

Minutes of the City Commission's September 29, 2022 Meeting

I. SPECIAL SESSION

Commissioners Present: Mayor Dean Hayse and Commissioner Louis Ysusi

City Staff Present: Kelly Passauer, City Manager; David Cowan, Assistant City Manager; Lacey Lies, Director of Finance; April Nutt, Director of Housing Authority and David Schwenker, City Clerk/City Treasurer

Visitors Present: Miranda Bruening and Tabitha Snodgrass

A. Call to Order

Mayor Hayse called the meeting to order.

II. ITEMS FOR COMMISSION ACTION

- A. Consider adopting Resolution No. 2022-049 setting a public hearing to establish a Rural Housing Incentive District for Downtown Central Business Development District Part 1 and Jefferson Subdivision Development District.**

The Independence Housing Authority has been working to include new tools to assist in the development of new housing within the City of Independence. Rural Housing Incentive District's (RHID) is one of those new tools that will benefit developers in constructing new housing units in the community. RHID is a program designed to aid cities, counties and developers in building housing within rural communities by assisting in the financing of eligible improvements. RHID captures the incremental increase in real property taxes created by a housing development project of up to 25 years. For new subdivision construction, eligible reimbursement costs are for infrastructure installation. Additionally, the State of Kansas, in 2021, amended the RHID program to include the development of upper story housing in central business districts. The eligible reimbursement costs are for the construction of upper level apartments. Currently, Independence has two developments that would like to have a RHID established, the Downtown Central Business Development District Part 1 to construct 20 new apartments and the Jefferson Subdivision Development District to construct 20 new single-family homes.

Motion:

On the motion of Louis Ysusi, seconded by Dean Hayse, the Commission adopted Resolution 2022-049 setting the date of November 10, 2022 at 5:30p.m. to hold a public hearing to establish a Rural Housing Incentive

District for the Downtown Central Business Development District Part 1 and the Jefferson Subdivision Development District.

Aye: Dean Hayse, Louis Ysusi

Nay: None

- B. Consider adopting Resolution No. 2022-050 authorizing the City of Independence to submit a Kansas Housing Resources Cooperation Moderate-Income Housing Grant on behalf of Trident Partnership LLC.**

The Independence Housing Authority has been working with Trident Partnership LLC, an upper story downtown housing developer. Trident Partnership LLC intends to purchase six buildings in Independence's central business district for the purpose of constructing 20 apartments, while rehabilitating the lower levels for commercial use. Trident Partnership LLC intends to work with the Kansas State Historic Society in order to meet all Federal and State historical tax credit requirements. In addition to the potential historical tax credits, Trident Partnership LLC wishes to apply for a Kansas Housing Resources Cooperation Moderate-Income Housing Grant. KHRC's MIH grant is available to cities or counties for the purpose of developing housing for moderate-income families. Trident Partnership LLC has contracted with Southeast Kansas Planning Commission to write and administer grant compliance. Trident Partnership LLC requests the City of Independence submit KHRC's MIH grant on its behalf.

Motion:

On the motion of Dean Hayse, seconded by Louis Ysusi, the Commission adopted Resolution No. 2022-050 authorizing the City of Independence to submit a Kansas Housing Resources Cooperation Moderate-Income Housing Grant on behalf of Trident Partnership LLC.

Aye: Dean Hayse, Louis Ysusi

Nay: None

III. ADJOURNMENT

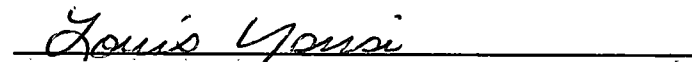
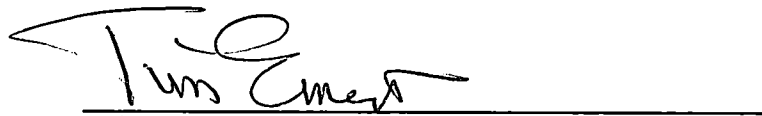
Motion:

On the motion of Dean Hayse, seconded by Louis Ysusi, the Commission adjourned the meeting.

Aye: Dean Hayse, Louis Ysusi

Nay: None

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Dean A. Hayse, Mayor
Louis Ysusi, Commissioner
Tim Emert, Commissioner

Attest:


City Clerk/Treasurer