

## **RESOLUTION NO. 2026-01**

### **A RESOLUTION PROVIDING FOR NOTICE OF A PUBLIC HEARING CONCERNING THE CONSIDERATION OF A REDEVELOPMENT PROJECT AND ADOPTION OF A REDEVELOPMENT PROJECT PLAN FOR A PROJECT AREA IN A REDEVELOPMENT DISTRICT IN THE CITY OF BASEHOR, KANSAS (BASEHOR TOWN CENTER TIF DISTRICT, PROJECT AREA #2 (RESIDENCES ON THE BOULEVARD)).**

**WHEREAS**, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. 888 (the “TIF District Ordinance”) of the City of Basehor, Kansas (the “City”), and in order to promote, stimulate and develop the general and economic welfare of the City, the Governing Body of the City has previously established a tax increment financing redevelopment district (the “Redevelopment District” as described on **Exhibit A** hereto) and approved the District Plan, described in the TIF District Ordinance;

**WHEREAS**, a redevelopment project plan (the “Project Plan”) has been proposed for a project area within the Redevelopment District shown on **Exhibit B** hereto (“Project Area #2 (Residences on the Boulevard)"); and

**WHEREAS**, a comprehensive feasibility study has been completed which indicates that the benefits, tax increment revenue and other available revenues under K.S.A. 12-1774(a)(1) expected to be derived from the redevelopment project described in the Project Plan are expected to exceed or be sufficient to pay for the eligible redevelopment project costs; and

**WHEREAS**, a copy of the Project Plan has been delivered to the Board of County Commissioners of Leavenworth County, Kansas, and to the Board of Education of Unified School District 458, all in accordance with the Act; and

**WHEREAS**, the Planning Commission of the City reviewed the Project Plan on January 13, 2026 and found and determined that the Project Plan is consistent with the intent of the comprehensive plan for development of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS, AS FOLLOWS:**

**SECTION 1.** A public hearing to consider the redevelopment project and the adoption of the proposed redevelopment project plan for the Project Area #2 (Residences on the Boulevard) shall be held on February 25, 2026, beginning at 6:00 p.m., Central Time, or as soon thereafter as it may be heard, in the City Council Chambers at Basehor City Hall, 1600 N. 158<sup>th</sup> Street, Basehor, Kansas. The date of the public hearing is not less than 30 or more than 70 days after the date of this Resolution as required by K.S.A. 12-1772(c).

**SECTION 2.** The Redevelopment District was created by the TIF District Ordinance passed by the City Council on September 13, 2023. The boundaries of the Redevelopment District are set forth on **Exhibit A** attached hereto and incorporated herein by reference. The boundaries of the Project Area #2 (Residences on the Boulevard) are set forth on **Exhibit B** attached hereto and incorporated herein by reference. A map of the Project Area #2 is included on **Exhibit C** attached hereto and incorporated herein by reference.

**SECTION 3.** The Project Plan, including a summary of the feasibility study, the relocation assistance plan, if required, and a description and map of the Project Plan to be redeveloped, are available for inspection during regular business hours in the office of the City Clerk of the City.

**SECTION 4.** A copy of this Resolution shall be sent by certified mail, return receipt requested, to the Board of County Commissioners of Leavenworth County, Kansas and the Board of Education of Unified School District 458. Copies of this Resolution also shall be sent by certified mail, return receipt requested, to each owner and occupant of land within the Project Area #2 (Residences on the Boulevard) not more than 10 days following the date of adoption of this Resolution. This Resolution (including **Exhibits A, B and C**) shall be published once in the official City newspaper not less than one week or more than two weeks preceding the date fixed for the public hearing.

**SECTION 5.** This Resolution shall be in full force and effect from and after its adoption.

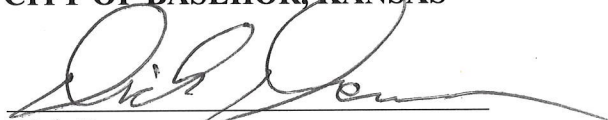
**PASSED** by the Governing Body this 14th day of January, 2026.

**APPROVED AND SIGNED** by the Mayor this 14th day of January, 2026.


[SEAL]



**CITY OF BASEHOR, KANSAS**

  
Dick Drennon, Mayor

ATTEST:

  
Katherine M. Renn, City Clerk

## Exhibit A

A tract of land in Section 35, Township 10 South, Range 22 East of the 6th P.M., in the City of Basehor, Leavenworth County, Kansas, being more particularly described as follows:

Beginning at the Southwest corner the Northwest Quarter of said Section 35; thence North  $01^{\circ}24'42''$  West, on the West line of said Quarter Section, a distance of 812.06 feet; thence North  $87^{\circ}57'11''$  East, departing said West line, on the North Right-of-Way line of Hickory St., a distance of 390.48 feet, to the terminus of said Right-of-Way; thence North  $88^{\circ}43'51''$  East, a distance of 13.55 feet, to a point of curvature; thence Easterly, on a curve to the left, having a radius of 775.00 feet, a central angle of  $10^{\circ}40'25''$ , and an initial tangent bearing of North  $88^{\circ}35'18''$  East, an arc length of 144.37 feet; thence North  $77^{\circ}54'53''$  East, a distance of 8.62 feet; thence North  $12^{\circ}05'07''$  West, a distance of 11.66 feet, to a point of curvature; thence Northerly, on a curve to the right, having a radius of 225.00 feet, a central angle of  $10^{\circ}40'25''$ , an arc length of 41.92 feet; thence North  $01^{\circ}24'42''$  West, parallel with the West line of the Northwest Quarter, a distance of 208.43 feet, to a point of curvature; thence Northerly, on a curve to the left, having a radius of 60.00 feet, a central angle of  $39^{\circ}24'02''$ , an arc length of 41.26 feet, to a point of reverse curvature; thence Northwesterly, Northerly and Easterly, on a curve to the right, having a radius of 50.00 feet, a central angle of  $158^{\circ}48'04''$ , and an initial tangent bearing of North  $40^{\circ}48'44''$  West, an arc length of 138.58 feet, to a point of reverse curvature; thence Easterly, on a curve to the left, having a radius of 60.00 feet, a central angle of  $39^{\circ}24'02''$ , and an initial tangent bearing of South  $62^{\circ}00'40''$  East, an arc length of 41.26 feet; thence North  $78^{\circ}35'18''$  East, a distance of 17.28 feet; thence North  $11^{\circ}24'42''$  West, a distance of 219.14 feet, to a non-tangent curve; thence Northeasterly, on the Centerline of the Abandoned Kansas City and Northwestern Railway Right-of-Way on a curve to the right, having a radius of 1889.10 feet, a central angle of  $43^{\circ}53'23''$ , and an initial tangent bearing of North  $44^{\circ}03'56''$  East, an arc length of 1447.09 feet; thence North  $87^{\circ}57'17''$  East, continuing on said Centerline and its Easterly extension, a distance of 2426.51 feet; thence South  $01^{\circ}25'32''$  East, departing said extension, a distance of 1,131.93 feet; thence North  $88^{\circ}02'47''$  East, a distance of 933.26 feet, to a point on the East line of the Northeast Quarter of said Section 35; thence South  $01^{\circ}25'26''$  East, on said East line, a distance of 60.00 feet; thence South  $88^{\circ}02'47''$  West, departing said East line, a distance of 933.26 feet; thence South  $01^{\circ}25'32''$  East, a distance of 747.23 feet, to a point on the South line of said Northeast Quarter; thence North  $87^{\circ}57'16''$  East, on said South line, a distance of 273.20 feet, to the Northeast corner of the West Half of the Northeast Quarter of Southeast Quarter of said Section 35; thence South  $01^{\circ}24'43''$  East, on the East line of said West Half, a distance of 1328.68 feet, to the Southeast corner of said West Half; thence South  $88^{\circ}01'15''$  West, a distance of 660.19 feet, on the South line of said West Half, to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 35; thence South  $01^{\circ}24'21''$  East, on the East line of said Quarter, Quarter, a distance of 1328.02 feet, to the Southeast corner of said Quarter, Quarter; thence South  $88^{\circ}05'03''$  West, a distance of 284.37 feet, on the South line of said Section, to a point that is 3,677.6 feet East of the Southwest corner of said Section; thence North  $01^{\circ}54'57''$  West, departing said South line, a distance of 248.00 feet; thence North  $44^{\circ}27'00''$  West, a distance of 295.84 feet; thence South  $88^{\circ}05'03''$  West, a distance of 185.00 feet; thence South  $01^{\circ}54'57''$  East, a distance of 218.00 feet; thence South  $88^{\circ}05'03''$  West, a distance of 15.00 feet; thence South  $01^{\circ}54'57''$  East, a distance of 248.00 feet to a point on said South line; thence South  $88^{\circ}05'03''$  West, a distance of 50.00 feet on said South line; thence North  $01^{\circ}54'57''$  West, departing said South line, a distance of 466.00 feet; thence South  $88^{\circ}05'03''$  West, a distance of 200.00 feet; thence South  $01^{\circ}54'57''$  East, a distance of 218.00 feet; thence South  $88^{\circ}05'03''$  West, a distance of 200.00 feet; thence South  $01^{\circ}54'57''$  East, a distance of 248.00 feet to a point on said South line; thence South  $88^{\circ}05'03''$  West, a distance of 284.93 feet, on said South line to a point 87.60 feet West of the Southeast corner of the Southwest Quarter of said Section 35; thence North  $01^{\circ}54'57''$  West, departing said South line, a distance of 248.00 feet; thence South  $88^{\circ}05'03''$  West, a distance of 800.00 feet; thence South  $01^{\circ}54'57''$  East, a distance of 248.00 feet to a point on said South line; thence South  $88^{\circ}05'03''$  West, a distance of 50.00 feet on said South line; thence North  $01^{\circ}54'57''$  West, departing said South line, a distance of 191.00 feet; thence South  $88^{\circ}05'03''$  West, a distance of 226.21 feet to the Southeast corner of Lot 3, Block 8, Rickel's Subdivision No. 4; thence North  $01^{\circ}54'57''$  West, on the East line of said Lot, a distance of 164.58 feet, to the Northeast corner of said Lot, said point also being on the South Right-of-Way line of Rickel Drive; thence Easterly, on said Right-of-Way line, on a non-tangent curve to the left, having an initial tangent bearing of N  $80^{\circ}06'38''$  East, and a radius of 371.81 feet, a central angle of  $07^{\circ}01'35''$ , an arc length of 45.60 feet, to the Southeast corner of said Right-of-Way; thence North  $16^{\circ}24'47''$  West, a distance of 60.00 feet, on the East line of said Right-of-Way, to the Northeast corner of said Right-of-Way, said point also being on the South line of Lot 16, Block 7, of said subdivision; thence North  $73^{\circ}35'13''$  East, on said Lot line, a distance of 30.00 feet, to a point of curvature; thence Easterly, continuing on said Lot line, on a curve to the right, having a radius of 153.64 feet, a central angle of  $14^{\circ}11'09''$ , an arc length of 38.04 feet, to the Southeast corner of said Lot; thence North  $02^{\circ}03'17''$  West, on the east line of Lots 16 and 17, Block 7, Lots 3, 2 and 1, Block 9,

and Lots 57 and 58, Block 7, all in said subdivision, a distance of 1,194.76 feet, to the Northeast corner of said Lot 58; thence South 87°56'43" West, on the North line of said Lot, a distance of 26.38 feet, to the Southeast corner of the Elm St. Right-of-Way; thence North 02°03'17" West, on the East line of said Right-of-Way, 60.00 feet, to the Northeast corner of said Right-of-Way; thence South 87°56'43" West, on the North line of said Right-of-Way, a distance of 83.00 feet, to the Southeast corner of Lot 4, Block 5, of said subdivision; thence North 02°03'17" West, on the East line of said Lot, a distance of 187.90 feet, to the Northeast corner of said Lot; thence South 87°58'40" West, on the North line of said Lot, and on the North line of Lots 3, 2 and 1, Block 5, and Lots 5, 4, 3 and 2, Block 2 of Rickel's Subdivision No. 3, and Lot 1, Block 2, Rickel's Subdivision, a distance of 1,043.53 feet, to the Northwest corner of said Lot 1, said point also being on the East Right-of-Way line of N 154th Terrace, as now established; thence North 01°24'23" West, departing said South line, on the East Right-of-Way line of said N. 154th Terrace, a distance of 169.06 feet, to a point on the South line of Lot 1, Legacy Senior Residences; thence departing said Right-of-Way line and on the South, East, and North lines of said Lot 1 the following 5 calls: North 87°57'43" East, a distance of 396.30 feet; thence North 02°02'17" West, a distance of 310.00 feet; thence South 87°57'43" West, a distance of 255.00 feet; thence South 02°02'17" East, a distance of 103.21 feet; thence South 88°35'50" West, a distance of 528.89 feet, to a point on the West line of the Southwest Quarter of said Section 35; thence North 01°24'43" West, on the West line of said Southwest Quarter, a distance of 390.41 feet, to the Point of Beginning.

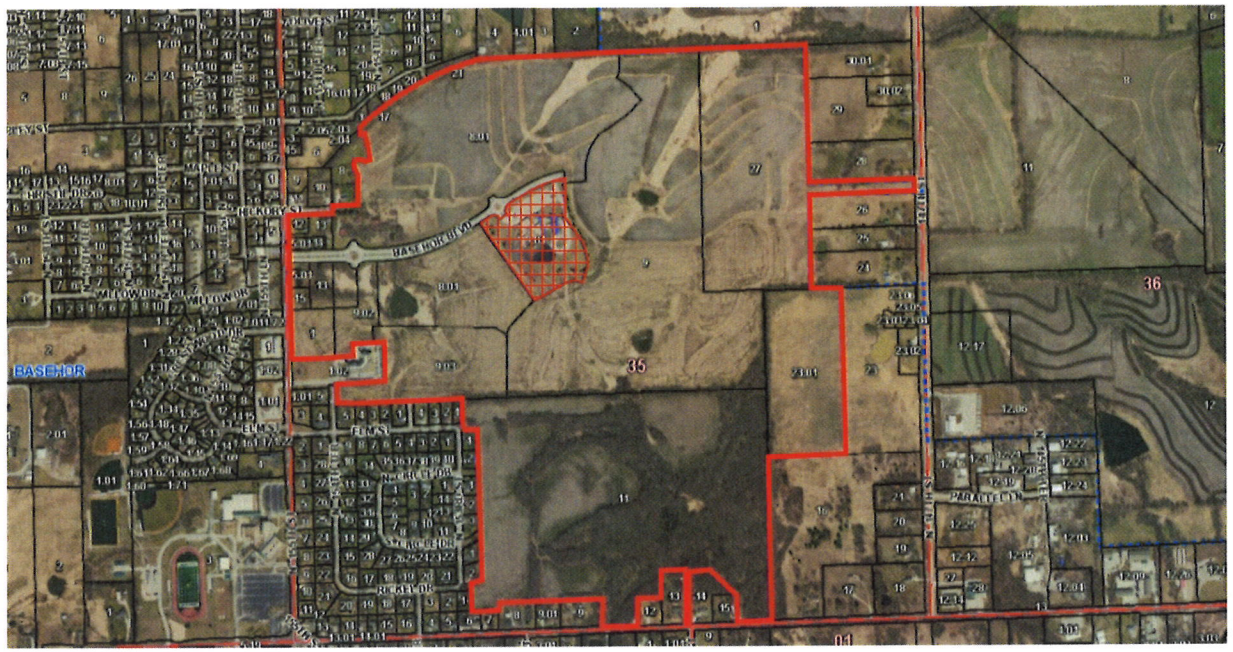
#### EXCEPT

That part of the Northwest Quarter of Section 35, Township 10 South, Range 22 East of the Sixth P.M., deeded to Unified School District No. 458, by Document No. 2008R06940, Except Basehor Blvd. Right-of-Way, as currently established, as described by Darren Sean Cahalan, LS-1341, of George Butler Associates, Inc., CLS 8, on July 27, 2023, and being more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter, thence North 87°57'09" East on the South line of said Northwest Quarter, a distance of 1985.42 feet; thence North 43°35'16" East, departing said South line, a distance of 18.32 feet; thence Northeasterly on a curve to the right, having a radius of 500 feet, an arc length of 92.94 feet, to the Point of Beginning; thence North 40°17'43" West, a distance of 710.00 feet, to a point on the South Right-of-Way line of Basehor Blvd., as now established; thence North 58°21'35" East, a distance of 87.74 feet, on said Right-of-Way line; thence Northeasterly, continuing on said Right-of-Way line, on a curve to the right, having a radius of 66.00 feet, a central angle of 90°00'00", an arc length of 103.67 feet; thence North 58°21'35" East, a distance of 60.00 feet, on said Right-of-Way line; thence Northeasterly, continuing on said Right-of-Way line, on a curve to the right, having a radius of 66.00 feet, a central angle of 90°00'00", and an initial tangent bearing of North 31°38'25" West, an arc length of 103.67 feet; thence North 58°21'35" East, a distance of 116.91 feet, on said Right-of-Way line; thence Northeasterly, continuing on said Right-of-Way line, on a curve to the right, having a radius of 1120 feet, an arc length of 409.51 feet; thence South 10°41'26" East, departing said Right-of-Way line, a distance of 296.61 feet; thence South 40°11'25" East, a distance of 250.30 feet; thence South 28°54'29" East, a distance of 62.87 feet; thence South 18°43'43" East, a distance of 73.43 feet; thence South 03°28'47" East, a distance of 47.40 feet; thence South 17°41'19" West, a distance of 145.00 feet; thence North 72°18'41" West, a distance of 65.03 feet; thence Westerly on a curve to the left, having a radius of 350 feet, an arc length of 308.54 feet; thence South 57°10'45" West, a distance of 129.02 feet; thence Southwesterly on a curve to the left, having a radius of 500 feet, an arc length of 25.66 feet, to the point of beginning, containing 491,579.00 square feet or 11.29 acres, more or less.

Containing 15,329,074.22 square feet or 351.91 acres, more or less after exception.





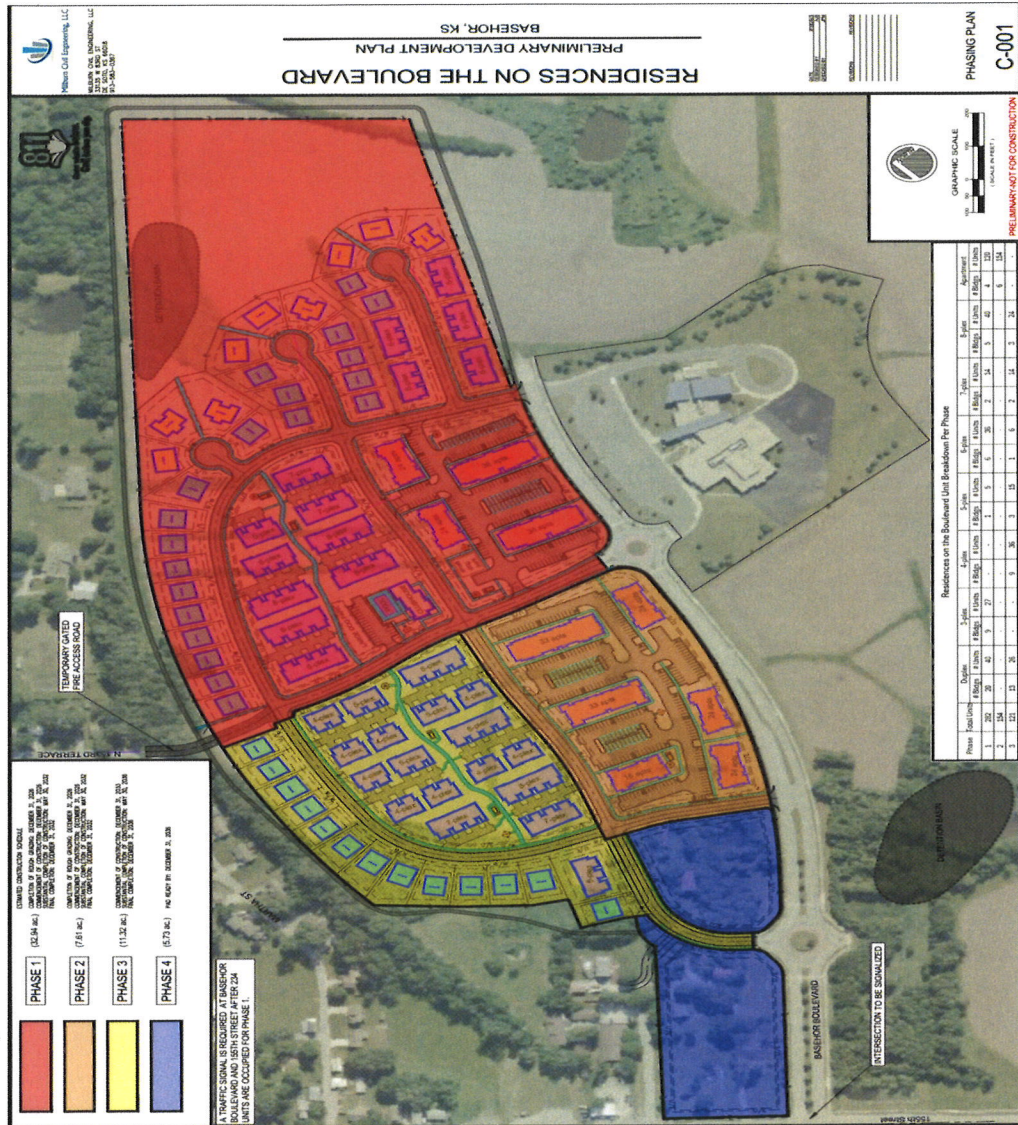
## Exhibit B

### SURVEYOR SUGGESTED PROPERTY DESCRIPTION:

A tract in the Northwest Quarter and the Northeast Quarter of Section 35, Township 10 South, Range 22 East in City of Basehor, Leavenworth County, Kansas, being more particularly described as follows; surveyed and prepared on April 16, 2025, by John B. Young, PLS-1298:

Commencing at the Southwest corner of said Northwest Quarter; Thence North 01°24'37" West along the West line of said Northwest Quarter, 468.61 feet; Thence North 88°35' 00" East, 30.00 feet to the East right-of-way line of N. 155<sup>th</sup> Street, as now established and the Point of Beginning;  
Thence North 01°24'37" West along said East right-of-way line, 283.76 feet to the South right-of-way line of Hickory Street, as now established; Thence North 87°57'17" East along said South right-of-way line and its easterly extension, 520.77 feet; Thence on a curve to the right, having an initial tangent bearing North 33°11'32" East, with a radius of 89.00 feet, and an arc length of 73.61 feet; Thence North 80°34'51" East, 31.30 feet; Thence North 09°25'09" West, 25.94 feet; Thence North 16°47'15" West, 101.56 feet; Thence North 71°27'54" East, 90.63 feet;  
Thence North 12°01'13" West, 84.39 feet; Thence North 01°06'35" West, 166.79 feet; Thence North 01°29'06" East, 193.85 feet; Thence on a curve to the right, having an initial tangent bearing North 45°12'58" East, with a radius of 1819.10 feet, and an arc length of 1356.91 feet; Thence North 87°57'14" East, 1169.16 feet; Thence South 00°03'24" West, 650.66 feet; Thence South 74°00'40" West, 886.85 feet; Thence South 16°23'23" East, 12.78 feet; Thence on a curve to the left, having an initial tangent bearing South 73°20'34" West, a radius of 1180.00 feet, and an arc length of 308.58 feet; Thence South 58°21'34" West, 116.91 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 66.00 feet, and an arc length of 103.67 feet; Thence South 58°21'34" West, 60.00 feet; Thence on a curve to the right, having an initial tangent bearing South 31°38'26" East, with a radius of 66.00 feet, and an arc length of 103.67 feet; Thence South 58°21'34" West, 112.52 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 1600.00 feet, and an arc length of 844.01 feet; Thence South 88°35'00" West, 103.47 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 60.00 feet, and an arc length of 40.51 feet; Thence North 52°44'03" West, 33.31 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 40.00 feet, and an arc length of 35.83 feet; Thence South 88°35'15" West, 50.00 feet; Thence on a curve to the right, having an initial tangent bearing South 01°24'39" East, with a radius of 40.00 feet, and an arc length of 35.81 feet; Thence South 49°54'20" West, 33.33 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 60.00 feet, and an arc length of 40.50 feet; Thence South 88°35'00" West, 426.55 feet to the Point of Beginning.  
Contains 2,509,352 square feet or 57.61 acres, more or less.

Exhibit C







### CITY CLERK'S CERTIFICATION OF RESOLUTION NO. 2026-01

I, the undersigned city clerk, do hereby certify that the above, or attached, and foregoing document is a true and correct copy of the original Resolution No. 2026-01; that said Resolution was passed on the 14th day of January, 2026; and that it was published on the City of Basehor website ([www.cityofbasehor.org](http://www.cityofbasehor.org)) on February 12, 2026.



*Katherine M. Renn*

Katherine M. Renn City

Clerk

City of Basehor, Kansas

Date: February 12, 2026