



City of Leavenworth
100 N. 5th Street
Leavenworth, Kansas 66048

CITY COMMISSION SPECIAL MEETING
COMMISSION CHAMBERS
WEDNESDAY, NOVEMBER 12, 2025 5:00 P.M.

Welcome to your City Commission Special Meeting
Please turn off or silence all cell phones during the meeting
Meetings are available for viewing on YouTube

SPECIAL MEETING:

Open Special Meeting

Action: Motion

1. Resolution B-2411 STAR Bond Project Resolution of Support

Action: Motion (pg. 2)

Adjournment

Action: Motion

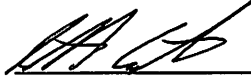
Policy Report
STAR Bond Project Resolution of Support
November 12, 2025

Prepared By:



Penny Holler
Assistant City Manager

Reviewed By:



Scott Peterson
City Manager

ISSUE:

Consider approving Resolution B-2411 in support of the STAR Bond project application by Leavenworth Destination Development, LLC.

BACKGROUND:

During the 2025 Kansas Legislative Session, a budget proviso was approved that allows a STAR Bond District to be established on the site of a former mall. Legal experts support the understanding that this law applies to 3400 S 4th Street, the 20-acre site formerly known as the Leavenworth Plaza Mall. The law is temporary and requires an application to create a STAR Bond District be submitted to the Kansas Department of Commerce by December 31, 2025. Developer Rick Worner with Leavenworth Destination, LLC designed a STAR Bond District project and requests a Resolution of Support for his application. The project will bring a regional tourism magnet to Leavenworth as well as shopping and dining destinations not currently available.

A STAR Bond District is an economic development tool created by the State of Kansas to spur large development with a tourism component that would not otherwise occur. The program captures the additional State of Kansas sales tax from new growth to pay for project expenses. The City is not under any financial obligation for the STAR Bonds. When eligible expenses are reimbursed and the project is complete, the increased amount of sales tax is re-captured and adds to state revenues. The community receives new jobs, new amenities, a regional tourist draw and increased local government revenues from larger property and sales taxes. Per the developer's financial calculations, the project would not be feasible without the STAR Bond incentive. Staff agree that development at the former Leavenworth Plaza Mall site in the foreseeable future, while possible, is unlikely without STAR Bonds and other incentives given the level of investment required to move from a blighted, underutilized location to a thriving destination.

Approving the Resolution of Support begins the state process which includes the first of two tourism and feasibility studies that must show project benefit. The Resolution does not bind the City to any future action. A project of this size and complexity will have many steps, each requiring Commission review and approval as well as opportunities for public feedback. Quasi-judicial processes such as rezonings required for the project will go through standard City review processes subject to Kansas law and mandatory public hearings.

The City will also utilize financial and legal experts to provide thorough project information for each step. The developer agreed to cover City expenses for that work and made an initial \$50,000 deposit.

ACTION:

Staff recommends approval of Resolution B-2411 in support of Leavenworth Destination Development, LLC's STAR Bond District application to the Kansas Department of Commerce.

ATTACHMENTS:

Resolution of Support B-2411
Project Overview Flyer

RESOLUTION NO. B-2411

**A RESOLUTION OF SUPPORT OF A MALL STAR BOND
PROJECT DISTRICT AND MALL STAR BOND PROJECT
IN THE CITY OF LEAVENWORTH, KANSAS**

WHEREAS, the City of Leavenworth, Kansas (the “City”) has been informed by Leavenworth Destination Development, LLC of its intention to apply to the Secretary of the Kansas Department of Commerce (the “Secretary”) for a declaration by the Secretary of a Mall STAR bond project district in the City (the “District”) and a finding by the Secretary that a Mall STAR bond project in such District meets certain criteria (the “Project”), all as set forth in Section 76 of the Chapter 117 of the 2025 Session Laws of Kansas; and

WHEREAS, the governing body of the City finds it necessary and advisable to adopt a resolution supporting the establishment of the District and approval of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:

Section 1. The Mayor and governing body of the City hereby support and approve a declaration by the Secretary of the District and a finding by the Secretary that the Project in such District meets certain criteria, all as set forth in Section 76 of the Chapter 117 of the 2025 Session Laws of Kansas, *provided that* this Resolution does not obligate the Mayor, governing body or City to any future action regarding the District or the Project, which will be subject to further consideration and statutory requirements.

Section 2. This Resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Governing Body on November 12, 2025.

(SEAL)

Holly Pittman, Mayor

ATTEST:

Sarah Bodensteiner, CMC, City Clerk

3400 South 4th Street, Leavenworth, KS

PROPERTY FEATURES



STRATEGIC LOCATION & HIGH VISIBILITY

Fourth Street (State Highway 7) is a vital economic and access corridor for the City of Leavenworth. 4th Street is a significant north-south roadway within the Downtown / North Leavenworth Redevelopment area. It provides a strong link from Fort Leavenworth to the north, through downtown, through the south Leavenworth community, through the City of Lansing, to Interstate 70 and the Kansas City Metropolitan Area. The proximity to Fort Leavenworth, currently home to the U.S. Army Combined Arms Center, with an average daily base population of over 21,000.



INCREASED DEMAND IN TRADE AREA

The Primare Trade Area does not have a sufficient supply of retail, food, and services to meet the resident demand. Residents are making at least \$180M in expenditures on retail/entertainment outside the trade area leaving significant market share for Leavenworth retailers.



RESIDENTIAL GROWTH

Recent projects, like the Station Lofts at The Riverfront, have already added hundreds of residential lofts by redeveloping historic buildings, with more projects anticipated. This influx of new downtown residents provides a growing and immediate customer base for local businesses.



INFRASTRUCTURE IMPROVEMENTS

The city is making major infrastructure improvements, including a \$3.1 million Fourth Street reconstruction project and upgrades to roads and storm sewers. These improvements will enhance accessibility and the overall downtown experience for customers landscape and amenities.



INDUSTRY

Industry in Leavenworth includes Hallmark Production Center; Cereia 1 Ingredients, an employee owned specialty ingredients manufacturer; Cubic Global Defense; Great Western Manufacturing; Heatron, Inc., a heating element manufacturer; Northrup-Grumman; and Peruvian Connection clothing manufacturer.



Community on the Rise

Leavenworth, Kansas offers newcomers historical significance and modern living. Known as the "First City of Kansas," Leavenworth is rich in history with landmarks and museums that reflect its past as a pivotal military and trading post. The presence of Fort Leavenworth, one of the oldest active Army posts west of the Mississippi, adds to the city's historical and cultural fabric while contributing to a diverse and dynamic community.

The city offers affordable housing options, a strong sense of community, and a variety of local shops, restaurants, and cultural events.

Leavenworth's proximity to Kansas City provides easy access to urban amenities while maintaining a small-town feel. With good schools, friendly neighborhoods, and a rich historical backdrop,

In response to the new marketplace and changing consumer preferences, the city's primary objective is to spur economic growth while stewarding the collective goals of the vision based on principles of enduring places - authenticity, connectivity, diversity, destination, identity, organization, practicality and sustainability.

Downtown Leavenworth is a community on the rise, the momentum sparking urgency in the redevelopment and revitalization of Downtown/ North Leavenworth. Downtown improvements include enhancing the appearance of the area, pursuing quality redevelopment projects, and strengthening access to, through and within Leavenworth's core area.

The area is experiencing a critical mass of public and private investment that is generating residential growth and future economic momentum, but real estate costs are not yet at a premium. A business can establish itself early to capture the growing local customer base and benefit from incentives, capitalizing on the upward trend before the market fully matures.

ADAM S. BLUE

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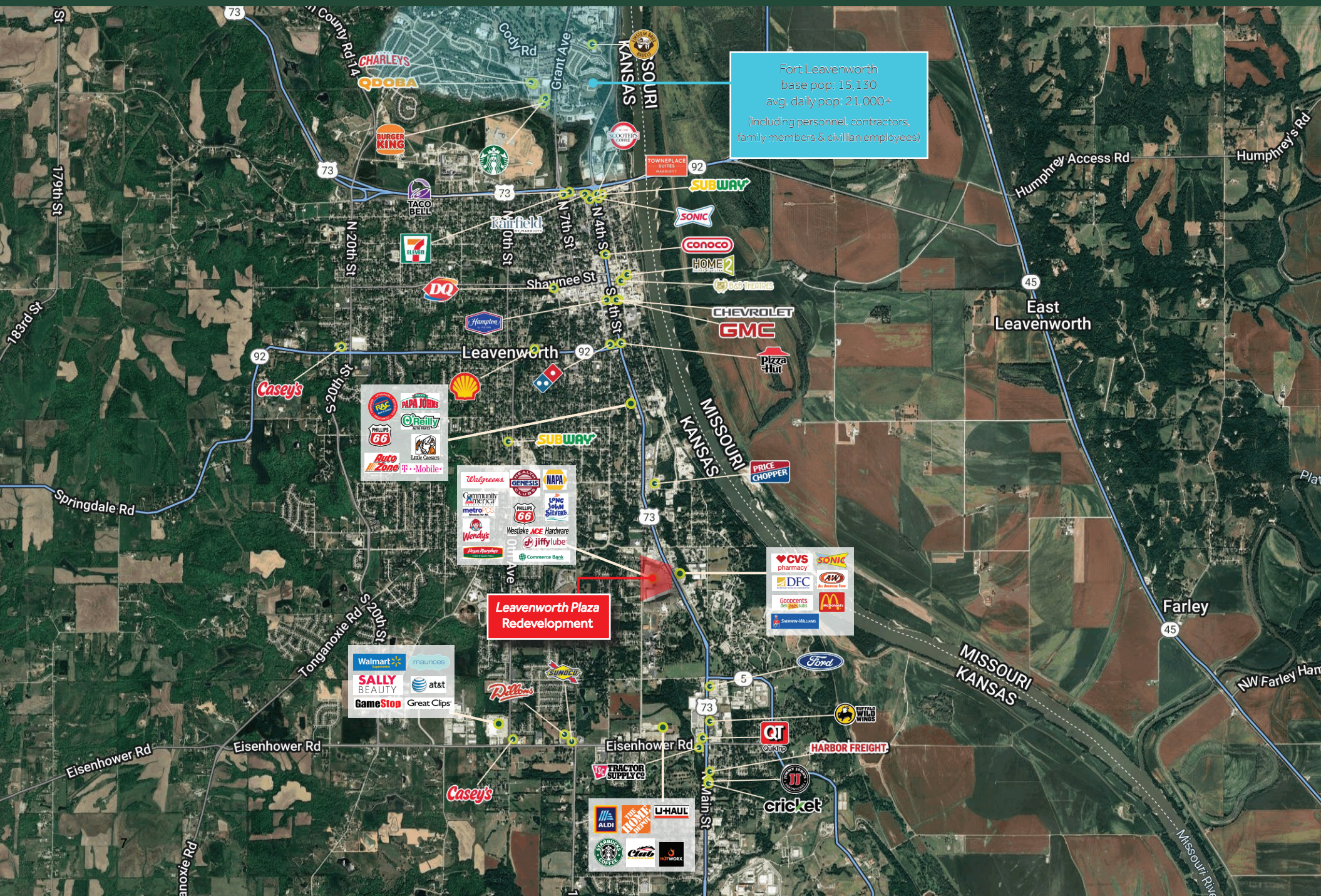
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COLEBY HENZLIK

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coleby@link-advisors.com

MARKET AERIAL



3400 South 4th Street, Leavenworth, KS

RETAIL SITE PLAN



LOT	ACRES	SF
Sand Volleyball	2.55	111,114 parcel sf
MED BOX RETAIL		20,000 sf bldg
MED BOX RETAIL		20,000 sf bldg
MED BOX RETAIL		20,000 sf bldg
MED BOX RETAIL		20,000 sf bldg
APARTMENTS	4.0	174,475 parcel sf
LG BOX RETAIL		54,000 sf bldg
RESTAURANT 1	1.70	72,745 parcel sf
RESTAURANT 2	0.89	38,781 parcel sf
RESTAURANT 3	0.46	20,546 parcel sf
RESTAURANT 4	0.72	31,383 parcel sf
RESTAURANT 5	1.11	38,251 parcel sf
RESTAURANT 6	1.53	66,763 parcel sf
RESTAURANT 7	0.58	24,340 parcel sf
RESTAURANT 8	0.44	19,084 parcel sf

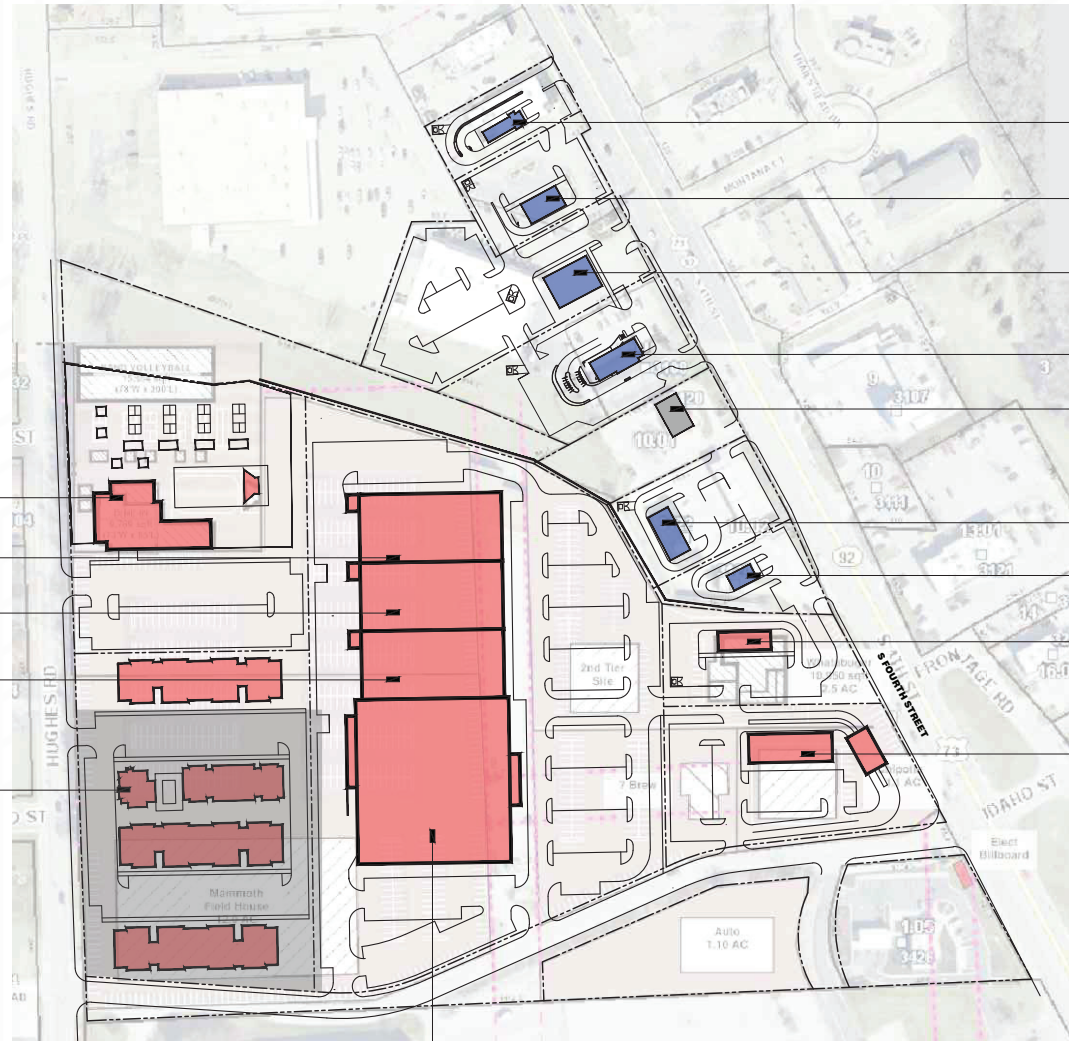
SAND VOLLEYBALL
@ 139,204 parcel sf
@ 3.20 acres

MED BOX RETAIL
20,000 SF BLDG

MED BOX RETAIL
20,000 SF BLDG

MED BOX RETAIL
20,000 SF BLDG

APARTMENTS
3 story buildings
@ 132 rooms
@ 174,475 parcel sf
@ 4 acres



LG BOX RETAIL
@ 54,000 SF BLDG

SITE PLAN

RESTAURANT 8
@ 19,084 parcel sf
@ .44 acres

RESTAURANT 7
@ 25,340 parcel sf
@ .58 acres

RESTAURANT 6
@ 66,763 parcel sf
@ 1.53 acres

RESTAURANT 5
@ 38,251 parcel sf
@ 1.11 acres

CARWASH
Existing

RESTAURANT 4
@ 31,383 parcel sf
@ .72 acres

RESTAURANT 3
@ 20,546 parcel sf
@ .46 acres

RESTAURANT 2
@ 38,781 parcel sf
@ .89 acres

RESTAURANT 1
@ 72,745 parcel sf
@ 1.70 acres

3400 South 4th Street, Leavenworth, KS

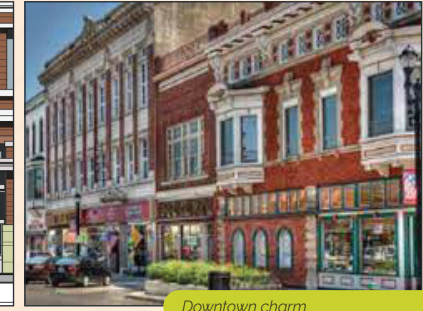
DOWNTOWN MAP



Places of Interest 1. Fort Leavenworth Visitor's Center, 1 Sherman Ave, 913-684-3600 2. BB Theatres Leavenworth Landing 5, 225 Delaware St, 913-270-2361 3. Performing Arts Center, 500 Delaware St, 913-651-0027 4. Public Library, 417 Spruce St, 913-682-5666 5. Riverfront Community Center, 123 N Esplanade St, 912-651-2203 6. University of Saint Mary, 4100 S 4th St, 800-752-7043	Hotels 1. Americas Best Value Inn & Suites, 303 Montana CT, 913-682-0744 2. Fairfield Inn and Suites, 1101 N 4th St, 913-758-9303 3. Hampton Inn, 405 Chocaw St, 913-680-1500 4. Terrace Court, 1550 S 4th St, 913-682-0499 5. Home2Suites, 250 Delaware St, 913-651-8600 6. TownPlace Suites, 1001 N 4th St, 913-297-5400 7. Leavenworth Local, 600 Shawnee St, 913-675-3301	Parks & Golf 1. 10th Ave Park/Soccer Fields 2. Stubby Park 3. Brewer Park 4. Buffalo Bill Cody Park 5. Bob Dougherty Memorial Park 6. Havens Memorial Park 7. Hawthorn Park 8. Leavenworth County Club 9. Leavenworth Landing Park 10. North Esplanade Park 11. Ray Miller Park 12. Riverfront Park 13. Sportsfield 14. Union Park 15. Waggin' Tails Dog Park 16. Wollman Park 17. Southside Park 18. Reilly Parkway 19. Haymarket Square 20. Jefferson Park 21. South Esplanade Park
Historic Places 1. CW Parker Carousel Museum, 320 S Esplanade St, 913-682-1331 2. Carroll House Museum - Leavenworth Co Historical Society, 1128 5th Ave, 913-682-7759 3. First City Museum, 743 Delaware St, 913-682-1866 4. Richard Allen Cultural Center & Museum, 412 Kiowa St, 913-682-8772 5. Mount Muncie Cemetery, 1500 N 8th St, 913-727-1935, 9AM - 4PM 6. Leavenworth National Cemetery, 150 Muncie Rd, 913-727-1376, 9AM - 5PM 7. National Fred Harvey Museum, 620 Olive St, 913-682-7947	Medical Facilities 1. Saint Luke's Primary Care - Cushing, 1001 6th Ave, 913-651-6565 2. Saint John Hospital, 3550 S 4th St, 913-680-6100 3. VA Medical Center, 4101 S 4th St, 913-682-2000	Government Buildings 1. City Hall - Tourism Information 2. County Courthouse 3. Justice Center: Police/Sheriff 4. US Post Office 5. United States Penitentiary



Streetscapes getting a makeover



Downtown charm

CONNECTIVITY

Providing highly identifiable links to, through and within the Downtown/ North Leavenworth. Redevelopment area will enhance cohesiveness and access for the downtown and between the projects and distinct areas envisioned in this plan. This includes developing walkable neighborhoods, districts and projects; promoting multiple modes of transportation throughout the area; creating complete streets that emphasize the relationship between the public and private environments; and defining a hierarchy of wayfinding to tie the entire downtown together into an integrated system of complimentary areas.



3 MILE CREEK

Recently completed in 2009, the 3 Mile Creek and boardwalk provide enhanced connectivity between Haymarket Square and the riverfront.

Downtown Leavenworth



88/100
walk score

