

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF MARYSVILLE, KANSAS
HELD ON APRIL 14, 2025**

The City Council (the “Governing Body”) met in regular session at the usual meeting place in the City at 7:00 p.m., the following members being present and participating, to-wit:
CM Snellings, CM Ferris, CM Behrens, CM Keating, CM Beikman, CM Throm, CM Goracke, and CM Schrater.

Absent:

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

* * * * *

(Other Proceedings)

Among other business, in accordance with Resolution No. 2025-02, published on April 3, 2025, in the official City newspaper, a public hearing was held by the governing body relating to the proposed establishment of a Reinvestment Housing Incentive District within the City and adopting a plan for the development of housing and public facilities in such District. At the hearing, each project proposed for the District was identified and explained, and the developer that will contract with the City to undertake such project was identified. Following the presentation, all interested persons were afforded an opportunity to present their views on the establishment of the District and the proposed projects. Thereafter the public hearing was closed.

Following the close of the public hearing, there was presented to the governing body an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF MARYSVILLE, KANSAS, ESTABLISHING
A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY
AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND
PUBLIC FACILITIES IN SUCH DISTRICT, AUTHORIZING THE EXECUTION
OF A DEVELOPMENT AGREEMENT, AND MAKING CERTAIN FINDINGS IN
CONJUNCTION THEREWITH (KOESTER REINVESTMENT HOUSING
INCENTIVE DISTRICT).**

Councilmember Schrater moved that the Ordinance be passed. The motion was seconded by Commissioner Throm. The Ordinance was duly read and considered, and upon being put, the motion for the passage of the Ordinance was carried by the following vote of the Governing Body:

Yea: 8

Nay: 0

The Mayor declared the Ordinance duly passed and the ordinance was duly numbered Ordinance No. 1943 was signed by the Mayor and attested by the City Clerk, and was directed to be published one time in the official City newspaper.

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(Other Proceedings)

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 Marysville, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

City Clerk

(Published in the *Marysville Advocate* on April 24, 2025)

ORDINANCE NO. 1943

AN ORDINANCE OF THE CITY OF MARYSVILLE, KANSAS, ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (KOESTER 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, 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 Marysville, Kansas (the “City”) has performed a Housing Needs Analysis dated August 15, 2024 (the “Analysis”), a copy of which is on file in the office of the City Clerk; and

WHEREAS, Resolution No. 2024-21 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 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 Koester 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 has adopted Resolution No. 2025-02, 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 April 14, 2025, and provided for notice of such public hearing as provided in the Act; and

WHEREAS, a public hearing was held on April 14, 2025, after notice was duly published and delivered in accordance with the provisions of the Act; and

WHEREAS, upon and considering the information and public comments received at the public hearing, the Governing Body 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 MARYSVILLE, KANSAS:

Section 1. Findings. The Governing Body hereby finds that notice of the public hearing conducted April 14, 2025, was duly made in accordance with the provisions of the Act.

Section 2. Creation of Reinvestment Housing Incentive District. The Koester 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:

A tract of land in Block 10 of Ballard & Morral's Addition to the City of Marysville, Marshall County, Kansas, prepared by Clint J. Friedrichs, PS #1709 on July 26, 2024, being more particularly described as follows:

BEGINNING at the northwest (NW) corner of said Block 10;

THENCE North 90°00'00" East along the north line of said Block 10 for a distance of 141.52 feet to the northwest (NW) corner of a tract as described in Deed Book 299 at Pages 636-638;

THENCE South 00°05'26" East along the west line of said tract for a distance of 81.37 feet;

THENCE South 38°02'00" West along the west line of said tract for a distance of 47.24 feet;

THENCE South 50°27'57" West for a distance of 3.80 feet;

THENCE North 89°43'20" West for a distance of 109.00 feet to the west line of said Block 10;

THENCE North 00°17'24" West along said west line for a distance of 120.47 feet to the POINT OF BEGINNING.

Containing 0.38 acres (16,452.28 sqft) more or less. Subject to all easements, restrictions and right-of-way both visible and of record.

(The bases of bearings for said description are based on the North line of said Block 10 being North 90°00'00" East)

Together with public rights-of-way adjacent thereto

The District's boundaries do not contain any property not referenced in Resolution No. 2025-02, which provided notice of the public hearing on the creation of the District and adoption of the Plan.

Section 3. Approval of Development Plan and Development Agreement. 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. In addition, the City is authorized to enter into a Development Agreement relating to the Koester Reinvestment Housing Incentive District between the City and the developer thereof and the construction and payment of improvements related thereto in substantially the form presented to the Governing Body, with such changes or modifications as may be approved by the City Administrator and as may be approved as to form by the City Attorney. The Mayor is hereby authorized to execute the Development Agreement and such other documents as may be necessary to implement the intent of this Resolution and the Development Agreement, as may be approved by the City Administrator, by and on behalf of the City and the City Clerk is hereby authorized to attest such signature.

Section 4. Adverse Effect on Other Governmental Units. If, within 30 days following the conclusion of the public hearing on April 14, 2025, either of the following occurs, the Governing Body shall take action to repeal this Ordinance:

(a) The Board of Education of Unified School District No. 364, Marshall County, Kansas (Marysville), determines by resolution that the District will have an adverse effect on such school district; or

(b) The Board of County Commissioners of Marshall 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. 364, Marshall County, Kansas (Marysville) or of Marshall County, Kansas.

Section 5. Further Action. The Mayor, City Administrator, 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 Marysville, Kansas, and **SIGNED** by the Mayor on April 14, 2025.

(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 April 14, 2025; that the record of the final vote on its passage is found on page 2 of journal 7 and that it was published in the official City newspaper on April 24, 2025.

DATED: April 24, 2025.

City Clerk