

(Published in the *Leavenworth Times* on September __, 2025 and September __, 2025)

RESOLUTION NO. B-9-2025

A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF LANSING, KANSAS TO BE KNOWN AS THE LANSING TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT AND REGARDING THE CITY'S INTENT TO LEVY A COMMUNITY IMPROVEMENT DISTRICT SALES TAX WITHIN SUCH DISTRICT.

WHEREAS, K.S.A. 12-6a26 *et seq.* (the "Act") authorizes the governing body of any city or county to create community improvement districts to finance projects within such defined area of the city or county and to levy a community improvement district sales tax and/or levy special assessments upon property within the district to finance projects; and

WHEREAS, a petition (the "Petition") was filed with the City Clerk, proposing the creation of the Lansing Towne Centre Community Improvement District ("CID") under the Act and the imposition of a community improvement district sales tax in order to pay the costs of the Projects (defined herein); and

WHEREAS, the Petition was signed by the required number of owners of record, whether resident or not, as required by the Act; and

WHEREAS, the City of Lansing, Kansas (the "City") intends to create the CID and to levy a community improvement district sales tax in an amount equal to one percent (1.0%) as requested in the Petition (the "CID Sales Tax"); and

WHEREAS, the governing body hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the CID, approving the Projects described herein and levying the CID Sales Tax, pursuant to the authority of the Act; and further to provide for the giving of notice of said hearing in the manner required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS, AS FOLLOWS:

Section 1. The governing body hereby finds and determines that the Petition meets the requirements of the Act.

Section 2. It is hereby authorized, ordered and directed that the governing body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the CID, approving the Projects, and whether to impose the CID Sales Tax and such other matters related thereto, such public hearing to be held on **November 6, 2025** at 7:00 p.m., or as soon thereafter as the matter can be heard, in the City Council Chambers located in City Hall at 800 First Terrace, Lansing, Kansas 66043, under the authority of the Act.

Section 3. The general nature of the proposed CID projects described in the Petition to be constructed within the CID (the "Projects") includes but is not limited to:

(1) within the CID, the acquisition, improvement, construction, demolition, removal, renovation, reconstruction, rehabilitation, maintenance, restoration, replacement, renewal, repair, installation, relocation, furnishing, equipping or extension of:

- (A) buildings, structures and facilities;
- (B) sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way, water mains and extensions and other site improvements;
- (C) parking garages;
- (D) streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers;
- (E) parks, lawns, trees and other landscape;

(2) within or without the CID, costs for infrastructure located outside the CID but contiguous to any portion of the CID and such infrastructure is related to a project within the CID or substantially for the benefit of the CID; and

(3) the City's administrative costs in establishing and maintaining the CID, and other items collectively permitted to be financed within the CID under the Act.

Section 4. The total estimated cost of the proposed Projects is \$25,959,064, a portion of which and the City's administrative costs are projected to be reimbursable under the Act ("Reimbursable Project Costs").

Section 5. The Project will be privately financed. The Reimbursable Project Costs will be financed on a pay as you go basis, i.e., the Reimbursable Project Costs will be paid for by the developer of the Projects without the issuance of notes or bonds, and such developer will be reimbursed for the Reimbursable Project Costs as moneys are deposited in the CID fund through the imposition of the CID Sales Tax, as further set forth in a development agreement to be entered into between the City and the developer of the Projects. No special assessments will be imposed within the CID in conjunction with the Projects.

Section 6. The legal description of the property to be contained in the proposed CID is set forth on **Exhibit A** attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed CID is attached as **Exhibit B** hereto, and incorporated by reference herein.

Section 7. The City Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution in the official City newspaper. Such publication shall be at least once each week for two consecutive weeks. The second publication shall be at least 7 days prior to the date of the hearing. The City Clerk is hereby further ordered and directed to mail a copy of this Resolution, via certified mail, to all property owners within such proposed CID at least 10 days prior to the date of the hearing.

Section 8. This Resolution shall become effective upon its adoption by the governing body of the City.

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ADOPTED by the governing body of the City of Lansing, Kansas on September 4, 2025.

[SEAL]

Anthony R. McNeill, Mayor

Attest:

Tish Sims, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION OF PROPOSED
THE LANSING TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING LOT 2, LANSING TOWNE CENTRE NORTH, LOT 4 LANSING TOWNE CENTRE, 2ND PLAT AND CENTRE DRIVE, LANSING TOWN CENTRE, ALL SUBDIVISIONS IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ACRES 12.124

AND

LANSING TOWNE CENTRE, SECTION 25, TOWNSHIP 09 SOUTH, RANGE 22 EAST, LOT 5, IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ACRES 3.69

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EXHIBIT B

MAP OF PROPOSED THE LANSING TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT

The following property located in Leavenworth County, Lansing, Kansas:

