

ORDINANCE NO. ____

AN ORDINANCE ADDING AREA TO A REDEVELOPMENT DISTRICT WITHIN THE CITY OF ROELAND PARK, KANSAS, PURSUANT TO K.S.A. 12-1770 *ET SEQ.*, AS AMENDED (REDEVELOPMENT DISTRICT NO. 3).

WHEREAS, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”), the City of Roeland Park, 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;

WHEREAS, pursuant to the Act, Ordinance No. 674 of the City, passed on October 6, 1997, and other proceedings of the City, the Governing Body of the City established a tax increment redevelopment district known as “Redevelopment District No. 3” generally located east and west of Roe Boulevard from West 48th Street north to the City limits (the “Redevelopment District”);

WHEREAS, pursuant to the Act, Ordinance No. 760 of the City, passed on September 1, 2004, and other proceedings of the City, the Governing Body of the City revised the redevelopment district plan for the Redevelopment District;

WHEREAS, pursuant to the Act, Ordinance No. 1026 of the City, passed on February 1, 2022, and other proceedings of the City, the Governing Body of the City removed area from the Redevelopment District;

WHEREAS, the Governing Body of the City now finds it necessary and desirable to add certain area (such area, the “Added Area”) to the Redevelopment District (as so modified, the “Modified Redevelopment District”) to further promote, stimulate and develop the general and economic welfare of the City;

WHEREAS, the Act authorizes the City to add area to the Redevelopment District subject to the same procedures for public notice and hearing as is required for the establishment of a redevelopment district; and

WHEREAS, on this date, following proper notice as provided in the Act, the Governing Body of the City held a public hearing to consider adding the Added Area to the Redevelopment District;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS, AS FOLLOWS:

Section 1. The Governing Body of the City hereby finds and determines that the Modified Redevelopment District is an “eligible area” and that the Added Area is a “conservation area” as such terms are used in the Act. The Added Area is a conservation area under the Act because it is an improved area containing less than fifteen percent (15%) of the land area within the corporate limits of the City in which fifty percent (50%) or more of the structures have an age of

thirty-five (35) years or more and is not yet blighted but may become a blighted area due to the existence of obsolescence of the structures and inadequate infrastructure.

Section 2. The Governing Body of the City hereby finds and determines that it is necessary and desirable to modify the boundaries of the Redevelopment District by adding the Added Area to create the Modified Redevelopment District and that the conservation, development or redevelopment of the Modified Redevelopment District is necessary to promote the general and economic welfare of the City.

Section 3. The legal description of the Modified Redevelopment District is set forth on *Exhibit A* attached hereto and incorporated herein by reference. A sketch of the area included in the Modified Redevelopment District is attached hereto as *Exhibit B* and incorporated herein by reference. On *Exhibit B*, the Modified Redevelopment District is comprised of the areas identified as "TIF3" and the "ADDED AREA".

Section 4. The redevelopment district plan for the Modified Redevelopment District which identifies all of the project areas and identifies in a general manner all buildings, facilities and improvements in each project area that are proposed to be constructed or improved is attached hereto as *Exhibit C* and incorporated herein by reference.

Section 5. The Modified Redevelopment District is within the boundaries designated by Resolution No. 712 of the City, adopted September 3, 2024, and published in the notice of the public hearing.

Section 6. Nothing contained in this Ordinance shall obligate the City to approve any redevelopment project plan, or any amendment to any existing redevelopment project plan, within the Modified Redevelopment District.

Section 7. This Ordinance shall take effect and be in full force from and after its passage by the Governing Body of the City and publication in the official City newspaper.

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PASSED by the City Council of the City of Roeland Park, Kansas, on October 7, 2024.

SIGNED by the Mayor of the City of Roeland Park, Kansas, on October 7, 2024.

CITY OF ROELAND PARK, KANSAS

(Seal)

Michael Poppa, Mayor

ATTEST:

Kelley Nielsen, City Clerk

APPROVED AS TO FORM:

Jamie Walker, City Attorney

EXHIBIT A

MODIFIED REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

(Addition of NALL PARK/COMMUNITY CENTER)

All that part of Section 4, Township 12 South, Range 25 East, more particularly described as follows: Beginning at a point on the South line of the North 1/2 of the NW 1/4 of Section 4, Township 12 South, Range 25 East, said point being 100 feet East of the Southwest corner of the NE 1/4 of the NW 1/4 of Section 4, Township 12 South, Range 25 East; thence N 17°08'46" E, 466.50 feet; thence S 89°40'49" W, 275.00 feet; thence N 0°19'11" W, 80.00 feet; thence S 89°40'49" W, 928.26 feet; thence N 0° 20'17" W, 795.79 feet; thence N 89°58'52" E, 987.03 feet to a point on the Westerly right-of-way of Roe Boulevard, as now established; thence Southeasterly along the Westerly right-of-way line of Roe Boulevard, as now established, to its intersection with the North right-of-way line of Skyline Drive, as now established; thence West along the North right-of-way line of said Skyline Drive a distance of 201.98 feet, more or less, to a point of curvature; thence Westerly & Northwesterly along the Northerly right-of-way of said Skyline Drive, on a curve to the right having a radius of 155 feet, a central angle of 5°33'12", a distance of 15.22 feet, more or less; thence South along a line perpendicular to the South line of the NW 1/4 of said Section 4, a distance of 60.73 feet, more or less, to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 4; thence Westerly along the South line of the NE 1/4 of the NW 1/4 of said Section 4, to the point of beginning...and also...Beginning at the intersection of the East right-of-way line of Roe Boulevard and the North line of Section 4, Township 12 South, Range 25 East, said line also being the North boundary line of the City of Roeland Park, Johnson County, Kansas; thence Easterly along the North line of said Section 4, Township 1 2 South, Range 25 East to the intersection of the Northerly projection of the West line of Lots 7, 8, 9, 10, 11, 12, and 13 of Beers' Third Addition; thence southerly along the Northerly prolongation of the West line of said Lots 7-13 of Beers' Third Addition to the intersection with the North right-of-way line of West 48th Street (Sometimes referred to as "Venture Lane") and its Easterly projection; thence Southwesterly and Westerly along the North right-of-way line of said West 48th Street and its Easterly projection, said line also being the South line of the Roeland Park City Park, to its intersection with the Easterly right-of-way line of the Roe Boulevard, as now established; thence Northwesterly along the Easterly right-of-way line of said Roe Boulevard, as now established, to the Point of Beginning.

AND ALSO

Lots 1 and 2, NALL PARK/COMMUNITY CENTER, a subdivision of record situate in the City of Roeland Park, Johnson County, Kansas.

EXCEPT

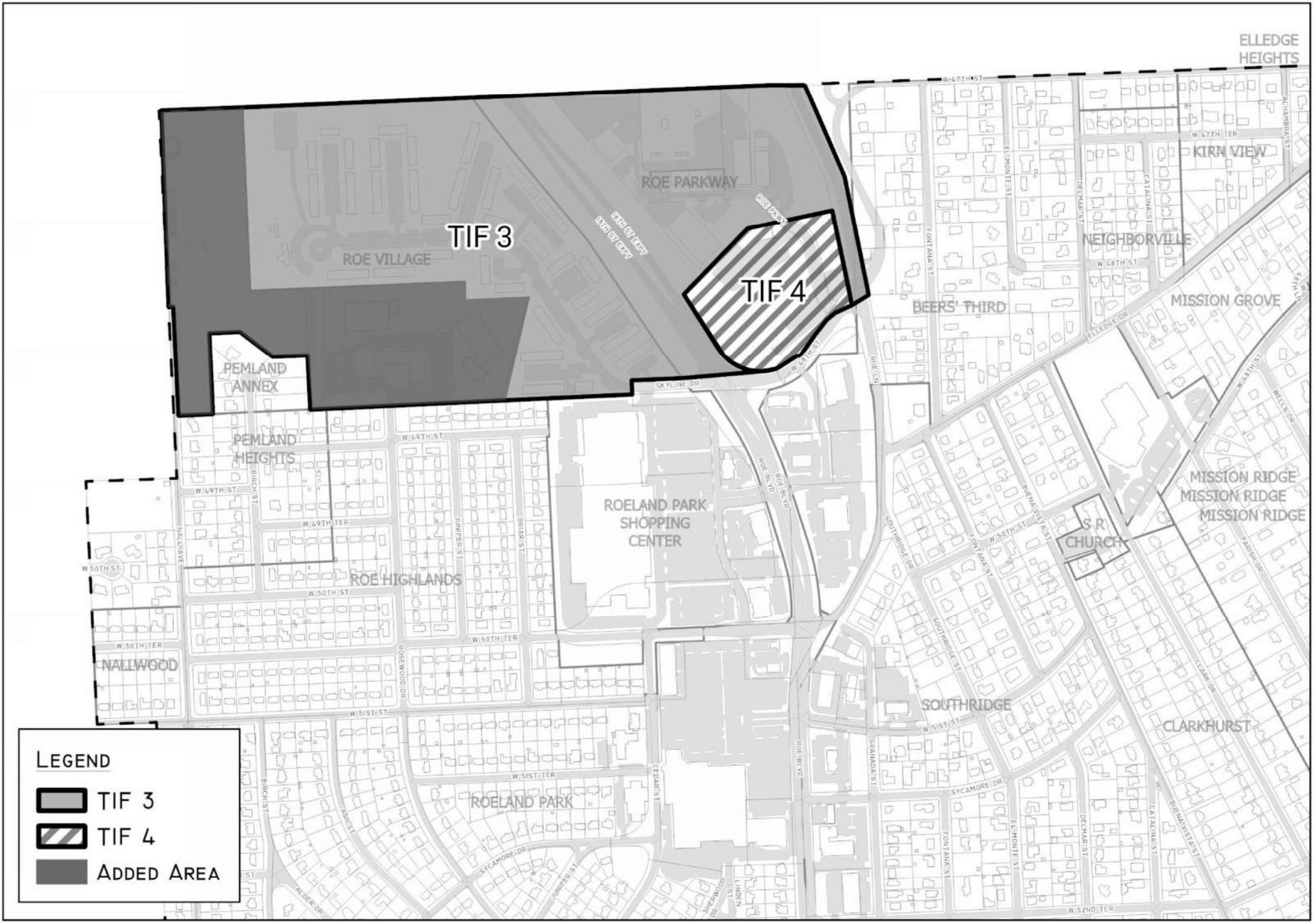
All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South 2°31'58" East, along the East line of the Northwest Quarter of said Section 4, a distance of

594.35 feet to the Point of Beginning; thence North $78^{\circ}00'03''$ East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South $12^{\circ}03'57''$ East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South $12^{\circ}03'57''$ East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South $63^{\circ}47'03''$ West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of $25^{\circ}01'43''$, and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South $38^{\circ}45'18''$ West, a radius of 300.00 feet, a central angle of $1^{\circ}58'16''$, and an arc distance of 10.32 feet; 2) South $36^{\circ}46'32''$ West a distance of 112.40 feet; 3) South $52^{\circ}33'03''$ West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South $43^{\circ}02'55''$ West, a radius of 210.00 feet, a central angle of $19^{\circ}00'11''$, and an arc distance of 69.65 feet; 5) South $52^{\circ}33'03''$ West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North $20^{\circ}45'27''$ West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of $76^{\circ}28'50''$, and an arc distance of 280.32 feet; 3) thence North $32^{\circ}26'59''$ West a distance of 275.64 feet; thence North $44^{\circ}06'13''$ East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North $78^{\circ}00'03''$ East a distance of 126.88 feet to the Point of Beginning (also known as the plat of THE ROCKS, a subdivision of record in said City, County, and State).

Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.



LEGEND

-  TIF 3
-  TIF 4
-  ADDED AREA

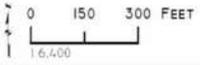


EXHIBIT B - ROELAND PARK , KS TIF BOUNDARY

EXHIBIT C

MODIFIED REDEVELOPMENT DISTRICT PLAN

The Modified Redevelopment District consists of three redevelopment project areas, which have cumulative outer boundaries coterminous with the Modified Redevelopment District's boundaries.

The first project area, referred to as Project Area 3A, comprises approximately thirty-one (31) acres immediately west of Roe Boulevard containing thirty-two (32) apartment buildings and associated public and private infrastructure, including public and private streets, utilities, and parking lots. Project Area 3A has been redeveloped according to the approved redevelopment project plan for such Project Area.

The second project area, referred to as Project Area 3C, comprises approximately fifteen (15) acres immediately east of Roe Boulevard containing a planned industrial park and an Evergy utility station. Project Area 3C is being redeveloped according to an approved redevelopment project plan which is anticipated to include renovation remodeling, or repairs of existing structures, potential construction of new buildings in the industrial park, and related public improvements.

The third project area, referred to as Project Area 3D, is comprised of the Added Area and is approximately twenty-one (21) acres, including the parcel containing the existing Community Center, Aquatic Center, and Sports Dome, together with Nall Park. Project Area 3D is anticipated to be redeveloped to include an extension of Skyline Drive and associated public and private infrastructure and improvements to the Community Center and Nall Park.