

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF EL DORADO, KANSAS
HELD ON OCTOBER 21, 2024**

The governing body met in regular session at the usual meeting place in the City at 5:30 P.M., the following members being present and participating, to-wit: Commissioner Kelly Tetrick, Commissioner Syndee Scribner, Vice Mayor Leon Leachman, and Commissioner Kendra Wilkinson

Absent: Mayor Bill Young

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

(Other Proceedings)

There was presented a Resolution entitled:

A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF EL DORADO, KANSAS AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY.

Commissioner Kelly Tetrick moved that the Resolution be adopted. The motion was seconded by Commissioner Syndee Scribner. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the vote of the governing body as follows:

Yea: Commissioner Kelly Tetrick, Commissioner Syndee Scribner, Vice Mayor Leon Leachman, and Commissioner Kendra Wilkinson

Nay:

The Vice Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2997 and was signed by the Vice Mayor and attested by the Clerk. The Clerk was directed to arrange for the publication of the Resolution one time in the official newspaper of the City.

(Other Proceedings)

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




Clerk

(Published in the *Butler County Times-Gazette* on October 26, 2024)

RESOLUTION NO. 2997

A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF EL DORADO, KANSAS AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY.

WHEREAS, K.S.A. 12-5241 *et seq.*, as amended (the “Act”) authorizes a city incorporated in accordance with the 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 Commerce of the State (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 of the City of El Dorado (the “City”) has received a Housing Needs Analysis dated August 2023 (the “Needs Analysis”), a copy of which is on file in the office of the City Clerk; and

WHEREAS, based on the Needs Analysis, the Governing Body of the City proposes to commence proceedings necessary to create a Reinvestment Housing Incentive District, in accordance with the provisions of the Act.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS, AS FOLLOWS:

Section 1. The Governing Body hereby adopts and incorporates by this reference as part of this Resolution the Needs Analysis, a copy of which is on file in the office of the City Clerk, and based on a review of said Needs Analysis makes the following findings and determinations.

Section 2. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

Section 3. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

Section 4. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

Section 5. The Governing Body hereby finds and determines that the future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 6. Based on the findings and determinations contained in *Sections 2* through *5* of this Resolution, the Governing Body proposes to establish a Reinvestment Housing Incentive District pursuant to the Act, within boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the maps depicting the existing parcels of land attached hereto as *Exhibit B* (the "District").

Section 7. The Governing Body hereby finds that the buildings consisting of more than one story and located within the proposed District are each more than 25 years of age, will be primarily used for residential use if included in a project plan, and are located in a central business district.

Section 8. The City Clerk is hereby directed to publish this Resolution one time in the official City newspaper, and to send a certified copy of this Resolution to the Secretary for the Secretary's review and approval.

Section 9. The Vice Mayor, City Manager, City Clerk, other City officials 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 Resolution.

Section 10. This Resolution shall take effect after its adoption and publication once in the official City newspaper.

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ADOPTED by the Governing Body of the City of El Dorado, Kansas, on October 21, 2024.




Roy Leon Leachman
Vice Mayor

Emerald Osulak
City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2997 adopted by the Governing Body of the City on October 21, 2024, as the same appears of record in my office.

DATED: October 21, 2024



City Clerk

EXHIBIT A

**LEGAL DESCRIPTION OF PROPOSED
REINVESTMENT HOUSING INCENTIVE DISTRICT AREAS**

The following described real estate in the City of El Dorado, Butler County, Kansas, together with public rights-of-way adjacent thereto:

The South 43.5 feet of Lot 8, Block 1, to the Original Town of El Dorado, Butler County, Kansas

EXHIBIT B

**MAP OF PROPOSED
REINVESTMENT HOUSING INCENTIVE DISTRICT AREAS**

