

City of Hays  
City Commission  
Work Session Notes  
Thursday, February 2, 2023 – 4:00 p.m.

Present: Mason Ruder, Shaun Musil, Sandy Jacobs, Reese Barrick, Alaina Cunningham, Toby Dougherty, Kim Rupp, and Melvin Sauer, Jr.

**January 19, 2023 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on January 19, 2023; the minutes stand approved as presented.

**Hadley Center Moderate Income Housing Grant – Resolution of Support**

Collin Bielser, Deputy City Manager, stated last fall, David VanDoren, owner of the Hadley Office Center, applied for a Moderate-Income Housing (MIH) grant from the Kansas Housing Resources Corporation (KHRC). The grant is designed to serve the needs of moderate-income households that do not qualify for federal housing assistance. MIH funds are awarded to cities and counties to develop multi-family rental units and single-family purchase homes in communities with populations fewer than 60,000 people.

The application called for renovating the east wing of the third floor of the Hadley building to include 23, one- and two-bedroom apartment units. Unfortunately, the project was not awarded funding. Mr. VanDoren plans on resubmitting his grant application; however, grant applications must include a resolution from the governing body indicating support for the project. Adopting the MIH Resolution would allow the Developer to continue with the preparation and submission of an application for a \$650,000 MIH grant.

Mr. Bielser stated that the grant would technically be between the City of Hays and KHRC. The grant requires monthly reports, reimbursement requests, and tracking of tenant income for five years. Because of the reporting requirements, an Assumption Agreement has been proposed, which would

unconditionally assign all grant agreement rights and obligations to Dave VanDoren's LLC. The developer will agree to indemnify the City for any costs or expenses related to the MIH grant program.

Commissioner Jacobs stated she feels this is a great project and she thanked Mr. VanDoren for continuing to invest in our community.

At the February 9, 2023 Commission meeting, Commissioners will be asked to adopt a resolution in support of a Moderate-Income Housing grant application.

### **Other Items for Discussion**

Commissioner Jacobs congratulated all of the award winners from the Chamber's Annual Awards Banquet.

Vice-Mayor Musil stated he has heard positive feedback regarding the proposed retirement community development.

### **Executive Session**

Mason Ruder moved, Sandy Jacobs seconded, that the Governing Body recess to executive session at 4:12 p.m. for a period not to exceed 30 minutes, for the purpose of discussing personnel matters relating to non-elected officials. The executive session included the City Commissioners. K.S.A. 75-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Mason Ruder  
Shaun Musil  
Sandy Jacobs  
Reese Barrick  
Alaina Cunningham

The open session was resumed at 4:38 p.m. and no action was taken.

The work session was adjourned at 4:38 p.m.

Submitted by: \_\_\_\_\_

Brenda Kitchen – City Clerk