

**City of Mission
Special City Council Meeting
Wednesday, February 1, 2017
7:45 p.m.**

AGENDA

1. Resolution Providing Notice of a Public Hearing Concerning Establishment of a Redevelopment District (TIF District) within the City of Mission
2. Adjournment

NOTICE FOR SPECIAL GOVERNING BODY MEETING

TO: Steve Schowengerdt, Mayor

You are hereby requested, in accordance with K.S.A. 14-111, to call a special meeting of the Governing Body of Mission, Kansas, to be held at Mission City Hall, 6090 Woodson at 7:45 p.m., Wednesday, February 1, 2017, for the purpose of discussing the item listed below:


1. Resolution Providing Notice of a Public Hearing Concerning Establishment of a Redevelopment District (TIF District) within the City of Mission

Dated this 30th day of January 2017.



Councilmember


Councilmember


Councilmember

NOTICE OF SPECIAL GOVERNING BODY MEETING
OFFICE OF THE CITY CLERK
MISSION, KANSAS

TO: Steve Schowengerdt, Mayor

You are hereby notified that there will be a special meeting of the Governing Body at 7:45 p.m., Wednesday, February 1, 2017 at Mission City Hall, 6090 Woodson for the purpose of considering the following items:

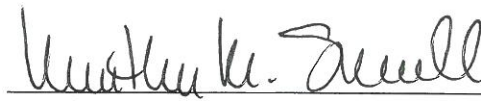
1. Resolution Providing Notice of a Public Hearing Concerning Establishment of a Redevelopment District (TIF District) within the City of Mission

Witness my hand and the seal of said city this 30th day of January 2017.

State of Kansas)

Johnson County ss.)

City of Mission)



Martha M. Sumrall, City Clerk

City of Mission	Item Number:	1.
ACTION ITEM SUMMARY	Date:	January 25, 2017
ADMINISTRATION	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

RE: Resolution providing notice of a Public Hearing concerning establishment of a Redevelopment District (TIF District) within the City of Mission.

RECOMMENDATION: Approve the Resolution calling the Public Hearing for 7:00 p.m. at the March 15, 2017 City Council Meeting.

DETAILS: In December, the Council heard a presentation from Dial Development regarding their interest in constructing a 141-unit senior housing facility at 5665 Foxridge, the former JC Penney Call Center building. At that meeting, the developers indicated that they would ask the City to consider establishing a Redevelopment District (TIF District) in connection with the project.

State law requires that the City Council pass a resolution officially calling a public hearing to consider establishing the Redevelopment District. This Resolution must be passed not less than 30 days and not more than 70 days prior to the date of the Hearing. The regular timing of the February and March City Council meetings does not allow us to meet the prescribed timeline, as there are not 30 days between February 15th and March 15th. The developer's due diligence period only extends through June 1, 2017, creating a compact timeline for the project. Staff recommends the Council hold a special City Council meeting on Wednesday, February 1st at 7:45 p.m. (immediately following the Finance & Administration Committee meeting), for the sole purpose of considering this resolution. This allows the public hearing to move forward on the March 15th date.

If approved, the Resolution would officially set the hearing date for March 15, 2017 at 7:00 p.m. at the City Council meeting. The Resolution does not commit the City to any other action besides scheduling the hearing and providing required notice.

We will review the complete process and calendar for establishing a redevelopment district at the Committee meeting.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	K.S.A. 12-1770 <i>et seq.</i>
Line Item Code/Description:	N/A
Available Budget:	N/A

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MISSION, KANSAS, PROVIDING FOR NOTICE OF A PUBLIC HEARING CONCERNING THE ESTABLISHMENT OF A REDEVELOPMENT DISTRICT WITHIN THE CITY PURSUANT TO K.S.A. 121770, ET SEQ., AS AMENDED

WHEREAS, pursuant to K.S.A. 121770 *et seq.*, as amended (the “Act”), the city of Mission, Kansas (the “City”), is authorized to assist in the development and redevelopment of eligible areas within the City in order to promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities; and

WHEREAS, the City hereby finds and determines it desirable to encourage the development and redevelopment of certain real property generally located at the Southeast corner of Foxridge Drive and 56th Street within the City and to consider the establishment of a redevelopment district at such location (the “Redevelopment District”); and

WHEREAS, pursuant to the Act, the City must adopt a resolution stating that the City is considering the establishment of the Redevelopment District and include in such resolution notice that a public hearing will be held to consider the establishment of said Redevelopment District;

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

1. Notice is hereby given that a public hearing to consider the establishment by the City of the Redevelopment District shall be held at the Mission City Hall, 6090 Woodson St, Mission, Kansas, on March 15, 2017, beginning at 7:00 p.m.

2. The proposed boundaries of the Redevelopment District are set forth in **Exhibit A** attached hereto and incorporated herein by reference. A map depicting the boundaries of the proposed Redevelopment District is attached hereto as **Exhibit B**.

3. A description of the proposed district plan for the Redevelopment District and the general description of the proposed buildings, facilities and improvements to be constructed or improved are attached hereto as **Exhibit C** and incorporated herein by reference.

4. A description and map of the proposed Redevelopment District are available for public inspection prior to the public hearing during regular office hours in the Office of the City Clerk, at Mission City Hall, 6090 Woodson St, Mission, Kansas.

5. At the public hearing, the Governing Body of the City will consider findings necessary for the establishment of the proposed Redevelopment District.

6. The City Clerk shall give notice of the public hearing in accordance with the provisions of the Act.

7. The Act authorizes the issuance by the City of bonds to finance all or a portion of the costs of implementing the district plan. Said bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of passage of this Resolution, pursuant to Treasury Regulation §1.150-2 in the maximum principal amount of \$1,000,000.

THIS RESOLUTION IS ADOPTED by the City Council of the City of Mission, Kansas, this ____ day of _____, 2017.

CITY OF MISSION, KANSAS

By: _____
Steve Schowengerdt, Mayor

(SEAL)

ATTEST:

By: _____
Martha Sumrall, City Clerk

APPROVED AS TO FORM ONLY:

By: _____
David Martin, City Attorney

EXHIBIT A

PROPOSED BOUNDARIES

All that part of the Northwest $\frac{1}{4}$ of Section 8, Township 12, Range 25, in the City of Mission, Johnson County, Kansas, more particularly described as follows:

Beginning at a point 1355 feet North of the South line and 127.35 feet East of the West line of the Northwest $\frac{1}{4}$ of said Section 8, said point also being on the Easterly right-of-way line of U.S. Highway No. 69 (Metcalf Avenue) as now established; thence South 89 degrees, 47 minutes, 38 seconds East, along a line 1355 feet North of and parallel to the South line of the Northwest $\frac{1}{4}$ of said Section 8, a distance of 533.59 feet, to a point on the Westerly right-of-way line of Broadmoor, as now established; thence North 00 degrees, 15 minutes, 50 seconds West, along the Westerly right-of-way line of said Broadmoor, a distance of 377.45 feet, to a point of curvature; thence Northerly, Northwesterly and Westerly, along a curve to the left, having a radius of 30 feet, a distance of 46.98 feet, to a point of tangency, said point also being on the Southerly right-of-way line of 56th Street, as now established; thence North 89 degrees, 59 minutes, 12 seconds West, along the Southerly right-of-way line of said 56th Street, a distance of 473.33 feet, to a point of curvature; thence Westerly, Southwesterly and Southerly, along a curve to the left, having a radius of 30 feet, a distance of 47.28 feet, to a point of tangency, said point also being on the Easterly right-of-way line of said U.S. Highway No. 69; thence South 00 degrees, 16 minutes, 48 seconds East, along the Easterly right-of-way line of said U.S. Highway No. 69, a distance of 84.85 feet; thence South 00 degrees, 12 minutes, 37 seconds East, along the Easterly right-of-way line of said U.S. Highway No. 69, a distance of 290.51 feet, to a point of beginning, subject to the part in streets or highways.

Including all adjacent right of way.

EXHIBIT B

MAP OF PROPOSED REDEVELOPMENT DISTRICT



EXHIBIT C

DESCRIPTION OF THE PROPOSED DISTRICT PLAN

Construction of approximately 141 units of independent living, assisted living and memory care apartment units with parking, related amenities, and any necessary infrastructure improvements.