

November 15, 2023

The City Council of Scott City met in special session on the above date at 12:00 p.m. in City Hall.

Present were Mayor Everett Green, Council members Jeff Allen (by Zoom), Kelly Funk, Josh Gooden, Bo Parkinson, Barb Wilkinson, Adam Winter, Armando Tarango, City Attorney Jennifer Cunningham (by Zoom), City Administrator Brad Pendergast (by Zoom), and City Clerk Ruth Becker.

Others present were Scott County Development Committee (SCDC) Executive Director Katie Eisenhour and Tylan Dyer with Petra Investment Partners, LLC (Petra) (by Zoom).

Mayor Everett Green thanked those present for agreeing to meet to discuss this time-sensitive issue. He then introduced Mr. Dyer and asked him to describe the purpose of this meeting. Mr. Dyer indicated that a local landowner is planning to develop a portion of the approximately 22 acres in the southeast corner of town, generally located at the northeast corner of the intersection of Alice Avenue and Antelope Street. The development shall be referred to as Alice Avenue Duplexes – Scott City Project. Mr. Dyer noted that the project will consist of 12 townhomes, or duplexes, that will be marketed as middle income housing. He stated that the developers will need to make application to Planning and Zoning Commission for the area to be rezoned and platted, noting that the current plans will also need to be submitted for variances to allow for portions of the plan that are not currently allowed by city code. Mr. Dyer explained that Petra will be applying for the Kansas Housing Investor Tax Credit (KHITC) administered by the Kansas Housing Resources Corporation (KHRC), and that one of the first steps in the application process is to obtain a statement of support for the City’s governing body in the form of a resolution. The application is due by 5:00 p.m. today, hence the need for this special session of the City Council. *Resolution 2023-08*, a resolution demonstrating that the Alice Avenue Duplexes – Scott City Project, proposed by Petra Investment Partners, LLC, has the support of the governing body and the community of the City of Scott City, Kansas, was presented digitally earlier in the day and in hard copy form at the Council table for Council members’ review.

SCDC Executive Director Katie Eisenhour reminded both Mr. Dyer and the Council that the project will qualify for the Neighborhood Revitalization Plan rebate. She inquired if Mr. Dyer intended to apply for Rural Housing Incentive District (RHID) incentives, to which he replied in the affirmative.

Concerns about the City’s obligations to the project, especially relating to infrastructure, were expressed by Council member Bo Parkinson. Mayor Everett Green replied that this resolution of support does not in any way financially obligate the City. Petra representative Tylan Dyer confirmed that statement, noting that they would be moving forward with the plan in phases and that the Council would be informed at each step of the process.

Motion by Josh Gooden seconded by Armando Tarango to adopt *Resolution 2023-08*, a resolution demonstrating that the Alice Avenue Duplexes – Scott City Project, proposed by Petra Investment Partners, LLC, has the support of the governing body and the community of the City of Scott City, Kansas. Vote – Unam.

Motion by Josh Gooden seconded by Armando Tarango to adjourn at 12:17 p.m. Vote – Unam.

Everett M. Green
Mayor

Ruth Becker
City Clerk