
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler
DATE: September 18, 2025
SUBJECT: Monroe Manor RHID Ordinance 1141

Overview: The City Council is being asked to consider the approval of Ordinance No. 1141, which would formally establish the Monroe Manor Reinvestment Housing Incentive District (RHID) and adopt the associated Development Plan and Development Agreement.

Monroe Manor is a 194-lot single-family residential subdivision located east of N. De Soto Road, south of Kane Drive, and north of Holiday Drive. The developer, Circle H Land Development, LLC, intends to construct all necessary public infrastructure for the subdivision and is requesting RHID reimbursement for a portion of those costs.

Policy Consideration: This RHID is being established pursuant to K.S.A. 12-5241 et seq., which allows Kansas cities to use tax increment financing tools to support housing development. The 2023 Housing Needs Analysis conducted by the City concluded there is a persistent shortage of attainable single-family housing in Lansing.

The Kansas Department of Commerce approved Lansing's RHID eligibility for Monroe Manor on August 12, 2024.

The following documents have been prepared for Council consideration:

- Final Development Plan (August 2025)
- Ordinance No. 1141 establishing the RHID and adopting the Plan
- Final Development Agreement (dated September 18, 2025)
- Final Funding Agreement with the developer

Financial Consideration: The RHID establishes a maximum reimbursement cap of \$3,026,943 for eligible infrastructure-related costs. The RHID will operate on a "pay-as-you-go" basis using the incremental increase in property taxes resulting from the new development.

No bonds will be issued, and the City assumes no liability beyond the RHID increment generated by the property itself. The term of the RHID is 8 years, or until full reimbursement is made, whichever occurs first.

All required contractual protections—including a Certificate of Full Completion requirement, reimbursement procedures, and City oversight—are outlined in the Development Agreement.

Action: Staff recommends that the City Council adopt Ordinance No 1141 which establishes the Monroe Manor RHID, approves the development plan, and authorizes execution of the Development and Funding Agreements.