

City of Sedgwick  
City Council Meeting  
July 8, 2026

**TO:** Mayor and Members of City Council

**SUBJECT:** Resolution 07082026A – RHID Fox Run Addition

**INITIATED BY:** Administration

**AGENDA:** New Business

---

**Background:** City staff and Gilmore & Bell have prepared a resolution calling for a public hearing regarding the establishment of a Reinvestment Housing Incentive District (RHID) for the City owned property at the corner of SW 96<sup>th</sup> and Hoover Rd. The proposed RHID would support the redevelopment of the vacant property, into twenty-seven single family dwellings.

The resolution is the next formal step in the RHID process and sets the public hearing for August 19, 2026. The resolution also authorizes distribution of the required statutory notices to the Planning Commission, Board of County Commissioners, and the Unified School District.

**Analysis:** The Reinvestment Housing Incentive District (RHID) is a program authorized by K.S.A. 12-5241 et seq., allowing cities to capture the incremental increase in property taxes generated by improvements to eligible residential property. This incremental revenue is then reimbursed to the developer (City) over a specified period to help recover certain project costs.

**Financial Considerations:** There is no direct cost to the City from establishing the RHID.

**Recommendation:** It is recommended that the governing body adopt the resolution as presented.

**EXCERPT OF MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF SEDGWICK, KANSAS  
HELD ON JULY 8, 2026**

The City Council (the "Governing Body") met in regular session at the usual meeting place in the City at the usual time, the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

\* \* \* \* \*

(Other Proceedings)

There was presented a Resolution entitled:

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF SEDGWICK, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (FOX RUN REINVESTMENT HOUSING INCENTIVE DISTRICT)**

Councilmember \_\_\_\_\_ moved that the Resolution be adopted. The motion was seconded by Councilmember \_\_\_\_\_. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the vote of the governing body as follows:

Yea: \_\_\_\_\_.

Nay: \_\_\_\_\_.

The Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. \_\_\_\_\_ and was signed by the Mayor and attested by the Clerk. The Clerk was directed to arrange for the publication of the Resolution one time in the official City news outlet not less than one week or more than two weeks preceding the date fixed for the public hearing.

\* \* \* \* \*

(Other Proceedings)

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

**CERTIFICATE**

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the Governing Body of the City of Sedgwick, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

---

Clerk

(Published in *The Harvey County Independent*, on August 6, 2026)

**RESOLUTION NO. 07082026A**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF SEDGWICK, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (FOX RUN REINVESTMENT HOUSING INCENTIVE DISTRICT)**

---

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

**WHEREAS**, the governing body (the “Governing Body”) of the City of Sedgwick (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**, Resolution No. 05062026 adopted by the Governing Body made certain findings relating to the need for financial incentives for the construction of quality housing within the City, declared it advisable to establish a reinvestment housing incentive district pursuant to the Act and authorized the submission of such Resolution and the Analysis to the Kansas Department of Commerce in accordance with the Act; and

**WHEREAS**, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated [June \_\_, 2026], authorized the City to proceed with the establishment of a reinvestment housing incentive district pursuant to the Act; and

**WHEREAS**, the City has caused to be prepared a plan (the “Plan”) for the development or redevelopment of housing and public facilities in the proposed Fox Run Reinvestment Housing Incentive District (the “District”) in accordance with the provisions of the Act; and

**WHEREAS**, the Plan includes:

1. The legal description and map required by K.S.A. 12-5244(a);
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement values separately;
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District;
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof;
5. A listing of the names, addresses and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District;
6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District;

7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows that the public benefits derived from such District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in the District.

**WHEREAS**, the Governing Body proposes to continue proceedings necessary to create a Reinvestment Housing Incentive District, in accordance with the provisions of the Act, and adopt the Plan, by the calling of a public hearing on such matters.

**THEREFORE BE IT RESOLVED** by the Governing Body of the City of Sedgwick, Kansas as follows:

**Section 1. Proposed Reinvestment Housing Incentive District.** The Governing Body hereby declares an intent to establish within the City a reinvestment housing incentive district. The District is proposed to be formed within the boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the map depicting the existing parcels of land attached hereto as *Exhibit B*. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District and the existing assessed valuation of said real estate, listing the land and improvement values separately, is attached hereto as *Exhibit C*.

**Section 2. Proposed Plan.** The Governing Body hereby further declares its intent to adopt the Plan in substantially the form presented to the Governing Body on this date. A copy of the Plan shall be filed in the office of the City Clerk and be available for public inspection during normal business hours. A description of the housing and public facilities projects that are proposed to be constructed or improved in the proposed District, and the location thereof are described in *Exhibit D* attached hereto. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis is contained in *Exhibit E* attached hereto.

**Section 3. Public Hearing.** Notice is hereby given that a public hearing will be held by the Governing Body of the City to consider the establishment of the District and adoption of the Plan on August 19, 2026 at City Hall, located at 520 N. Commercial Sedgwick, Kansas; the public hearing to commence at 6:30 p.m. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on such matters, and may, after the conclusion of such public hearing, consider the findings necessary for establishment of the District and adoption of the Plan, all pursuant to the Act.

**Section 4. Notice of Public Hearing.** The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions;

1. A certified copy of this resolution shall be delivered to:
  - A. The Board of County Commissioners of Harvey County, Kansas;
  - B. The Board of Education of Unified School District No. 439, Harvey County, Kansas (Sedgwick); and
  - C. The Planning Commission of the City of Sedgwick, Kansas.
2. This Resolution, specifically including *Exhibits A* through *E* attached hereto, shall be published at least once in the official news outlet of the City not less than one week or more than two weeks preceding the date of the public hearing.

3. This Resolution, including *Exhibits A* through *E* attached hereto, shall be available for inspection at the office of the clerk of the City at normal business hours. Members of the public are invited to review the plan and attend the public hearing on the date announced in this Resolution.

**Section 5. Further Action.** The Mayor, City Administrator, City Clerk and the officials and employees of the City, including the City Attorney 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 6. Effective Date.** This Resolution shall take effect after its adoption by the Governing Body.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

**ADOPTED** by the Governing Body of the City of Sedgwick, Kansas on July 8, 2026.

(SEAL)

---

Mayor

ATTEST:

---

City Clerk

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 07082026A adopted by the Governing Body of the City on July 8, 2026 as the same appear of record in my office.

DATED: July 8, 2026

---

City Clerk

***EXHIBIT A***

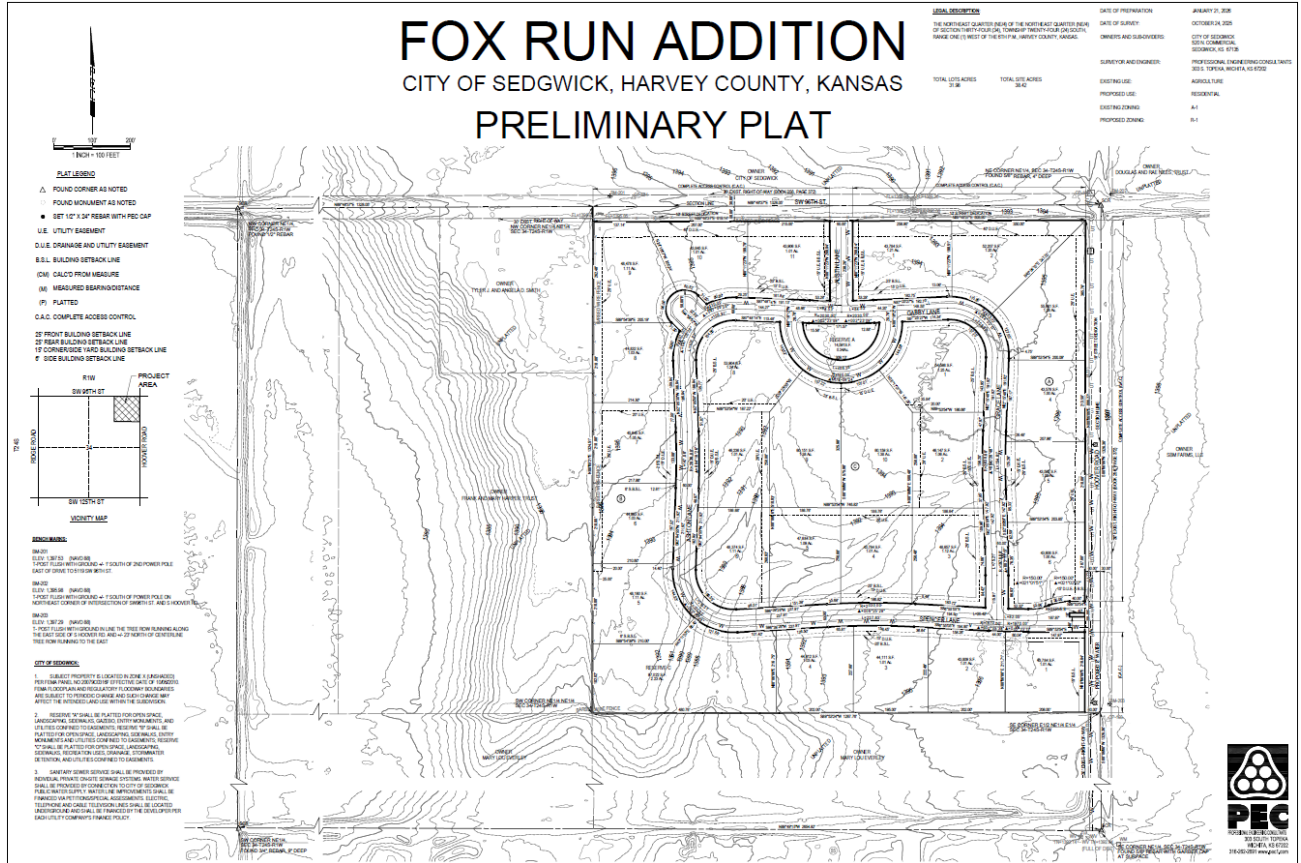
**LEGAL DESCRIPTION OF PROPOSED  
FOX RUN  
REINVESTMENT HOUSING INCENTIVE DISTRICT**

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  
FOX RUN  
REINVESTMENT HOUSING INCENTIVE DISTRICT**



**EXHIBIT C**

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD  
OF ALL REAL ESTATE PARCELS WITHIN THE PROPOSED  
FOX RUN  
REINVESTMENT HOUSING INCENTIVE DISTRICT  
AND THE EXISTING ASSESSED VALUATION OF SAID REAL ESTATE PARCELS  
AND NAMES AND ADDRESSES OF THE DEVELOPERS**

Owner of Real Property:	City of Sedgwick, Kansas 520 N. Commercial PO Box 131 Sedgwick, Kansas 67135
Developer:	City of Sedgwick, Kansas 520 N. Commercial PO Box 131 Sedgwick, Kansas 67135
Existing Assessed Valuation of the District:	Land - \$3,141 Improvements - \$0

***EXHIBIT D***

**DESCRIPTION OF THE HOUSING AND PUBLIC FACILITIES PROJECT OR PROJECTS  
THAT ARE PROPOSED TO BE CONSTRUCTED OR IMPROVED IN THE PROPOSED  
FOX RUN  
REINVESTMENT HOUSING INCENTIVE DISTRICT**

**Housing Facilities**

The housing facilities are currently anticipated to consist of constructing up to 27 single family homes.

**Public Facilities**

Public facilities and public improvements will include construction of infrastructure improvements located within the boundaries of the District, including but not limited to street, sidewalk, parking, water, sanitary sewer, storm sewer, gas, and electric improvements. Infrastructure improvements may be constructed prior to or concurrently with the housing facilities in the project.

***EXHIBIT E***

**SUMMARY OF THE CONTRACTUAL ASSURANCES BY THE DEVELOPER AND OF THE COMPREHENSIVE FEASIBILITY ANALYSIS**

**Contractual Assurances**

The Governing Body of the City of Sedgwick may enter into an agreement with Lange Real Estate regarding the marketing and sale of lots within the proposed district. This agreement, as supplemented and amended, is expected to include a description of projects to be constructed, financial obligations of the developer, and financial and administrative support from the City, if any. The agreement will include contractual assurances, if any, the City will receive guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed district.

**Feasibility Study**

A comprehensive analysis was conducted 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, would be sufficient to pay for the public improvements to be undertaken in the District. The analysis estimates the property tax revenues that will be generated from the District, less existing property taxes, to determine the revenue stream available to support reimbursement to the City and the Developer for all or a portion of the costs of financing the public infrastructure. The estimates indicate that the revenue realized from the project, together with other funding sources from the City, will be adequate to pay the eligible costs.