



City Commission Agenda Item

Meeting Date: Aug 19, 2025

From: Randy Frazer, City Manager

Item: Memorandum of Understanding (MOU) between the City of Arkansas City and Lange Real Estate for the planning and implementation of a multi-phased residential development project

Motion: A Resolution approving Memorandum of Understanding (MOU) between the City of Arkansas City and Lange Real Estate for the planning and implementation of a multi-phased residential development project on approximately 100-acres within city limits. **(Voice Vote)**

Background: The City of Arkansas City and Lange Real Estate (LRE) have negotiated a Memorandum of Understanding to establish a collaborative framework for the planning, entitlement, and phased delivery of a diverse residential development on approximately 100-acres within city limits.

Under the MOU:

- **Master Planning Commitment** – LRE will fund and lead the creation of a comprehensive Master Plan for the property, including housing mix, infrastructure layout, phasing, and market alignment. Estimated value of planning services: \$40,000–\$50,000, at no cost to the City.
- **Development Commitment** – LRE will serve as exclusive master developer and residential broker for a 15–20 year period, delivering single-family homes, townhomes, duplexes, apartments, and other market-driven housing types in multiple phases.
- **Incentives and Land Use Flexibility** – The City will support the project through appropriate public incentives, regulatory flexibility, and phased transfer of property titles. Potential incentives include utility offsets, infrastructure participation, gap financing, and the use of Special Assessments or other financing tools as permitted by law.

The project aligns with the City's strategic goal of expanding the housing stock, diversifying housing options, and supporting economic development through residential growth.

Commission Options:

1. Approve the Resolution
2. Disapprove of the Resolution
3. Table the Resolution for further discussion

Attachments: Resolution, MOU (LRE_Ark_City_MOU_7.30.25) & Lange Development Overview

Approved for Agenda by:

Randy Frazer, City Manager