

**City of Sedgwick City  
Council Meeting  
May 6, 2026**

**TO: Mayor and City Council**

**SUBJECT: Consideration Of A Resolution Of Intent To Create A Reinvestment Housing Incentive District**

**INITIATED BY: Administration**

**AGENDA: New Business**

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**Background:** The City of Sedgwick and Peace By Peace LLC, are seeking the creation of a Reinvestment Housing Incentive District (RHID) for the establishment of Fox Run and Cardinal 2<sup>nd</sup> Additions.

The RHID program will facilitate the financing of public infrastructure improvements necessary for residential development. The attached Housing Needs Analysis supports the RHID designation, confirming a shortage of quality housing within the community.

**Reinvestment Housing Incentive District (RHID) Process**

Authorized by K.S.A. 12-5241 et seq., the RHID program follows these steps:

- Housing Needs Analysis – Completed November 2025, demonstrating a shortage of quality housing in Sedgwick, justifying the RHID designation.
- Adopt RHID Resolution – The City Council approves the resolution establishing the district, including a legal description of the designated area.
- Publication – The resolution is published in the official newspaper.
- Submission to Kansas Secretary of Commerce – The city submits the adopted resolution for review and concurrence.
- Approval of RHID District – Upon approval, the RHID is established, allowing the city to collect incremental property taxes within the district to finance eligible project expenses.

**Next Steps Post-RHID Approval**

Once the RHID district is approved the Kansas Department of Commerce, the following actions will be undertaken:

- Development Agreement – The City will negotiate and execute a development agreement with the developer. This agreement will delineate the responsibilities of both parties concerning public infrastructure costs.
- Financial Analysis – A financial analysis will be conducted to ensure that the projected incremental tax increases within the district are sufficient to cover the debt service on the infrastructure costs.
- Council Approval – At a future meeting, the City Council will review and approve the development agreement and consider the issuance of General Obligation (GO) bonds to finance the infrastructure costs, contingent upon the assurance that the tax increments in the district will adequately cover the GO bond debt payment.

**Analysis:** The proposed district lies within the boundaries of Sedgwick County. Preliminary discussions with Sedgwick County leadership have been positive and present a favorable outcome for approval of the project.

If the RHID is not pursued, the development could utilize the provisions of K.S.A. 12-6a and adhere to the adopted City of Sedgwick Subdivision Regulations by creating an Improvement District for the project. This alternative would allow the City to levy special assessments on the lots to finance infrastructure improvements. This approach would shift a portion of the infrastructure costs to property owners through special assessments, while the City would still collect property taxes, rather than capturing the property tax increments to finance improvements through an RHID.

**Financial Considerations:** None

**Recommendation:** It is recommended that the City Council approve the RHID Resolution of Intent and authorize its publication.

(Published in the *Harvey County Independent* on May 14, 2026)

**RESOLUTION NO. 05062026**

**A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF SEDGWICK, KANSAS AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS ONE OR MORE REINVESTMENT HOUSING INCENTIVE DISTRICTS WITHIN THE CITY.**

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**WHEREAS**, K.S.A. 12-5241 *et seq.*, as amended (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) to designate reinvestment housing incentive districts within such city; and

**WHEREAS**, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

**WHEREAS**, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a reinvestment housing incentive district and providing the legal description of property to be contained therein; and

**WHEREAS**, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and

**WHEREAS**, if the Secretary agrees with such findings, such city may proceed with the establishment of a reinvestment housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

**WHEREAS**, the City of Sedgwick, Kansas (the “City”) has performed a housing needs analysis (the “Needs Analysis”), a copy of which is on file in the office of the City Clerk; and

**WHEREAS**, based on the Needs Analysis, the City Council (the “Governing Body”) of the City proposes to commence proceedings necessary to create one or more Reinvestment Housing Incentive Districts, in accordance with the provisions of the Act.

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SEDGWICK, KANSAS, AS FOLLOWS:**

**Section 1. Housing Needs Analysis; Findings.** The Governing Body hereby adopts and incorporates by this reference as part of this Resolution the Needs Analysis, a copy of which is on file in the office of the City Clerk. Based on a review of the Needs Analysis, the Governing Body makes the following findings and determinations:

(a) There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

(b) 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.

(c) The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

(d) The future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

**Section 2. Proposed Reinvestment Housing Incentive Districts.** Based on the findings and determinations contained in *Section 1* of this Resolution, the Governing Body proposes to establish one or more Reinvestment Housing Incentive Districts pursuant to the Act, within boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the maps depicting the existing parcels of land attached hereto as *Exhibit B*.

**Section 3. Publication and Distribution.** The City Clerk is hereby directed to publish this Resolution one time in the official City newspaper, and to send a certified copy of this Resolution to the Secretary for the Secretary's review and approval.

**Section 4. Additional Authority.** The Mayor, City Administrator, City Clerk, other City officials and Gilmore & Bell, P.C. are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

**Section 5. Effective Date.** This Resolution shall take effect after its adoption and publication once in the official City newspaper.

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**ADOPTED** by the Governing Body of the City of Sedgwick, Kansas, on May 6, 2026.

(SEAL)

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Mayor

ATTEST:

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City Clerk

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 05062026 adopted by the Governing Body of the City on May 6, 2026, as the same appears of record in my office.

DATED: May 6, 2026

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City Clerk

***EXHIBIT A***

**LEGAL DESCRIPTION OF PROPOSED  
REINVESTMENT HOUSING INCENTIVE DISTRICTS**

**TRACT 1:**

Lots 1 through 14, Block A, Cardinal 2nd Addition; City of Sedgwick, Sedgwick County, Kansas.

Together with all public rights of way adjacent thereto

**TRACT 2:**

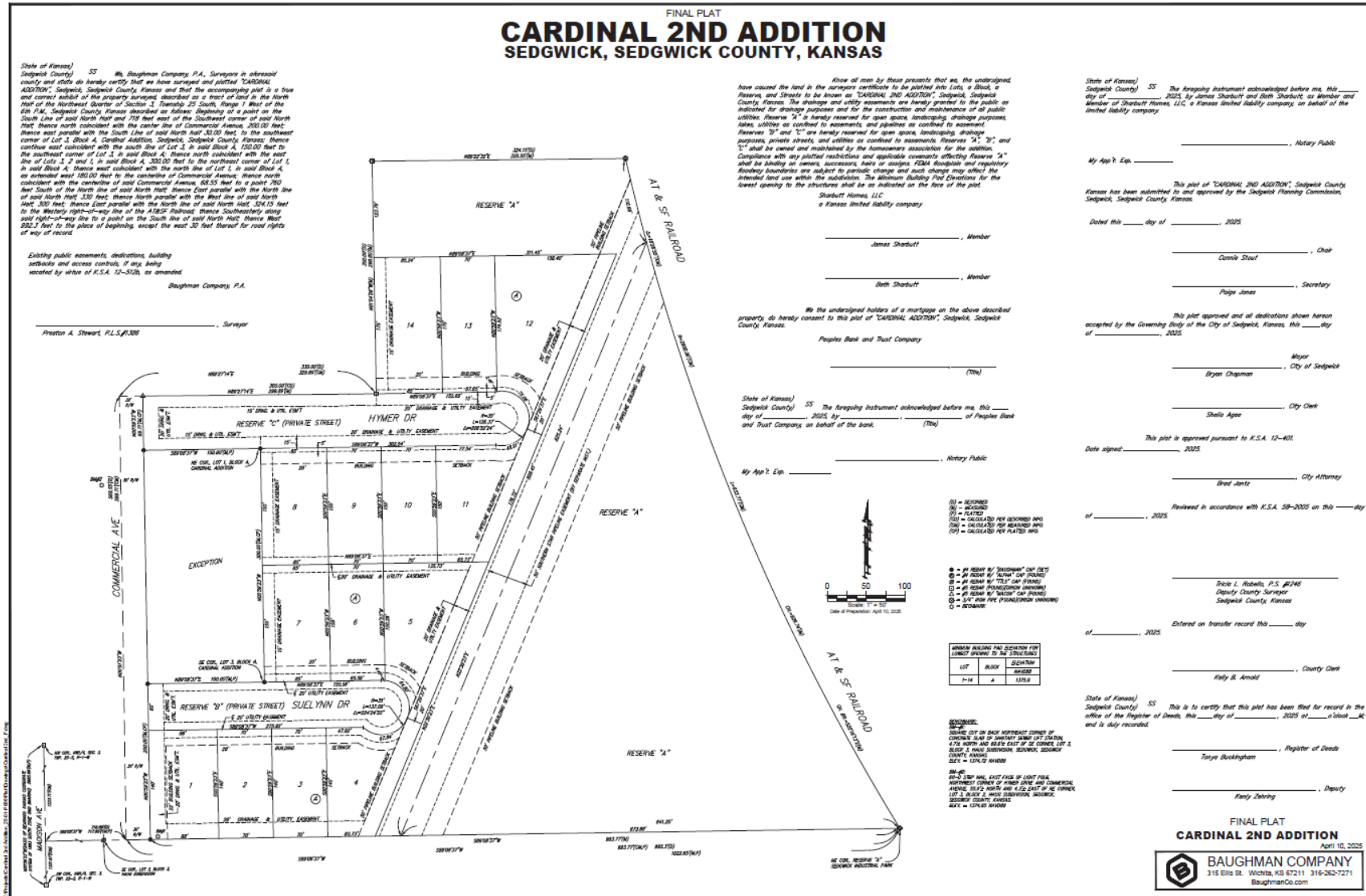
The Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty-Four (34), Township Twenty-Four (24) South, Range One (1) West of the 6<sup>th</sup> P.M., Harvey County, Kansas, now platted as Lots 1 through 6, Block A; Lots 1 through 11, Block B; and Lots 1 through 10, Block C, Fox Run Addition, City of Sedgwick, Harvey County, Kansas

Together with all public rights of way adjacent thereto

EXHIBIT B

MAP OF PROPOSED  
REINVESTMENT HOUSING INCENTIVE DISTRICTS

TRACT 1:



**TRACT 2:**

# FOX RUN ADDITION

## CITY OF SEDGWICK, HARVEY COUNTY, KANSAS

### PRELIMINARY PLAT

**LEGAL DESCRIPTION**

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE ONE (1) WEST OF THE 5TH P.M., HARVEY COUNTY, KANSAS.

TOTAL LOTS ACRES 21.88

TOTAL SITE ACRES 28.42

DATE OF PREPARATION

JANUARY 21, 2026

DATE OF SURVEY

OCTOBER 24, 2025

OWNERS AND SUBDIVIDERS

CITY OF SEDGWICK

5075 S. COMMERCIAL

SEDGWICK, KS 67216

SURVEYOR AND ENGINEER

PROFESSIONAL ENGINEERING CONSULTANTS

303 S. TORRENA, WICHITA, KS 67202

EXISTING USE

AGRICULTURE

PROPOSED USE

RESIDENTIAL

EXISTING ZONING

A-1

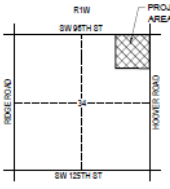
PROPOSED ZONING

R-1



**PLAT LEGEND**

- △ FOUND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1" X 1/4" REBAR WITH PEC CAP
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- (C.M.) CALC'D FROM MEASURE
- (M) MEASURED BEARING/DISTANCE
- (P) PLATTED
- C.A.C. COMPLETE ACCESS CONTROL
- 2F FRONT BUILDING SETBACK LINE
- 2R REAR BUILDING SETBACK LINE
- 1S CORNER SIDE YARD BUILDING SETBACK LINE
- 1F SIDE BUILDING SETBACK LINE



**ENCUMBRANCES**

- BN-301 ELEV. 1367.85 (INDU-88) 1" POST FLUSH WITH GROUND - 1" SOUTH OF POWER POLE EAST OF DRIVE TO 5119 SW 9TH ST.
- BN-302 ELEV. 1368.58 (INDU-88) 1" POST FLUSH WITH GROUND - 1" SOUTH OF POWER POLE ON NORTHEAST CORNER OF INTERSECTION OF 50TH ST. AND S HOOVER TR.
- BN-303 ELEV. 1367.28 (INDU-88) 1" POST FLUSH WITH GROUND IN LINE THE TREE ROW RUNNING ALONG THE EAST SIDE OF HOOVER TR. AND SW-27' NORTH OF CENTERLINE TREE ROW RUNNING TO THE EAST.

**CITY OF SEDGWICK**

1. SUBJECT PROPERTY IS LOCATED IN ZONE A (UNIMPROVED) PERFORM PANEL INSPECTION BY EFFECTIVE DATE OF FINDINGS FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES AND SUBJECT TO FLOOD CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.
2. RESERVE "X" SHALL BE PLATTED FOR OPEN SPACE. LANDSCAPING, SEWERALTS, GARDENS, ENTRY ARRANGEMENTS, AND UTILITIES CONFINED TO EASEMENTS, RESERVE "Y" SHALL BE PLATTED FOR OPEN SPACE. LANDSCAPING, SIDEWALKS, ENTRY ARRANGEMENTS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "Z" SHALL BE PLATTED FOR OPEN SPACE. LANDSCAPING, SEWERALTS, SIDEWALKS, ENTRY ARRANGEMENTS, AND UTILITIES CONFINED TO EASEMENTS. DETENTION, AND UTILITIES CONFINED TO EASEMENTS.
3. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL PRIVATE ON-SITE SANITATION SYSTEMS. WATER SERVICE SHALL BE PROVIDED BY CONNECTION TO CITY OF SEDGWICK PUBLIC UTILITY SUPPLY MAINLINE IMPROVEMENTS SHALL BE FINANCED VIA PERFORM SPECIAL ASSESSMENTS. ELECTRIC, TELEPHONE AND CABLE TELEVISION LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE FINANCED BY THE DEVELOPER PER EACH UTILITY COMPANY'S FINANCE POLICY.

