

City of Hays
City Commission
Work Session Notes

Thursday, September 7, 2023 – 4:00 p.m.

Present: Shaun Musil, Sandy Jacobs, Reese Barrick, Alaina Cunningham, Mason Ruder, Toby Dougherty, Kim Rupp, and Don F. Hoffman

August 17, 2023 Work Session Notes

There were no corrections or additions to the minutes of the work session held on August 17, 2023; the minutes stand approved as presented.

Resolution Setting a Public Hearing for the Establishment of a Tax Increment Financing TIF District

Kim Rupp, Director of Finance, reported that Triplett, Inc., the Developer, submitted an application for economic incentives to facilitate the construction of a new 24-7 Travel Store at the I-70 Exit 157 Interchange. The Developer is requesting tax increment financing (TIF), a community improvement district (CID), and industrial revenue bonds (IRBs).

The Developer seeks incentives to develop a 7.3-acre site located at the southeast corner of 230th Avenue and 55th Street. They plan to construct a travel plaza and convenience store to be operated under the 24-7 Travel Store brand and consist of a 9,000 square foot full-service travel plaza and convenience store, including 12 gas and 5 diesel fuel stations, electric vehicle charging stations, a restaurant in the travel plaza, a dog park, and RV overnight camp sites. The Developer plans to begin construction in summer of 2024 and be open for business in the spring of 2025.

Total construction cost of the travel plaza is projected to be \$11.1M. Over the 20-year life of the TIF it is expected to generate \$4.5M, which would be made available to reimburse the Developer for TIF-eligible project costs. The Developer will advance all costs of the project, and no bonds will be issued by the City.

The initial step in the statutory process for TIF financing is to adopt a Resolution to call a public hearing on the establishment of a TIF district. The public hearing and consideration of an Ordinance establishing the TIF district will be scheduled for October 26, 2023.

At the September 14, 2023 Commission meeting, Commissioners will be asked to adopt a Resolution setting a public hearing for the establishment of a TIF district.

Other Items for Discussion

Toby Dougherty, City Manager, reminded the Commission that Collin Bielser, Deputy City Manager, will be presenting the 2024 Budget for consideration at the September 14, 2023 Commission meeting.

Executive Session

Mason Ruder moved, Sandy Jacobs seconded, that the Governing Body recess to executive session at 4:11 p.m. for a period not to exceed 15 minutes for the purpose of discussing matters pertaining to the acquisition of real property. The executive session included the City Commission, City Manager, Deputy City Manager, Management Analyst, and City Attorney. K.S.A. 75-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Reese Barrick

Alaina Cunningham

Mason Ruder

The open session was resumed at 4:26 p.m. and no action was taken.

The work session was adjourned at 4:26 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk