

COMMISSION SPECIAL MEETING AGENDA
TUESDAY, JUNE 18TH 2024
5:00 P.M.

A. CALL TO ORDER – Mayor Alec Hendryx

B. ROLL CALL

C. NEW BUSINESS

1. Resolution R-24-45 a Resolution calling and providing for the giving of notice of a Public Hearing on the advisability of creating a Community Improvement District in the City of Coffeyville, Kansas and the proposed levy of a Community Improvement District Sales Tax within such district (Coffeyville Plaza CID).

D. ADJOURN

 CITY OF COFFEYVILLE BOARD OF COMMISSIONERS AGENDA ITEM		
MEETING DATE	June 18 th , 2024	
RESOLUTION OR ORDINANCE NUMBER	R-24-45	
AGENDA TITLE	Resolution to call for a Public Hearing on the creation of a CID District to be held July 9 th , 2024	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Amber Dean, Director of Bonds and Grants	
FISCAL INFORMATION	Cost as recommended:	
	Budget Line Item:	
	Balance Available	
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	For the call for a Public Hearing on the creation of a CID District to be held July 9 th , 2024.	
BACKGROUND	In partnership with Gilmore Bell, we have progressed to the point of holding a public hearing on the creation of a Community Improvement District (CID) for Coffeyville Plaza. The reconstruction of the Plaza will enhance the quality of all retail stores within it by improving not only the exterior of the individual stores but also the interior, as well as the parking lot, through demolition, renovation, and remediation services. These improvements will help prevent future code violations and blight conditions. Gilmore Bell will initiate and complete all documents, contracts, and publications with the issuance of private securities (IRBs) and the establishment of the CID for Coffeyville Plaza.	
SPECIAL NOTES	Jared Commercial out of Springfield, MO, has two-National retail stores waiting to sign their 10-year lease to move into the Coffeyville Plaza, upon creation of the CID.	
ANALYSIS	Gilmore Bell will initiate and complete the process of establishing a Community Improvement District	
STAFF RECOMMENDATION	Staff recommends Approval of Resolution to call for a Public Hearing on the creation of a CID District to be held July 9 th , 2024	
REFERENCE DOCUMENTS ATTACHED	Authorizing Resolution	

(Published in the official City newspaper on June 22, 2024 and June 29, 2024)

RESOLUTION NO. R-24-45

A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF COFFEYVILLE, KANSAS AND THE PROPOSED LEVY OF A COMMUNITY IMPROVEMENT DISTRICT SALES TAX WITHIN SUCH DISTRICT (COFFEYVILLE PLAZA CID).

WHEREAS, pursuant to K.S.A. 12-6a26 *et seq.*, as amended (the “Act”), the City of Coffeyville, Kansas (the “City”) is authorized to create community improvement districts as a method of financing economic development related improvements in a defined area within the city; and

WHEREAS, the Act further authorizes the City, in order to pay the costs of eligible projects within a community improvement district, to impose a community improvement district sales tax on the selling of tangible personal property at retail or rendering or furnishing of taxable services within a community improvement district in any increment of .10% or .25% not to exceed 2% and to reimburse the costs of the such project pursuant to pay-as-you-go financing and/or the issuance of special obligation notes and bonds payable from such community improvement district sales tax; and

WHEREAS, a petition (the “Petition”) has been filed with the City Clerk proposing the creation of the Coffeyville Plaza Community Improvement District (the “District”) under the Act and the imposition of a community improvement district sales tax in the amount of 1.00% (the “CID Sales Tax”) in order to pay the costs of the project described in the Petition (as more particularly described herein, the “Project”); and

WHEREAS, the Petition was signed by the owners of one hundred percent (100%) of all land and all of the assessed value within the proposed District, other than land owned by the City for infrastructure purposes; and

WHEREAS, the Governing Body hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the District, approving the Project set forth in the Petition, and levying the CID Sales Tax, pursuant to the authority of the Act; and further to provide for giving of notice of said hearing in the manner required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF COFFEYVILLE, KANSAS:

Section 1. Petition. The City Commission of the City (the “Governing Body”) hereby finds and determines that the Petition meets the requirements of the Act.

Section 2. Public Hearing. It is hereby authorized, ordered, and directed that the Governing Body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the District, approving the Project set forth in the Petition, and imposing the CID Sales Tax in the amount of 1.00%, such public hearing to be held on **July 9, 2024 at 6:30 p.m.**, or as soon thereafter as the matter

can be heard in the Commission Room, located in City Hall, 102 W. 7th Street, Coffeyville, Kansas, under the authority of the Act.

Section 3. Boundaries of the Proposed District. The proposed District is generally located at the corner of West 11th Street and Hall Street within the City. The legal description of the property to be contained in the proposed District is set forth in *Exhibit A* attached hereto and incorporated herein. A map generally outlining the boundaries of the proposed District is set forth on *Exhibit B* attached hereto and incorporated herein.

Section 4. Proposed Project. The general nature of the consists of the acquisition of certain real property and the redevelopment thereof to consist of a 10.20 acre site with over 101,800 square feet of Retail Space, including improvement of parking lot, mechanical systems, roofing systems, lighting, exterior updates, and additional items as set forth in the Petition (the “**Project**”).

Section 5. Estimated Cost. The estimated cost of the Project is \$2,000,000.

Section 6. Method of Financing. The costs of the Project will be financed on a “pay-as-you-go” basis from the revenue generated by the CID Sales Tax. No special assessments are proposed as part of the District.

Section 7. Notice of Public Hearing. The City Clerk is hereby authorized, ordered, and directed to give notice of said public hearing by publication of this Resolution in the official newspaper of the City at least once each week for two consecutive weeks. The second notice shall be published at least seven (7) days prior to the date of the public hearing. The City Clerk is hereby further ordered and directed to mail a copy of this Resolution, via certified mail, return receipt requested, to all property owners within such proposed District at least ten (10) days prior to the date of the hearing.

Section 8. Effective Date. This Resolution shall be effective upon adoption by the Governing Body.

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ADOPTED by the Governing Body of the City of Coffeyville, Kansas on June 18, 2024.

Alec Hendryx, Mayor

Attest:

Melissa Carter, Clerk

EXHIBIT A

Legal Description of Proposed District

Real property in the City of Coffeyville, County of Montgomery, State of Kansas, described as follows:

A TRACT OF LAND IN THE NE/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, BOUNDED IN PART ON THE EAST BY HALL STREET AND ON THE SOUTH BY U.S. HIGHWAY 166, ALSO KNOWN AS 11TH STREET, ALL WITHIN THE CORPORATE LIMITES OF THE TOWNSITE OF COFFEYVILLE, MONTGOMERY COUNTY, STATE OF KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NE/4 OF SAID SECTION 3, SAID POINT IN THE CENTERLINE OF THE INTERSECTION OF 8TH STREET AND BUCKEYE STREET IN AFORESAID TOWNSITE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 3, SAID NORTH LINE ALSO BEING THE CENTERLINE OF SAID 8TH STREET A DISTANCE OF 487.5 FEET TO A POINT; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 40 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID HALL STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 3 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HALL STREET A DISTANCE OF 164 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 550 FEET TO A POINT; THENCE SOUTHERLY ON A LINE PARALLEL WITH BOTH THE EAST LINE OF SAID SECTION 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID HALL STREET A DISTANCE OF 831 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY 166; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 250 FEET TO A POINT; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID HALL STREET A DISTANCE OF 20 FEET; THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 166, A DISTANCE OF 300 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HALL STREET; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HALL STREET, SAID WESTERLY RIGHT-OF-WAY LINE BEING PARALLEL TO THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 505 FEET TO A POINT; THENCE WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 100 FEET TO A POINT; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 180 FEET TO A POINT; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 100 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HALL STREET; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HALL STREET A DISTANCE OF 166 FEET TO THE POINT OF BEGINNING. BEING A PART OF WEST HALL ADDITION NO. 1 TO THE CITY OF COFFEYVILLE, MONTGOMERY COUNTY, KANSAS.

APN: 063-222-03-0-10-02-005.00-0

EXHIBIT B

Map of Proposed District Boundaries



CID Boundary includes property inside Red outline.