

**DEVELOPMENT PLAN  
OF THE CITY OF LANSING, KANSAS  
MONROE MANOR  
REINVESTMENT HOUSING INCENTIVE DISTRICT**

**AUGUST 2025**

## INTRODUCTION

On August 1, 2024, the City Council (the “Governing Body”) of the City Lansing, Kansas (the “City”) adopted Resolution No. B-10-2024, which found and determined that:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. 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.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.
4. The future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction of/or renovation of quality housing in the City.

Based on these findings and determinations, the Governing Body proposed the establishment of a Reinvestment Housing Incentive District within the City pursuant to K.S.A. 12-5241 *et seq.* (the “Act”).

Following the adoption of Resolution No. B-10-2024, such Resolution was published once in the official newspaper of the City, and a certified copy of such Resolution was submitted to the Secretary of Commerce for approval of the establishment of the Reinvestment Housing Incentive District in the City as required by K.S.A. 12-5244(c). On August 12, 2024, the Secretary of Commerce provided written confirmation approving the establishment of the Reinvestment Housing Incentive District within the City.

## DEVELOPMENT PLAN ADOPTION

K.S.A. 12-5245 states that once a city receives approval from the Secretary of Commerce for the development of a reinvestment housing incentive district, the governing body must adopt a plan for the development of housing and public facilities within the proposed district.

## DEVELOPMENT PLAN

As a result of the shortage of quality housing within the City, the City proposes this development plan (the “Development Plan”) to assist in the development of quality housing within the City.

(1) ***Legal Description and Map of the District.*** The legal description of the Monroe Manor Reinvestment Housing Incentive District (the “District”) is attached as ***Exhibit A*** to this Development Plan. A map of the District is attached as ***Exhibit B*** to this Development Plan.

(2) ***Existing Assessed Valuation of the District.*** The assessed valuation of all real estate within the District for 2025 is:

Land	\$86,968
Improvements	<u>\$0</u>
Total	\$86,968

(3) ***Owners of Record.*** The name and addresses of the owners of record for the real estate within the District is:

Circle H Holdings, LLC  
5858 Naples Drive  
Flower Mound, TX 75028-2304

(4) ***Description of Housing and Public Facilities Projects.*** The housing and public facilities projects that are proposed to be constructed include the following:

The housing and public facility project will include the construction and extension of certain infrastructure and utility improvements needed to develop a single-family residential development within the District, which is currently anticipated to include approximately 194 single family homes. The infrastructure and utility improvements constructed within the boundaries of the District are anticipated to include, but not be limited to the following:

Site preparation, construction of streets and roadways, grading, paving, curbing, guttering, and surfacing, sidewalk, parking, water mains and extensions, sanitary sewer, storm sewer, detention basins, gas, electric improvements, signage, erosion control, right-of-way improvements, and other related infrastructure, utility improvements and related expenses. Infrastructure improvements may be constructed prior to or concurrently with the housing facilities in the project.

(5) ***Developer's Information.*** The names, addresses and specific interests in the real estate in the District of the developers responsible for development of the housing and public facilities is:

Owners of Real Property: Circle H Holdings, LLC  
5858 Naples Drive  
Flower Mound, TX 75028-2304

Developer: Circle H Land Development, LLC  
5858 Naples Drive  
Flower Mound, TX 75028-2304

Individuals with specific interest: Circle H Holdings, LLC, has purchased and solely holds the real estate proposed to be within the boundaries of the District.

(6) ***Contractual Assurances.*** The Governing Body expects to enter into a Development Agreement (the "Development Agreement") with Circle H Land Development, LLC, a Nevada limited liability company, and/or Circle H Holdings, LLC (the "Developer"). The Development Agreement will include the project construction schedule, a description of projects to be constructed, financial obligations of the developer, and administrative support from the City. The Development Agreement will include contractual assurances, if any, the Governing Body has received from the Developer guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed district.

(7) ***Comprehensive Analysis of Feasibility.*** The Developer and Spencer Fane LLP have conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue provided by the developer, would be sufficient to pay for the public improvements to be undertaken in the District. A copy of the analysis is attached as ***Exhibit C*** to this Development Plan. The analysis estimates the property tax revenues that will be generated from the development of the District, less existing property taxes and certain

unavailable property tax revenues to determine the revenue stream available to support the costs of the public infrastructure. The estimates indicate that the revenue realized from the project together with other sources of Developer funds would be adequate to pay the eligible costs.

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**EXHIBIT A**  
**DEVELOPMENT PLAN**  
**MONROE MANOR REINVESTMENT HOUSING INCENTIVE DISTRICT**

**LEGAL DESCRIPTION OF DISTRICT**

Tract 1:

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas

EXCEPT: A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section; thence North 87°43'00" East 208.71 feet to a point; thence South and parallel to the West line of said Section 208.71 feet to a point; thence South 87°43'00" West 208.71 feet to a point on the West line of said Section; thence North along said West line 208.71 feet to the point of beginning, Leavenworth County, Kansas. less that part taken for road purposes, as shown on survey dated April 30, 2008, by Donald G. White.

ALSO EXCEPT: A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, described as follows; Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11'24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 268.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas. less part taken or used for road and as per survey dated April 30, 2008, by Donald G. White.

Tract 2:

All the part of the East 1/2 of the Southwest 1/4 of Section 13, Township 9, Range 22 that lies South of Fairway Estates, 4th Plat, in Lansing, Leavenworth County, Kansas, subject to that part of any, in streets, roadways, highways or other public rights-of-ways.

Tract 3:

A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section; thence North 87°43'00" East 208.71 feet to a point; thence South and parallel to the West line of said Section 208.71 feet to a point; thence South 87°43'00" West 208.71 feet to a point on the West line of said Section; thence North along said West line 208.71 feet to the point of beginning, Leavenworth County, Kansas. less that part taken for road purposes, as shown on survey dated April 30, 2008, by Donald G. White.

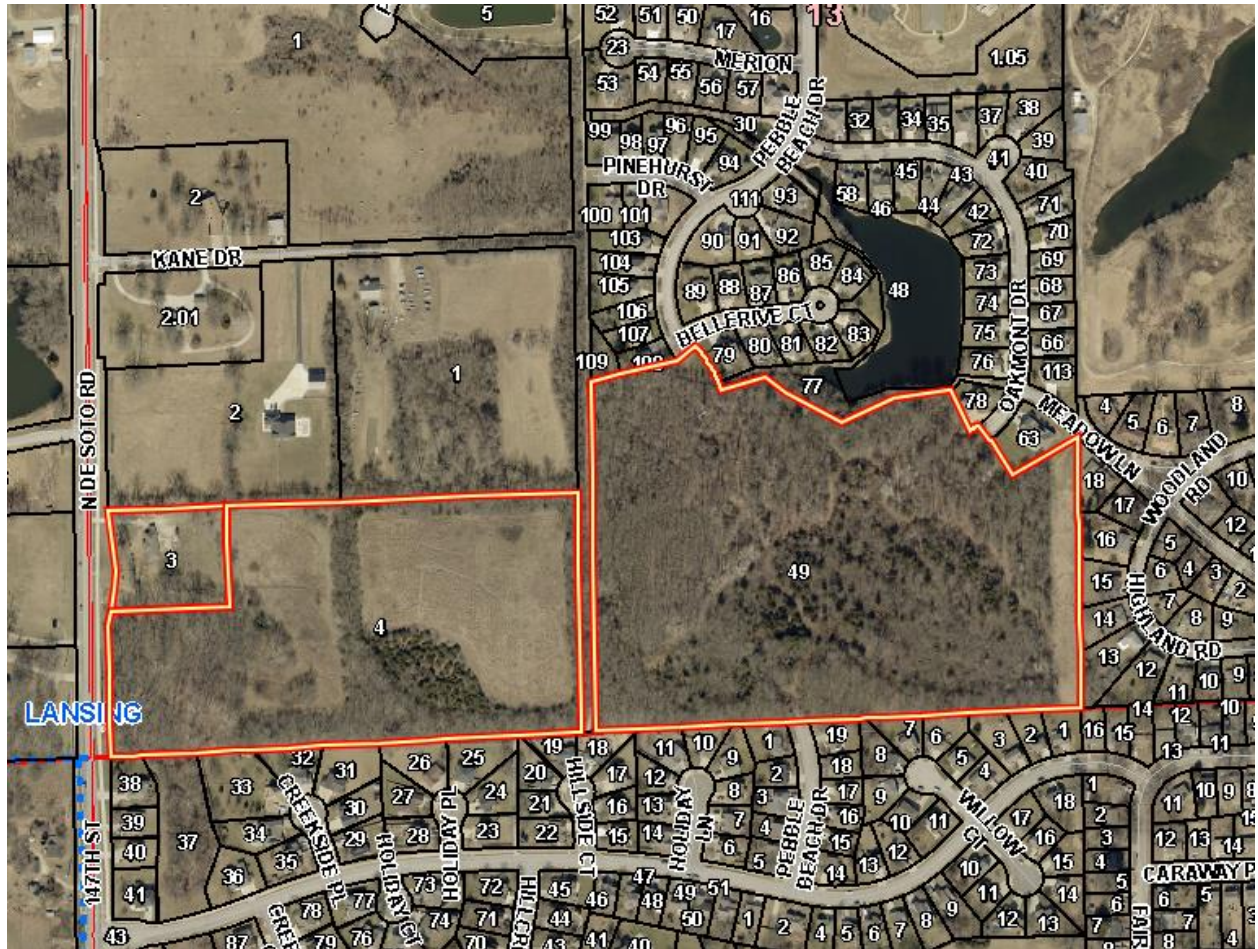
AND

A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest

Quarter of Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, described as follows; Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11'24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 268.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas. less part taken or used for road and as per survey dated April 30, 2008, by Donald G. White.

Together with public rights-of-way adjacent thereto

**EXHIBIT B**  
**DEVELOPMENT PLAN**  
**MONROE MANOR REINVESTMENT HOUSING INCENTIVE DISTRICT**  
**MAP OF THE DISTRICT**



***EXHIBIT C***  
**DEVELOPMENT PLAN**  
**MONROE MANOR REINVESTMENT HOUSING INCENTIVE DISTRICT**  
**COMPREHENSIVE FINANCIAL FEASIBILITY ANALYSIS**



**Executive Summary:**

Six (6) year RHID proposal - \$3,026,943  
\$3.2M Incremental Tax Revenue generated during Six (6) year RHID period  
Creates ~\$1.0M Tax Revenue annually, indefinitely  
>\$60M Market Value Created  
RHID focused solely on public improvements  
Not included in RHID - Land cost & home construction costs

**Key Assumptions:**

Monroe Manor to include 194 homes  
~40 homes to be built annually until complete  
Appraised value \$310K per Finished Home  
Home appreciation of +4.2% annually (per Raymond James report)  
Property class assessed value = 11.50%  
Constant Mill Levy based on 2024 levy information

Taxing Units	2024 Mill Levy	Levy Contribution	Aggregate Fiscal Impact	Notes
State	1.500	0.000	\$ -	Excludes 1.50 mill levy for State of Kansas
County	37.561	37.561	\$ 966,318	
Lansing City	41.909	41.909	\$ 1,078,177	
Fire District #1	0.000	0.000	\$ -	
USD 469	58.188	38.188	\$ 982,448	Excludes 20.00 mill levy for General Fund
<b>Total</b>	<b>139.158</b>	<b>117.658</b>	<b>\$ 3,026,943</b>	<b>Developer to provide \$8.6M project contribution</b>

Est Completed Value Appraised Home Value	Property Class	Est Total Property Tax Per Unit
\$310,000	11.50%	\$4,195

**RHID Captured Tax Revenue:**

			Incremental Market Value & Tax Summary				RHID Summary			
Year	Collection Year	Cumulative Finished Homes	Cumulative Market Value Created	Property Tax Per Unit	Annual Tax Increment*	Cumulative Tax Increment	Annual RHID Contribution	Leavenworth RHID Contribution	City of Lansing RHID Contribution	USD 469 RHID Contribution
1	2026/2027	16	\$4,960,000	\$4,195	\$55,182	\$55,182	\$46,656	\$14,895	\$16,619	\$15,143
2	2027/2028	56	\$17,360,000	\$4,371	\$232,828	\$288,010	\$196,856	\$62,844	\$70,119	\$63,893
3	2028/2029	96	\$29,760,000	\$4,554	\$425,278	\$713,288	\$359,572	\$114,789	\$128,077	\$116,705
4	2029/2030	136	\$42,160,000	\$4,746	\$633,461	\$1,346,749	\$535,591	\$170,981	\$190,774	\$173,836
5	2030/2031	176	\$54,560,000	\$4,945	\$858,361	\$2,205,110	\$725,744	\$231,686	\$258,505	\$235,553
6	2031/2032	194	\$60,140,000	\$5,153	\$987,659	\$3,192,769	\$1,162,524	\$371,123	\$414,083	\$377,318
<b>TOTAL</b>							<b>\$3,026,943</b>	<b>\$966,318</b>	<b>\$1,078,177</b>	<b>\$982,448</b>

\*Excludes current Base Taxes of \$11,930 annually for current undeveloped land