

RESOLUTION NO. 12-507

A RESOLUTION CREATING AN INFRASTRUCTURE ASSISTANCE POLICY FOR NEW COMMERCIAL AND RETAIL DEVELOPMENT IN THE CITY OF SOUTH HUTCHINSON.

WHEREAS, the City of South Hutchinson has made the recruitment of new commercial and retail development a priority, and

WHEREAS, the City of South Hutchinson believes that commercial and retail growth is vital to the future of both the City of South Hutchinson and Reno County, and

WHEREAS, the City of South Hutchinson City Council, in accordance with the city strategic plan, have directed the Economic Development Taskforce to recommend recruitment and incentive plans to attract new commercial and retail growth, and

WHEREAS, the City of South Hutchinson believes that investment in infrastructure improvements promotes economic growth and furthers the community's development goals.

THEREFORE, BE IT RESOLVED, the City Council of South Hutchinson, Kansas hereby establishes an infrastructure assistance policy for new commercial and retail development. The infrastructure assistance policy shall become effective after passage by the majority of the City Council and shall remain in effect unless terminated by the City Council.

The City shall provide infrastructure assistance for commercial and retail development when it is necessary to attract said development to the City. Given that each project presents a unique set of challenges, the amount of infrastructure assistance will be determined on a case-by-case basis as determined by the City Council. Assistance shall be related to actual costs of improvements. The City shall provide cost sharing assistance for extension or improvement of city owned utilities and infrastructure. The City may provide assistance for the relocation of other utilities working in collaboration with the utility company. When possible, infrastructure investments made by the City of South Hutchinson should benefit more than one property or site to maximize the return on investment.

Any business requesting infrastructure assistance shall make available any information requested for a cost-benefit analysis to be performed by the City or its designee. A cost-benefit ratio of 1.0 or better shall be required for assistance eligibility.

Due to the City's size and rural classification, commercial and retail development may be eligible for assistance programs not available in other communities. The City may actively pursue grant and assistance programs from state, federal, and private sources on behalf of commercial and retail development within the City of South Hutchinson.

The City shall offer commercial businesses the opportunity to participate in existing programs including, but not limited to Tax Increment Financing (TIF) districts and Community Improvement Districts (CID) as a way to finance infrastructure costs. The City shall follow all regulations and practices set forth in Kansas State Law as related to these and all other economic development tools.

The City Council, in its complete discretion, hereby reserves the right to cancel or amend any or all provisions set forth in this resolution and to cancel the program set forth herein at any time. The City

Council may consider any business eligible for infrastructure assistance if it deems such business is critical to the development of the City. Formal action shall be taken by the majority of the City Council prior to any infrastructure assistance being given to any business.

PASSED AND APPROVED THIS 19TH DAY OF NOVEMBER, 2012.

Weldon Cook, Mayor

ATTEST

Denise McCue, City Clerk