SEDGWICK
KANSAS

City of Sedgwick
City Council Meeting
August 19, 2026

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

SUBJECT: **Ord. 925 – Establishment of RHID Fox Run Addition**

INITIATED BY: **Administration**

AGENDA: **New Business**

Background: Fox Run Addition is a residential subdivision located at the corner of SW 96th and Hoover Rd slated to bring 27 single-family dwelling units to the City of Sedgwick. This area encompasses Lots 1 through 6, Block A; Lots 1 through 11, Block B; and Lots 1 through 10, Block C as shown on the plat map.

Public improvements, including paving, water, sanitary sewer and storm drainage, are estimated at $2,862,235. (exclusive of financing costs).

The financing plan uses a Reinvestment Housing Incentive District (RHID) as the primary revenue source, supported by special assessments as a backstop. The City will issue general obligation debt for infrastructure, apply RHID funds first, and levy special assessments of approximately $125/month to meet debt service obligations.

Analysis: The RHID program is authorized under K.S.A. 12-5241 et seq., which establishes a multi-step process for district creation:

1. Resolution of Intent: Adopted by the City Council on July 8, 2026, setting today's public hearing date and notifying Harvey County, USD 439, and the City of Sedgwick Planning and Zoning Commission.
2. Public Notice: The resolution was published in accordance with statutory requirements.
3. Planning and Zoning Commission: The Commission received a copy of the resolution and RHID proposal finding it consistent with the City's Comprehensive Plan, including policies supporting new residential subdivisions and housing supply expansion.
4. Public Hearing: The purpose of today's hearing is to receive public comment on the proposed RHID.
5. Ordinance Establishing RHID: If approved, the ordinance will establish the district boundaries, approve the plan, and set the district term.
6. Veto Period: Harvey County and USD 439 have 30 days after ordinance adoption to veto the RHID. If no veto is exercised, the RHID becomes effective.

Financial Considerations: Primary: RHID incremental property tax revenue (up to 25 years). Secondary: Special Assessment revenue. City Financing Mechanism: Temp notes and General Obligation bonds.

Recommendation: It is recommended that the Governing Body approve the ordinance as presented.

(Published in the official City newspaper *The Harvey County Independent* on August 27, 2026)

ORDINANCE NO. 925

AN ORDINANCE OF THE CITY OF SEDGWICK, KANSAS, ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY, ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, APPROVING A DEVELOPMENT AGREEMENT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (FOX RUN REINVESTMENT HOUSING INCENTIVE DISTRICT).

WHEREAS, 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, 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 the Kansas Department of Commerce (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 governing body (the "Governing Body") of the City of Sedgwick, Kansas (the "City") has performed a Housing Needs Analysis (the "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 relating to 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 May 27, 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 value 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 the public benefit derived from the 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 of the City has heretofore adopted Resolution No. 07082026A, which made a finding that the City is considering establishing the proposed District and adopting the proposed Plan pursuant to the Act, set forth the boundaries of the proposed District, provided a summary of the proposed Plan, called a public hearing concerning the establishment of the proposed District for August 19, 2026, and provided for notice of such public hearing as provided in the Act; and

WHEREAS, a public hearing was held on August 19, 2026, after notice was duly published and delivered in accordance with the provisions of the Act; and

WHEREAS, upon reviewing and considering the information and public comments received at the public hearing, the Governing Body of the City hereby deems it advisable to make certain findings to establish the proposed District and to adopt the proposed Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SEDGWICK, KANSAS:

Section 1. **Findings**. The Governing Body hereby finds that notice of the public hearing conducted August 19, 2026, was duly made in accordance with the provisions of the Act.

Section 2. **Creation of Reinvestment Housing Incentive District**. A Reinvestment Housing Incentive District is hereby created within the City in accordance with the provisions of the Act, which shall consist of the following described real property:

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 6th 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.

The District's boundaries do not contain any property not referenced in Resolution No. 07082026A, which provided notice of the public hearing on the creation of the District and adoption of the Plan.

Section 3. **Approval of Development Plan; Designation of Eligible Increment**. The Plan for the development or redevelopment of housing and public facilities in the District, as presented to the Governing Body this date, is hereby approved. Pursuant to Charter Ordinance No. 33 of the City, the City designates 90% of the incremental ad valorem property revenues taxes eligible under the Act will be segregated and utilized for eligible purposes under the Act, with the remaining 10% to be distributed pro-rata among all applicable taxing jurisdictions.

Section 4. **Adverse Effect on Other Governmental Units.** If, within 30 days following the conclusion of the public hearing on August 19, 2026, any of the following occurs, the Governing Body shall take action to repeal this Ordinance:

(a) The Board of Education of Unified School District No. 439, Harvey County, Kansas (Sedgwick) determines by resolution that the District will have an adverse effect on such school district; or

(b) The Board of County Commissioners of Harvey County, Kansas, determines by resolution that the District will have an adverse effect on such county.

As of this date, the City has not received a copy of any such resolution and is not aware of the adoption of any such resolution by the governing body of either Unified School District No. 439, Harvey County, Kansas (Sedgwick) or of Harvey County, Kansas.

Section 5. **Further Action**. The Mayor, City Clerk, city officials and employees, 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 Ordinance.

Section 6. **Effective Date**. This Ordinance shall be effective upon its passage by the Governing Body and publication one time in the official City newspaper.

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PASSED by the Governing Body of the City of Sedgwick, Kansas, and **SIGNED** by the Mayor on August 19, 2026.

(SEAL)

____

Mayor

ATTEST:

____

City Clerk

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CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that the Ordinance was passed on August 19, 2026; that the record of the final vote on its passage is found on page ____ of journal ____; and that it was published in the official City newspaper on August 27, 2026.

DATED: August 27, 2026.

____
City Clerk

DEVELOPMENT PLAN
OF THE CITY OF SEDGWICK, KANSAS
FOX RUN REINVESTMENT HOUSING INCENTIVE DISTRICT

JUNE 2026

INTRODUCTION

On May 6, 2026 the City Council (the "Governing Body") of the City of Sedgwick, Kansas (the "City") adopted Resolution 05062026, which found and determined that:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. 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.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.
4. The future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction of/or renovation of quality housing in the City.

Based on these findings and determinations, the Governing Body proposed the establishment of one or more Reinvestment Housing Incentive Districts within the City pursuant to K.S.A. 12-5241 *et seq*. (the "Act").

Following the adoption of Resolution 05062026, a certified copy was submitted to the Secretary of Commerce for approval of the establishment of the Reinvestment Housing Incentive District in the City as required by K.S.A. 12-5244(c). On [June __, 2026], the Secretary of Commerce provided written confirmation approving the establishment of the Reinvestment Housing Incentive Districts within the City.

DEVELOPMENT PLAN ADOPTION

K.S.A. 12-5245 states that once a city receives approval from the Secretary of Commerce for the development of a reinvestment housing incentive district, the governing body must adopt a plan for the development of housing and public facilities within the proposed district.

DEVELOPMENT PLAN

As a result of the shortage of quality housing, the City proposes this development plan (the "Development Plan") to assist in the development of quality housing within the City.

(1) ***Legal Description and Map of the District***. The legal description of the Fox Run Reinvestment Housing Incentive District (the "District") is attached as ***Exhibit A*** to this Development Plan. A map of the District is attached as ***Exhibit B*** to this Development Plan.

(2) ***Existing Assessed Valuation of the District***. The assessed valuation of all real estate within the District for 2026 is:

Land	$3,141
Improvements	0
Total	*$3,141*

(3) ***Owners of Record***. The name and address of the owner of record for the real estate within the District is:

City of Sedgwick, Kansas
520 N. Commercial

PO Box 131
Sedgwick, Kansas 67135

(4) ***Description of Housing and Public Facilities Projects***. The housing and public facilities projects that are proposed to be constructed include the following:

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.

(5) ***Developer's Information***. The names, addresses and specific interests in the real estate in the District of the developers responsible for development of the housing and public facilities is:

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

(6) ***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 the project construction schedule, 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.

(7) ***Comprehensive Analysis of Feasibility***. 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. A copy of the analysis is attached as ***Exhibit C*** to this Development Plan. 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 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.

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EXHIBIT A
DEVELOPMENT PLAN
FOX RUN
REINVESTMENT HOUSING INCENTIVE DISTRICT

LEGAL DESCRIPTION OF THE 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 6th 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

DEVELOPMENT PLAN

FOX RUN

REINVESTMENT HOUSING INCENTIVE DISTRICT

MAP OF THE DISTRICT

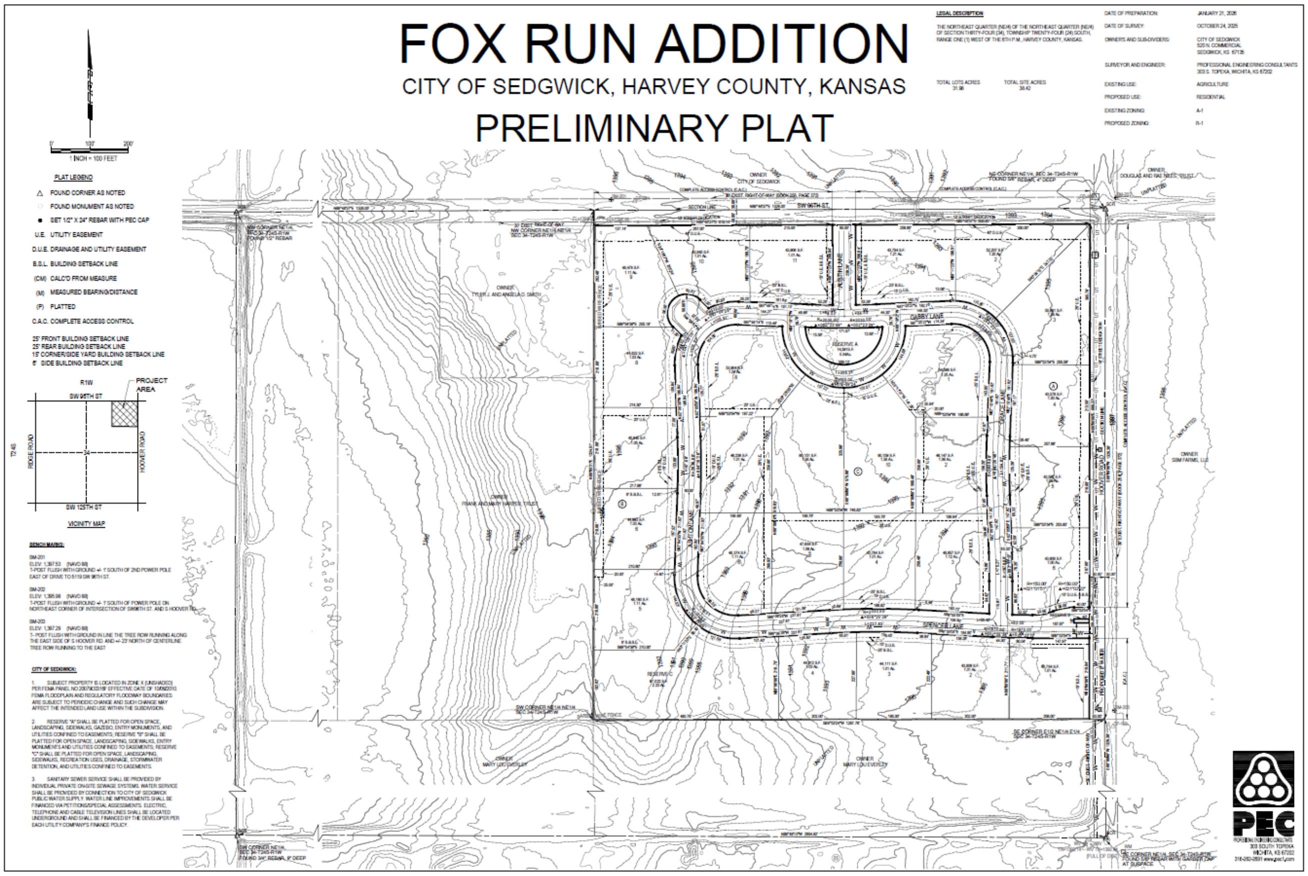

EXHIBIT C

DEVELOPMENT PLAN

FOX RUN

REINVESTMENT HOUSING INCENTIVE DISTRICT

COMPREHENSIVE FINANCIAL FEASIBILITY ANALYSIS

RHID for Sedgwick (Fox Run - 27 lots)

Cost of Infrastructure Improvements	$ 3,379,617.07	(see Est. Cost sheet)
Add: Other City Funds (Land Cost, pre-engineering, etc.)	$ -	
Total Costs to be recovered by RHID (before interest)	**$ 3,379,617.07**	

		Annual Debt Service Required	Total Costs to be recovered by RHID (with bond interest)
Estimated Interest Rate for 15 years	3.90%	$301,844.86	$4,527,672.91
Estimated Interest Rate for 20 years	4.20%	$253,102.07	$5,062,041.36
Estimated Interest Rate for 22 years	4.35%	$241,755.18	$5,318,614.04

	Current Average Value	Property Class	Mill Levy	Tax $ Revenue
Current Property Tax				
Average Lot (Initial Value)	$ 10,980.00	11.50%	184	232.34
Annual Inflation Rate for New Home Valuation	2.00%			

Increment allocated to project costs: 90%

Year Built / Phased Selling of Lots

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
New Homes Built Each Year:	5	4	5	4	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative Homes Sold:	5	9	14	18	23	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27

Lot #	New Home Value in 2027	Increase in Value	Property Class	Mill Levy (less 21.5)	Est. Property Tax Increment $	% Allocated to Costs	2027 Total Annual Increment Year 1	2028 Total Annual Increment Year 2	2029 Total Annual Increment Year 3	2030 Total Annual Increment Year 4	2031 Total Annual Increment Year 5	2032 Total Annual Increment Year 6
1	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%	7,383.77	7,531.44	7,682.07	7,835.71	7,992.43	8,152.28
2	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%	7,383.77	7,531.44	7,682.07	7,835.71	7,992.43	8,152.28
3	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%	7,383.77	7,531.44	7,682.07	7,835.71	7,992.43	8,152.28
4	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%	7,383.77	7,531.44	7,682.07	7,835.71	7,992.43	8,152.28
5	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%	7,383.77	7,531.44	7,682.07	7,835.71	7,992.43	8,152.28
6	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%		7,531.44	7,682.07	7,835.71	7,992.43	8,152.28
7	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%		7,531.44	7,682.07	7,835.71	7,992.43	8,152.28
8	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%		7,531.44	7,682.07	7,835.71	7,992.43	8,152.28
9	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%		7,531.44	7,682.07	7,835.71	7,992.43	8,152.28
10	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%			7,682.07	7,835.71	7,992.43	8,152.28
11	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%			7,682.07	7,835.71	7,992.43	8,152.28
12	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%			7,682.07	7,835.71	7,992.43	8,152.28
13	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%			7,682.07	7,835.71	7,992.43	8,152.28
14	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%			7,682.07	7,835.71	7,992.43	8,152.28
15	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%				7,835.71	7,992.43	8,152.28
16	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%				7,835.71	7,992.43	8,152.28
17	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%				7,835.71	7,992.43	8,152.28
18	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%				7,835.71	7,992.43	8,152.28
19	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%					7,992.43	8,152.28
20	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%					7,992.43	8,152.28
21	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%					7,992.43	8,152.28
22	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%					7,992.43	8,152.28
23	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%					7,992.43	8,152.28
24	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%						8,152.28
25	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%						8,152.28
26	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%						8,152.28
27	$ 450,000.00	$ 439,020.00	11.50%	162.50	8,204.19	90%						8,152.28

Lot #	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2037 Year 11	2038 Year 12	2039 Year 13	2040 Year 14	2041 Year 15
1	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
2	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
3	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
4	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
5	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
6	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
7	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
8	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
9	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
10	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
11	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
12	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
13	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
14	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
15	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
16	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
17	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
18	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
19	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
20	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
21	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
22	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
23	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
24	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
25	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
26	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72
27	8,315.32	8,481.63	8,651.26	8,824.29	9,000.77	9,180.79	9,364.40	9,551.69	9,742.72

Lot #	2042 Year 16	2043 Year 17	2044 Year 18	2045 Year 19	2046 Year 20	2047 Year 21	2048 Year 22	2049 Year 23	2050 Year 24	2051
1	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
2	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
3	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
4	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
5	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
6	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
7	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
8	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
9	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
10	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
11	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
12	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
13	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
14	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
15	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
16	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
17	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
18	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
19	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
20	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
21	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
22	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
23	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
24	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
25	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
26	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	
27	9,937.58	10,136.33	10,339.06	10,545.84	10,756.76	10,971.89	11,191.33	11,415.15	11,643.46	

Applicable Budget Year (When New Incremental Revenue Begins)

		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total Annual Increment Revenue	221,513.03	$ 36,918.84	$ 67,782.99	$ 107,549.01	$ 141,042.84	$ 183,825.83	$ 220,111.45	$ 224,513.68	$ 229,003.96	$ 233,584.04	$ 238,255.72	$ 243,020.83	$ 247,881.25	$ 252,838.87	$ 257,895.65	$ 263,053.56	$ 268,314.63	$ 273,680.93	$ 279,154.55	$ 284,737.64	$ 290,432.39	$ 296,241.04	$ 302,165.86	$ 308,209.18	$ 314,373.36	$ -
Special Assessment (Monthly, Per Home):	$125.00	$ 7,500.00	$ 13,500.00	$ 21,000.00	$ 27,000.00	$ 34,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 40,500.00	$ 33,000.00	$ 27,000.00	$ 19,500.00	$ 13,500.00	$ 6,000.00
TOTAL Increment + Specials		$ 44,418.84	$ 81,282.99	$ 128,549.01	$ 168,042.84	$ 218,325.83	$ 260,611.45	$ 265,013.68	$ 269,503.96	$ 274,084.04	$ 278,755.72	$ 283,520.83	$ 288,381.25	$ 293,338.87	$ 298,395.65	$ 303,553.56	$ 308,814.63	$ 314,180.93	$ 319,654.55	$ 325,237.64	$ 330,932.39	$ 329,241.04	$ 329,165.86	$ 327,709.18	$ 327,873.36	$ 6,000.00

	Feasibility Goal	Goal Met? Phased Selling
20 Year Bond with 20 Years of Increment	$5,062,041.36	$ 5,054,598.65
20 Year Bond with 24 Years of Increment	$5,062,041.36	$ 6,374,588.08
22 Year Bond with 24 Years of Increment	$5,318,614.04	$ 6,374,588.08

Calculation of Net Benefit to City over 25 years	
Total Incremental Taxes Collected over 25 years	$ 6,374,588.08
Total Project Costs to be Recovered (20 Year Bond)	-$5,062,041.36
Net Benefit to City over 25 years	**$ 1,312,546.72**

Annual Increment Share: 10%	Rate	$ Share/Home	All Homes Built
City of Sedgwick	74.463	$ 375.94	$ 10,150.48
Harvey County	44.709	$ 225.72	$ 6,094.54
USD # 439 *	64.911	$ 1,236.49	$ 33,385.22
Recreation Commission Mill Levy	2	$ 10.10	$ 272.63
Sand Creek Watershed (SCW)	0.272	$ 1.37	$ 37.08
State **	1.5	$ 75.73	$ 2,044.74
Hillside cemetery	1.211	$ 6.11	$ 165.08

* 20 mills of USD exempt
** State exempt

20 Year Bond

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
NET Benefit (Cost) if 20-Year Debt Service begins in 2030	$ (127,400.24)	$ (251,953.31)	$ (337,012.53)	$ (371,788.77)	$ (364,279.38)	$ (352,367.77)	$ (335,965.88)	$ (314,983.91)	$ (289,330.26)	$ (258,911.50)	$ (223,632.32)	$ (183,395.51)	$ (138,101.93)	$ (87,650.43)	$ (31,937.87)	$ 29,140.99	$ 95,693.47	$ 167,829.04	$ 245,659.36	$ 321,798.33	$ 650,964.19	$ 978,673.36	$ 1,306,546.72	$ 1,312,546.72
*NET Benefit (Cost) if 20-Year Debt Service begins in 2031	$ 23,019.14	$ (101,533.92)	$ (186,593.15)	$ (221,369.38)	$ (213,859.99)	$ (201,948.38)	$ (185,546.49)	$ (164,564.52)	$ (138,910.87)	$ (108,492.11)	$ (73,212.93)	$ (32,976.12)	$ 12,317.46	$ 62,768.95	$ 118,481.52	$ 179,560.38	$ 246,112.86	$ 318,248.43	$ 396,078.75	$ 472,217.72	$ 548,281.51	$ 875,990.68	$ 1,203,864.04	$ 1,209,864.04

* for DS beginning in 2031, increment pays 4th year (2030) of temp note interest to ensure tax-exempt status

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
(Annual Deficit) if 20-Year Debt Service begins in 2030	($127,400.24)	($124,553.06)	($85,059.23)	($34,776.23)	$7,509.39	$11,911.62	$16,401.89	$20,981.97	$25,653.65	$30,418.76	$35,279.18	$40,236.80	$45,293.58	$50,451.50	$55,712.57	$61,078.86	$66,552.48	$72,135.57	$77,830.32	$76,138.97	$329,165.86	$327,709.18	$327,873.36	$6,000.00
***(Annual Deficit) if 20-Year Debt Service begins in 2031**	$23,019.14	($124,553.06)	($85,059.23)	($34,776.23)	$7,509.39	$11,911.62	$16,401.89	$20,981.97	$25,653.65	$30,418.76	$35,279.18	$40,236.80	$45,293.58	$50,451.50	$55,712.57	$61,078.86	$66,552.48	$72,135.57	$77,830.32	$76,138.97	$76,063.79	$327,709.18	$327,873.36	$6,000.00

* for DS beginning in 2031, increment pays 4th year (2030) of temp note interest to ensure tax-exempt status

Equivalent Specials (if no RHID)	Monthly	Annual
15 Years	$931.62	$11,179.44
20 Years	$781.18	$9,374.15

22 Year Bond

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
NET Benefit (Cost) if 22-Year Debt Service begins in 2030	$ (116,053.36)	$ (229,259.54)	$ (302,971.88)	$ (326,401.23)	$ (307,544.96)	$ (284,286.46)	$ (256,537.69)	$ (224,208.83)	$ (187,208.30)	$ (145,442.65)	$ (98,816.59)	$ (47,232.90)	$ 9,407.57	$ 71,205.95	$ 138,265.40	$ 210,691.14	$ 288,590.50	$ 372,072.96	$ 461,250.16	$ 548,736.02	$ 636,146.69	$ 722,100.68	$ 1,049,974.04	$ 1,055,974.04
*NET Benefit (Cost) if 22-Year Debt Service begins in 2031	$ 23,019.14	$ (90,187.03)	$ (163,899.38)	$ (187,328.73)	$ (168,472.46)	$ (145,213.96)	$ (117,465.18)	$ (85,136.33)	$ (48,135.80)	$ (6,370.15)	$ 40,255.91	$ 91,839.60	$ 148,480.07	$ 210,278.45	$ 277,337.90	$ 349,763.65	$ 427,663.01	$ 511,145.46	$ 600,322.67	$ 687,808.52	$ 775,219.20	$ 861,173.19	$ 947,291.36	$ 953,291.36

* for DS beginning in 2031, increment pays 4th year (2030) of temp note interest to ensure tax-exempt status

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
(Annual Deficit) if 22-Year Debt Service begins in 2030	($116,053.36)	($113,206.18)	($73,712.34)	($23,429.35)	$18,856.27	$23,258.50	$27,748.77	$32,328.85	$37,000.53	$41,765.65	$46,626.06	$51,583.69	$56,640.47	$61,798.38	$67,059.45	$72,425.74	$77,899.36	$83,482.45	$89,177.21	$87,485.85	$87,410.67	$85,953.99	$327,873.36	$6,000.00
***(Annual Deficit) if 22-Year Debt Service begins in 2031**	$23,019.14	($113,206.18)	($73,712.34)	($23,429.35)	$18,856.27	$23,258.50	$27,748.77	$32,328.85	$37,000.53	$41,765.65	$46,626.06	$51,583.69	$56,640.47	$61,798.38	$67,059.45	$72,425.74	$77,899.36	$83,482.45	$89,177.21	$87,485.85	$87,410.67	$85,953.99	$86,118.18	$6,000.00

* for DS beginning in 2031, increment pays 4th year (2030) of temp note interest to ensure tax-exempt status

Applicable Budget Year

Entity	Rate	Entity Share	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
City of Sedgwick	74.463	10%	$ 1,926.73	$ 3,537.48	$ 5,612.80	$ 7,360.78	$ 9,593.55	$ 11,487.24	$ 11,716.98	$ 11,951.32	$ 12,190.35	$ 12,434.15	$ 12,682.84	$ 12,936.49
Harvey County	44.709	10%	$ 1,156.85	$ 2,123.97	$ 3,370.03	$ 4,419.55	$ 5,760.15	$ 6,897.15	$ 7,035.10	$ 7,175.80	$ 7,319.32	$ 7,465.70	$ 7,615.02	$ 7,767.32
* USD # 439	64.911	10%	$ 6,337.07	$ 11,634.86	$ 18,460.65	$ 24,209.83	$ 31,553.47	$ 37,781.85	$ 38,537.49	$ 39,308.24	$ 40,094.41	$ 40,896.29	$ 41,714.22	$ 42,548.50
Recreation Commissic	2	10%	$ 51.75	$ 95.01	$ 150.75	$ 197.70	$ 257.67	$ 308.54	$ 314.71	$ 321.00	$ 327.42	$ 333.97	$ 340.65	$ 347.46
Sand Creek Watershe	0.272	10%	$ 7.04	$ 12.92	$ 20.50	$ 26.89	$ 35.04	$ 41.96	$ 42.80	$ 43.66	$ 44.53	$ 45.42	$ 46.33	$ 47.25
** State	1.5	100%	$ 388.13	$ 712.60	$ 1,130.65	$ 1,482.77	$ 1,932.55	$ 2,314.02	$ 2,360.30	$ 2,407.50	$ 2,455.65	$ 2,504.76	$ 2,554.86	$ 2,605.96
Hillside cemetery	1.211	10%	$ 31.33	$ 57.53	$ 91.28	$ 119.71	$ 156.02	$ 186.82	$ 190.55	$ 194.37	$ 198.25	$ 202.22	$ 206.26	$ 210.39

Entity	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	RHID Ended
City of Sedgwick	$ 13,195.22	$ 13,459.13	$ 13,728.31	$ 14,002.88	$ 14,282.93	$ 14,568.59	$ 14,859.96	$ 15,157.16	$ 15,460.31	$ 15,769.51	$ 16,084.90	$ 16,406.60	$ 167,347.32
Harvey County	$ 7,922.66	$ 8,081.12	$ 8,242.74	$ 8,407.59	$ 8,575.74	$ 8,747.26	$ 8,922.20	$ 9,100.65	$ 9,282.66	$ 9,468.31	$ 9,657.68	$ 9,850.83	$ 100,478.51
* USD # 439	$ 43,399.47	$ 44,267.46	$ 45,152.81	$ 46,055.87	$ 46,976.99	$ 47,916.53	$ 48,874.86	$ 49,852.35	$ 50,849.40	$ 51,866.39	$ 52,903.72	$ 53,961.79	$ 145,880.26
Recreation Commissic	$ 354.41	$ 361.50	$ 368.73	$ 376.10	$ 383.62	$ 391.30	$ 399.12	$ 407.11	$ 415.25	$ 423.55	$ 432.02	$ 440.66	$ 4,494.78
Sand Creek Watershe	$ 48.20	$ 49.16	$ 50.15	$ 51.15	$ 52.17	$ 53.22	$ 54.28	$ 55.37	$ 56.47	$ 57.60	$ 58.76	$ 59.93	$ 611.29
** State	$ 2,658.08	$ 2,711.24	$ 2,765.46	$ 2,820.77	$ 2,877.19	$ 2,934.73	$ 2,993.43	$ 3,053.29	$ 3,114.36	$ 3,176.65	$ 3,240.18	$ 3,304.98	$ 3,371.08
Hillside cemetery	$ 214.60	$ 218.89	$ 223.27	$ 227.73	$ 232.28	$ 236.93	$ 241.67	$ 246.50	$ 251.43	$ 256.46	$ 261.59	$ 266.82	$ 2,721.59

* 20 mills of USD exempt from RHID
** State exempt

Bond Series		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
2010	Dams, Ind. II	140,975.00	145,775.00									
2011	Senior Ctr	10,937.09	10,937.09	10,937.09	10,937.09	10,937.09	10,937.09	10,937.09	10,937.09	10,937.09	10,937.09	10,937.09
2012A	Energy/KDHE	51,437.50										
2015A	Resurfacing	31,480.00	25,700.00									
2016	Streets/Alleys	23,870.00	23,320.00	22,704.00								
2017	Ref 2009/2010	122,100.00	129,400.00	186,400.00	191,600.00	196,500.00	196,100.00	190,550.00				
2021A	Redbarn	4,715.00	4,610.00	4,505.00	4,400.00	5,295.00	5,155.00	5,015.00	4,875.00	4,735.00	1,595.00	4,455.00
2025A	Land Purchase			30,863.38	30,060.00	29,610.00	34,160.00	33,410.00	32,660.00	31,910.00	31,160.00	30,410.00
2025 PBC	Fire Station				81,571.26	81,571.26	81,571.26	81,571.26	246,571.26	251,291.26	250,385.00	249,310.00
	Total DS	385,514.59	339,742.09	255,409.47	318,568.35	323,913.35	327,923.35	321,483.35	295,043.35	298,873.35	294,077.09	295,112.09
	Ignoring orange amounts, which are assumed to be special assessment bonds...											
AT-LARGE DS (before Fox Run)		**239,824.59**	**189,357.09**	**250,904.47**	**314,168.35**	**318,618.35**	**322,768.35**	**316,468.35**	**290,168.35**	**294,138.35**	**292,482.09**	**290,657.09**
2031 Bond (Fox Run Net Cost at-large)								(23,019.14)	113,206.18	73,712.34	23,429.35	(18,856.27)
AT-LARGE DS (with Fox Run)		**239,824.59**	**189,357.09**	**250,904.47**	**314,168.35**	**318,618.35**	**322,768.35**	**293,449.21**	**403,374.53**	**367,850.69**	**315,911.44**	**271,800.82**
Estimated Sales Tax Revenue		(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)
AT-LARGE DS (with Fox Run, minus Sales Tax)		**79,824.59**	**29,357.09**	**90,904.47**	**154,168.35**	**158,618.35**	**162,768.35**	**133,449.21**	**243,374.53**	**207,850.69**	**155,911.44**	**111,800.82**

Bond Series		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
2010	Dams, Ind. II											
2011	Senior Ctr	10,937.09	10,937.09	10,937.09	10,937.09	10,937.09	10,937.09	10,936.92				
2012A	Energy/KDHE											
2015A	Resurfacing											
2016	Streets/Alleys											
2017	Ref 2009/2010											
2021A	Redbarn	4,315.00	5,175.00									
2025A	Land Purchase	29,585.00	33,760.00	32,660.00	31,560.00	30,460.00	34,360.00	32,897.50	31,435.00	29,972.50	33,510.00	31,755.00
2025 PBC	Fire Station	247,835.00	251,185.00	248,785.00	251,200.00	247,600.00	248,800.00	249,600.00				
	Total DS	292,672.09	301,057.09	292,382.09	293,697.09	288,997.09	294,097.09	293,434.42	31,435.00	29,972.50	33,510.00	31,755.00
AT-LARGE DS (before Fox Run)		**288,357.09**	**295,882.09**	**292,382.09**	**293,697.09**	**288,997.09**	**294,097.09**	**293,434.42**	**31,435.00**	**29,972.50**	**33,510.00**	**31,755.00**
2031 Bond (Fox Run Net Cost at-large)		(23,258.50)	(27,748.77)	(32,328.85)	(37,000.53)	(41,765.65)	(46,626.06)	(51,583.69)	(56,640.47)	(61,798.38)	(67,059.45)	(72,425.74)
AT-LARGE DS (with Fox Run)		**265,098.59**	**268,133.32**	**260,053.24**	**256,696.56**	**247,231.44**	**247,471.03**	**241,850.73**	**(25,205.47)**	**(31,825.88)**	**(33,549.45)**	**(40,670.74)**
Estimated Sales Tax Revenue		(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)	(160,000.00)
AT-LARGE DS (with Fox Run, minus Sales Tax)		**105,098.59**	**108,133.32**	**100,053.24**	**96,696.56**	**87,231.44**	**87,471.03**	**81,850.73**	**(185,205.47)**	**(191,825.88)**	**(193,549.45)**	**(200,670.74)**