

(Published in the *Morning Sun* on October 1, 2025)

ORDINANCE NO. S-1111

AN ORDINANCE OF THE CITY OF PITTSBURG, KANSAS, APPROVING A SUBSTANTIAL CHANGE TO AN EXISTING RURAL HOUSING INCENTIVE DISTRICT TO EXTEND THE TIMEFRAME FOR SUCH DISTRICT; PROVIDING FOR A SUBSTANTIAL CHANGE TO THE DISTRICT PLAN; AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (SILVERBACK LANDING PHASE 1 REINVESTMENT HOUSING INCENTIVE DISTRICT).

WHEREAS, the Kansas Reinvestment Housing Incentive District Act, K.S.A. 12-5241 *et seq.*, as amended (the “Act”) authorizes certain cities incorporated in accordance with the laws of the state of Kansas (the “State”) to designate reinvestment housing incentive districts within such city; and

WHEREAS, the City of Pittsburg, Kansas (the “City”) has an estimated population of less than 60,000, and therefore constitutes a city as said term is defined in the Act; and

WHEREAS, the governing body of the City (the “Governing Body”) performed a Housing Needs Analysis, dated October 2015 (the “Analysis”), a copy of which is on file in the office of the City Clerk; and

WHEREAS, the Governing Body adopted Resolution No. 1178 on November 10, 2015, which made certain findings relating to the need for financial incentives relating to the construction of quality housing within the City, declared it advisable to establish a rural housing incentive district pursuant to the Act, and authorized the submission of such resolution and the Analysis to the Kansas Department of Commerce in accordance with the Act; and

WHEREAS, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated February 5, 2016, authorized the City to proceed with the establishment of a rural housing incentive district (now known as a reinvestment housing incentive district) pursuant to the Act; and

WHEREAS, by Ordinance No. S-1056, passed on September 25, 2018, and published on September 28, 2018, the Governing Body established a rural housing incentive district pursuant to the Act, designated as the Silverback Landing Phase 1 Rural Housing Incentive District (the “District”) and approved a plan for the District (the “District Plan”); and

WHEREAS, at the time the District was established, the maximum term for the District was not to exceed 15 years; however the Act was subsequently amended to provide that a rural housing incentive district (now known as a reinvestment housing incentive district) could be established for a maximum term of not to exceed 25 years from the date of the establishment of a district; and

WHEREAS, pursuant to the request of the proposed successor developer of the District, Silverback Landing, LLC (the “Proposed Successor Developer”) the Governing Body desires to make a substantial change to the District and the District Plan to extend the maximum term to a period not to exceed 25 years from the date of establishment of the District and the District Plan; and

WHEREAS, Governing Body adopted Resolution No. 1295, which made a finding that the City is considering a substantial change to the District and the District Plan pursuant to the Act, called a public

hearing concerning such substantial change for August 12, 2025, and provided for notice of such public hearing as provided in the Act; and

WHEREAS, a public hearing was held on August 12, 2025, after notice was duly published and delivered in accordance with the provisions of the Act, and upon and considering the information and public comments received at the public hearing, the Governing Body hereby deems it advisable to make certain findings to approve the substantial change to the District and the District Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PITTSBURG, KANSAS:

Section 1. Findings. The Governing Body hereby finds that notice of the public hearing conducted August 12, 2025, was duly made in accordance with the provisions of the Act.

Section 2. Approval of Substantial Change to the existing District. The Governing Body hereby approves the substantial change to the existing District, which will also now be known as the Silverback Landing Phase 1 Reinvestment Housing Incentive District (the “Amended District”) by extending the maximum term of the Amended District pursuant to the Act. The maximum term for the Amended District will not exceed 25 years from the date of the original establishment of the District pursuant to Ordinance No. S-1056. The Amended District boundaries are legally described as follows, and do not contain any property not referenced in Resolution No. 1295, which provided notice of the public hearing:

Lots 1 through 31, Lots 73-96 and Lots 114-118, Silverback Landing a subdivision in the City of Pittsburg, Crawford County, Kansas.

Section 3. Approval of Substantial Change to the existing District Plan The Governing Body hereby approves the substantial change to the existing District Plan, which will now be known as the Amended and Restated Development Plan of the City of Pittsburg, Kansas, Silverback Landing Phase 1 Reinvestment Housing Incentive District (the “Amended District Plan”) related to the extension of the maximum term of the Amended District as set forth in **Section 2** hereof.

Section 4. Adverse Effect on Other Governmental Units. If, within 30 days following the conclusion of the public hearing on August 12, 2025, any of the following occurs, the Governing Body shall take action to repeal this Ordinance:

(a) The Board of Education of Unified School District No. 250, Crawford County, Kansas (Pittsburg) determines by resolution that the Amended District will have an adverse effect on such school district; or

(b) The Board of County Commissioners of Crawford County, Kansas, determines by resolution that the Amended District will have an adverse effect on such county.

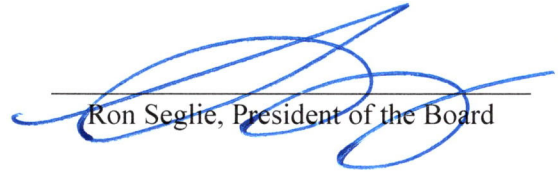
Section 5. Further Action. The Mayor, City Clerk, city officials and employees, including the City Attorney, and Gilmore & Bell, P.C., are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 6. Effective Date. This Ordinance shall be effective upon its passage by the Governing Body and publication one time in the official City newspaper.

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PASSED by the Governing Body of the City of Pittsburg, Kansas, and **SIGNED** by the President of the Board on August 12, 2025.





Ron Seglie, President of the Board



Tammy Nagel, City Clerk

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CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that the Ordinance was passed on August 12, 2025; that the record of the final vote on its passage is found on page 3 of journal 081225.

DATED: August 13, 2025.


Tammy Nagel, City Clerk