risk of developing new subdivisions. Unfortunately, Lansing has experienced this with the miniscule number of building permits pulled in recent years as evidence. Without tools like RHID, communities like Lansing will continue to see limited growth and stagnant population growth.
- RHID could be an effective tool for funding infrastructure: As highlighted later in the narrative, rather than saddling future homeowners with special assessments to pay for the infrastructure, RHID allows the developer to finance it and pay for those costs through future real estate taxes on the homes constructed.
- Lansing has a story to tell, developers and builders are less enthused about more regulated ‘red tape’ environments for development: **We are open for business:** By joining the other municipalities in the region in implementing the RHID program, Lansing is advertising that they are open for business and are pro-growth.
- It is difficult to build attainable housing because of construction costs, NIMBY ("not in my backyard") opposition and lack of incentives. Employees who work in the city (including teachers) live outside the community and many even across state lines in Missouri. In the school system, only 20-25% live in Lansing. Typical rents in the \$1,100-1,500 range are not affordable for many workers. While the developer will not build rental properties themselves, it is anticipated the project will spur additional rental activity by other developers.
- At one time Lansing had 25 active builders, that number has now dwindled to two or three.
- There is a market for basic middle-class homes: 85% of respondents to the housing analysis indicated mid-size attainable housing would be successful – 3 bedroom, 2 bath, 2 car garage. Riverbend Heights addresses this community desire.
- 46% of respondents to the housing survey were between \$75,000 - \$150,000 in income. Responding to a survey indicates interest in housing from this cohort.

Housing Study Summary -

Population Growth –

Non-LCF population growth was 6.9% between 2010 – 2020 - a .67% annual growth. Basehor grew by nearly 50% during that same period and Tonganoxie grew by 11.5% during the same period. USD 469 grew by only 2.69% in total in the last five (5) years while experiencing some years of decline.

Construction Activity

RDG (the author of the housing study) uses a “50 new housing units per 10,000 residents” as a benchmark for a city experiencing steady growth. Lansing has fallen well behind this benchmark constructing 73 units between 2017 – 2022 – an average of around 12 units a year. A total of only 45 single-family homes were constructed during that time, an average of just under 8 per year (a surprisingly low number of a community Lansing’s size). As a comparison, between 2001 -2005 Lansing averaged 78 single-family building permits and recently, Basehor has experienced an average of 103 single-family permits between 2017 – 2021. Spring Hill has a similar subdivision under development where Ad Astra has delivered 101 lots since February 12, 2024, and will deliver a total of 195 before February 2025. Of those lots, approximately 50 homes are already completed and have residents occupying the homes. Many of those occupants are new to the Spring Hill community or were able to find a product within Spring Hill that would afford them the lifestyle they desired through a lower cost and maintenance product.

Figure 2.16: Lansing Building Permits Issued 2010-2022

PERMIT TYPE	2017	2018	2019	2020	2021	2022	TOTAL
1-Family	15	8	7	6	1	8	45
Duplex	4	0	0	4	6	0	14
Multifamily	0	0	0	0	0	14	14
Total	19	8	7	10	7	22	73

Source: City of Lansing

Lansing home’s values compared to the peer cities (as defined by the Housing Study), \$193,100 **indicating Lansing has an aging housing stock.**

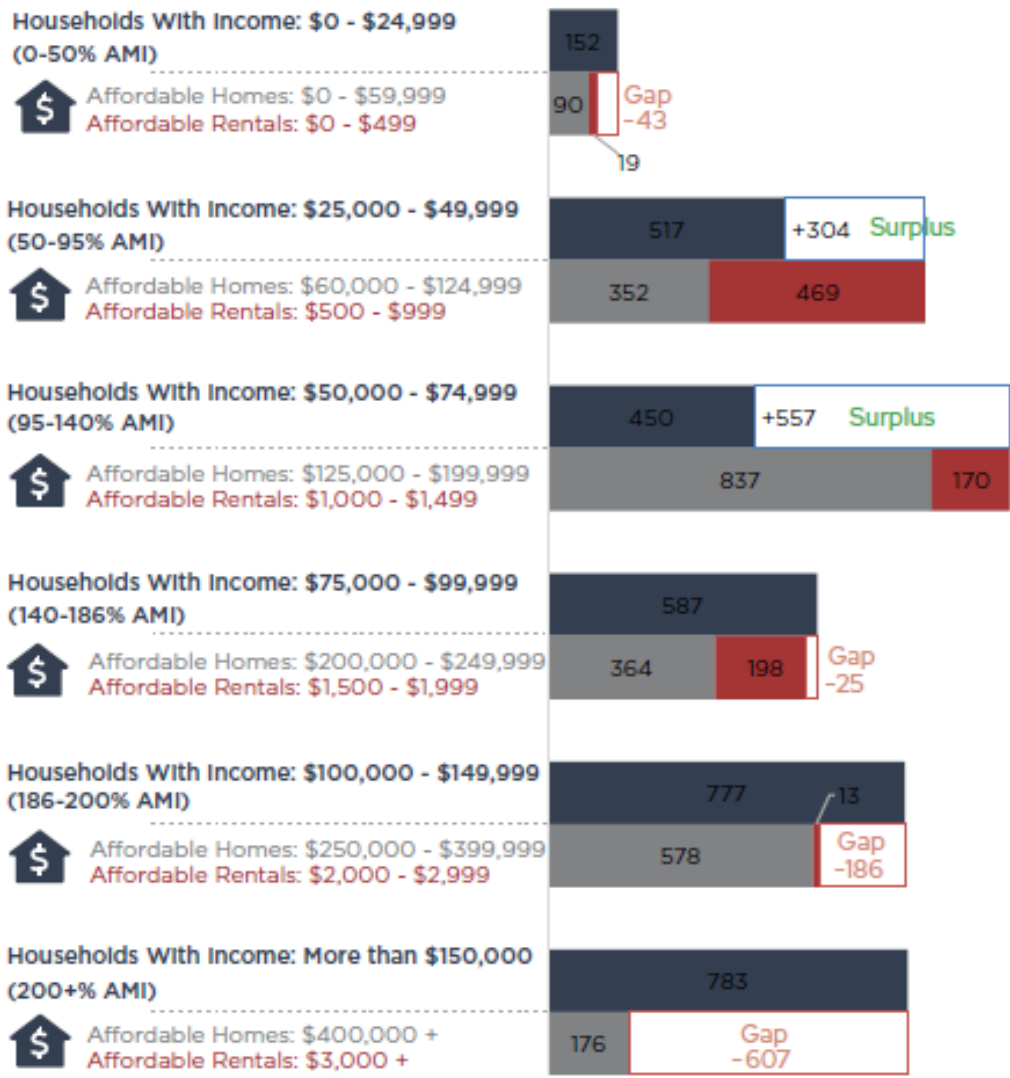
Figure 2.17: 2021 Median Home Value and Median Year Built

CITY	MEDIAN HOME VALUE	MEDIAN YEAR BUILT
Lansing	\$193,100	1985
Leavenworth County	\$207,500	1980
Basehor, KS	\$261,500	2001
Belton, MO	\$153,700	1985
Blue Springs, MO	\$189,100	1985
Bonner Springs, KS	\$178,200	1974
De Soto, KS	\$279,900	1987
Gretna, NE	\$194,100	1994
Grimes, IA	\$238,600	2005
Liberty, MO	\$206,800	1983

Source: American Community Survey (5-Year Estimates)

Housing Gap – There is a Gap of 211 homes in the \$75,000 - \$150,000. The Gap for households with incomes of \$150,000 or more is 607. This project is focused on attainable housing which will include both cohorts between \$75,000 - \$150,000 but will also include some residents in the cohort over \$150,000 – especially when you consider rising cost of living and interest rate increases.

Figure 2.25: 2020 Value to Income Ratio



Source: American Community Survey (5-Year Estimates); RDG Planning & Design

Recent market changes to home types according to the Housing Study –

Substantial changes in the market are taking place.

‘Some of these changes are driven by preferences – younger families with a number of demands on their free time are attracted to less time spent on lawn maintenance, want greater walkability, and

are sometimes motivated by environmental impact and climate concerns. But the leading influences are economic – land and development costs per conventional subdivision lots are very high and the relatively large, detached homes on them are also expensive as construction costs rise. Typical new construction home costs are typically starting at \$400,000 to \$450,000 and upward, and younger prospective homebuyers are priced out of the market. Higher interest rates are exacerbating the problem

There are two primary ways to address some of these issues: higher residential densities to reduce land and development cost per unit and reducing construction cost by building smaller houses and/or using common walls and rooflines through attached configurations like duplexes, twin homes, and townhomes. These forms are now commonly referred to as "missing middle" development – the middle range between conventional large lot single family development and typical apartments. But economic imperatives and changing development practices are beginning to make these housing forms less "missing."

The project directly addresses these factors by developing 50’ lots and homes between 1300 and 2,000 sf.

Demand through 2030

The Housing Study indicates a need for 168 conventional single-family homes and 168 small lot homes for a total of 336 units. This project addresses both of those unit types. Although the study considers through the year 2030, the development of this project will continue through the first few years of the 2030’s.

Figure 3.7: New Residential Land Needs for Scenario

HOUSING TYPE	UNITS/ACRE	NUMBER OF PROJECTED UNITS	REQUIRED LAND AREA (A)
Conventional 1-family	2.75	168	61
Small lot 1-family	5.0	168	34
Middle-density residential	5.0	112	14
Multifamily residential	16.0	112	7
TOTAL	4.84	560	116

Source: RDG Planning & Design

Housing Study Strategy –

Two of the key recommendations are lot development and mitigating risk.

The study suggests lowering the risk related to infrastructure and public improvements in ways that help share the cost and address housing gaps.

Without improved lots or development sites, there is no place to build new housing. Lot development through private financing is a high risk, low reward proposition for developers. Money is spent on the front end for streets, sewers, and water. If residential lot absorption is slow, the developer experiences financial risk and stress. Kansas has two primary tools to address this problem.

Special Assessments –

The development team views special assessments as necessary in some cases, such as building major offsite infrastructure or addressing major onsite issues. However, the overall view is specials mitigate the developer's risk but place larger risk on the city and a cost burden for the homebuyers. They are also confusing to the homebuyer and distort the value of the home.

Revitalization Housing Incentive District –

RHID places the risk on the developer, incentivizes builders because of lower lot costs, and ultimately helps the homebuyer when RHID savings are passed to the end consumer. The developer will not finance infrastructure with special assessments that the homeowners ultimately pay for. With RHID, the developer will pay for infrastructure and utilize the RHID tool to recoup costs instead of a homeowner's annual special assessments. If a Special Benefit district is created, its payments will be the responsibility of the developer until their sunset, not the homeowner or city. This is a win/win for the city as well as the homeowner. This structure also creates higher absorption rates due to the attainable price points and value created for the end consumer. With a standard structure of homeowners paying special assessments, the homeowner often has difficulty securing bank financing. With this structure, there are no surprises at closing and a bank only must verify income and calculate DSCR based on the home loan.

The RHID statute dictates that the state school fund will retain 20 mills for state school funding. Schools are partially funded on a 'per student basis.' Students living in the district would attend Riverbend Heights, which will experience an increase in the number of students. With the acknowledgment that school funding is complex, this should result in an **increase** in school funding per student as a result of the project. As an additional note, the statute directs the state building fund capture 1.5 mills. The total of 21.5 mills will not be reimbursed to the developer.

This project will be catalyst for the housing that is needed and desired in Lansing and will indicate to other developers that Lansing has a thriving market that is open for business.

Finally, land acquisition has proven to be difficult in Lansing. The developer attempted several times to acquire Great Life Golf Course as well as countless parcels to the west and most parcels in the southeast corridor. In most cases, owners were unwilling to sell their ground for any price. The

developer worked through eight months of research to locate a piece of ground that while it has its issues, could be suitable for development with significant investment.

The city of Lansing recently was awarded a grant to assist in paying for extension of the sewer main to McIntyre “McIntyre Road Sewer Project.” In this case, the developer is willing to pay for the entirety of the sewer work to take the sewer from its current position further south and east which will incentivize growth. Additionally, the developer currently has plans to build a lift station that would not only service the final phases of homes but also several large parcels to the north and east. This will open the city and school district for more expansion possibilities and hence more revenue and population growth.

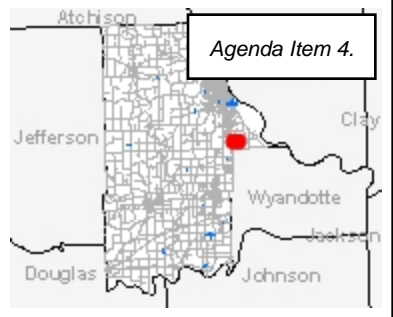
The request is for a 20-year RHID.

The total infrastructure cost is estimated to be \$27,144,666. The total project value is estimated to be \$130,000,000 - \$150,000,000.



Exhibit B: Legal Description & Map of Proposed District

Leavenworth County, KS



Agenda Item 4.



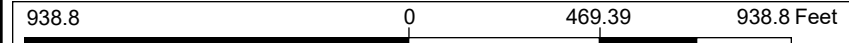
Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 469ft.



Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

PROPERTY A

13209 McIntyre Rd Leavenworth, KS 66048

Approximately 34.24 acres

Tract 1:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M. in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 660.60 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of the said Northeast 1/4; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" W) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (S 90° 00' 00" E) 690.42 feet to the point of beginning, less any part thereof taken or used for road purposes.(hereinafter referred to as "Tract 1").

AND

Tract 2:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 418.98 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of said Northeast 1/4; thence (S 05° 52' 20" W) 579.76 feet; thence (S 39° 08' 57" W) 100.80 feet; thence (S 00° 30' 34" W) 195.55 feet; thence (S 74° 41' 26" W) 1402.72 feet; thence (N 02° 30' 47" W) 1221.97 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 599.18 feet; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" E) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 241.62 feet to the point of beginning, less any part thereof taken or used for road purposes. (hereinafter referred to as "Tract 2")

ALSO DESCRIBED AS:

A tract of land in the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is S 90° 00' 00" W 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of said Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning, less any part thereof taken or used for road purposes.

PROPERTY B

00000 131st St Leavenworth, KS 66048

Approximately 99.86 acres

All of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, less any part thereof taken or used for road or street purposes,

AND ALSO LESS AND EXCEPT:

A tract of land in the Northeast Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at a point that is South 90° 00' 00" West 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of the Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning,

AND ALSO LESS AND EXCEPT:

A tract of land in the Southeast Quarter of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the East Quarter corner of said Section 6; thence South 88° 27' 20" West 485.00 feet along the South line of the Northeast Quarter of said Section 6; thence North 01° 53' 43" West 450.00 feet; thence North 88° 27' 20" East 485.00 feet to the East line of the Northeast Quarter of said Section 6; thence South 01° 53' 43" East 450.00 feet along said East line to the point of beginning, according to the Tract Split Survey dated June 29, 2010 by Hahn Surveying, as recorded on July 16, 2010 as Document No. 2010S023.

AND ALSO LESS AND EXCEPT:

Lots 1, 2, 3, 4 and 5, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

PROPERTY C

24303 131st St Leavenworth, KS 66048

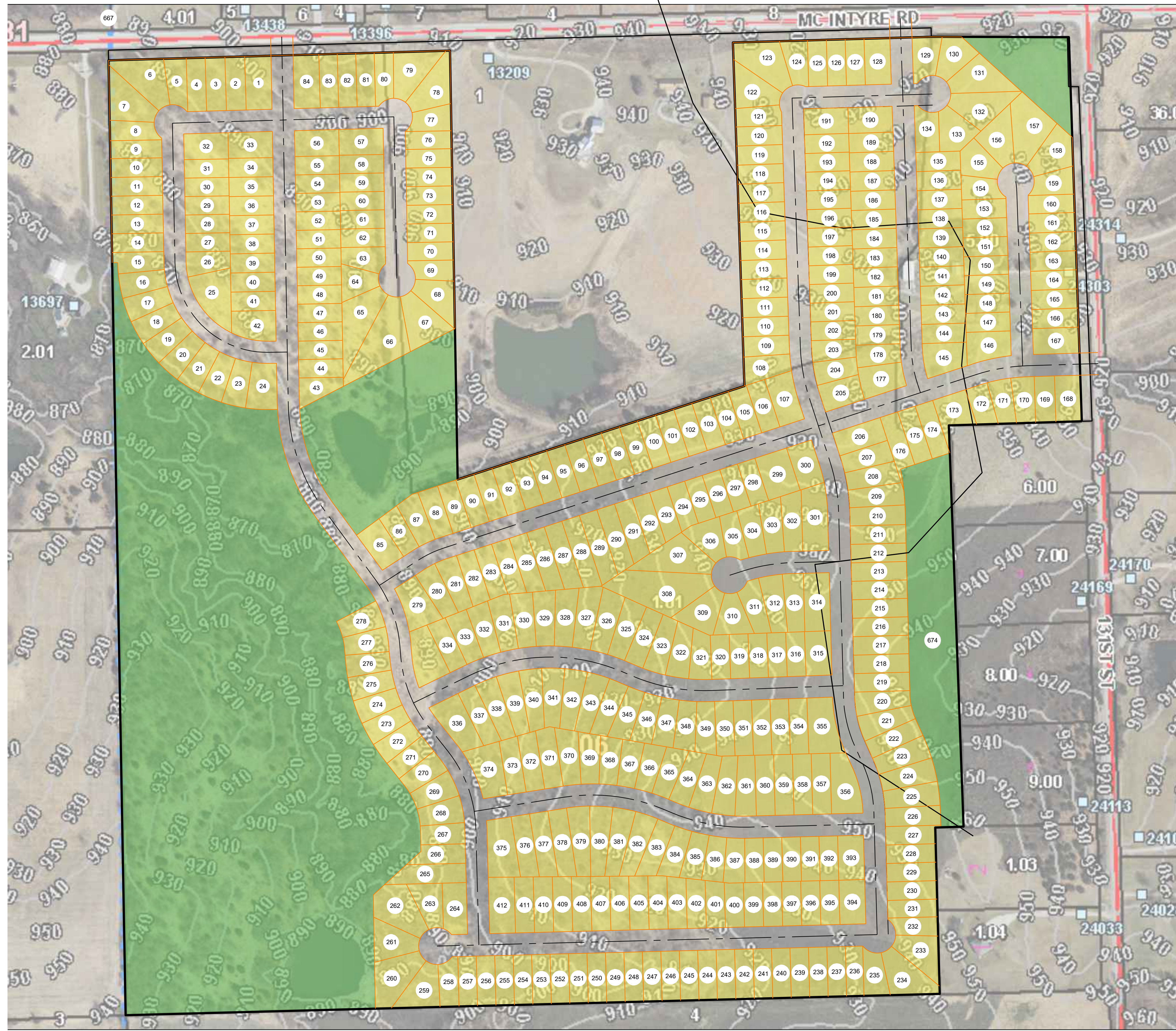
Approximately 11.16 acres

Lot 1, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

Exhibit C: Preliminary Site Plan

LOT COUNTS	
LOT DIMENSIONS	# OF LOTS
50' X 120'	412

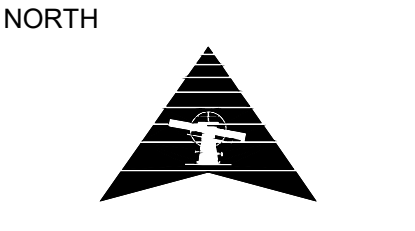
AREAS		
TYPE OF AREA	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
LOTS	72.0200	58.20%
GREEN SPACE	31.8900	25.77%
ROW	19.83	16.03%
TOTAL:	123.74	100.00%



LANSING SUBDIVISION

CONCEPT
 LANSING, KS

REVISION	DATE	DESCRIPTION
1	10/23/24	RETAINING WALL DETAILS & GRADING



CONCEPT DRAWING
 CHECKED BY: BCG
 DRAWN BY: AVZ
 DATE: 11/14/2024
 SHEET # **1**
 TOTAL SHEETS 1

Exhibit D: Project Proforma/Sources of Funds

Riverbend Heights Reinvestment Housing Incentive District

Purchase Price	\$ 2,060,000
Acres	134
Lots	412
Price Per Acre	\$ 15,373
Cost Per Dirt Lot	\$ 5,000

Lot Sale Price 2026	\$ 65,000.00
2027	\$ 66,300.00
2028	\$ 67,626.00
2029	\$ 68,978.52
2030	\$ 70,358.09
2031	\$ 71,765.25

Per Lot Development Cost	2026	2027	2028	2029	2030	2031	Total RHID Eligible Costs
Land Cost	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 2,060,000
Consolidated Water District #1	\$ 3,900	\$ 3,998	\$ 4,097	\$ 4,200	\$ 4,305	\$ 4,412	\$ 1,705,578
Evergry	\$ 2,900	\$ 2,973	\$ 3,047	\$ 3,123	\$ 3,201	\$ 3,281	\$ 1,268,251
Atmos	\$ 1,000	\$ 1,025	\$ 1,051	\$ 1,077	\$ 1,104	\$ 1,131	\$ 437,328
Inspections	\$ 1,000	\$ 1,025	\$ 1,051	\$ 1,077	\$ 1,104	\$ 1,131	\$ 437,328
Engineering - SMH Consultants	\$ 2,800	\$ 2,870	\$ 2,942	\$ 3,015	\$ 3,091	\$ 3,168	\$ 1,224,518
Legal	\$ 500	\$ 513	\$ 525	\$ 538	\$ 552	\$ 566	\$ 218,664
Site Work/Infrastructure	\$ 32,100	\$ 32,903	\$ 33,725	\$ 34,568	\$ 35,432	\$ 36,318	\$ 14,038,223
Insurance	\$ 50	\$ 51	\$ 53	\$ 54	\$ 55	\$ 57	\$ 21,866
Contingency	\$ 4,925	\$ 5,048	\$ 5,174	\$ 5,304	\$ 5,436	\$ 5,572	\$ 2,153,839
Interest Expense	\$ 2,000	\$ 2,050	\$ 2,101	\$ 2,154	\$ 2,208	\$ 2,263	\$ 874,656
Lift Station/Off Site	\$ 5,952				\$ 12,121		\$ 1,300,000
Brokerage Fees (5%)	\$ 3,250	\$ 3,315	\$ 3,381	\$ 3,449	\$ 3,518	\$ 3,588	\$ 1,404,415
Additional Off Site Infrastructure							
Total Lot Cost	\$ 65,377	\$ 60,769	\$ 62,147	\$ 63,559	\$ 77,127	\$ 66,488	\$ 27,144,666
Profit Per Lot Yearly	\$ (377)	\$ 5,531	\$ 5,479	\$ 5,420	\$ (6,769)	\$ 5,277	

TIMELINE	Process	Lots Sold	Lot Sales Profit
2025	Close on Land		
2025	Development		
2026	First Phase	84	\$ (31,700)
2027	Second Phase	66	\$ 365,021
2028	Third Phase	66	\$ 361,612
2029	Fourth Phase	66	\$ 357,701
2030	Fifth Phase	66	\$ (446,731)
2031	Sixth Phase	64	\$ 337,739

	2025	2026	2027	2028	2029	2030	2031	
Lift Station/Off Site								
Lot Sales Cash Flow		\$ (31,700)	\$ 365,021	\$ 361,612	\$ 357,701	\$ (446,731)	\$ 337,739	Total Development Profit No RHID
Annual Lot Sale Cash Flow	\$ -	\$ (31,700)	\$ 365,021	\$ 361,612	\$ 357,701	\$ (446,731)	\$ 337,739	\$ 943,642
							Per Lot Profit	\$ 2,290

Total 20 Yr RHID Reveue Stream	\$ 25,566,623
Net Present Value @7%	\$ 10,906,442
*Total Land Dev Profit (NPV)	\$ 11,850,084
*Profit Per Lot W RHID	\$ 28,762

*NPV RHID Revenue Stream + Total Development Profit

Exhibit E: Investors

Exhibit E: Schedule of Investors with percentages of invested debt and equity

- Land Development (RHID) –

Ad Astra Development, LLC – 100%
Chris Coulson 100% Member

100% of equity and debt

Exhibit F: Project Feasibility Analysis

RIVERBEND HEIGHTS FEASIBILITY STUDY ALL PHASES

	Appraised Value	Property Class	Mill Levy	Number of Lots	Tax Amount
SF Engelhardt 1	\$ 16,720	30.0%	0.1171	1	\$ 587.15
SF Engelhardt 2 Farm Site/Ag Site	\$ 119,070	11.5%/30%	0.1171	1	\$ 1,677.10
					\$ -
Total Current					\$ 2,264.25

	Estimated Value of Lots	Estimated Value of Buildings to be Constructed	Property Class	Mill Levy	Est. Captured Property Tax	Number of Lots	Total Value
	\$ -	\$ -	11.5%	0.1110560	\$ -	-	\$ -
All Phases	\$ 40,000	\$ 260,000	11.5%	0.1110560	\$ 3,831	412	\$ 1,578,550
			11.5%	0.1110560			\$ -

Grand Total Less Incentive Percent	\$ 1,578,550
Tax Increment	\$ 1,576,286
20 Year Rebate Total, 2% Growth	\$ 25,566,623
Total Tax Less State Mills/Local Schools	0.111056
Total Mills	0.132556
*School & State Building/Ed	0.021500

*The Mill Levy amount eligible to reimburse the developer is reduced by 21.5 Mills (state building fund & state school funding). The state school fund retains 20 Mills which are not reimbursed to the development. The 1.5 additional Mills are retained by the state building fund.

Riverbend Heights ALL PHASES
FEASIBILITY STUDY AD ASTRA

Agenda Item 4.

	YEAR	BASE TAX PAYMENT	REAL ESTATE TAXES CAPTURED BEFORE INCREMENT	REAL ESTATE TAX INCREMENT	TOTAL RHID CAPTURED DEVELOPMENT	SCHOOL FUND MILLS CAPTURED	BUILDING FUND MILLS CAPTURED
1	2025	\$ 2,264	\$ -	\$ -	\$ -	\$ -	\$ -
2	2026	\$ 2,264	\$ -	\$ -	\$ -	\$ -	\$ -
3	2027	\$ 2,264	\$ 236,782	\$ 234,518	\$ 234,518	\$ 42,642	\$ 3,198
4	2028	\$ 2,264	\$ 410,423	\$ 408,159	\$ 642,677	\$ 73,913	\$ 5,543
5	2029	\$ 2,264	\$ 568,278	\$ 566,014	\$ 1,208,691	\$ 102,341	\$ 7,676
6	2030	\$ 2,264	\$ 820,846	\$ 818,582	\$ 2,027,272	\$ 147,826	\$ 11,087
7	2031	\$ 2,264	\$ 1,073,414	\$ 1,071,150	\$ 3,098,422	\$ 193,310	\$ 14,498
8	2032	\$ 2,264	\$ 1,325,982	\$ 1,323,718	\$ 4,422,140	\$ 238,795	\$ 17,910
9	2033	\$ 2,264	\$ 1,578,550	\$ 1,576,286	\$ 5,998,426	\$ 284,280	\$ 21,321
10	2034	\$ 2,264	\$ 1,610,121	\$ 1,607,857	\$ 7,606,282	\$ 289,966	\$ 21,747
11	2035	\$ 2,264	\$ 1,642,323	\$ 1,640,059	\$ 9,246,342	\$ 295,765	\$ 22,182
12	2036	\$ 2,264	\$ 1,675,170	\$ 1,672,906	\$ 10,919,247	\$ 301,680	\$ 22,626
13	2037	\$ 2,264	\$ 1,708,673	\$ 1,706,409	\$ 12,625,656	\$ 307,714	\$ 23,079
14	2038	\$ 2,264	\$ 1,742,847	\$ 1,740,582	\$ 14,366,239	\$ 313,868	\$ 23,540
15	2039	\$ 2,264	\$ 1,777,704	\$ 1,775,439	\$ 16,141,678	\$ 320,145	\$ 24,011
16	2040	\$ 2,264	\$ 1,813,258	\$ 1,810,993	\$ 17,952,672	\$ 326,548	\$ 24,491
17	2041	\$ 2,264	\$ 1,849,523	\$ 1,847,259	\$ 19,799,930	\$ 333,079	\$ 24,981
18	2042	\$ 2,264	\$ 1,886,513	\$ 1,884,249	\$ 21,684,179	\$ 339,741	\$ 25,481
19	2043	\$ 2,264	\$ 1,924,244	\$ 1,921,979	\$ 23,606,159	\$ 346,536	\$ 25,990
20	2044	\$ 2,264	\$ 1,962,728	\$ 1,960,464	\$ 25,566,623	\$ 353,466	\$ 26,510
TOTALS					\$ 25,566,623	\$ 4,611,616	\$ 345,871
NET PRESENT VALUE			7.00%		\$10,906,442		

If Project Bonded, Estimated Bond Amount (NPV of Revenue Divided by DSCR) **\$ 8,725,153**

Notes:

The projected appraised value is assumed to increase at the following percent every year: 2%
 Debt Service Coverage Ratio 125%
 NET PRESENT VALUE 7.0%

Percentage of Completion Assessed:

2025 Year 1 0.00%
 2026 Year 2 0.00%
 2027 Year 3 15.00%
 2028 Year 4 26.00%
 2029 Year 5 36.00%
 2030 Year 6 52.00%
 2031 Year 7 68.00%
 2032 Year 8 84.00%
 2033 Year 9 100.00%

Exhibit G Not Applicable

Developer & Lender Commitment Letters

December 27, 2024

City of Lansing
Attn Joshua Gentzler
801 1st Terrace
Lansing, KS 66043

Re: Developer Funding Commitment Ltr

Dear Josh,

The following letter indicates Ad Astra Development LLC's commitment to fund the Riverbend Heights single-family home subdivision development. Ad Astra will fund the purchase of the land through company equity/cash and use bank debt and additional equity for infrastructure construction and project soft costs. Although still to be finalized, First National Bank has expressed interest in funding the infrastructure.

The home construction debt and equity will be funded through the purchaser of the lots.

Ad Astra is excited to get started on the project and looks forward to watching the community prosper.

Sincerely,



Chris Coulson
Ad Astra Development LLC

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish Sims, City Clerk
DATE: January 24, 2025
SUBJECT: Executive Session – Economic Development

Executive Session will be called for a period of fifteen (15) minutes to review Economic Development activities pursuant to the discussion of confidential data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship, exception K.S.A. 75-4319(b)(4).

AGENDA ITEM # 5

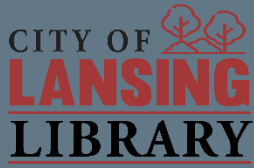
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish Sims, City Clerk
DATE: January 24, 2025
SUBJECT: Executive Session – Consultation with Attorney

Executive Session will be called for consultation with Attorney for the City which would be deemed privileged in an Attorney-Client relationship, K.S.A. 75-4319(b)(2) for a period of 15 minutes.

AGENDA ITEM # 6

Annual Report 2024



LANSING COMMUNITY LIBRARY



The library had **2,548** open hours in 2024!



3,552 people have a card at our library



24,048 people walked through our doors last year



The collection contained **24,151** items



Print materials totaled **19,929**



Physical videos totaled **3,455**



Total use of electronic materials **15,227**



Contributing to a total of **45,856** checkouts!



We lent our items to other libraries **3,223** times



1,107 uses of public computers



18,881 WiFi sessions



And brought in **5,713** items upon patron request



241 total programs offered



2,053 people attended in total!

READ



Lansing Community Library
lansingsks.org/library
730 1st Terrace
Lansing, KS 66043
(913)727-2929



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report
February 6, 2025

Agenda Items:

A resolution is on the agenda to expand the Reinvestment Housing Incentive District (RHID) to properties on East McIntyre. The City currently has six other properties that qualify for the Reinvestment Housing Incentive District, including the three vacant near Fairway Estates and DeSoto Road, the vacant Fairlane parcel, the vacant Fawn Valley parcel east of City Hall, and the vacant property owned by the City located at the corner of West Mary Street and DeSoto Road. The RHID program acts similar to a TIF District in that it allows the increase in property taxes from the new development to be utilized to offset infrastructure costs. Other communities in Kansas have utilized this program to alleviate housing shortages and reduce infrastructure costs.

A motion to reappoint Councilman Dan Clemons to the Leavenworth County Port Authority Board is on the agenda.

Applications to appoint Peter Im and Chase Spears to the Board of Zoning Appeals is on the agenda. The Board of Zoning Appeals meets on an as-needed basis to review appeals of administrative decisions, variances, and any other exceptions for relief specifically referred to under the procedures and standards of the City's regulations.

A 15-minute executive session for economic development is on the agenda.

A 15-minute executive session for attorney/client privilege is also on the agenda.

The City closed the recycling survey on Friday, January 31st. 376 residents took the survey, with 55.85% of residents expressing a willingness to pay slightly more to maintain weekly recycling. At this point, we plan to have the renewal contract on the agenda at the February 20th City Council meeting.

The Library Annual Report is included in the agenda materials for informational purposes.

Public Works:

Public Works staff has been working on the annual update for the National Flood Insurance Program. Based on the Community Rating System (CRS) that judges cities based on their outreach and abatement measures, residents in Lansing who reside in the flood plain are eligible to receive a 15% discount on their flood insurance.

We anticipate bidding for the annual CIP, mill and overlay, as well as curb replacement to take place in late February, with the work taking place during the summer while school is out. We



City of Lansing
800 First Terrace
Lansing, Kansas 66043

anticipate bidding for some of the smaller drainage projects discussed at the work session to take place separately.

Year End Sales Tax Update:

The year-to-date sales tax updates are below.

	2024 YTD	2025 YTD	Difference
Local Sales & Use Tax (1.9%)	\$232,528	\$252,852	\$20,324, 8.75%
County Sales Tax	\$75,060	\$73,486	-\$1,574, -2.09%
County Use Tax	\$35,390	\$34,064	-\$1,326, -3.75%
Guest Tax	\$25,113	\$14,547	-\$10,566, -42.07%

The total non-food sales tax rate in Lansing is broken down as follows:

- 6.5% State Sales Tax (varies on food)
- 1% Countywide Sales Tax
- 1% City General Sales Tax-General Fund
- .45% DeSoto Road & Park Improvements (20 years)
- .45% Aquatic Center (20 years)
- 9.4% TOTAL
- 1% Community Improvement Dist. (Mainstreet Chrysler Dodge Jeep Ram property only)

The special sales tax to pay for the Aquatic Center generated \$60,685 in January. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$60,685 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$728,220 by the end of the year.

Wastewater:

Linaweaver Construction began clearing/grubbing of the Town Center Sewer Replacement Project on January 27th. Construction of the project continues, weather permitting. The project is scheduled for 120 days.

All easements for the Ida/Gamble Sewer Relocation Project have been acquired. Final plans are almost ready to be sent to bid in early February. The project will relocate sewers near this intersection that are oversized for current flows to the new 7 Mile 36” interceptor.

Meetings & Announcements:

There are multiple openings for Police Officer I/II. Starting pay for police officers is



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competitive, with abundant opportunities for overtime. Officers with experience, education, or certification can be started higher on the pay scale. Additionally, the City offers a \$3,000 sign-on bonus for new, uncertified police officers! The City has also begun advertising for Firefighter positions. Interested candidates can apply by clicking on the “How Do I?” tab under the website and selecting Job Opportunities.

- Thursday, February 6 City Council Meeting, 7:00pm, City Hall
- Monday, February 17 President’s Day, City Offices Closed
- Wednesday, February 19 Planning Commission Meeting, 7:00pm, City Hall
- Thursday, February 20 City Council Meeting, 7:00pm, City Hall
- Thursday, February 27 City Council Work Session
- Thursday, March 6 City Council Meeting, 7:00pm, City Hall
- Wednesday, March 19 Planning Commission Meeting, 7:00pm, City Hall
- Thursday, March 20 City Council Meeting, 7:00pm, City Hall
- Thursday, March 27 City Council Work Session, 7:00pm, City Hall

Sincerely,

Tim Vandall

Proclamation

WHEREAS, Flood Safety Awareness Week is an opportunity to raise awareness about the importance of preparing for and understanding flooding, and to encourage all citizens to better prepare their homes, businesses, and communities for the upcoming flood season; and

WHEREAS, the Kansas Hazard Mitigation Plan identifies flooding as one of the costliest types of natural disaster in Kansas, in terms of lives lost, injuries, and property damage; and

WHEREAS, floods threaten people, homes, and other property in every county in Kansas; and can happen anytime, anywhere, and without warning; and damage from a flood is not normally covered under a standard homeowners policy; and

WHEREAS, there was widespread flooding in 2019 across the state and there were many localized flash floods that happened in 2021, 2022 and 2023; and

WHEREAS, Governor Laura Kelly has signed a proclamation declaring the week of March 3-7, to be Flood Safety Awareness Week in Kansas

WHEREAS, the National Oceanic and Atmosphere Administration's National Weather Service will initiate Severe Weather Awareness Week on March 5, 2025:

NOW THEREFORE, I, Anthony R. McNeill, Mayor of the city of Lansing, Kansas, do hereby recognize March 3-7, 2025, as

Flood Safety Awareness Week

in the city of Lansing, Kansas, and urge all citizens to recognize this observance and review their flood preparedness.

In Witness Thereof, I have hereunto set my hand this 6th day of February, in the year Two Thousand Twenty-five.

Mayor, Anthony R. McNeill

City Clerk, Tish Sims, CMC