
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler JG
DATE: February 26, 2025
SUBJECT: Riverbend Heights RHID Public Hearing Resolution

Overview: The City of Lansing is considering establishing the Riverbend Heights Reinvestment Housing Incentive District (the “District”) under the Kansas Reinvestment Housing Incentive District Act (K.S.A. 12-5241 et seq.) to encourage the construction of quality housing and related public infrastructure. A housing needs analysis, titled *Housing Lansing*, concluded that new residential development is necessary to meet local demand. Under the proposed plan, Ad Astra Development, LLC intends to develop an approximate 412-unit single-family subdivision, supported by new streets, utilities, and other public improvements.

In accordance with state law, the attached resolution (1) declares the City’s intent to establish the District; (2) adopts a development plan for housing and public facilities within the District; (3) sets April 17, 2025, as the date for a public hearing on the matter; and (4) directs notice of that public hearing to be published and delivered to Leavenworth County, Lansing USD 469, and the City’s Planning Commission.

Policy Consideration: N/A

Financial Consideration: The City’s participation is based on capturing property tax increments generated from new development within the District. A feasibility study indicates that the tax increment revenue and private developer contributions will be sufficient to cover eligible public improvement costs.

Action: Staff recommends to adopt Resolution B-3-2025 the creation of the RHID application for the Riverbend Heights subdivision.