

CITY OF SHAWNEE

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5860 RENNER ROAD
SHAWNEE, KS 66217
(913) 742-6003
FAX (913) 962-0983

October 19, 2022

Via Certified Mail – Return Receipt

Johnson County Board of Commissioners
111 S. Cherry Street, Suite 3300
Olathe, KS 66061

Dear Commissioners:

At the Monday, October 10, 2022, City Council meeting the City Council adopted Resolution No. 1984 setting a public hearing concerning the establishment of a redevelopment district within the City.

Attached is the Resolution passed by the City Council that has information regarding the public hearing. The public hearing notice will be published on November 1, 2022 in the City's official newspaper. The City is providing you with official notice of the hearing because we understand you may be an owner or occupant of property which is included in the proposed redevelopment district.

Should you have any questions or require additional information, please feel free to contact me or Finance Director Don Cawby at (913) 742-6263. You can also visit www.cityofshawnee.org/hickokzarah to see additional information.

Sincerely,

CITY OF SHAWNEE



Stephanie Zaldivar
City Clerk
Enclosure cc: file



www.GoodStartsHere.org

CITY OF SHAWNEE

RESOLUTION NO. 1984

A RESOLUTION PROVIDING FOR NOTICE TO BE GIVEN FOR A PUBLIC HEARING TO CONSIDER THE ESTABLISHMENT OF A REDEVELOPMENT DISTRICT IN THE CITY OF SHAWNEE, KANSAS, PURSUANT TO K.S.A. 12-1770 ET SEQ., AS AMENDED (HICKOK-ZARAH IMPROVEMENT AREA).

WHEREAS, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the "Act"), the City of Shawnee, 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 bounded by K-7 on the west, Shawnee Mission Parkway on the north, Mill Creek on the east and the City's southern boundary just north of 83rd Street on the south 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 SHAWNEE, KANSAS, AS FOLLOWS:

SECTION 1. Notice is hereby given that a public hearing to consider the establishment of the Redevelopment District shall be held at a City Council meeting on November 14, 2022, at 6:00 p.m., Central Time, or as soon thereafter as the matter may be heard, in the Council Chambers at Shawnee City Hall, 11110 Johnson Drive, Shawnee, Kansas.

SECTION 2. The proposed district plan is described on **Exhibit A** attached to this Resolution and incorporated herein by reference.

SECTION 3. A map depicting the boundaries of the Redevelopment District is set forth on **Exhibit A-1** attached to this Resolution and incorporated herein by reference.

SECTION 4. A description and map of the proposed Redevelopment District are available for inspection prior to the public hearing during regular office hours in the office of the City Clerk at City Hall.

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

SECTION 6. A copy of this Resolution shall be mailed by certified mail, return receipt requested, to the Board of County Commissioners of Johnson County, Kansas, and the Board of Education of any school district levying taxes on the property within the proposed Redevelopment District. Copies of this Resolution also shall be mailed by certified mail, return receipt requested, to each owner and occupant of land within the proposed Redevelopment District not more than 10 days following the date of adoption of this Resolution. This Resolution, including its Exhibits, shall be published once in the official city newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing.

SECTION 7. This Resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Governing Body this 10th day of October, 2022.

APPROVED AND SIGNED by the Mayor this 10th day of October, 2022.



CITY OF SHAWNEE, KANSAS

By: _____

Michelle Distler, Mayor

ATTEST:

By: _____

Stephanie Zaldivar, City Clerk

APPROVED AS TO FORM:

By: _____

Jenny Smith, City Attorney

EXHIBIT A

PROPOSED REDEVELOPMENT DISTRICT PLAN

K.S.A. 12-1770 *et seq.*, as amended (the "TIF Act"), authorizes cities to establish redevelopment districts to promote the general and economic welfare of the city. The general boundaries of the proposed redevelopment district (the "District") are:

The area bounded by K-7 on the west, Shawnee Mission Parkway on the north, Mill Creek on the east and the City's southern boundary just north of 83rd Street on the south.

A map depicting the boundaries of the District is attached hereto as **Exhibit A-1** which is incorporated herein by reference.

The District shall generally include the following buildings, facilities and improvements:

A mixed-use development, focused primarily on residential uses but also including neighborhood/node commercial and light industrial/warehouse & distribution uses, containing approximately seven (7) project plans, including but not limited to project plans initiated by the City to finance public improvements such as intersections, streets, stormwater facilities, curb and gutter, sidewalks and trails, green space and other infrastructure improvements and items allowable under the TIF Act, including property acquisition. Project plans initiated by private parties are expected to include uses such as parking, landscaping, lighting, utilities, stormwater improvements, sidewalks/walkways, site preparation, streets/drives, ingress/egress improvements, greenspace and other infrastructure improvements and items allowable under the TIF Act.

[NO FURTHER TEXT ON THIS PAGE – EXHIBIT FOLLOW]

EXHIBIT A-1
DISTRICT BOUNDARY MAP



