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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Joshua Gentzler JG  
DATE: June 5, 2025  
SUBJECT: Riverbend Heights RHID Public Hearing Resolution

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*Overview:* The City Council will conduct a public hearing in accordance with K.S.A. 12-5245 to consider the establishment of a Reinvestment Housing Incentive District (RHID) and the adoption of the associated Development Plan for Riverbend Heights. The District encompasses approximately 146 acres southwest of McIntyre Road and 131st Street, with the intent to support public infrastructure improvements associated with approximately 417 single-family homes.

The Development Plan estimates \$23.5 million in reimbursable infrastructure costs and anticipates approximately \$21.8 million in RHID increment over 20 years. A proposed Development Agreement with Ad Astra Lansing Development, LLC will be presented for consideration at a later date to formalize phasing, financing, and performance obligations.

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 July 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-5-2025, the creation of the RHID application for the Riverbend Heights subdivision.