

**EXCERPT OF MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF ARKANSAS CITY, KANSAS  
HELD ON DECEMBER 21, 2021**

The governing body met in regular session at the usual meeting place in the City at 5:30 P.M., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

\* \* \* \* \*

(Other Proceedings)

There was presented a Resolution entitled:

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

Commissioner \_\_\_\_\_ moved that the Resolution be adopted. The motion was seconded by Commissioner \_\_\_\_\_. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the vote of the governing body as follows:

Yea: \_\_\_\_\_

Nay: \_\_\_\_\_

The Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2021-12-\_\_\_\_\_ and was signed by the Mayor and attested by the Clerk. The Clerk was directed to arrange for the publication of the Resolution one time in the official newspaper of the City.

\* \* \* \* \*

(Other Proceedings)

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**CERTIFICATE**

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Arkansas City, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

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Clerk

(Published in the *Cowley Courier Traveler* on December 24, 2021)

**RESOLUTION NO. 2021-12-[ ]**

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

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**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 rural 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 rural 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 rural 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 Arkansas City, 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 2021 (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 Rural Housing Incentive District, in accordance with the provisions of the Act.

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, 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 Rural 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 Governing Body hereby finds that the buildings consisting of more than one story and located within the proposed District are each more than 25 years of age, will be primarily used for residential use if included in a project plan, and are located in a central business district.

**Section 8.** 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 9.** The Mayor, City Manager, 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 10.** 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 Arkansas City, Kansas, on December 21, 2021.

(SEAL)

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2021-12-\_\_\_\_\_ adopted by the Governing Body of the City on December 21, 2021, as the same appears of record in my office.

DATED: December 21, 2021

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City Clerk

***EXHIBIT A***

**LEGAL DESCRIPTION OF PROPOSED  
RURAL HOUSING INCENTIVE DISTRICT AREAS**

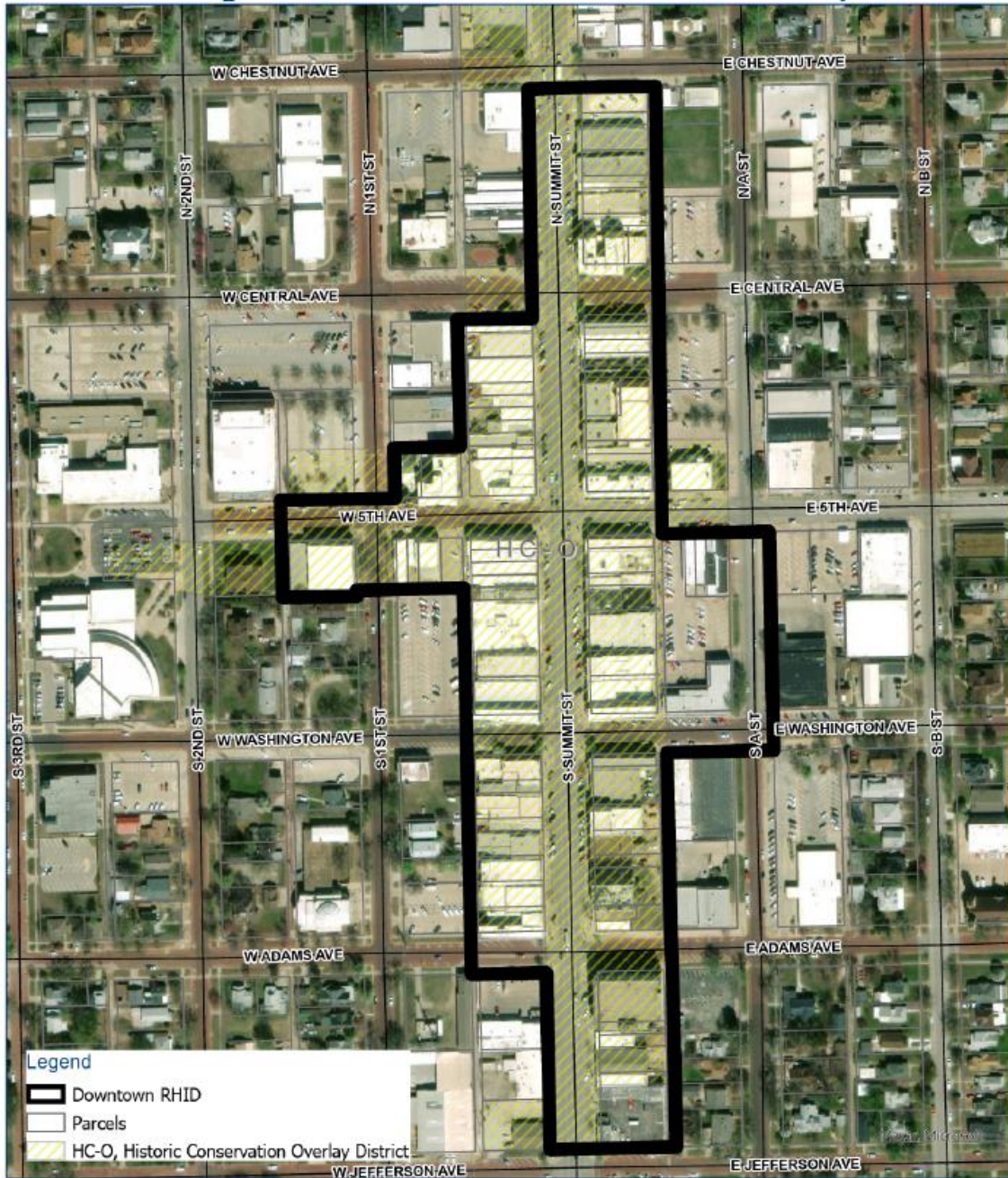
The following described real estate in the City of Arkansas City, Cowley County, Kansas, together with public rights-of-way adjacent thereto:

A tract of land situated in Blocks 67, 68, 69, 70, 71, 80, 81, 82, and 87 of the Original Town of Arkansas City, including internal alleys and road right-of-ways being more particularly described as follows: Beginning at the Southeast Corner of Lot 15, Block 83, thence North to the Northeast Corner of Lot 28 of said Block 83; thence West to the Northeast Corner of Lot 1 of said Block 83; thence North to the Southeast Corner of Lot 4, Block 81; thence West to the Southeast Corner of Lot L of the Replat of Block 87; thence South to the Northeast Corner of Lot N of said Block 87; thence West to the Northeast Corner of Lot M of said Block 87; thence North to the Southeast Corner of Lot 26, Block 86; thence East to the Southwest Corner of Lot 15, Block 80; thence North to the Northwest Corner of Lot 18, Block 80; thence East to the Northeast Corner of said Lot 18 of Block 80; thence North to the Northeast Corner of Lot 23 of said Block 80; thence East to the Northeast Corner of Lot 1 of said Block 80; thence North to the Northeast Corner of Lot 14, Block 79; thence East to the Northwest Corner of Lot 27, Block 67; thence South to the Northwest Corner of Lot 28, Block 69; thence East to the Northwest Corner of Block 57; thence South along the West line of Block 57 extended to the Northwest Corner of Lot 1, Block 58; thence West to the Northwest Corner of Lot 28, Block 70; thence South to the Southwest Corner of Lot 15, Block 71; thence West to the Point of Beginning; containing 20.33 acre(s), more or less.

EXHIBIT B

MAP OF PROPOSED  
RURAL HOUSING INCENTIVE DISTRICT AREAS

Proposed Downtown RHID Boundary



Produced by the City of Arkansas City GIS using the best available data to date. The City makes no warranty or representation, expressed or implied, with respect to the data displayed. October 18, 2021

