

PUBLIC NOTICES

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notice of the public hearing on the creation of the District and adoption of the Plan.

Section 3. Approval of Development Plan and Development Agreement. The Plan for the development or redevelopment of housing and public facilities in the District, as presented to the Governing Body this date, is hereby approved. In addition, the approval of the Development Agreement (Holladay Woods Reinvestment Housing Incentive District) between the City and DVP LLC is hereby approved in substantially the form presented to the Governing Body, with such changes or modifications as may be approved by the City Manager. The Mayor is hereby authorized to execute the Development Agreement and such other documents as may be necessary to implement the intent of this Ordinance and the Development Agreement, as may be approved by the City Manager, by and on behalf of the City and the City Clerk is hereby authorized to attest such signature.

Section 4. Adverse Effect on Other Governmental Units. If, within 30 days following the conclusion of the public hearing on January 12, 2026, 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. 491, Douglas County, Kansas (Eudora) determines by resolution that the District will have an adverse effect on such school district; or
- (b) The Board of County Commissioners of Douglas County, Kansas, determines by resolution that the District will have an adverse effect on such county.

As of this date, the City has not received a copy of any such resolution and is not aware of the adoption of any such resolution by the governing body of either Douglas County, Kansas or of Unified School District No. 491, Douglas County, Kansas (Eudora).

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.

PASSED by the Governing Body of the City of Eudora, Kansas, and **SIGNED** by the Mayor on January 12, 2026.

(SEAL)

Tim Bruce, Mayor

ATTEST:
Kelly Delay, City Clerk**EXHIBIT A****LEGAL DESCRIPTION OF PROPOSED
HOLLADAY WOODS REINVESTMENT HOUSING INCENTIVE DISTRICT**

ALL OF BLOCK 32, IN THE CITY OF EUDORA, IN DOUGLAS COUNTY, KANSAS, TOGETHER WITH ALL VACATED STREETS AND ALLEYS ACCRUING THERETO.

LOTS 3, 4, 5, 6, 7, 8, 9, AND 10, IN BLOCK 6, IN THE CITY OF EUDORA, DOUGLAS COUNTY, KANSAS; AND LOTS 1 THROUGH 20, INCLUSIVE, IN BLOCK 21, IN THE CITY OF EUDORA, DOUGLAS COUNTY, KANSAS; AND LOTS 1 THROUGH 20, INCLUSIVE, IN BLOCK 47, IN THE CITY OF EUDORA, DOUGLAS COUNTY, KANSAS; AND LOTS 1 THROUGH 20, INCLUSIVE, IN BLOCK 58, IN THE CITY OF EUDORA, DOUGLAS COUNTY, KANSAS; AND BEGINNING AT INTERSECTION OF CENTER LINE OF N STREET (NOW CHERRY STREET) AND THE CENTER LINE OF 15TH STREET IN VACATED PART OF EUDORA CITY; THENCE SOUTH ON CENTER LINE OF N STREET TO CENTER LINE OF 16TH STREET; THENCE WEST ON CENTER LINE OF 16TH STREET TO THE WEST LINE OF STREET; THENCE SOUTH ON THE WEST LINE OF N STREET TO THE RIGHT OF WAY LINE OF HIGHWAY K-10; THENCE SOUTH 74° 15' EAST ALONG SAID RIGHT OF WAY LINE OF HIGHWAY K-10 608.4 FEET TO CENTER LINE OF 18TH STREET; THENCE EAST ON CENTER LINE OF 18TH STREET TO THE INTERSECTION OF THE CENTER LINE OF I STREET (NOW ACORN STREET); THENCE NORTH ON THE CENTER LINE OF ACORN STREET TO THE INTERSECTION OF THE CENTER LINE OF 17TH STREET; THENCE WEST ON THE CENTER LINE OF 17TH STREET TO THE CENTER LINE OF J STREET (NOW FIR STREET); THENCE NORTH ON THE CENTER LINE OF FIR STREET TO THE CENTER LINE OF 15TH STREET; THENCE WEST ON THE CENTER LINE OF 15TH STREET TO THE POINT OF BEGINNING, ALL BEING IN SECTION 8, TOWNSHIP 13 SOUTH, RANGE 21 EAST OF THE 6TH PM., IN DOUGLAS COUNTY, KANSAS; TOGETHER WITH ALL VACATED STREETS AND ALLEYS ACCRUING THERETO.

BEGINNING 1,766 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER, SECTION 8, TOWNSHIP 13, RANGE 21, THENCE EAST 137 FEET; THENCE SOUTH 941.5 FEET; THENCE NORTHWESTERLY 140 FEET; THENCE NORTH 905 FEET TO THE POINT OF BEGINNING, THE SAME BEING A PART OF THE VACATED BLOCK 3 AND ALL OF VACATED BLOCK 4, IN THE CITY OF EUDORA, ALL IN DOUGLAS COUNTY, KANSAS; TOGETHER WITH THE WEST 10 FEET OF CHERRY STREET RIGHT-OF-WAY (NOW VACATED) LYING BETWEEN THE CENTERLINE OF SIXTEENTH STREET (VACATED) AND HIGHWAY K-10 IN THE CITY OF EUDORA, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SIXTEENTH STREET AND THE WEST RIGHT-OF-WAY LINE OF CHERRY STREET; THENCE NORTH 87° 41' 49" EAST, ALONG SAID SIXTEENTH STREET CENTERLINE, 10.00 FEET; THENCE SOUTH 01° 34' 03" EAST, 949.91 FEET TO THE NORTH RIGHT-OF-WAY LINE OF K-10 HIGHWAY; THENCE NORTH 75° 37' 03" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHERRY STREET; THENCE NORTH 01° 34' 03" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 946.92 FEET TO THE POINT OF BEGINNING.

EXHIBIT B**MAP OF PROPOSED
HOLLADAY WOODS REINVESTMENT HOUSING INCENTIVE DISTRICT**