

**CITY OF LEAVENWORTH
PLANNING COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N. 5th Street
Leavenworth, KS 66048**

**REGULAR SESSION
Monday, February 2, 2026
6:00 p.m.**

CALL TO ORDER:

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: January 5, 2026**

OLD BUSINESS:

None

NEW BUSINESS:

- 1. Welcome of New Member – Ted Davis**
- 2. 2026-02 SUP – 100 Highway Terrace.**

Conduct a public hearing for Case No. 2026-02 SUP 100 Hwy Ter., wherein the applicant is requesting a Special Use Permit to allow a detention center in the I-2 (Heavy Industrial District) zoning district.

PUBLIC HEARING NOTICE:

Individuals wishing to speak during the public hearing must sign in prior to the meeting. The sign-in sheet will be available in the Commission Chambers on the day of the meeting. Speakers will be limited to 3 minutes.

OTHER BUSINESS:

None

ADJOURN

CITY OF LEAVENWORTH PLANNING COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

REGULAR SESSION

Monday, January 5, 2026

6:00 PM

CALL TO ORDER:

Commissioners Present

Brian Stephens
Ken Bateman
Bill Waugh
Don Homan
Mark Preisinger

Commissioners Absent

Dennis Hund
Sherry Hanson

City Staff Present

Kim Portillo
Michelle Baragary

Chairman Waugh called the meeting to order at 6:00 p.m. and noted a quorum was present.

APPROVAL OF MINUTES – December 1, 2025

Chairman Bill Waugh asked for questions, comments or a motion on the December 1, 2025 minutes presented for approval. Commissioner Stephens moved to approve the minutes as presented, seconded by Commissioner Homan and approved by a vote of 5-0.

OLD BUSINESS:

None

NEW BUSINESS:

1. ELECTION OF OFFICERS

Commissioner Stephens moved that Commissioner Bateman be Chairperson, seconded by Commissioner Homan. Approved by a vote of 5-0.

Commissioner Homan moved that Commissioner Preisinger be Vice Chairperson, seconded by Commissioner Stephens. Approved by a Vote of 5-0.

2. 2025-22 SUP – 1922 5TH AVE.

Conduct a public hearing for Case No. 2025-22 SUP 1922 5th Avenue., wherein the applicant is requesting a Special Use Permit to allow the operation of an in-home Child Care Center in the R1-6 (High Density Single Family Residential District) zoning district.

Chairman Bateman called for the staff report.

City Planner Michelle Baragary stated this item came before the Planning Commission on December 1, 2025, and was tabled for additional information.

The applicant, Savannah Nelson, is requesting a Special Use Permit to allow the operation of Child Care Center in their home located at 1922 5th Avenue. The property is currently zoned R1-6 (High Density Single Family Residential District). Child Care Centers are allowed in the R1-6 zoning district with issuance of a Special Use Permit.

The applicant previously received approval of a Special Use Permit in 2018 to operate a Child Care Center at the subject property, 1922 5th Ave. That structure was damaged by fire in 2020, and the applicant relocated to 220 Spruce St., and was issued a Special Use Permit to operate a Child Care Center at their new home on Spruce St. The applicant has since relocated back to the subject property (1922 5th Ave.) and intends to continue her Child Care operations.

The State of Kansas has issued the applicant a temporary permit to care for a maximum of 12 children, dependent upon the ages of the children in care. The temporary permit expires February 28, 2026. The Child Care Center will operate Monday-Friday from 6:00 a.m. to 11:00 p.m. and is housed on the main floor of the home. The space includes a front room, dining area, dedicated daycare play space, main bathroom, kitchen, and a fenced outdoor play area with approximately 4,500 SF of open space. There are designated off-street areas in the front and back of the property for safe drop-off and picking up of passengers.

COMMISSION FINDINGS

The Commission may recommend issuance of a special use permit whenever it finds that:

1. The proposed special use complies with all applicable provisions of this ordinance.

Staff believes that this application complies, or will comply, with all provisions of City of Leavenworth Development Regulations, based upon review of all available materials.

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

Child Care Centers are an essential service to working parents in the community, and promote the economic development, welfare and convenience of the public.

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

Staff has no indication that the proposed in-home Child Care Center will cause any substantial injury to the value of other property in the neighborhood.

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

No new structures or building modifications are proposed as part of this special use permit. The property will continue to look and function as a residential structure. The daycare could account for an increase in up to 24 car trips per day on the street, when at full capacity of 12 children.

Notification was sent to property owners within 200' of the subject property, as required by Kansas statute. After notifications were mailed, staff received no questions or comments.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit request based on the analysis and findings included herein, subject to the following conditions:

1. A minimum of 1,200 square feet of open space 100% enclosed by a minimum 4' high fence or wall shall be provided and maintained in good condition.
2. A copy of the permanent Family Child Care Home license shall be provided when issued and again annually upon renewal by the State of Kansas.
3. The operation shall be limited to a maximum of 12 children.
4. No additional home occupations may be carried out at the residence.
5. Annual payment of the Special Use Permit.

Failure to maintain compliance with all conditions shall result in revocation of the Special Use Permit.

ACTION/OPTIONS:

- Motion, based upon findings as stated and conditions as presented, to recommend approval to the City Commission with included conditions.
- Motion, to recommend denial to the City Commission.
- Table the issue for additional information/consideration.

Chairman Bateman asked for questions about the staff report.

Vice Chairman Preisinger asked why the application was tabled at the last meeting.

Mrs. Baragary explained it was tabled because staff needed additional information from the applicant, and the applicants temporary state license had expired before the scheduled Planning Commission meeting.

Vice Chairman Preisinger asked what condition number four meant.

Mrs. Baragary stated that only one home-based business would be allowed at the property. If they are operating as a daycare, they cannot operate as a second business out of the home.

Chairman Bateman opened the public hearing.

With no one wishing to speak, Chairman Bateman closed the public hearing and called for discussion among the commissioners.

With no further discussion, Chairman Bateman called for a motion. Based on the findings as stated and conditions as presented, Commissioner Preisinger moved to recommend approval of the special use permit to the City Commission, seconded by Commissioner Waugh and passed by a vote of 5-0.

First consideration will go to the City Commission on January 27, 2026.

OTHER BUSINESS:

1. Brian Stephens Resignation

Commissioner Stephens announced his resignation from the Planning Commission effective January 5, 2026. He stated that he joined the board to be a voice for the people but feels due to City leadership, the voice of the people is no longer heard. Commissioner Stephens thanked Community Development Staff Michelle Baragary and praised her for working hard and handling citizen business quickly and diligently. The remaining commissioners thanked Mr. Stephens for his contributions to the board and wished him well.

Commissioner Preisinger moved to adjourn, seconded by Commissioner Waugh and approved 5-0.

Meeting adjourned at 6:20 p.m.

Minutes taken by Planning Director Kim Portillo.

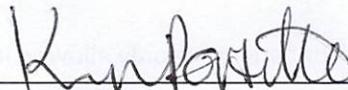
DRAFT

PLANNING COMMISSION AGENDA ITEM
2026-02-SUP
100 HIGHWAY TERRACE

FEBRUARY 2, 2026

SUBJECT:

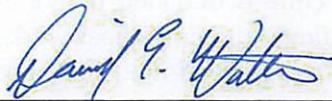
A request for a Special Use Permit to allow a "jail" or "prison" in the I-2, Heavy Industrial zoning district.



Prepared By:
Kim Portillo, Director of Planning and
Community Development



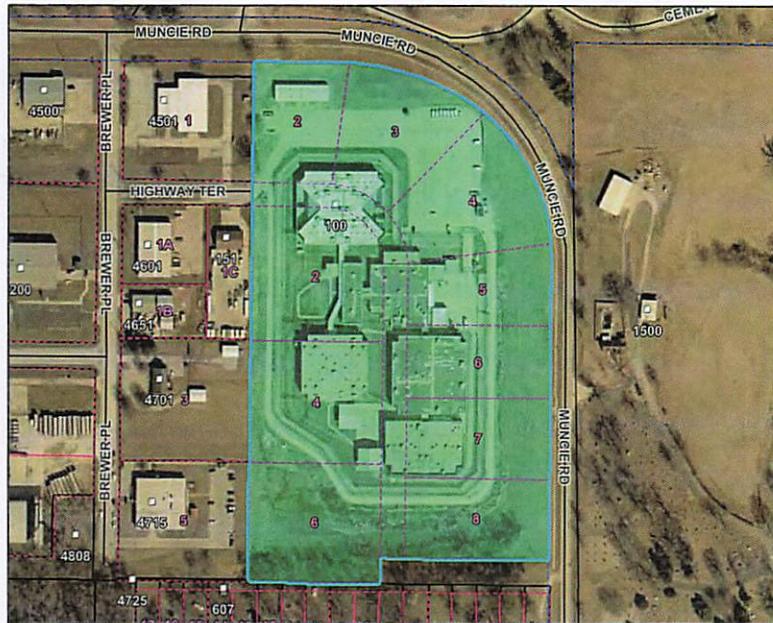
Reviewed By:
Scott Peterson, City Manager



Prepared By:
David E. Waters, City Attorney

NATURE OF REQUEST

The applicant, CoreCivic, Inc., is requesting a Special Use Permit to allow a detention facility to be located upon that certain real property commonly known and numbered as 100 Highway Terrace, Leavenworth, Kansas, 66048, Parcel ID No. 052-094-18-0-20-01-002.00-0, as shown below (the "Property"):



The Property is zoned I-2 Heavy Industrial zoning district. The Property is approximately 20 acres in size. The Property is proposed to be operated as the Midwest Regional Reception Center (MRRC) (the "Facility") under an agreement with the Department of Homeland Security—Immigration and Customs Enforcement (ICE) and would operate as a detention facility to house detainees or inmates.

A detention facility is classified as a "jail" or "prison" use in the Development Regulations. These terms are defined as follows (see Sec. 12.01 of the Development Regulations):

Jails and prisons: Places in which people are physically confined and, usually, deprived of a range of personal freedoms. In the United States, "jail" and "prison" refer to separate levels of incarceration; generally speaking, jails are county or city administrated institutions which house both inmates awaiting trial on the local level and convicted misdemeanants serving a term of one year or less, while prisons are state or federal facilities housing those awaiting trial on the state or federal level and convicted felons serving a term of more than one year. On the federal level, this terminology has been largely superseded by a more complex five-tier system implemented by the Federal Bureau of Prisons that ranges from low security "prison camps" to medium security "correctional institutions" and finally maximum security "penitentiaries."

Under Table A1-1 (Table of Permitted Uses) of the Development Regulations, a "jail" or "prison" is only allowed in the I-2 zoning district with approval of a special use permit.

PROPOSED OPERATIONS

CoreCivic has proposed that the Facility would house approximately 1,000 non-citizens detained by ICE and employ approximately 300 full-time employees. The building would be staffed full-time, with employees working in three shifts. There is an existing 192,000-square-foot building which contains five housing units and 1,033 beds. Additionally, there will be administrative and support office space. According to CoreCivic, detainees at the Facility will be held for approximately 51 days. No detainees would be released into the Leavenworth community unless the detainee lived in Leavenworth at the time he or she was detained or a court otherwise requires release.

PROCEDURAL HISTORY

In 2012, the City passed Ordinance No. 7911 amending the City's then-effective Development Regulations to, among other things, require a special use permit to operate a "jail" or "prison" within the City. Prior to and after the City's 2012 revisions to the Development Regulations, CoreCivic operated a detention facility ("jail" or "prison") known as the Leavenworth Detention Center.

Prior to the 2012 revisions to the Development Regulations, CoreCivic was not required to obtain a special use permit. After the enactment of the 2012 revisions to the Development Regulations, and when CoreCivic was formerly housing detainees at its Leavenworth Facility, it did not require an issued special use permit because the use of its Property as a "jail" or "prison" was "grandfathered" pursuant to Sect. 1.05.E.2 of the Development Regulations, which provides:

Status of existing legal uses designated as special uses. Any existing legal use at the effective date of these development regulations which is designated as a special use by these development regulations shall be deemed as an existing special use and a lawful conforming use.

Therefore, after the enactment of the 2012 revisions to the Development Regulations, CoreCivic's use of the Property as a jail or prison was deemed to be lawful and conforming as a special use or as if CoreCivic had a valid special use permit, subject to the terms of the Development Regulations.

Sec. 2.04.C of the City's Development Regulations states as follows:

Discontinuance or violation of permit conditions. A special use permit may be granted by and continued annually by the city commission. The continuation of a special use permit exists with the property as long as such special use permit is used in accordance with its original intended and approved purpose and the annual SUP fee is paid. Any discontinuance of more than 12 months, violation of permit conditions, or failure to pay a fee may enable the city commission to administratively rescind a special use permit.

Sect. 1.05.D.8 of the Development Regulations states as follows:

Abandonment or discontinuance. When a nonconforming use is abandoned for a period of 24 consecutive months any subsequent use or occupancy of such land after this period shall comply with the regulations of the zoning district in which such land is located.

CoreCivic stopped housing detainees at the Property and the Facility on or about January 1, 2022, and CoreCivic has not housed detainees there since that time.

In 2024, CoreCivic began engaging in conversations with the City about the possibility of CoreCivic housing detainees at the Property pursuant to a contract or other arrangement it claimed to have or for which it claimed to have been negotiating with ICE. On February 21, 2025, CoreCivic applied to the City for a special use permit for use of the Property as a detention center ("jail" or "prison").

The City scheduled a hearing before the Planning Commission for April 7, 2025, to consider CoreCivic's application, and then two hearings before the City Commission on May 13, and 27, 2025, respectively, for the City Commission to consider CoreCivic's application. However, on March 13, 2025, CoreCivic withdrew its application, taking the position that it did not need a special use permit.

On the basis that CoreCivic had discontinued its use of the Property as a jail or prison on or about January 1, 2022, and that such discontinuance had continued for more than twelve (12) months (as provided in Sec. 2.04.C of the Development Regulations), on March 25, 2025 (and also pursuant to Development Regulations Sect. 2.04.C), the City Commission passed and adopted Resolution No. B-2394 which administratively rescinded any right CoreCivic has or would have had to use the Property as a jail or prison pursuant to a special use permit.

Resolution No. B-2394 further stated that, on the basis that CoreCivic had abandoned its use of the Property as a jail or prison on or about January 1, 2022, and that such abandonment had continued for a period of more than twenty-four (24) consecutive months (as provided in Sect. 1.05.D.8 of the Development Regulations), and to the extent use of the Property as jail or prison could be deemed to be or to have been a lawful nonconforming use, any such use of the Property was no longer a lawful nonconforming use.

Various instances of litigation between the City and CoreCivic then ensued. On June 4, 2025, the Leavenworth County District Court issued a temporary injunction against CoreCivic, stating, in relevant part:

CoreCivic, Inc., is hereby temporarily enjoined, pending a full determination on the merits, from operating a jail or prison, as those terms are defined in the City Development Regulations, at its property located at 100 Highway Terrace, unless and until it obtains a Special Use Permit from the City of Leavenworth or it is otherwise expressly permitted to use the property for jail or prison purposes by this Court or another court of competent jurisdiction.

CoreCivic subsequently appealed the temporary injunction to the Kansas Court of Appeals. Oral arguments before the Court of Appeals are scheduled to be held on February 10, 2026.

On December 4, 2025, CoreCivic filed this current application for a Special Use Permit. CoreCivic again states that it would be housing detainees at the Property pursuant to a contract or other arrangement it claims to have with ICE. It is important to note, however, that CoreCivic is not ICE. Rather, CoreCivic is a private corporation and a federal contractor to ICE. Although CoreCivic has not advised the City of any other contractual relationships, CoreCivic could, conceivably, contract with other detention authorities such as the State of Kansas.

On January 7th, 2026, notification of the February 2, 2026, public hearing before the Planning Commission was sent to property owners within 200 feet (as to City limits) and 1,000 feet (as to outside of the City limits) of the subject Property, as required by Kansas statute. Notice of the public hearing was also published in the Leavenworth Times on January 7, 2026, as required by law.

SITE AND FACILITY CHALLENGES

In declarations filed in the above-referenced court proceedings, City Staff identified several issues with the Property and the Facility, representing challenges to the public health, safety, and welfare. For example, Chief of Police Patrick Kitchens stated, among other things, the following (with numbered paragraphs deleted):

In the last several years of the Facility's operation before it closed at the end of 2021, the Leavenworth Police Department encountered many significant problems in responding to reports of crimes, including violent felonies, at the Facility. Due to frequent changes in leadership at CoreCivic, we had difficulty getting these problems addressed. Some of the difficulties we faced are described below.

The Leavenworth Police Department needs immediate access to the Facility to properly investigate crimes. Despite this, officers had a difficult time accessing the facility after receiving reports of crimes. Whether officers would be permitted to enter depended entirely on who was in charge. Officers often were not allowed access at all and had to conduct interviews outside of the Facility's gate.

The Leavenworth Police Department needs access to all victims of crimes and witnesses to properly investigate crimes and complete reports that will help ensure a successful prosecution. However, CoreCivic prohibited its employees who were victims of crimes from sitting for interviews with City police while the staff members were on duty. Instead, these crime victims were forced to provide a written statement through the holes of the Facility's fence and then follow up on their own time. Very often, critical information was missing from the statement, and the victim failed to follow up, resulting in wasted time and effort by the City's police force. Even though other staff members were often present and observed the alleged crime, officers were given no statement from or access to these potential witnesses, regardless of how critical their testimony may have been to a potential prosecution.

CoreCivic failed repeatedly to report significant crimes that occurred on the Property until a significant time passed after they occurred, often several days and sometimes months later. In one instance in November 2018, CoreCivic failed to report a death of an inmate to City Police for six days. Crimes were often reported only because officers were already on scene dealing with another crime. CoreCivic staff refused to provide names of potential witnesses for several weeks at a time and routinely refused to turn over evidence, such as photographs and weapons that were used in assaults among inmates and against guards.

On three separate occasions, I recall receiving a voicemail from the warden following a sexual assault allegation. In each instance, the call came several days after the allegation, and the message was the same: that CoreCivic was reporting the allegation per its contract with the U.S. Marshals Service, "but we don't need anything." It was very clear CoreCivic was trying to document the event for auditing purposes but did not want any police investigation to occur. Our efforts to resolve this matter were rebuffed.

CoreCivic refused to cooperate with the City's investigation of these and other alleged crimes. Police officers need immediate access to crime scenes and standard crime-scene and evidence-preservation protocols. Often when City police were called to the scene, CoreCivic staff had failed to secure and isolate the crime scene. Detainees were allowed to walk through crime scenes uninhibited while officers and detectives were trying to investigate. On several occasions, detainees and staff were instructed to clean up the crime scene before police even arrived. This included an inmate death by hanging. Once that takes place, we lose all evidentiary value, and any crime that occurred would become incredibly difficult to prosecute.

Police need a standard protocol that allows officers to obtain video evidence from detention facilities without a subpoena. The procedure for obtaining video evidence from CoreCivic was problematic. The rules changed frequently, and again, they seemed to be different depending on who was on duty. Occasionally, the Facility's staff would provide officers with courtesy copies of videos, as is standard in most jails. Other times, such a request required a formal written request to CoreCivic leadership. More often than not,

officers were told to get a subpoena for a copy of the video. This slows down the investigation unnecessarily and imposes an unnecessary drain on the City's resources.

Police need assurance Facility staff will follow through with prosecution on criminal cases for which they request the Police Department's assistance. Often, we had a difficult time getting CoreCivic to respond and follow up on criminal prosecution. For example, if a staff member filed a battery report that was referred to the City's municipal prosecutor, the employee would very rarely show up for court to testify. I suspect this occurred because the inmate was only present at the Facility for a short period of time, and the staff member no longer wanted to proceed. There is very little-to-no value in incurring the expense of conducting an investigation, processing a report, and referring the matter to the City prosecutor for charges and prosecution if CoreCivic is instructing its staff members not to follow through with prosecution or otherwise prohibiting them from doing so. And if the detainees who would be at the Facility going forward are there for only a few weeks before they are sent out of the country, it seems unlikely that they will either still be available for future proceedings, or that the United States government will pay for them to return for prosecution. Before I ask my officers to spend their time investigating criminal activity at the Facility or endangering themselves by going inside the Facility for such an investigation, I would need some assurance that this would not be a waste of their time and of the City's resources. The City can demand a protocol for these and other issues through a special use permit.

I also have a serious concern about who would have operational responsibility over the Facility in the event of a serious situation, such as a riot, hostage situation, or escape that would endanger the citizens of Leavenworth. Despite my attempts to get clarification over this, CoreCivic did not seem to have a plan for addressing this type of event, including which law enforcement agency would be in charge of responding to it.

Timothy Guardado, Superintendent for the Wastewater Treatment Plant Division, similarly filed a declaration. As part of that declaration, Mr. Guardado submitted approximately 29 pages of records documenting, from June 2017 through March 2021: (1) Citizen Request Forms containing callouts and work done by the City in response to customer complaints relating to the Leavenworth Detention Center, and (2) Wastewater Incident Report Forms submitted by the City to the Kansas Department of Health and the Environment relating to the Facility. The declaration further stated, among other things, the following (with numbered paragraphs deleted):

The Wastewater Division had ongoing issues with the Facility when it was operational prior to 2022.

From 2017 through 2021, the Wastewater Division received at least four separate calls from concerned citizens regarding malfunctions at the Facility, and the City was required to submit three Wastewater Incident Reports to the KDHE due to sewage spilling onto the ground.

The Facility uses "grinder pumps" to process its waste. When the grinder pumps malfunction, the Facility bypasses this equipment and redirects excess debris into the City's sewer system. The excess debris includes sheets, rags, and other large pieces of waste material that the City's sewage system is not designed to handle.

This occurs upstream from the City's Select Lift Station ("Lift Station"), which is a critical infrastructure component for managing the City's sewage system. As the bypassed debris from the Facility flows downstream, it often gets caught in the impellers of the pumps at the Lift Station. This has led to numerous calls to City staff at all hours of the day to address the issues.

Sometimes, City staff can clear the pumps by backflushing them to clear the debris discharged by the Facility. However, periodically, staff must remove the motors entirely and fully disassemble the pumps to remove it, which is costly and time consuming.

If this larger debris makes it through the City's lift stations, it causes blockage in the City's main sewer lines, which creates additional problems for the City's infrastructure, City staff, and Leavenworth citizens.

The Facility's discharge of excess debris has caused the City [] to divert up to four of its workers at a time to address the problems and required the City to pay at least 125 hours of overtime wages to its workers that it otherwise would not have incurred.

Staff has attempted to address these concerns, among others, through the Special Use Permit conditions ("Conditions") discussed below and the Performance Agreement which is included among those Conditions.

SPECIAL USE PERMIT CONSIDERATIONS AND FINDINGS

K.S.A. 12-755(a)(5) authorizes the City to adopt zoning regulations that provide for the issuance of special use permits. The Development Regulations address special use permits throughout, including but not limited to Sec. 2.04 and Sec. 2.05.

The Kansas Supreme Court has held that the so-called "Golden" factors (from the case, *Golden v. City of Overland Park*) are applicable to special use permits. *McPherson Landfill, Inc. v. Board of County Comm'r's of Shawnee County*, 274 Kan. 303, 323, 49 P.3d 522 (2002). The "Golden" factors to be considered, and Staff's analysis of such factors, are as follows:

- **The character of the neighborhood.**

The character of the neighborhood is predominantly institutional and industrial in nature, with limited residential located to the south. Properties to the north and east consist of cemetery uses, including a federally owned VA cemetery and a privately owned cemetery. These uses are low-intensity and generate minimal daily activity. The area to the west is characterized by heavy industrial zoning and uses, including service-oriented businesses, warehouses, and offices.

Single-family residential zoning and uses exist to the south; however, they are separated from the subject property by grade transitions and a wooded buffer.

The subject property itself has historically been used for institutional purposes, including a former correctional facility. The historical presence of a correctional facility contributes to the established institutional character of the area. The proposed detention facility would be consistent with the established pattern of development and would not introduce a new or unfamiliar land use to the surrounding neighborhood.

- **The zoning and uses of nearby property.**

The subject property is zoned I-2 Heavy Industrial, as are the properties to the west, which are developed with industrial uses such as a lawn service company, electrical contractor, warehouses, storage and office buildings. These uses align with the intent of the I-2 zoning district.

The property to the north is unzoned and federally owned, operating as the VA cemetery, while the property to the east is zoned A-1 Agricultural (Lansing), and developed as a cemetery. These adjacent uses are generally compatible with industrial and institutional development due to their low traffic and operation intensity.

Properties to the south are zoned R-2 Single-Unit Residential District (Lansing) and developed with single-family homes. The single-family properties are physically separated from the subject property by existing topography and vegetation. A wooded tree area located atop a ridgeline lies between the subject property and the residential neighborhood, with the homes and detention center site situated at lower elevations on opposite sides of the hill.

Given the surrounding zoning, land uses, historical site context and natural buffering from the residential development, the proposed detention center would be an appropriate use of the Property.

- **The suitability of the subject property for the uses to which it has been restricted (that is, whether the property can be developed as zoned).**

The subject property was historically developed as a jail or prison and the former buildings for that use remain on site. Given the specialized nature of the existing structures, adaptive reuse of the site for other permitted industrial uses would be limited and require substantial renovation or demolition. In contrast, reuse of the site as a detention center optimizes the functionality of the existing structures without the need for significant site disturbance or construction.

- **The extent to which removal of the restrictions will detrimentally affect nearby property.**

Removal of the restrictions and approval of the Special Use Permit (with the below-described Conditions) is not expected to detrimentally affect nearby properties. The site is located within an I-2 Heavy Industrial district and is separated from nearby single-family homes by a wooded berm and ridgeline, providing visual and noise buffering. The Special Use Permit would allow continuation of an institutional use compatible with surrounding development.

- **The length of time the subject property has remained vacant as zoned (often considered in determining whether the current zoning is prohibiting development).**

The Property was previously operated by the same entity, CoreCivic. CoreCivic stopped housing detainees at the Property and the Facility on or about January 1, 2022, and CoreCivic has not housed detainees there since that time. Given the discontinuation of the use for a period greater than 24 months, the City Commission determined, pursuant to Resolution No. B-2394, that any use of the Facility and/or the Property as a jail or prison is no longer a lawful nonconforming use and that any use as a jail or prison shall and does require a special use permit. The City Commission further determined, in Resolution No. B-2394 that, given such discontinuation, any previous or previously-deemed special use designation was thereby administratively rescinded. The Property cannot be used for its intended purposes without a special use permit; therefore, this factor weighs in favor of granting the Special Use Permit.

- **The relative gain to the public health, safety, and welfare by the destruction of the value of a complaining party's property as compared to the hardship imposed upon the individual landowner (applicant) if the rezoning is not approved.**

Approval of the Special Use Permit (with the below-described Conditions) provides greater benefit to the public health, safety and welfare than any potential impact to nearby properties. The proposed use reuses an existing facility specifically designed for institutional use, while the surrounding properties are protected by industrial zoning, existing land use patterns, and natural buffering. Denial of the request (as limited by the below-described Conditions) may impose hardship on the applicant since it has developed the site for use as a jail or prison, and there is a limited market of prospective purchasers for the site in its current state.

- **The recommendations of permanent or professional staff.**

Based on the items outlined in this policy report, staff recommends approval of the Special Use Permit with the Conditions stated.

- **Conformance of the requested change to the adopted or recognized master plan.**

The adopted Comprehensive Plan designates this site as a future land use of "industrial." The proposed use would be in conformance with this designation.

Sec. 2.04.B.7 of the Development Regulations provides a list of additional findings that the City Commission must make when considering the issuance of a Special Use Permit. Those findings, and Staff's analysis of such findings, are as follows:

a. The proposed special use complies with all applicable provisions of this ordinance.

Based on all available information, Staff believes that, with the Conditions, this application complies with all provisions of City of Leavenworth Development Regulations.

b. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

Subject to the Conditions, the proposed use will contribute to the economic development and public welfare by returning a currently vacant detention facility to active use. Given the specialized nature of the building, finding an alternative use would be challenging, and prolonged vacancy could lead to deterioration and blight. The proposed use will reintegrate the Property into the local economy.

c. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

Based on all available information, but with and subject to the Conditions, Staff does not believe that the proposed use will cause any substantial injury to the value of other property in the neighborhood. The proposed use would be consistent with the building's original purpose. The Facility was originally designed for detention use, meaning this proposal would re-start a long-standing land use rather than be an introduction of something new or disruptive.

The Facility is bordered by a 158-acre cemetery to the east. The 133-acre Secretary of Veteran Affairs-owned Leavenworth National Cemetery and another institutional use, the 192-acre Department of Veterans Affairs Medical Center complex, border the site to the north. Industrial uses border the Property to the east, and a residential neighborhood is adjacent to the south. A key factor in minimizing any impact on the residential subdivision to the south is the presence of a dense, established wooded buffer area between 75 feet and 100 feet in depth. This landscape barrier obscures the facility from view and also acts as a noise buffer. Residents will not have a view of the facility, helping to maintain the residential character of the neighborhood.

d. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:

- (1) The location, nature and height of buildings, structures, walls, and fences on the site, and
- (2) The nature and extent of landscaping and screening on the site.
- (3) Off-street parking and loading areas whether on the premises or auxiliary to the premises will be provided in accordance with the standards set forth in this appendix and such areas adjoining residential uses will be located to protect such residential uses from any injurious effect.
- (4) Adequate utility, drainage, and other necessary facilities have been or will be provided.
- (5) Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The Facility is being repurposed within an existing structure designed for detention use, avoiding the need for large-scale modifications or expansions. The site has access from Muncie Road, a designated collector road capable of providing adequate access.

Through the below-listed Conditions and the Performance Agreement, CoreCivic has shown a willingness to work with City Public Works to ensure proper sewer infrastructure management, preventing further strain on City services. Similarly, through the Conditions and the Performance Agreement, clear protocols are established for law enforcement activities, including for calls of service, to ensure minimal disruption to the surrounding community and address any difficulties.

STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Staff recommends approval of the Special Use Permit request based on the analysis and findings included herein with the following Conditions. Following certain of the Conditions below are Staff comments on the same. As used below, the term "CoreCivic" shall mean the applicant (CoreCivic, Inc.) and any current or future owner or operator of the Property and/or the Facility located thereon. Prior to the public hearing, CoreCivic (through its legal counsel) has indicated to the City Attorney that it is agreeable to these Conditions.

1. **CoreCivic shall operate the Property and the Facility in accordance with the Special Use Permit, the City's Development Regulations, and all applicable federal, state, and local laws (collectively, "Laws") related to the Property and the Facility. CoreCivic shall obtain and maintain all proper licenses required for operation of the Facility.**

This Condition confirms that the Facility must comply with all applicable Laws and that CoreCivic must maintain all required licenses and permits for operation of a detention center. As to the City, that would include certain health and grease trap permits.

2. **Promptly following the effective date of the Special Use Permit, CoreCivic will diligently pursue accreditation of the Facility from the American Correction Association (ACA) Commission on Accreditation for Corrections. CoreCivic shall achieve such accreditation within eighteen (18) months of the effective date of the Special Use Permit and provide the City with a copy of the certificate of accreditation documenting the same.**

The American Correctional Association (ACA) was founded in 1870 (as the National Prison Association). The ACA publishes almost 30 different accreditation manuals for all areas of correctional operations.

According to the ACA: "ACA accreditation is intended to improve facility operations through adherence to clear standards relevant to all areas/operations of the facility, including safety, security, order, inmate care, programs, justice and administration. The Standards and Accreditation department's staff facilitates the accreditation process from initial contact through assessment, contracting, preparation, the accreditation audit and lastly the appearance before the Commission on Accreditation for Corrections for a final accreditation decision. ACA Standards Specialists work directly with facility or agency management to introduce them to the accreditation process, provide necessary documentation, assign and train auditors to each facility and discuss with facilities the specific requirements of each standard."

As of 2023, CoreCivic had sought and received ACA accreditation for approximately 97% of CoreCivic's facilities. This Condition would require that the Midwest Regional Reception Center become accredited as well. According to CoreCivic's own website, "Through adherence to clear standards, an ACA accreditation is intended to improve facility operations, including safety, security, order, inmate care, programs, justice, and administration." Accreditation, therefore, would help ensure the protection of the public health, safety, and welfare, and is within CoreCivic's current intended practices. CoreCivic has stated that accreditation is required as part of its contract with ICE.

3. CoreCivic shall operate the Property and the Facility (i) in accordance with the National Detention Standards promulgated by the U.S. Department of Homeland Security, Immigration and Customs Enforcement (Revised 2025) or such standards as may be required by any current or subsequent Detention Agreement, and (ii) in accordance with the "Expected Practices" set forth in the Performance-Based Standards and Expected Practices for Adult Local Detention Facilities, 5th Ed. (May 2023), published by the American Correctional Association, as the same may be amended.

CoreCivic has stated that, under its contract with ICE, it is required to comply with National Detention Standards published by ICE. Those standards include requirements in the following areas: Safety (Environmental Health and Safety; Transportation by Land); Security (Admission and Release; Custody Classification System; Facility Security and Control; Funds and Personal Property; Hold Rooms in Detention Facilities; Post Orders; Searches of Detainees; Use of Force and Restraints; Special Management Unit; Staff-Detainee Communication; Sexual Abuse and Assault Prevention and Intervention); Order (Disciplinary System); Care (Food Service; Hunger Strikes; Medical Care; Personal Hygiene; Significant Self-Harm and Suicide Prevention and Intervention; Terminal Illness and Death; Disability Identification, Assessment, and Accommodation); Activities (Correspondence and Other Mail; Recreation; Religious Practices; Telephone Access; Visitation; Voluntary Work Program); Justice (Detainee Handbook; Grievance System; Law Libraries and Legal Materials; Legal Rights and Group Presentations) and Administration and Management (Detention Files; Detainee Transfers).

Compliance with these Detention Standards would initially be required as part of the Special Use Permit. By referencing the Detention Standards—ICE contractual requirements that are not authored by the City—the City would not and does not intend to actually or substantially control how CoreCivic provides immigrant detention services on behalf of ICE (the Federal government). However, compliance with the Detention Standards will better-help ensure the protection of the public health, safety, and welfare, which is a legitimate governmental interest of the City.

However, such standards may change or perhaps be waived by ICE. Therefore, the Special Use Permit would also require that—in addition to accreditation—CoreCivic comply with certain "Expected Practices" established by the American Correctional Association (ACA).

The American Correctional Association publishes the above-described manual (which totals 268 pages) that outlines a number of Performance Standards that would both protect the public health, safety, and welfare, and also prevent a recurrence of the problems that were identified by, among others, the United States District Court for the District of Kansas when CoreCivic previously operated the Facility.

Performance Standard categories include: Safety (Protection from Injury and Illness; Vehicle Safety; Emergency Preparedness/Response); Security (Protection from Harm; Use of Physical Force; Contraband; Etc.); Order (Inmate Discipline); Care (Food Service; Hygiene; Continuum of Health Care Services; Health Services Staff); Program and Activity (Inmate Opportunities for Improvement; Family and Community Ties; Programs); Justice (Inmate Rights; Fair Treatment of Inmates; Due Process for Inmates; Inmate Responsibility); and Administration and Management (Legal Status; Recruitment, Retention, and Promotion; Staff Ethics; Facility Administration; Staff Treatment; Community Relations).

The ACA describes the Performance Standards as "What is to occur—the condition to be achieved." The Expected Practices are described by the ACA as follows: "How to achieve the condition. Activities which, if properly implemented according to protocols, contribute to achievement." It is Staff's opinion that CoreCivic's commitment to the Expected Practices can and advance the public health, safety, and welfare of the surrounding community.

By referencing the Expected Practices—industry standards not authored by the City—the City would not and does not intend to actually or substantially control how CoreCivic provides immigrant detention services on behalf of ICE (the Federal government) or other detention authorities. Rather,

the Expected Practices would be equally applicable regardless of the contracting detention authority or the type of detainees being held (e.g., State prisoners or detainees). However, compliance with the Expected Practices will better-help ensure the protection of the public health, safety, and welfare, which is a legitimate governmental interest of the City.

4. CoreCivic will provide the City, its agents and employees, access to the Property and the Facility at reasonable times and upon reasonable prior written notice to monitor compliance with the conditions of the Special Use Permit and the Performance Agreement (defined below) and to perform inspections as required to maintain proper licenses required for operation of the Facility. The City, its agents and employees, will be permitted to reasonably document such access and inspections; provided, that subject to City rights or obligations under applicable Laws, the City shall reasonably comply with such measures and protocols for the protection of detainee privacy and Facility security as may reasonably be required by CoreCivic and/or those entities with whom CoreCivic contracts to provide detention services (each, a "Detention Authority"); and further provided, that CoreCivic shall provide the City with written copies of such requirements, measures, and protocols for access and inspection currently in effect at the time of such request for access and inspection.

This Condition strikes a balance between the City's obligations to enforce its laws and ordinances and to confirm compliance with its Development Regulations, and to address the Police concerns and public safety issues discussed above, with CoreCivic's reasonable requirements for security and detainee privacy and the manner in which the Federal government (ICE) contracts for the provision of immigrant detention services.

5. Only adults aged eighteen (18) and older may be detained in the Facility.

This Condition serves to ensure the health, welfare, and safety of children in the community. ICE generally does not handle the detention of unaccompanied minors, and it maintains designated family detention centers in other locations for families with children. CoreCivic has not proposed using the Facility as a family detention center or altering the Facility (which was formerly a jail) to accommodate the needs of children.

6. Within five (5) business days after written City request, CoreCivic will provide a roster to the City of all detainees at the Facility. City agrees that, to the extent permitted by law, such records may be held by the City as correctional records subject to K.S.A. 45-221(a)(29) of the Kansas open records act, as amended. Notwithstanding the foregoing, City acknowledges and agrees that roster release may be subject to prior consent of any applicable Detention Authority, and the period for CoreCivic's performance under this condition shall be extended for such longer time as is reasonably necessary to obtain such Detention Authority's consent, provided that CoreCivic has requested such consent and provided the City with a written copy of such request within the above-stated five (5) business days.

This Condition would serve to support compliance with other Conditions on number of detainees, their age, and required staffing levels. This will assist the City not only in monitoring the density of detainees and relative staffing levels, but also in carrying out its law enforcement duties. As Chief Kitchens discussed above, the City cannot effectively marshal evidence in support of investigating crimes without being able to preserve evidence, and it must be able to identify witnesses in order to do that.

7. The Special Use Permit will be issued for an initial term of five (5) years (commencing as of the effective date of the Special Use Permit) and, subject to the Development Regulations and any legislative or quasi-judicial determinations within the purview of the City and/or its governing body, shall be subject to continuation for additional terms of five (5) years. Nothing herein shall preclude the City from exercising its rights or remedies under the Development Regulations regarding review, payment of annual Special Use Permit fees under Sec. 2.04.C of the Development Regulations (such fee currently estimated at twenty-five dollars (\$25) per annum), discontinuance, violation, revocation, or rescission of the Special Use Permit or the use of the Property or the Facility, including but not limited to those under Sec. 2.04.C and Sec. 2.04.D of the Development Regulations.

The City of Leavenworth does not have a history of large-scale or intensive-use special use permit applications or approvals. As a result, many special use permits are issued and renewed on annual bases (e.g., in-home daycares). However, given CoreCivic's investment in its Facility in Leavenworth, the levels of staffing, its contract with the Federal government (or potentially other detention authorities), and its history of operations in the City, Staff believes that a longer-term Special Use Permit is appropriate for the Property. CoreCivic has stated that its current contract with ICE has a five-year term.

8. As provided in CoreCivic's Letter of Intent to the City dated December 4, 2025, and submitted with its Special Use Permit application (the "Letter of Intent"), and unless otherwise ordered by a court of competent jurisdiction or unless the detainee resided in the City of Leavenworth at the time such detainee was detained, no detainees will be released directly into the City of Leavenworth. Except as set forth herein, all detainees processed through the Facility will be transported (or have their transportation arranged by CoreCivic, whether through a Detention Authority or otherwise) to Kansas City International Airport (MCI), Kansas City Union Station, or to the nearest office of the Detention Authority not located in the City of Leavenworth, Kansas.

This Condition confirms CoreCivic's own statements, in its Letter of Intent, that: "No ICE detainees will be released into the Leavenworth community. All detainees who are processed through the facility will be transported to the nearest major transportation hub (i.e., the Kansas City International Airport (MCI) or the ICE office in Kansas City."

9. At any one time, the Facility shall not be used to detain or house more than 1,104 inmates or detainees, its rated capacity. Notwithstanding the foregoing, to accommodate a request for surge capacity, CoreCivic may detain or house inmates or detainees in excess of such capacity only upon prior written approval by the City of Leavenworth Fire Chief.

Overcrowding of facilities presents significant public health, safety, and welfare concerns, including but not limited to fire and capacity concerns. This Condition protects the City's interests in life, health, and safety, and generally confirms CoreCivic's representations as to the maximum rated capacity for the Facility. See also CoreCivic's First Amended Petition, December 1, 2025, Case No. LV-2025-CV-00029, at ¶ 21 ("Pursuant to CoreCivic's agreement with ICE, CoreCivic will house approximately 1,000 noncitizens at MRRC ..."); CoreCivic's Letter of Intent to the City dated December 4, 2025 ("CoreCivic's contract with DHS/ICE will allow for CoreCivic to house approximately 1,000 detained noncitizens at the MRRC").

10. CoreCivic shall have a staffing pattern to effectively staff the Facility in a safe and secure manner. The number, type and distribution of staff as described in the staffing pattern shall be maintained throughout the term of the Special Use Permit. Subject to the remaining provisions of this Condition No. 10, CoreCivic will staff the Facility (whether through employed staff, contracted staff, or otherwise) at a ratio of not less than 0.29 full-time employees or staff (FTEs) per 1.0 inmates or detainees. (By way of example only, assuming a full rated capacity of 1,104 inmates or detainees, and as provided in the Letter of Intent, CoreCivic will staff the Facility with no fewer than 320 FTEs. The number of FTEs may be proportionately lower than this requirement when the Facility is not fully occupied.) Staffing levels shall not fall below a monthly average of 80% of the requirements set forth in this Condition No. 10; however, the use of overtime and temporary staff may be used to fill vacant positions. CoreCivic shall maintain a competitive salary schedule for all personnel, comparable to the applicable U.S. Department of Labor Area Wide Wage Determination. CoreCivic will promptly provide information as the City may reasonably request to confirm compliance with this requirement (with names of employees partially redacted and SSNs fully redacted).

Sufficient and adequate staffing is of the utmost importance in creating and maintaining a safe correctional environment. This Condition confirms CoreCivic's public comments, legal filings, and promises made regarding adequate staffing. See, e.g., CoreCivic's First Amended Petition, December 1, 2025, Case No. LV-2025-CV-00029, at ¶ 21 ("Pursuant to CoreCivic's agreement with ICE, [the MRRC] will be staffed with approximately 300 full-time employees with competitive pay and benefits"); CoreCivic's Letter of Intent to the City dated December 4, 2025 ("The building's footprint covers 192,000 square feet and will be staffed with approximately 320 FTEs").

11. CoreCivic will install, within six (6) months after the effective date of the Special Use Permit, a new grinder pump pursuant to specifications approved by the City's Director of Public Works. CoreCivic will install and maintain, at CoreCivic's cost, equipment, personnel, materials, and supplies consistent with commercial industry standards to reasonably prevent negative impacts to the City's sanitary sewer and storm sewer facilities. CoreCivic will provide the City with prompt notice if CoreCivic has reason to believe that foreign objects, chemicals, or other materials have been disposed into City sanitary sewer or storm sewer facilities inappropriately.

The purpose of this condition is to address the Public Works/Wastewater Treatment Plant Division concerns discussed above. As noted above, through this Condition and the Performance Agreement, CoreCivic has shown a willingness to work with City Public Works to ensure proper sewer infrastructure management, preventing further strain on City services.

12. Within three (3) months after the effective date of the Special Use Permit, CoreCivic will install or re-install a tree-line buffer on the Property between the Facility and those properties located directly to the south of the Facility, with such plantings and caliper of trees as the City may reasonably require.

As discussed above, a key factor in minimizing any impact on the residential subdivision to the south is landscaped screening. This Condition would help obscure the Facility from view and also act as a noise buffer. This will help reduce or eliminate impacts on such nearby residential areas.

13. Within two (2) weeks after the effective date of the Special Use Permit, CoreCivic shall provide the City with any current contracts or agreements which CoreCivic has with any Detention Authority for detention services related to the Property or the Facility (each, a "Detention Agreement"). Thereafter, CoreCivic shall promptly provide the City with copies of any amendments to any Detention Agreement. The provision by CoreCivic of any Detention Agreement shall be subject to only such redactions as may be permitted by applicable open-records or freedom-of-information laws. CoreCivic shall promptly inform the City of any actions relating to any Detention Agreement that might impact CoreCivic's authority to operate the Facility under the Special Use Permit. The City shall treat all Detention Agreements as confidential and shall not share or otherwise distribute any Detention Agreements without the express written consent of CoreCivic and, if required, the relevant Detention Authority, unless release or disclosure is otherwise required by law,

including pursuant to an open records or freedom of information request, as reasonably determined by the City.

14. The Special Use Permit is subject to the terms and conditions of that certain “Performance Agreement” attached hereto as Attachment 1 and incorporated herein by this reference. The effectiveness of the Special Use Permit shall be contingent and dependent upon the execution by CoreCivic of the Performance Agreement.

The Performance Agreement confirms the above-described Conditions as well as addresses in more detail public safety concerns raised by the Police Department, including those given above. As noted above, through this Condition and the Performance Agreement, clear protocols are established for law enforcement activities, including for calls of service, to ensure minimal disruption to the surrounding community and address any difficulties.

The Performance Agreement further confirms CoreCivic’s public comments, legal filings, and voluntary promises made regarding the impacts of CoreCivic’s operations on City Administration and Police services. See, e.g., CoreCivic’s First Amended Petition, December 1, 2025, Case No. LV-2025-CV-00029, at ¶ 23 (“CoreCivic has also committed to paying a one-time impact fee of \$1,000,000, a \$250,000 annual impact fee, and an additional \$150,000 annual impact fee to the Leavenworth Police Department. . .”).

15. Nothing in this Special Use Permit or the Performance Agreement shall preclude the City from exercising its rights or remedies under the Development Regulations or applicable Laws regarding discontinuance, violation, revocation, or rescission of the Special Use Permit or the use of the Property or the Facility, including but not limited to those under Sec. 2.04.C and Sec. 2.04.D of the Development Regulations, subject to such rights as to notices and/or hearings as to which CoreCivic may be entitled thereunder. Nothing in this Special Use Permit or the Performance Agreement shall be deemed a waiver by the City or the Leavenworth Police Department (“LPD”) of their ability to obtain and act on a search warrant or administrative search warrant for the purposes of ensuring compliance with the City’s Development Regulations or of the ability of the City or the LPD to act in accordance with applicable Laws in furtherance of any such search warrants.

16. If any part, term, provision, or condition of this Special Use Permit or the Performance Agreement is held to be illegal, in conflict with any law or otherwise invalid, the remaining portion or portions shall be considered severable and not be affected by such determination, and the rights and obligations of the parties shall be construed and enforced as if the Special Use Permit and/or Performance Agreement did not contain the particular part, term or provisions held to be illegal or invalid.

PLANNING COMMISSION ACTION/OPTIONS

- Motion, based upon Staff findings as stated, such other findings as made by the Planning Commission, and the Conditions as presented (or such other conditions as the Planning Commission may determine), to recommend approval of the Special Use Permit to the City Commission with the included conditions.

Sample motion: "I move that the Leavenworth Planning Commission recommend to the City Commission approval of the application for Special Use Permit No. 2026-02-SUP, with Condition Nos. 1 through 16 as provided in the Staff report [or such other conditions as described in the motion]."

- Motion, based upon Staff findings as stated, such other findings as made by the Planning Commission, and the Conditions as presented, to recommend denial of the Special Use Permit to the City Commission.

Sample motion: "I move that the Leavenworth Planning Commission recommend to the City Commission denial of the application for Special Use Permit No. 2026-02-SUP."

- Table the Planning Commission's consideration, with or without continuing the public hearing, until a date certain. *NOTE: The Planning Commission cannot table indefinitely. Per K.S.A. 12-757(d), "If the planning commission fails to make a recommendation on a rezoning request, the planning commission shall be deemed to have made a recommendation of disapproval."*

Sample motion: "I move that the Leavenworth Planning Commission table the Planning Commission's consideration of application No. 2026-02-SUP until [REDACTED], 2026 [and continue the public hearing until such date]."

ADDITIONAL NOTES

The Special Use Permit is subject to a protest petition, as provided under K.S.A. 12-757(f) and Sec. 2.04.B.6 of the Development Regulations. *See also Crumbaker v. Hunt Midwest Mining, Inc.*, 275 Kan. 872, 887, 69 P.3d 601 (2003).

ATTACHMENT 1 TO SPECIAL USE PERMIT TERMS AND CONDITIONS

[Form of Performance Agreement]

SPECIAL USE PERMIT PERFORMANCE AGREEMENT

THIS SPECIAL USE PERMIT PERFORMANCE AGREEMENT (“Agreement”) is made and entered into effective as of the last date of signature indicated below (the “Effective Date”) by and between the **City of Leavenworth, Kansas**, a Kansas municipal corporation (the “City”), and **CoreCivic, Inc.**, a Maryland corporation (“CoreCivic”), with its principal offices located at 5501 Virginia Way, Suite 110, Brentwood, Tennessee 37027.

WHEREAS, the City is a Kansas municipality with the powers of home rule pursuant to Article 12, Section 5, of the Constitution of the State of Kansas, and pursuant thereto and pursuant to the authority of K.S.A. 12-741 *et seq.*, the City has adopted City-wide zoning and development regulations (the “Development Regulations”) for the protection of the public health, safety, and welfare, and which provide, among other things, for the issuance of special use permits for the operation of a “jail” or “prison” within the City; and

WHEREAS, CoreCivic is the owner of certain real property located at 100 Highway Terrace, Leavenworth, Kansas, Parcel ID No. 052-094-18-0-20-01-002.00-0 (the “Property”), upon which CoreCivic intends to operate a private detention facility (jail or prison) commonly known as the Midwest Regional Reception Center (the “Facility”); and

WHEREAS, CoreCivic intends to utilize the Facility to house certain detainees, including but not limited to those pursuant to one or more separate agreements (each, a “Detention Agreement”) between CoreCivic and certain entities with whom CoreCivic contracts to provide detention services (e.g., the U.S. Department of Homeland Security, Immigration and Customs Enforcement (“ICE”) (each, a “Detention Authority”); and

WHEREAS, CoreCivic applied for a special use permit to operate a jail or prison at the Facility and from the Property (the “Special Use Permit”); and

WHEREAS, contemporaneously herewith, the governing body of the City has approved the Special Use Permit subject to certain conditions set forth therein (the provisions of which Special Use Permit are incorporated herein by this reference, and to which CoreCivic has agreed), including the condition that the effectiveness of the Special Use Permit is subject to and dependent upon the execution of this Agreement; and

WHEREAS, CoreCivic and the City recognize that the use of the Facility for jail or prison purposes requires certain special or additional services from the City and the purpose of this Agreement is to accommodate such services and recognize the additional obligations imposed on the City; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to enter into this Agreement to render assistance to one another to maintain safety, security, and control in accordance with the purpose and these terms set out herein, and this Agreement is entered into in furtherance of the protection of the public health, safety, and welfare;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, CoreCivic and the City hereby agree as follows:

1. **Incorporation of Recitals.** The above recitals are hereby incorporated and made a part of this Agreement by this reference as if completely set forth in this Agreement.
2. **Special Use Permit Conditions.**

(a) CoreCivic shall operate the Property and the Facility in accordance with the Special Use Permit, the City’s Development Regulations, and all applicable federal, state, and local laws (collectively, “Laws”) related to the Property and the Facility. CoreCivic shall obtain and maintain all proper licenses required for operation of the Facility.

(b) Promptly following the effective date of the Special Use Permit, CoreCivic will diligently pursue accreditation of the Facility from the American Correction Association (ACA) Commission on Accreditation for Corrections. CoreCivic shall achieve such accreditation within eighteen (18) months of the effective date of the Special Use Permit and provide the City with a copy of the certificate of accreditation documenting the same.

(c) CoreCivic shall operate the Property and the Facility (i) in accordance with the National Detention Standards promulgated by the U.S. Department of Homeland Security, Immigration and Customs Enforcement (Revised 2025) or such standards as may be required by any current or subsequent Detention Agreement, and (ii) in accordance with the "Expected Practices" set forth in the Performance-Based Standards and Expected Practices for Adult Local Detention Facilities, 5th Ed. (May 2023), published by the American Correctional Association, as the same may be amended.

(d) CoreCivic will provide the City, its agents and employees, access to the Property and the Facility at reasonable times and upon reasonable prior written notice to monitor compliance with the conditions of the Special Use Permit and this Performance Agreement and to perform inspections as required to maintain proper licenses required for operation of the Facility. The City, its agents and employees, will be permitted to reasonably document such access and inspections; provided, that subject to City rights or obligations under applicable Laws, the City shall reasonably comply with such measures and protocols for the protection of detainee privacy and Facility security as may reasonably be required by CoreCivic and/or any Detention Authority; and further provided, that CoreCivic shall provide the City with written copies of such requirements, measures, and protocols for access and inspection currently in effect at the time of such request for access and inspection.

(e) Only adults aged eighteen (18) and older may be detained in the Facility.

(f) Within five (5) business days after written City request, CoreCivic will provide a roster to the City of all detainees at the Facility. City agrees that, to the extent permitted by law, such records may be held by the City as correctional records subject to K.S.A. 45-221(a)(29) of the Kansas open records act, as amended. Notwithstanding the foregoing, City acknowledges and agrees that roster release may be subject to prior consent of any applicable Detention Authority, and the period for CoreCivic's performance under this condition shall be extended for such longer time as is reasonably necessary to obtain such Detention Authority's consent, provided that CoreCivic has requested such consent and provided the City with a written copy of such request within the above-stated five (5) business days.

(g) As provided in CoreCivic's Letter of Intent to the City dated December 4, 2025, and submitted with its Special Use Permit application (the "Letter of Intent"), and unless otherwise ordered by a court of competent jurisdiction or unless the detainee resided in the City of Leavenworth at the time such detainee was detained, no detainees will be released directly into the City of Leavenworth. Except as set forth herein, all detainees processed through the Facility will be transported (or have their transportation arranged by CoreCivic, whether through a Detention Authority or otherwise) to Kansas City International Airport (MCI), Kansas City Union Station, or to the nearest office of the Detention Authority not located in the City of Leavenworth, Kansas.

(h) CoreCivic agrees that, at any one time, the Facility shall not be used to detain or house more than 1,104 inmates or detainees, its rated capacity. Notwithstanding the foregoing, to accommodate a request for surge capacity, CoreCivic may detain or house inmates or detainees in excess of such capacity only upon prior written approval by the City of Leavenworth Fire Chief.

(i) CoreCivic shall maintain a staffing pattern that will effectively staff the Facility in a safe and secure manner. The number, type and distribution of staff as described in the staffing pattern shall be maintained throughout the term of the Special Use Permit. Subject to the remaining provisions of this Section 2(i), CoreCivic will staff the Facility (whether through employed staff, contracted staff, or otherwise) at a ratio of not less than 0.29 full-time employees (FTEs) per 1.0 inmate or detainee. (By way of example only, assuming a full rated capacity of 1,104 inmates or detainees, CoreCivic will staff the Facility with no fewer than 320 FTEs. This number may be proportionately lower than this requirement when the Facility is not fully occupied.) Staffing levels shall not fall below a monthly average of 80% of the requirements set forth in this Section 2(i); however, the use of overtime and temporary staff may be used to fill vacant positions. CoreCivic shall maintain a competitive salary schedule for all personnel, comparable to the applicable U.S. Department of Labor Area Wide Wage Determination. CoreCivic

will promptly provide information as the City may reasonably request to confirm compliance with this requirement (with names of employees partially redacted and SSNs fully redacted).

(j) CoreCivic will install, within six (6) months after the effective date of the Special Use Permit, a new grinder pump pursuant to specifications approved by the City's Director of Public Works. CoreCivic will install and maintain, at CoreCivic's cost, equipment, personnel, materials, and supplies consistent with commercial industry standards to reasonably prevent negative impacts to the City's sanitary sewer and storm sewer facilities. CoreCivic will provide the City with prompt notice if CoreCivic has reason to believe that foreign objects, chemicals, or other materials have been disposed into City sanitary sewer or storm sewer facilities inappropriately.

(k) Within three (3) months after the effective date of the Special Use Permit, CoreCivic will install or re-install a tree-line buffer on the Property between the Facility and those properties located directly to the south of the Facility, with such plantings and caliper of trees as the City may reasonably require.

(l) Within two (2) weeks after the effective date of the Special Use Permit, CoreCivic shall provide the City with any current Detention Agreement(s). Thereafter, CoreCivic shall promptly provide the City with copies of any amendments to any Detention Agreement. The provision by CoreCivic of any Detention Agreement shall be subject to only such redactions as may be permitted by applicable open-records or freedom-of-information laws. CoreCivic shall promptly inform the City of any actions relating to any Detention Agreement that might impact CoreCivic's authority to operate the Facility under the Special Use Permit. The City shall treat all Detention Agreements as confidential and shall not share or otherwise distribute any Detention Agreements without the express written consent of CoreCivic and, if required, the relevant Detention Authority, unless release or disclosure is otherwise required by law, including pursuant to an open records or freedom of information request, as reasonably determined by the City.

3. Police Department Provisions.

(a) Within ninety (90) days after the Effective Date of this Agreement, CoreCivic will implement an emergency response plan for the Facility in accordance with standards promulgated by the American Correctional Association (ACA). In the event of an incident occurring at the Facility, CoreCivic, through an appointed and designated liaison who is trained to notify law enforcement agencies and request resources (the "Facility Liaison"), will promptly contact the City and the Leavenworth Police Department ("LPD"). Notwithstanding anything in this Agreement to the contrary, the City and LPD do not guarantee that any services, personnel, or equipment will be available to respond to any incident.

(b) CoreCivic and the Facility Liaison shall promptly communicate with the City and LPD regarding any list provided to CoreCivic for inmates or detainees who need to be transported to make an appearance in the City's Municipal Court. CoreCivic and the Facility Liaison will work with the City and LPD to make sure that inmates or detainees are transported to Municipal Court as requested. CoreCivic shall make the City and LPD aware of any inmates or detainees who are no longer at the Facility once the list of court appearances is presented to CoreCivic.

(c) CoreCivic shall cooperate with criminal investigations conducted by LPD. The City understands that any Detention Authority may require Facility residents to receive prior approval of such Detention Authority before LPD can visit with them. CoreCivic will use its best efforts to provide prompt notification and coordination services so that the City and LPD may conduct prompt, thorough, objective, and fair investigations, which includes interviewing both alleged victims and perpetrators. If a CoreCivic employee is the alleged victim of a crime, CoreCivic will cooperate with the City and the LPD to provide access to the victim and any witnesses with reasonable promptness in a manner that does not compromise the safety of CoreCivic employees, inmates, residents or City/LPD officers, employees, or agents. CoreCivic shall encourage staff to comply with requests of the City/LPD if they report alleged crimes to the City/LPD. If a resident or detainee is involved in an alleged crime at the Facility but is scheduled to be deported, CoreCivic shall inform the City/LPD of this in a timely manner.

(d) If City or LPD officers, employees, or agents are called to or otherwise determine that they must access the Property or Facility to investigate criminal activity, CoreCivic will provide such officers, employees, and agents with reasonably-expedited security screening. Such officers, employees, and agents shall be directed to leave weapons in their vehicles or in a lock box at the Facility. Such officers, employees, and agents

may be checked for contraband via routine measures. City/LPD officers, employees, and agents shall be allowed to retain and wear their footwear and body-worn cameras after a security check, and to bring in such other photographic instruments, computers, and phones as may be reasonably necessary in order for City/LPD officers, employees, and agents to conduct their work.

(e) If City/LPD officers, employees, or agents are called to or otherwise determine that they must access the Property or the Facility to investigate criminal activity, CoreCivic shall provide the City/LPD with access to videos of the incidents upon request. City and LPD acknowledge that a Detention Authority may have ownership interests in video footage produced at the Facility. CoreCivic shall ensure that video footage of any event is preserved and shall promptly seek permission to make a copy for the City/LPD from such Detention Authority if requested.

(f) CoreCivic understands the importance of communication with all levels of law enforcement in the event of an emergency. The ability to communicate quickly and efficiently increases the probability of success in any given crisis. In the case of a riot, hostage situation, or other serious disturbance, CoreCivic shall immediately notify local, state, and federal law enforcement officials including LPD. The ultimate responsibility for any incident or escape shall be determined by responding law enforcement agencies. CoreCivic affirms its commitment to communicate with and support all responding law enforcement agencies in emergency situations at the Facility.

4. Administrative Fees and Police Service Fees.

(a) Within five (5) days after the Effective Date, and in order to compensate the City for the City's incremental costs associated with operation of the Facility, CoreCivic has offered and shall pay to the City a one-time fee of \$1,500,000.00 (US).

(b) During the term of this Agreement, CoreCivic has offered and shall pay to the City a monthly impact fee of \$12,500.00 (\$150,000.00 per annum) for the routine law enforcement support provided by the LPD for the Facility. Such amounts shall be due and payable in advance commencing on the Effective Date and then, thereafter, on or before the first (1st) day of each calendar month thereafter. Payments for any partial months shall be prorated on a per diem basis. Notwithstanding the foregoing, during such times as CoreCivic is not housing any inmates or detainees at the Facility, CoreCivic shall not be required to pay any fees pursuant to this Section 4(b). CoreCivic shall promptly notify the City when it is not housing any inmates or detainees and when it commences or recommences the housing of inmates or detainees.

(c) During the term of this Agreement, CoreCivic has offered and shall pay to the City a monthly impact fee of \$20,833.33 (\$250,000.00 per annum) as an additional administrative fee for the City's administration of the Special Use Permit and this Agreement, and to compensate the City for the City's incremental costs associated with operation of the Facility. Such amounts shall be due and payable in advance commencing on the Effective Date and then, thereafter, on or before the first (1st) day of each calendar month thereafter. Payments for any partial months shall be prorated on a per diem basis. Notwithstanding the foregoing, during such times as CoreCivic is not housing any inmates or detainees at the Facility, CoreCivic shall not be required to pay any fees pursuant to this Section 4(c). CoreCivic shall promptly notify the City when it is not housing any inmates or detainees and when it commences or recommences the housing of inmates or detainees.

5. Term. Unless earlier terminated, this Agreement shall be for the duration of the Special Use Permit and shall terminate without further action of the City or CoreCivic upon the termination of the Special Use Permit by the City or CoreCivic or upon the expiration of the Special Use Permit, whichever occurs earlier. Provided this Agreement is still in effect upon the fifth anniversary of the Effective Date of this Agreement, and at least every five (5) calendar years thereafter, and upon any Special Use Permit renewal application filed by CoreCivic, the City and CoreCivic shall meet in good faith to review the terms of this Agreement.

6. Event of Default. Subject to the Development Regulations, a violation or breach of this Agreement that continues for a period of thirty (30) days after written notice thereof is given by City to CoreCivic shall constitute an event of default ("Event of Default") under this Agreement.

7. Remedies. If any Event of Default shall have occurred, City shall have the following rights and remedies, in addition to any other rights and remedies provided under the Special Use Permit, the Development Regulations, and other applicable laws:

(a) The City shall have the right to terminate this Agreement or terminate CoreCivic's rights under this Agreement. The City may also rescind and/or revoke the Special Use Permit in accordance with such processes as may be set forth in the Development Regulations.

(b) The City may pursue any available remedy at law or in equity by suit, action, mandamus, injunction, or other proceeding to enforce the duties and obligations of CoreCivic as set forth in this Agreement; to enforce or preserve any other rights or interests of the City under this Agreement or otherwise existing at law or in equity and to recover any damages incurred by the City resulting from such Event of Default. Provided, however, that the reservation by the City of its right to seek the recovery of damages shall not be construed as an acknowledgement by the City that it has an adequate legal remedy.

(c) Nothing in this Agreement shall require an Event of Default under this Agreement by CoreCivic as a condition precedent to the City taking such actions as to the Property, the Facility, and/or the Special Use Permit as may be allowed or provided for under the Special Use Permit, the Development Regulations, and other applicable Laws to enforce the provisions of the Special Use Permit.

8. Indemnity. To the fullest extent permitted by law, CoreCivic shall indemnify, defend, and hold harmless the City, its officers, employees, and governing body members, from liability and any claims, suits, costs, losses, judgments, and damages, including reasonable attorneys' fees, as determined in a non-appealable final determination by a court of competent jurisdiction, arising from or related to CoreCivic's ownership or operation of the Facility (including but not limited to any habeas corpus or Section 1983/Bivens action brought by a detainee of the Facility), and/or CoreCivic's acts and/or omissions in the performance of the Special Use Permit, this Agreement, or any Detention Agreement. Nothing herein shall be construed to require CoreCivic to defend or indemnify any party for any claims, lawsuits, damages, expenses, costs, or losses arising from (i) the acts or omissions of the City, its departments, its officers, agents or employees, or (ii) allegations regarding the City's authority to enter into this Agreement. The provisions of this Section 8 shall survive termination or expiration of this Agreement.

9. Non-Waiver. Nothing herein shall preclude the City from exercising its rights or remedies under the Development Regulations or applicable Laws regarding discontinuance, violation, revocation, or rescission of the Special Use Permit or the use of the Property or the Facility, including but not limited to those under Sec. 2.04.C and Sec. 2.04.D of the Development Regulations, subject to such rights as to notices and/or hearings as to which CoreCivic may be entitled thereunder. Nothing in this Agreement shall be deemed a waiver by the City or the LPD of their ability to obtain and act on a search warrant or administrative search warrant for the purposes of ensuring compliance with the City's Development Regulations or of the ability of the City or the LPD to act in accordance with applicable Laws in furtherance of any such search warrants.

10. Representations and Warranties:

(a) CoreCivic represents and warrants to the City that: (i) the execution, delivery, and performance by CoreCivic of this Agreement have been duly authorized by all necessary action of CoreCivic; (ii) this Agreement is the legal, valid and binding obligation of CoreCivic, enforceable against CoreCivic in accordance with the terms hereof; and (iii) the provisions of the Special Use Permit and this Performance Agreement do not and will not conflict with any provision of any Detention Agreement.

(b) City represents and warrants to CoreCivic that: (i) the execution, delivery, and performance by the City of this Agreement have been duly authorized by all necessary action of the City; and (ii) this Agreement is the legal, valid and binding obligation of the City, enforceable against the City in accordance with the terms hereof;

11. Run with the Land. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs and permitted successors and assigns and shall run with the land constituting the Property. The City shall be permitted to record a memorandum describing this Agreement in the land records of Leavenworth

County, Kansas, in the form attached hereto as Exhibit A. Notwithstanding the foregoing, this Agreement may not be assigned by CoreCivic, in whole or in part, without the prior written consent of the City, which consent may be withheld in the City's sole discretion, and any such assignment without the consent of the City shall be null and void and of no force or effect.

12. Notices. All notices sent pursuant to this Agreement shall be given in writing and shall be delivered (a) in person, (b) by certified mail, postage prepaid, return receipt requested, (c) by email, or (d) by commercial overnight courier that guarantees next day delivery and provides a receipt, and such notices shall be addressed as follows:

City: City of Leavenworth, Kansas
City Manager
100 N. 5th Street
Leavenworth, Kansas 66048
Scott.Peterson@leavenworthks.gov

CoreCivic: Cole Carter
General Counsel
CoreCivic
5501 Virginia Way, Suite 110
Brentwood, TN 37027
Cole.Carter@CoreCivic.com

13. Miscellaneous. The provisions of this Agreement are for the sole benefit of the parties hereto and shall not be construed as conferring any rights on any other person or entity, including detainees housed pursuant to any Detention Agreement. This Agreement shall be interpreted by the laws of the State of Kansas, and courts within Kansas shall preside over any legal action filed to enforce or interpret this Agreement. This Agreement shall not be altered, changed, or amended except in writing executed by both parties. Together with the Special Use Permit, this Agreement incorporates all the agreements, covenants, and understandings between the parties. Other than the Special Use Permit, no prior contract or understandings, verbal or otherwise, of the parties and/or their agents shall be valid or enforceable unless embodied in this Agreement. No waiver of any breach of the terms or conditions of this Agreement shall be a waiver of any other or subsequent breach, nor shall any waiver be valid or binding unless the same shall be in writing signed by the party charged. The parties agree that this Agreement shall be construed as if all parties and their counsel jointly prepared this Agreement and any rules of construction to the contrary are hereby specifically waived by each party. If any part, term, provision, or condition of this Agreement is held to be illegal, in conflict with any law or otherwise invalid, the remaining portion or portions shall be considered severable and not be affected by such determination, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provisions held to be illegal or invalid.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the Effective Date.

CITY OF LEAVENWORTH, KANSAS

By: _____
Scott Peterson
City Manager

Date: _____

ATTEST:

By: _____
Sarah Bodensteiner, CMC
City Clerk

CORECIVIC, INC.

By: _____

Printed Name: _____

Title: _____

Date: _____

EXHIBIT A TO SPECIAL USE PERMIT PERFORMANCE AGREEMENT

[Form of Memorandum]

MEMORANDUM OF SPECIAL USE PERMIT PERFORMANCE AGREEMENT

STATE OF KANSAS)
) ss.
COUNTY OF LEAVENWORTH)

THIS MEMORANDUM OF SPECIAL USE PERMIT PERFORMANCE AGREEMENT ("Memorandum") is made as of the last date of signature indicated below, by the **City of Leavenworth, Kansas**, a Kansas municipal corporation (the "City"). The undersigned, on behalf of the City, and being of lawful age and being first duly sworn upon his/her oath, deposes and says:

KNOW ALL PERSONS BY THESE PRESENTS, THAT:

1. Reference is hereby made to that certain real property Seller is the owner of the real property located at 100 Highway Terrace, Leavenworth, Kansas, Parcel ID No. 052-094-18-0-20-01-002.00-0, and legally described as follows (the "Property"):

LEAV INDUST PARK, S18, T09, R22E, ACRES 19.79, LTS 2-8 BLK 5 LV INDUSTRIAL PAK & LTS 2,4 & 6 BLK 4 BREWER PLACE REPLAT BLKS 3 & 4 LV INDUSTRIAL PARK & VAC HYW TERR.

2. The Property is owned by CoreCivic, Inc., a Maryland corporation (“CoreCivic”), with its principal offices located at 5501 Virginia Way, Suite 110, Brentwood, Tennessee 37027, and CoreCivic intends to operate a private detention facility (jail or prison) from the Property commonly known as the Midwest Regional Reception Center (the “Facility”)

3. In accordance with its powers of home rule pursuant to Article 12, Section 5, of the Constitution of the State of Kansas, and pursuant to the authority of K.S.A. 12-741 *et seq.*, the City has adopted City-wide zoning and development regulations (the "Development Regulations") for the protection of the public health, safety, and welfare, and which provide, among other things, for the issuance of special use permits for the operation of a "jail" or "prison" within the City.

4. CoreCivic applied for a special use permit to operate a jail or prison at the Facility and from the Property (the "Special Use Permit"); and

5. Contemporaneously herewith, the governing body of the City has approved the Special Use Permit subject to certain conditions set forth therein (the provisions of which Special Use Permit are incorporated herein by this reference), including the condition that the effectiveness of the Special Use Permit is subject to and dependent upon the execution of a certain "Performance Agreement" between the City and CoreCivic.

6. The Performance Agreement provides, among other things, for the payment of certain administrative and law enforcement fees and costs, the conditions upon which the Special Use Permit was issued, and certain cooperative agreements between the City and CoreCivic. The Performance Agreement is incorporated herein by this reference and notice is hereby given of the Performance Agreement and all of its terms, covenants, and conditions to the same extent as if the Performance Agreement were fully set forth herein. This Memorandum does not purport to show all of the terms and provisions of the Performance Agreement and is not a complete summary of the Performance Agreement or the obligations of the parties with respect thereto. The provisions of this

Memorandum shall not be construed to interpret, vary, or modify the terms, covenants, conditions, and provisions of the Performance Agreement and, in the event of any conflict between the terms hereof and the terms of the Performance Agreement, the terms of the Performance Agreement shall be exclusively controlling.

IN WITNESS WHEREOF, the City has executed this Memorandum as of the day and year written below.

CITY OF LEAVENWORTH, KANSAS

By: _____

Printed Name: _____

Title: _____

Date: _____

On this _____ day of _____, 2026, before me, a Notary Public in and for said state, personally appeared [insert name] _____, who being by me duly sworn did say that (s)he is the [insert title] _____ of the City of Leavenworth, Kansas, a Kansas municipal corporation, and that the within instrument was signed and sealed in behalf of said municipal corporation by authority of its governing body, and acknowledged said instrument to be the free act and deed of said municipal corporation for the purposes therein stated.

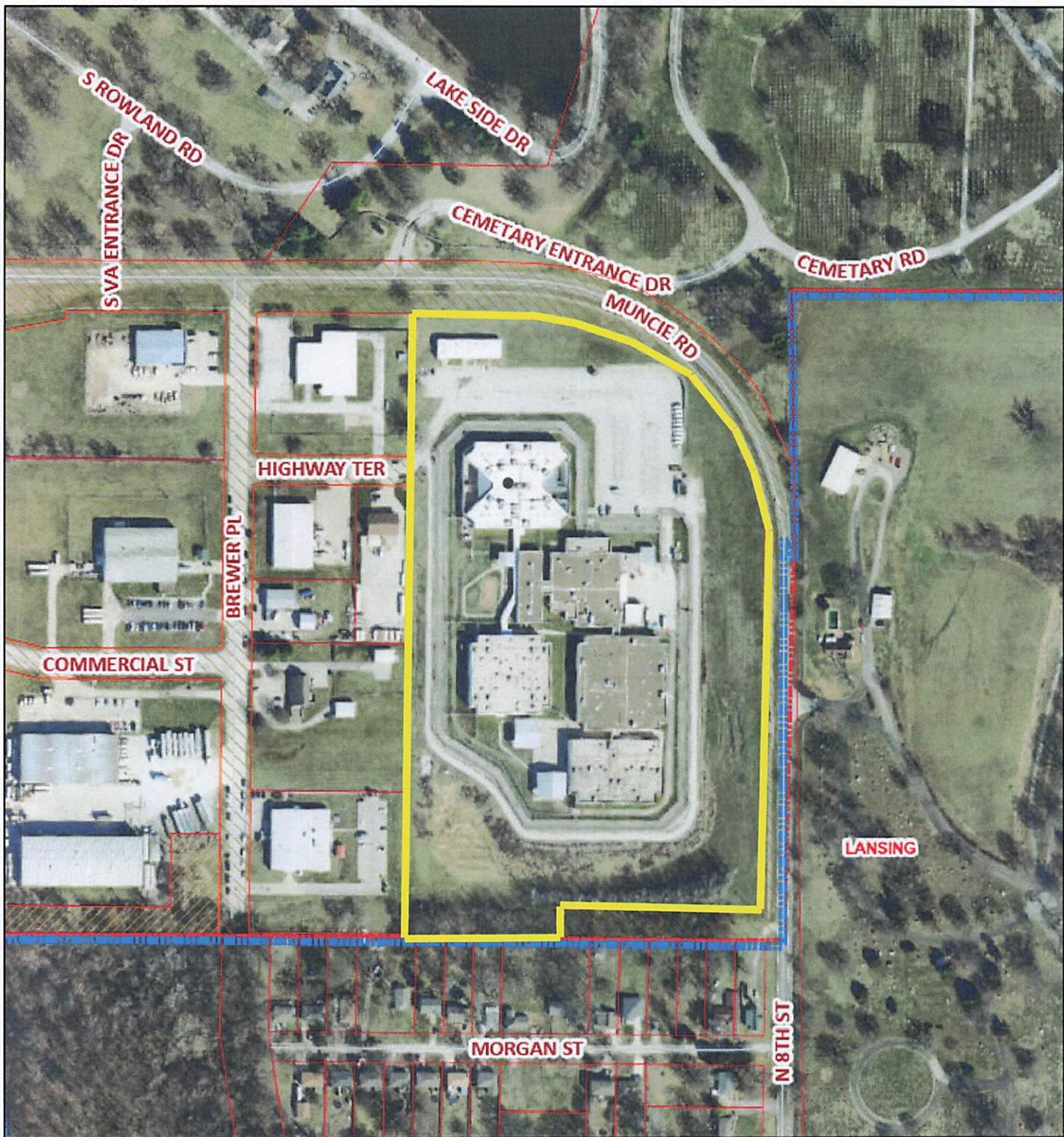
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public (signature)

Notary Public (printed name)

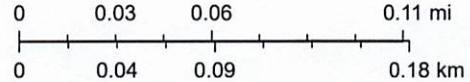
My Commission Expires:

2026-02 SUP - 100 Highway Terrace



1/30/2026, 8:49:34 AM

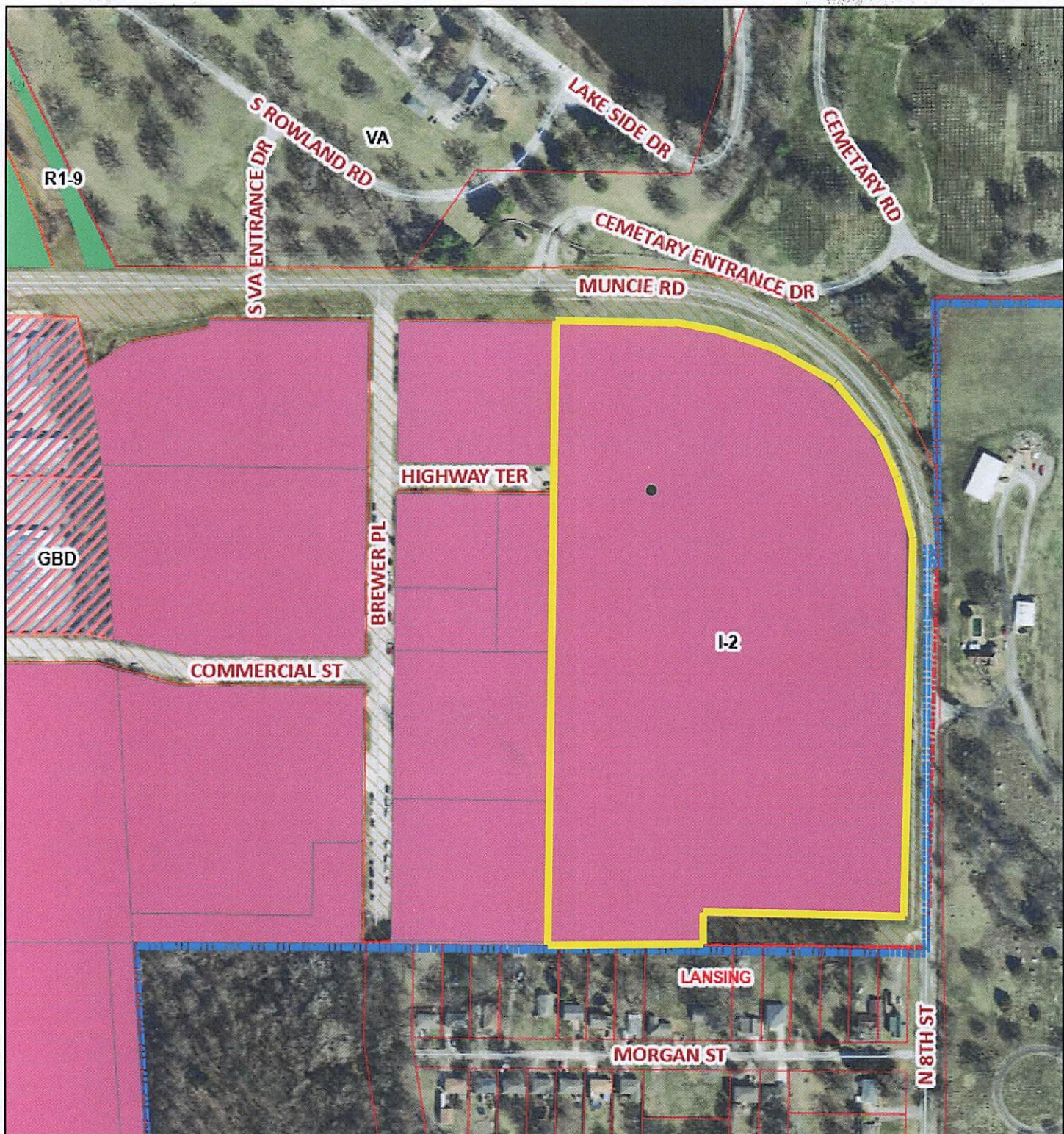
1:4,514



- Override 1
- Leavenworth City Limits
- Parcels (City Owned)
- Parcels_Current
- RoadCenterline
- City Right-of-Way
- Lansing City Limits

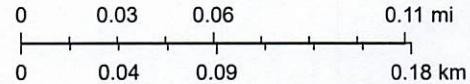
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

2026-02 SUP - Zoning



1/30/2026, 8:54:36 AM

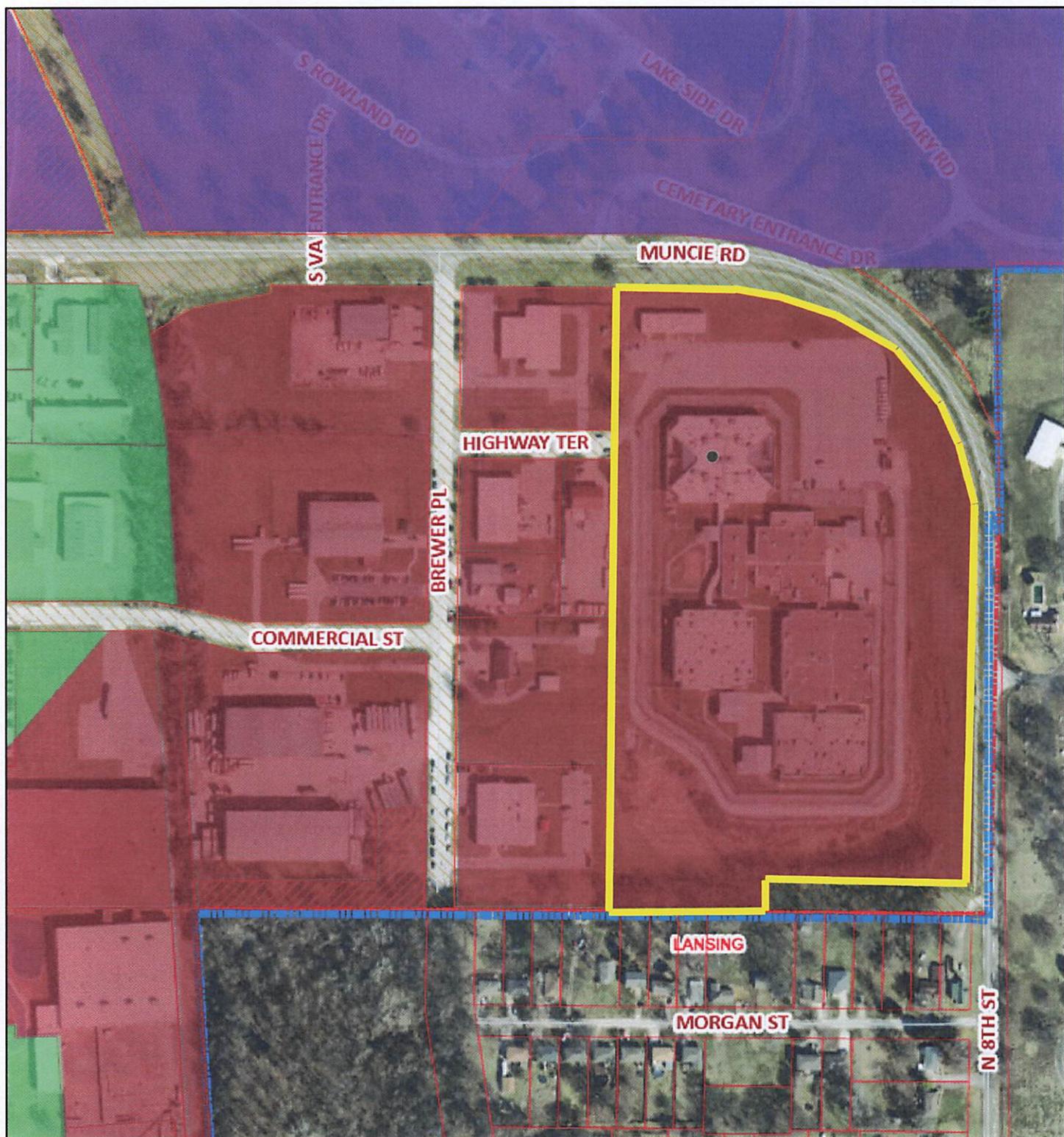
1:4,514



- Override 1
- Parcels_Current
- Zoning_CURRENT
- Lansing City Limits
- Leavenworth City Limits
- GBD
- I-2
- R1-9
- City Right-of-Way
- RoadCenterline
- Parcels (City Owned)

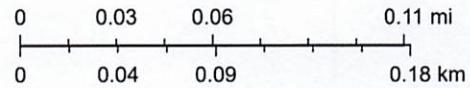
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

2026-02 SUP - Future Land Use Map



1/30/2026, 8:59:06 AM

1:4,514



- Override 1
- Parcels (City Owned)
- Future Land Use (Comp Plan 2030)
- Parcels_Current
- Commercial
- Industrial
- Public/Semi-Public
- Single-Family
- Lansing City Limits
- Leavenworth City Limits
- City Right-of-Way
- RoadCenterline

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Web AppBuilder for ArcGIS

Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA |



SPECIAL USE PERMIT
CITY OF LEAVENWORTH, KANSAS

OFFICE USE ONLY

CASE NO.: 2026-02 SUP

Application No.	<u>18293</u>
Fee (non-refundable)	<u>\$350.00</u>
Filing Date	<u>12/8/25</u>
Received By	<u>Pd. online</u>
Hearing Date	<u>2/2/26</u>
Publication Date	<u>1/7/26</u>

As provided in Section 2.04 of the 2016 Development Regulations, application is hereby made for a SPECIAL USE PERMIT for the operation of a: Detention Center

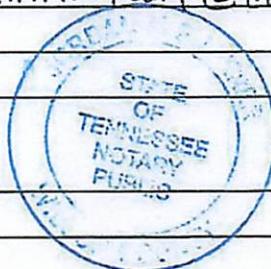
in accordance with the attached site plan on the following described property:

Subject Property:	100 Hwy Terrace, Leavenworth, KS 66048		
Legal Description:	(Attach a full legal description provided by the Register of Deeds Office)		
Real Estate PID #:	052-094-18-0-20-01-002.00-0		
Zoning:	Industrial	Historic District:	
I/We, the undersigned, depose and state we are the owners of the above described property:			
Name(s) of Owner (print):	CoreCivic Inc. (f/k/a Corrections Corporation of America)		
Owner Address:	5501 Virginia Way, Suite 110, Brentwood, TN 37027		
Contact No.	1015-2103-3000	Email:	lucibeth.mayberry@corecivic.com
Signature of Owner(s):	<u>Lucibeth Mayberry</u>		

State of Tennessee)

County of Wilson)

(SEAL)



Signed or attested before me on: 12/4/2025

Notary Public: Jordan M. Buckner

My Appointment Expires: 9/2026

If business is operated by someone other than the owner, provide name and address of operator(s).

Name of Lessee:

Address:

Contact No. Email:

NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

Check list below...

Non-Refundable Fee of \$350.00 is due at time of application
Certified list of property owners within two hundred (200) feet of the subject property
Attach full legal description obtained through the Register of Deeds Office
Site Plan drawn to scale (See General Instructions)
Supporting documentation (See General Instructions)



December 4, 2025

Ms. Kimberly Portillo, Director
Planning and Community Development
City of Leavenworth
100 N 5th Street, Suite 104
Leavenworth, Kansas 66048

Dear Ms. Portillo:

This letter of intent is being provided as an attachment to our Special Use Permit Application (SUP) as submitted on today's date, Thursday, December 4, 2025. The subject property is located at:

100 Highway Terrace
Leavenworth, Kansas 66048
(Parcel ID: 0520941802001002000)

This SUP application is to resume full operations and reactivation of the Leavenworth Detention Center, which is intended to operate as the Midwest Regional Reception Center (MRRC) under a direct contract with the Department of Homeland Security (DHS), Immigration and Customs Enforcement (ICE). CoreCivic Inc. is the owner and operator of the facility, and applicant for the SUP. As one of the nation's leading providers of high-quality corrections and detention management services, CoreCivic frequently partners with the government and expressly reserves its right to market its property to other Federal, State or local customers and as allowed by state statutes, including in connection with any SUP issued in connection with the aforementioned application.

CoreCivic's contract with DHS/ICE will allow for CoreCivic to house approximately 1,000 detained noncitizens at the MRRC. Under the proposed action, CoreCivic staff will be responsible for ensuring that the facility is operated and maintained in a manner consistent with the mission of ICE and applicable state and federal laws, regulations, and detention standards.

On average, detainees will be held for approximately 51 days as they are processed through the immigration system, including through removal hearings held at the facility.¹ ICE will take

¹https://www.ice.dhs.gov/doclib/detention/FY26_detentionStats11202025.xlsx.



custody of detainees with deportation orders and coordinate their departure from the United States. No ICE detainees will be released into the Leavenworth community. All detainees who are processed through the facility will be transported to the nearest major transportation hub (i.e. the Kansas City International Airport (MCI) or the ICE office In Kansas City).

With respect to visitation at the facility, the schedule will be based on the detainee population and the demand for visits. Depending on the national detention standards required by the contract, visits will be permitted during set hours on weekdays, generally during business hours with a mix of evening hours, Saturdays, Sundays, and holidays, or alternatively, only on weekends and holidays. In either case, to the extent practicable, the facility will accommodate the scheduling needs of visitors when the visitation schedule poses a hardship.

A detainee's classification level and gender will determine his or her housing assignment, voluntary work assignment, and how his or her recreational activities, visitation, meals, and religious services are managed. The visitation schedule will be set on a rotating basis according to detainee classification and gender, as the standards do not permit certain classifications to comeingle. Under no circumstances may male and female detainees comeingle.

The MRRC sits on approximately 20 acres with five housing units and 1,033 beds, complete with administrative and additional support space. The building's footprint covers 192,000 square feet and will be staffed with approximately 320 FTEs. The annual payroll is estimated at \$30 million, in addition to an estimated \$10 million in local expenditures annually for materials, goods and services required to operate the facility.

The management team will consist of the warden, assistant warden, department heads, correctional officers, and staff employed in the business office, Human Resources, medical units, education, warehouse, and maintenance. Parking will be accommodated on-site with 175 spaces, and that will accommodate the staff complement for each of the institution's three shifts.

With this letter we are providing the most current information available based on the contract with DHS/ICE. While there may be minor revisions to the contract, we do not expect these changes to be significant or have a material impact on the overall mission, operation, or economics of the facility.

CoreCivic submits this SUP application in an effort to meet the urgent needs of the federal government with respect to its immigration enforcement efforts. By submitting this application and participating in the SUP application process, CoreCivic in no way concedes that it is subject to the City's SUP requirements and expressly reserves its right to challenge the legal basis of the City's efforts to require CoreCivic to obtain an SUP to continue to operate its facility, including in the existing litigations pending in the District Court of Leavenworth County and the Kansas Court of Appeals.



and participating in the SUP application process, CoreCivic in no way concedes that it is subject to the City's SUP requirements and expressly reserves its right to challenge the legal basis of the City's efforts to require CoreCivic to obtain an SUP to continue to operate its facility, including in the existing litigations pending in the District Court of Leavenworth County and the Kansas Court of Appeals.

Our team members are available to answer any questions that you may have. Please direct all questions to John Malloy at 602-680-9868.

Very Respectfully,

A handwritten signature in black ink that appears to read "Lucibeth Mayberry".

Lucibeth Mayberry
Chief Strategic Officer



February 6, 2025

Re: CoreCivic – Storm Detention Site Visit
100 Highway Ter, Leavenworth, KS 66048

On February 6th, 2025, Olsson, Inc. (Olsson) completed a visual inspection of the storm detention area for the facility. CoreCivic onsite maintenance staff was also in attendance.

Prior to walking the site, Olsson reviewed available existing site plans and discussed any concerns with storm water from past rain events with onsite staff. Present staff reported no drainage concerns from past rain events have been observed.

Existing swales are located on the west, east, and south sides of the building convey storm water overland to the storm water detention area located on the south side of the site. One (1) underground storm sewer from the building and two (2) storm sewers crossing the private outer drive convey storm water to the storm water detention area were observed. The storm detention area releases storm water from a concrete outlet structure located at the southwest corner of the site. From the outlet structure, storm water is conveyed underground to storm sewer manhole via an 18" dual wall HDPE pipe. The storm sewer manhole conveys storm sewer to the west underground to offsite.

Visual Observations and Recommendations:

In general, the storm sewer detention area functions properly.

Overgrown vegetation was observed in the storm sewer detention area and part of the site swales. Olsson recommends vegetation to be removed with any disturbance to be reseeded.

There are signs of erosion at the outfalls of the underground storm sewers that are discharging into the detention area. Visually, the storm pipes function properly with no recommendations of repair. Olsson recommends at the discharge points of the storm sewers to be regraded with the installation of riprap to repair the areas and prevent future erosion. Reseed all areas of disturbance. Note, observed erosion is localized only at pipe outfalls.

Visually, the detention storm sewer outlet structure that controls runoff rate for storm water flowing out of the basin is functionally properly. At the detention outlet structure, Olsson recommends existing vegetation, trash, and sediment to be removed. Olsson recommends grouting between the 18" pipe and concrete wall of the outlet storm structure. Olsson recommends a trash rack be installed to minimize future potential of clogging. Reseed any areas of disturbance.

The 18" pipe from the detention outlet structure conveys storm sewer underground to an onsite manhole. The interior of the manhole was visually inspected. Visually, the manhole functions properly with no recommendation of repair.

If you have any questions, please contact me at 913.381.1170 or at mpleak@olsson.com.

Sincerely,

A handwritten signature in blue ink that reads "Mitch Pleak".

Mitch Pleak, PE

Lead Engineer



* 2 0 1 5 R 0 1 9 5 9 7 *

Doc #: 2015R01959

STACY R. DRISCOLL/REGISTER OF DEEDS

LEAVENWORTH COUNTY

RECORDED ON

03/26/2015 10:44AM

RECORDING FEE: 60.00

INDEBTEDNESS: 0.00

PAGES: 7

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL DOCUMENT TO:**

Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church St., Suite 1750
Nashville, TN 37219

Entered in transfer record in my office this
26 day of May, 2015
Forest K. Danner
by E. J. Jones
 County Clerk

Space above this line for Recorder's use only.

KANSAS SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 26th day of March, 2015, by and between CORRECTIONS CORPORATION OF AMERICA, a Maryland corporation as successor by merger to CCA WESTERN PROPERTIES, INC., a Delaware corporation ("Seller"), and CORRECTIONS CORPORATION OF AMERICA, a Maryland corporation ("Purchaser"). Mailing address of Purchaser is: Corrections Corporation of America, 10 Burton Hills Blvd., Nashville, TN 37215.

WITNESSETH, that Seller, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Seller duly paid, the receipt of which is hereby acknowledged, does by these presents CONVEY and WARRANT unto Purchaser and Purchaser's successors and assigns all of the real property described on Exhibit A attached hereto and incorporated herein by this reference in City of Leavenworth, Leavenworth County, Kansas (the "Property"), SUBJECT TO (i) real estate taxes and special assessments for 2015 and subsequent years not yet due and payable and (ii) all easements, covenants, restrictions, declarations and encumbrances of record (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, unto Purchaser and Purchaser's successors and assigns, forever; Seller hereby covenanting that (i) the Property is free and clear from any encumbrance done or suffered by Seller, except for the Permitted Exceptions, and (ii) Seller will warrant and defend the title to the Property unto Purchaser and Purchaser's successors and assigns forever against the lawful claims and demands of all persons claiming or to claim the same by, through or under Seller, except for the Permitted Exceptions.

GRANTOR'S Certificate of merger, provided on Exhibit B is attached hereto and incorporated herein by reference.

EXEMPTION #3 to sales validation questionnaire requirement.

IN WITNESS WHEREOF, Seller has caused this Deed to be executed the day and year first above written.

CORRECTIONS CORPORATION OF AMERICA

a Maryland corporation, successor by merger to CCA Western Properties, Inc., a Delaware corporation

By: Lucibeth May
Lucibeth Mayberry, Senior Vice President,
Real Estate



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

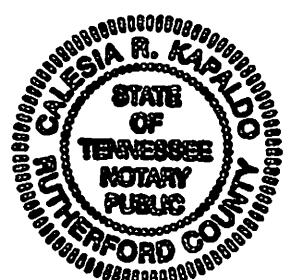
On March 20, 2015, before me, Calesia R. Kapaldo, Notary Public, personally appeared Lucibeth Mayberry, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Georgia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Calesia R. Kapaldo
Calesia R. Kapaldo, Notary Public
My Commission Expires: 10/19/16



This area for official notary seal

**Exhibit A
Legal Description**

Tract # 1:

Lots, 2, 3, 4, 5, 6, 7, and 8, Block 5, LEAVENWORTH INDUSTRIAL PARK, City of Leavenworth, Leavenworth County, Kansas.

Tract #2:

Lots, 2, 4, and 6, Block 4, BREWER PLACE. A REPLAT OF BLOCKS 3 AND 4, LEAVENWORTH INDUSTRIAL PARK, City of Leavenworth, Leavenworth County, Kansas.

AND

Vacated Highway Terrace bounded by the above tracts.

Exhibit B
Certificate of Merger

See attached.

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER OF "CCA WESTERN PROPERTIES, INC.", FILED IN THIS OFFICE ON THE TWENTY-SIXTH DAY OF DECEMBER, A.D. 2012, AT 4:14 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF MERGER IS THE THIRTY-FIRST DAY OF DECEMBER, A.D. 2012, AT 6 O'CLOCK P.M.

3900707 8100

131058177

You may verify this certificate online
at corp.delaware.gov/authver.shtml



Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 0715265

DATE: 09-05-13

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:14 PM 12/26/2012
FILED 04:14 PM 12/26/2012
SRV 121391254 - 3900707 FILE

CERTIFICATE OF MERGER OF:
CCA WESTERN PROPERTIES, INC.
WITH AND INTO
CORRECTIONS CORPORATION OF AMERICA

Pursuant to Title 8, Section 252 of the Delaware General Corporation Law, the undersigned corporation executed the following Certificate of Merger:

FIRST: The name each constituent corporation is Corrections Corporation of America, a Maryland corporation and CCA Western Properties, Inc., a Delaware corporation.

SECOND: The Agreement and Plan of Merger has been approved, adopted, certified, executed and acknowledged by each of the constituent corporations pursuant to Title 8, Section 252.

THIRD: The name of the surviving corporation is Corrections Corporation of America, a Maryland corporation.

FOURTH: The Certificate of Incorporation of the surviving corporation shall be its Certificate of Incorporation.

FIFTH: The Merger shall become effective at 6:00 p.m. (Eastern time) on December 31, 2012 (the "Effective Time").

SIXTH: The Agreement and Plan of Merger is on file at 10 Burton Hills Boulevard, Nashville, Tennessee 37215, the place of business of the surviving corporation.

SEVENTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving corporation on request, without cost, to any stockholder of any constituent corporations.

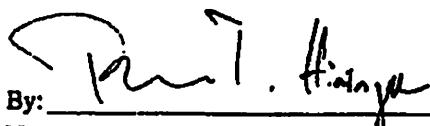
EIGHTH: The surviving corporation agrees that it may be served with process in the State of Delaware in any proceeding for enforcement of any obligation of the surviving corporation arising from this merger, including any suit or other proceeding to enforce the rights of any stockholders as determined in appraisal proceedings pursuant to the provisions of Section 262 of the Delaware General Corporation laws, and irrevocably appoints the Secretary of State of Delaware as its agent to accept services of process in any suit or proceeding. The Secretary of State shall mail any such process to the surviving corporation at 10 Burton Hills Boulevard, Nashville, Tennessee 37215.

(Signature Page Follows)

LA3C07359.1

IN WITNESS WHEREOF, said Corporation has caused this certificate to be signed by an authorized officer, the 26th day of December, 2012.

**CORRECTIONS CORPORATION OF
AMERICA, a Maryland corporation**

By: 

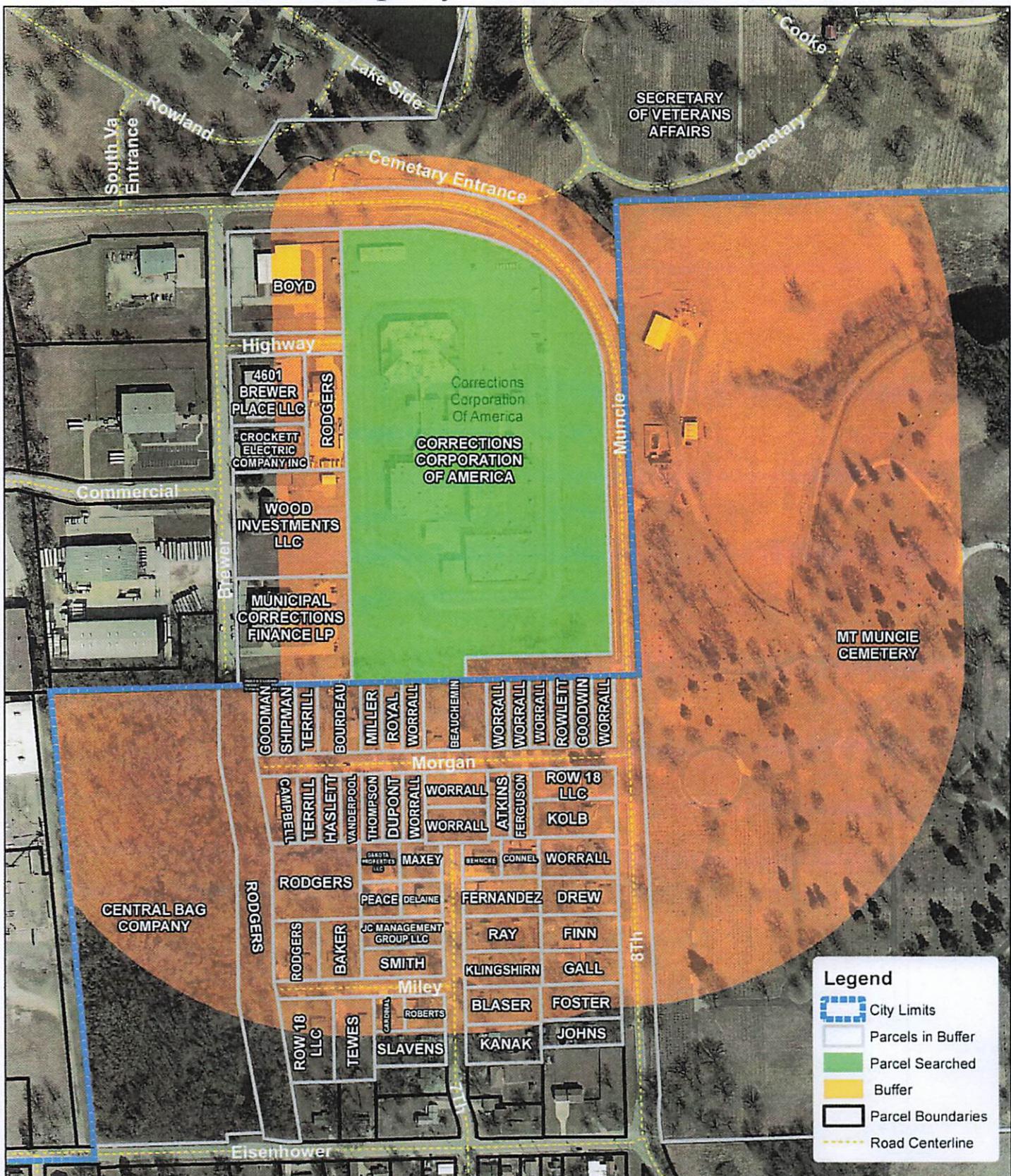
Name: Damon T. Hininger

Title: Chief Executive Officer

[Certificate of Merger of CCA Western Properties, Inc.]

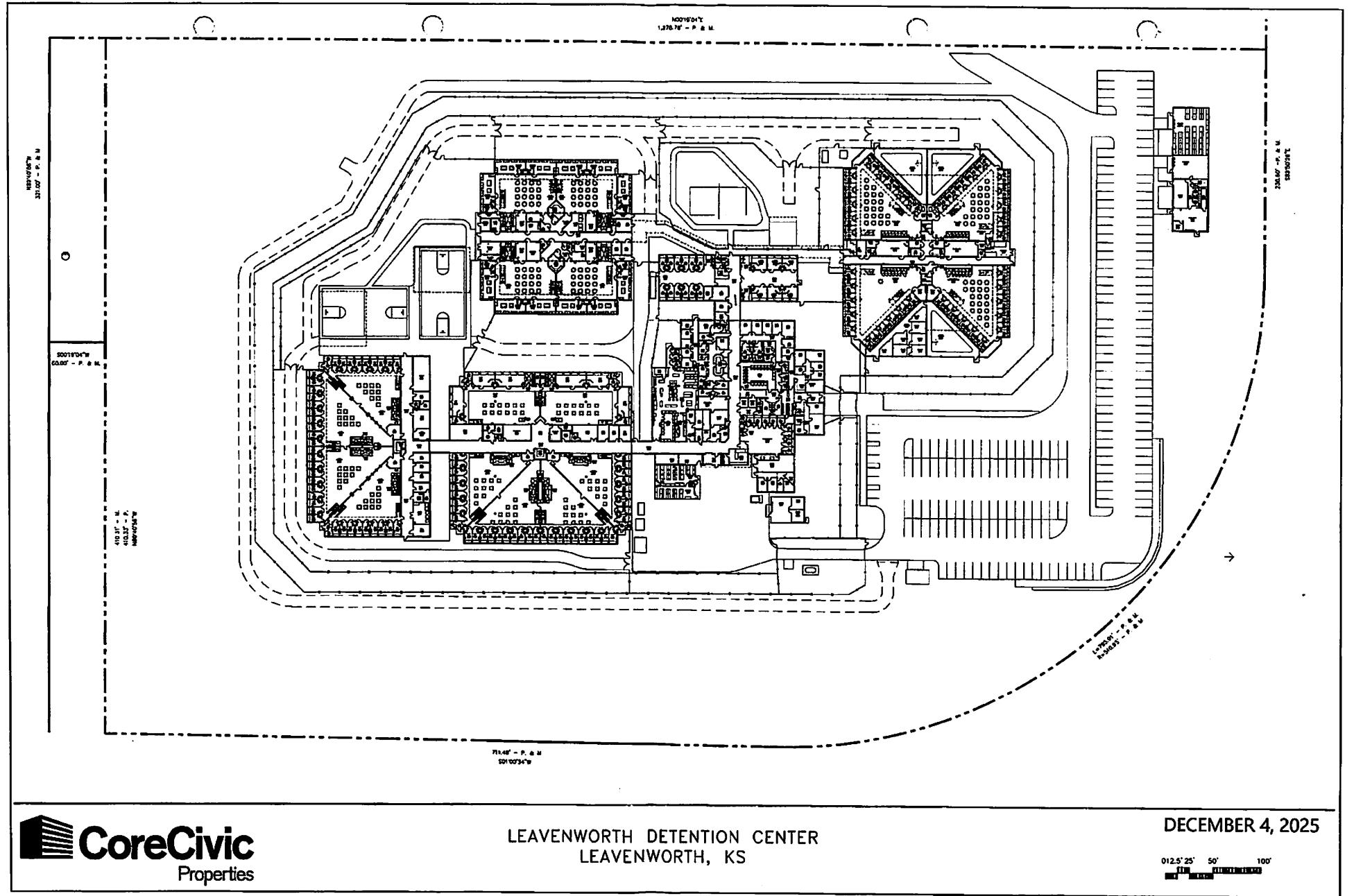
City of Leavenworth

Property Radius Search



100 HIGHWAY TER, Leavenworth, KS 66048
094-18-0-20-01-002.00-0

0 250 500
Feet



From: [Kim Portillo](#)
To: [Penny Holler](#); [Scott Peterson](#); [Trevor Cook](#)
Cc: [Michelle Baragary](#)
Subject: RE: Hello
Date: Wednesday, January 14, 2026 8:44:42 AM

I have not been receiving any. This the first I have seen. Please forward me any you receive we will include them in the packet.

From: Penny Holler <Penny.Holler@leavenworthks.gov>
Sent: Wednesday, January 14, 2026 8:34 AM
To: Kim Portillo <Kim.Portillo@leavenworthks.gov>
Subject: Fw: Hello

Hi Kim,

I'm not sure if you are tracking these for inclusion into the Feb 2 Planning Commission meeting for comments. Sending your way to address appropriately.

Thanks,

Penny

Penny Holler, MPA
Assistant City Manager

From: Williams, Brittany <Brittany.Williams2@corecivic.com>
Sent: Wednesday, January 14, 2026 8:04 AM
To: Penny Holler <Penny.Holler@leavenworthks.gov>
Subject: Hello

Dear Assistant community commissioner,

I'm a Detention officer at the Midwest Regional Reception Center here in Leavenworth, KS, and I have worked for CoreCivic for only 4 months but I have done corrections for quite a while. I was given an opportunity to work at this facility that has tremendously helped my family out financially and has given me the opportunity to continue with my career. I feel like my career can actually get started while working here at Midwest. I currently possess my bachelors in psychology and in the process of getting my doctorate. Although I do not live here in the state of Kansas, I work here and so far from

meeting all the people I work with, I believe this community we are trying to build has good intentions for what we do here at Midwest. Working here I have had the experience of traveling to Oklahoma in October to help diamondback get ready for their opening day. I am currently TDY to TransCorr of America helping them transport detainees from KC ICE to where they are needed to go. CoreCivic here at Midwest has participated in so many community outreaches such as in supporting our troops, toy drives for children over Christmas, and food banks.

I continue to work for CoreCivic to maintain commitment to continued staff development, transparency, commitment to running a safe and secure facility And Camaraderie with staff. My plan for working here at Midwest is to get promoted to case manager or an ICE specialist. I want to help people and try to make it the most comfortable for people as possible. I may not have any instructor certifications but I still want to teach and mentor other staff who haven't ever been in this field of work since I have quite a bit of experience. Being here we staff are put through reality based training so we are prepared for anything and I think it's the best thing I have done working in this field because I have been in some real dangerous situations when I worked in corrections and was new and was not trained on anything. I think what the higher staff are doing here is some fantastic stuff. In our community here at Midwest that we have built, we will maintain care, custody, and control of detainees, focusing on safety, security, and order through tasks like booking/processing, monitoring activities (meals, recreation, cell checks), enforcing rules, managing property, transporting detainees, responding to emergencies, handling paperwork, and ensuring hygiene/medical needs are met. We maintain logs, conduct searches for contraband, supervise daily routines, and serve as a contact for detainees, all while adhering to strict policies and legal standards. Our main priority here is Protecting detainees, staff, and the public all while following state/federal laws and departmental policies. I want to thank you for allowing us to speak on behalf of Midwest and I stand with us opening up allowing us to do some good in the community of Leavenworth.

Thank you for your time and consideration,
Detention Officer Williams, Brittany



Outlook

Fw: Core Civic Special Permit Application

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:51 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Daniel McIntosh <squireoivanhoe@gmail.com>

Sent: Wednesday, January 14, 2026 10:13 PM

To: Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Subject: Core Civic Special Permit Application

Dear Mayor Pro Tem,

First of all, congratulations on winning the election! I voted for you, and I am happy that you are now one of our city commissioners. I was something of a single-issue voter, and I was pleased with your responses to that issue (you may recall me asking you about it as the lone civilian at the candidate forum at the library). I feared that our city would soon have to deal with the question of the Core Civic detention facility, so I am glad that a person of character such as yourself is now among those making the decisions.

While I strongly oppose what Core Civic is proposing on moral grounds, I recognize that there probably aren't moral clauses in the permitting process. From what I understand, the permit may be denied on the grounds of its environmental impacts (flushing blankets and other debris), and from negative impact on the community. If you haven't already, please take into consideration the strain on police resources, injury to staff, draw of disruptive protest and what have now proven to be murderous thugs (ICE), and poor record of detainee care. Just look at what is happening in Minneapolis. We don't need that here.

If my sources are correct, their contract is worth about \$48 million per year, but they claim they only make 3% profit. Assuming all of that is taxable, that still only makes a profit of \$1,440,000, which is easily outweighed by the costs listed above (not to mention the moral costs).

If you can, please let me know that you are weighing these concerns (an indication of how you are leaning would be nice too). At a minimum, please make sure that the permit includes an option to rescind the permit if Core Civic doesn't comply with our city.

Sincerely,

Daniel J. McIntosh



Outlook

Fw: Core Civic Permit Application

From Nancy Bauder <nbauder@leavenworthks.gov>

Date Tue 1/27/2026 4:27 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

From: Daniel McIntosh <squireoivanhoe@gmail.com>

Sent: Wednesday, January 14, 2026 10:23 PM

To: Nancy Bauder <nbauder@leavenworthks.gov>

Subject: Core Civic Permit Application

Dear Mayor Bauder,

I am writing to you to inquire as to your position on the Core Civic permit application, and to encourage you to reject their application.

In the fall I spoke at a city council meeting in opposition to Core Civic on moral grounds, but I recognize that there probably aren't moral clauses in the permitting process. From what I understand, the permit may be denied on the grounds of its environmental impacts (flushing blankets and other debris), and from negative impact on the community. If you haven't already, please take into consideration the strain on police resources, injury to staff, draw of disruptive protest and what have now proven to be murderous thugs (ICE), and poor record of detainee care. Just look at what is happening in Minneapolis. We don't need that here.

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Sincerely,

Daniel J. McIntosh

***The message and documents transmitted with this e-mail contain confidential or privileged information belonging to the sender and it is intended only for the individual or entity to whom it is addressed. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message and any attachments. *** *** THIS EMAIL CAME FROM AN EXTERNAL SOURCE. PLEASE BE CAUTIOUS WHEN CLICKING ON LINKS OR ATTACHMENTS.



Outlook

Fw: Reflections on Joining Midwest Regional Reception Center

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:51 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Hudson Jr, Donald <Donald.HudsonJr@corecivic.com>

Sent: Thursday, January 15, 2026 9:27 AM

To: Nancy Bauder <nbauder@leavenworthks.gov>; Holly Pittman <holly.pittman@firstcity.org>; Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>; Joe Wilson <Joe.Wilson@leavenworthks.gov>; Sam Maxwell <Sam.Maxwell@leavenworthks.gov>

Subject: Reflections on Joining Midwest Regional Reception Center

Dear Leavenworth City Commissioners,

My name is Donald Hudson, and I currently serve as Assistant Warden at the Midwest Regional Reception Center. After a 33-year career in Federal Corrections, I was initially hesitant to apply to CoreCivic due to the challenges I had heard about in previous years. However, I approached this opportunity with open eyes and an open mind—and I have been nothing short of impressed.

The organizational structure, policies, security procedures, and training curriculum here are thorough, detailed, and intentional. Everything I've observed reflects a strong commitment to providing quality care and housing for those entrusted to us.

Training Excellence

The training provided to our staff rivals that of many other correctional systems I've encountered. Reality-Based Training (RBT) is particularly exceptional, offering new staff a safe environment to learn and practice skills before transitioning to on-the-job training. Additionally, the availability of specialty training and career development opportunities ensures continuous growth for our team.

Diverse and Dedicated Staff

Our staff represents a wide range of backgrounds and experiences, which strengthens our ability to communicate, operate, and resolve challenges effectively. Many have relocated from other parts of the country for the opportunities this facility provides, and their commitment is evident. They have formed a cohesive team, volunteering to assist at other facilities and gaining invaluable experience along the way.

Community Engagement

In the short time we've been preparing to open, our staff has actively participated in fundraising efforts for the local community—donating hundreds of pounds of food and thousands of dollars in toys and clothing to organizations such as the Salvation Army, veterans, and active military members. These efforts were entirely voluntary and speak volumes about the character of our team.

I am proud to be part of this organization and excited about the positive impact we will continue to make—both within our facility and in the surrounding community.

Thank you for your time and support. Please feel free to reach out if you'd like to discuss further.

Best regards,
Donald Hudson
Assistant Warden
Midwest Regional Reception Center



Outlook

Fw: Public Comment Session

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:54 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Donald Stubbings <donald.stubbings@gmail.com>

Sent: Tuesday, January 27, 2026 10:56 AM

To: Joe Wilson <Joe.Wilson@leavenworthks.gov>; Nancy Bauder <nbauder@leavenworthks.gov>; Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>; Holly Pittman <holly.pittman@firstcity.org>; Sam Maxwell <Sam.Maxwell@leavenworthks.gov>

Subject: Public Comment Session

Dear Madam Mayor and members of the Leavenworth City Commission,

I am unable to attend tonight, but I want to express my opposition to the proposed CoreCivic immigrant detention facility. I know this topic is like a broken record with many of the same voices at the meeting sharing the same concerns(all valid and important).

My concern for this month is based solely on the significant legal and financial liability risks the City of Leavenworth may assume by permitting and supporting this project.

This email is not intended to address broader immigration policy or political considerations.

Rather, it focuses on the City's potential exposure in the event of injury or death to detainees or facility employees, particularly in light of CoreCivic's well-documented operational concerns at this facility in the past, and the ongoing concerns at other facilities. Below are a few points of concern.

Key Liability Concerns for the City of Leavenworth

1. Foreseeability of Harm and Known Operational Risks

CoreCivic has a documented history of serious operational deficiencies at multiple facilities, including inadequate staffing, insufficient medical care, failure to follow safety protocols, and delayed emergency response. When a municipality proceeds with a project despite widely known concerns, injuries or deaths may be argued to be foreseeable rather than unforeseeable accidents, significantly increasing liability exposure.

2. Negligent Approval and Oversight Claims

Even if CoreCivic operates the facility, the City may face claims alleging negligent zoning approval(you knew the risk by approving the permit), permitting, contracting, or failure to exercise appropriate oversight. Courts have increasingly scrutinized whether local governments ignored warning signs or failed to impose adequate safeguards when approving high-risk private detention operations.

3. Civil Rights and Wrongful Death Litigation

Injuries or deaths of detainees or employees may give rise to federal civil rights lawsuits and wrongful death claims. Plaintiffs frequently name municipalities alongside private

operators, alleging that city actions or inaction contributed to unsafe conditions. Defense costs alone in such cases can be substantial, regardless of eventual outcomes.

4. Employee Safety and Workers' Compensation Exposure

Detention facilities are inherently high-risk workplaces. If employees are injured or killed due to understaffing, inadequate training, or unsafe conditions, the City could face indirect financial exposure through litigation claims asserting municipal responsibility for knowingly allowing unsafe operations.

In closing, I want to thank you for your time and dedication to this city. We cannot, in good conscience, grant this permit, given our prior knowledge of the danger it poses to detainees and employees daily.

Respectfully,
Don Stubbings
Leavenworth KS.



Fw: Core Civi

From Nancy Bauder <nbauder@leavenworthks.gov>

Date Tue 1/27/2026 4:26 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

From: Frederick Finch <saquebut@me.com>

Sent: Tuesday, January 20, 2026 7:45 AM

To: Nancy Bauder <nbauder@leavenworthks.gov>

Subject: Core Civi

This is Lee Finch's wife Linda Finch. Please do not vote to let Core Civic open as a detention center. I know that you are aware that the operation can become violent in no time. My major concern is that the "humans" that get imprisoned there have no rights, basically. Family members are not even told where their loved ones are being housed. The non-human part of me also is concerned that our town will become another center for violence for those people who come to stand against the facility. Core Civic has already proven that they are anything but "Civil". We do not owe them a second chance when you understand their history.



Dear Leavenworth City Commissioners,

I'm the Investigator at the Midwest Regional Reception Center here in Leavenworth, KS, and I have worked for CoreCivic since August of 2019.

I retired in June 2019 with 30 years of Government service from what is now Federal Correctional Institution (FCI) Leavenworth as the Special Investigative Agent. I went to work with CoreCivic at the Leavenworth Detention Center in August of 2019 as their investigator. CoreCivic has allowed me to utilize my knowledge to help ensure a safe and secure facility and policy is followed for the benefit of staff and inmates.

I enjoy living in Leavenworth Community. One of my daughters is also a resident of this city and one is a teacher in Junction City. This allows me to be close to my grandchildren.

From August 2019 till December 2021, I worked at the Leavenworth Detention Center (Now Midwest Regional Reception Center MRRC). For the past four years I have been assigned to numerous CoreCivic facilities across the country that needed help with Investigations. I have worked at various facilities with State and Federal contracts.

As a veteran, I am a member of CoreCivic's Military Business Relations Group in which we support programs for veterans. We participated in wreaths across America at the National Cemetery in Leavenworth, Kansas and CoreCivic has also donated to various Veteran organizations.

I continue to work for CoreCivic because I enjoy the investigative field and CoreCivic supports me in conducting my job to make facilities safe and secure. CoreCivic supports and strives for a professional environment with strict adherence to policy. They also strive to treat their staff as family.

Thank you for your time and consideration,

[Fredrick Brown]



Fred Brown, a Leavenworth resident, has worked in corrections for nearly 40 years, including over 30 years at the Federal Bureau of Prisons.

After a brief retirement, Brown joined CoreCivic at the Midwest Regional Reception Center (MRRC) and worked to improve safety and security.

Brown emphasizes the MRRC's commitment to training, compliance, and positive community relations.

Leavenworth has been my home for almost 40 years. After growing up in South Georgia, I joined the Army. I came to visit an uncle who worked at what's now the Federal Correctional Institution, Leavenworth. I joined the staff there, too, ultimately becoming a facility investigator.

I married a Leavenworth girl, and the rest is history.

In 2019, I retired from the federal facility after more than 30 years of service to the Federal Bureau of Prisons. I lasted about six weeks in retirement before deciding it wasn't for me. That's when I came to work with CoreCivic at what we now call the Midwest Regional Reception Center (MRRC). At the time, the facility served the U.S. Marshals Service.

As a facility investigator, my job is to ensure safety, security and compliance with policies and standards. There were some challenges at CoreCivic's Leavenworth facility when I arrived, but our facility leadership had my back on what needed to be done.

We worked to dramatically reduce the amount of contraband being brought into the facility, including training our mailroom staff to better spot drugs. We also terminated staff who violated policies.

This is critical in a correctional setting for everybody's safety. Things were not perfect, but there were genuine efforts to improve.

After the USMS contract ended in 2021, I stayed with CoreCivic, working in facilities around the country. It gave me a chance to see how different groups of people are served, including immigration detainees. No matter where I was, I felt supported in my efforts to make these facilities safer and to ensure accountability when necessary.

When the chance presented itself to come back home and work at MRRC, I jumped at it. I've been glad to be part of this growing team that already numbers about 100 people. And after nearly four decades in this profession, I want to share what I see as we prepare for the opportunity to serve U.S. Immigration and Customs Enforcement in Leavenworth.

We've got a leadership team that's deeply knowledgeable and who are sticklers for details. We've got new staff coming in who are getting the training they need to be successful. We also have a team that genuinely wants to be here. They are committed to this line of work and this community, which understands and values public service better than most.

For those who have concerns, I would just like for them to know that the professionals at MRRC take a lot of pride in what we do. Some of us have been here a long time, and some of us are new, but our commitment to making MRRC the best it can be is the thread that ties us together.

I have great confidence in the path we're on and know that MRRC can be a great neighbor, a great solution for our government partners and a great facility for those in our care.

Fred Brown is the facility investigator at the Midwest Regional Reception Center. He lives in Leavenworth.



Outlook

Fw: Opening this facility for ICE Detainees Only

From Scott Peterson <Scott.Peterson@leavenworthks.gov>

Date Fri 1/30/2026 10:49 AM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

Scott Peterson

City Manager
City of Leavenworth
100 N. 5th Street
Leavenworth, KS 66048
Phone: 913-680-2600
Fax: 913-680-2598
www.leavenworthks.org

From: Covington, Henry <Henry.Covington@corecivic.com>

Sent: Thursday, January 15, 2026 2:25 PM

To: Scott Peterson <Scott.Peterson@leavenworthks.gov>

Subject: Opening this facility for ICE Detainees Only

Sir: My name is Henry Covington

I have been a correctional officer for over 41 years, military, state and core-civic. I've been retired for over ten years. I decided to come back to core-civic

only because they would be illegal people in the country being held here. I will never work with inmates because it really is too dangerous. ICE detainees are not Inmates; Leavenworth has over 36 thousand residents and only 70 appears to these meeting at city hall in disagreement over opening this facility. They do not represent the majority of people living in this city. There is no such thing as a safe prison, that's why it's our choice to work in these environments. One person is a big supporter of this facility not opening is Mr. Rogers but the truth be told he was fired for using too much force. I work this facility for 5 and a half years; sure, we had issues but name one prison in this country that never had issues.

I do believe the city of Leavenworth should keep monitoring on not only core-civic but the federal prison and the military prisons as well (keep they accountable) some officers bring violent upon themselves and sometimes the system fails to properly staff their facility. This facility will help many families and increase the revenue in this city. This would benefit

Leavenworth for decades to come. Some of our issues were due to knowing a year in advance we were closing, staff quit, then inmates took advantages of the situation. When you look at Leavenworth who pays this type of money to someone just walking through the door. Consider all the issues and please whole them accountable because even detainees are

capable of violence. Many in this city have held their voices because core-civic needed to be put in check but now they have filed for a permit and willing to comply with just demands from our city leaders. We should at this time stop these delays and move forward for the good of our community. The whole time I work here with inmates we never lost a officer and never had an escape. This time we will not house inmates and homeland security will assist Leavenworth in keeping core-civic in compliance to secure a safe and productive facility.

Thank You



Outlook

Fw: Support local business- support CoreCivic

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:52 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

Rebecca Hollister
Mayor Pro Tem | City of Leavenworth
rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Jennifer Bailey <jenniferbailey1634@yahoo.com>
Sent: Wednesday, January 21, 2026 11:39 AM
To: Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>
Subject: Support local business- support CoreCivic

To Whom it May Concern,

I'm emailing in support of CoreCivic for a variety financial benefits to our community, but primarily in support of our local law enforcement and the safety of the community I have resided in for the past thirty years and raised my kids in.

Fiscally, CoreCivic in the Leavenworth, is common sense for generating revenue, providing solid, respectable, full-time employment for a variety of skill sets, including law enforcement, medical professionals, custodians, administrators, food service, the trade industry and many other professionals who will work locally if given the opportunity. CoreCivic will automatically generate more revenue at ALL businesses in Leavenworth and the surrounding communities.

Leavenworth has the opportunity to increase direct employment of community members by simply providing more economic opportunities. Voting in CoreCivic is the logical decision, with the additional benefit of indirect stimulus to other local businesses and young people will move and stay here, (like we did thirty years ago) build a life in Leavenworth, pay taxes, voting yes to CoreCivic, you and will fill the community with more law abiding citizens.

The facility will pay Leavenworth taxes, along with the families employed at CoreCivic.

Finally, the reason for primary role of government is to protect its citizens. We are all protected by law enforcement. Our families deserve to be safe in ALL activities. PUBLIC SAFETY is the number one reason people pay taxes and live where they live.

Leavenworth citizens are asking our community leaders to support US.

Keep Leavenworth County SAFE. Supporting CoreCivic will provide the safe, lawful transport of inmates, and increase the safety of our entire region/community, while simultaneously discouraging unlawful

activity, and our city being overrun by illegals and those employed to riot and destroy. Leavenworth is not a sanctuary city, but rather a law abiding city that upholds values and instills laws. Leavenworth is filled with law enforcement, military and retired military, contractors, farmers, educators and medical professionals who uphold our laws and seek safety above all else. Ultimately, If the city does not uphold our values, we will move elsewhere. We are asking the city to keep our people safe and prospering.

Those rioting are not supporting criminals in anyway other than destroying other peoples' communities. The end result is the economic destruction anywhere lawlessness is permitted.

Leavenworth already has the resources, vast community support, and young adults requesting more economic opportunities locally. We ask you support OUR citizens, the safety of the elderly, our children and all of us who demand a safer environment to raise our families. By assisting CoreCivic in our community, you provide economic security and basic safety of our residents.

We are NOT a city of lawlessness, but rather a community who upholds laws and regulations. Quite simply we ask our city officials to stand for Leavenworth County rather than destructive interests, and support CoreCivic.

Regards,

Jennifer Bailey



Outlook

Fw: Please Consider

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:52 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Stillman, Jermaine <Jermaine.Stillman@corecivic.com>

Sent: Tuesday, January 20, 2026 9:10 AM

To: Scott Peterson <Scott.Peterson@leavenworthks.gov>

Cc: Penny Holler <Penny.Holler@leavenworthks.gov>; Nancy Bauder <nbauder@leavenworthks.gov>; Mackey, Misty <Misty.Mackey@corecivic.com>; Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>; Holly Pittman <holly.pittman@firstcity.org>; Joe Wilson <Joe.Wilson@leavenworthks.gov>; Sam Maxwell <Sam.Maxwell@leavenworthks.gov>

Subject: Please Consider

Dear Leavenworth City Commissioners,

My name is Jermaine Stillman, and I am a Detention Officer at the Midwest Regional Reception Center here in Leavenworth, Kansas. I have proudly worked for CoreCivic for 8 months, and I am writing to share what this facility, this work, and this community truly mean to me.

Working at the Midwest Regional Reception Center has provided opportunities that I am deeply grateful for—opportunities that have positively impacted my life and my family's future. This career has allowed me to build stability, develop professionally, and invest back into the community I call home.

Leavenworth is not just where I work; it's where I live, raise my family, and proudly serve.

One of the things I value most about my role is the strong sense of purpose and camaraderie among staff. I have had the opportunity to participate in temporary duty assignments at other CoreCivic facilities, where I gained hands-on experience, expanded my professional network, and brought valuable knowledge back to Leavenworth. These experiences strengthened my skills and reinforced my commitment to excellence and teamwork.

Beyond the facility, I am proud of the community involvement supported by CoreCivic and its staff. Through Community Relations and Outreach efforts, I have participated in initiatives supporting Veterans organizations such as the VFW, American Legion, and Wreaths Across America, as well as volunteering with the Salvation Army food bank and participating in local food and toy drives. These efforts reflect our shared commitment to giving back and being positive, active members of the Leavenworth community.

I continue to work for CoreCivic because of its strong commitment to training, safety, and staff development. The Reality-Based Training I've received, along with continued professional development opportunities, transparency in leadership, and dedication to operating a safe and secure facility, demonstrate an organization that values both its employees and those in its care. I am especially proud of the level of care and treatment provided to individuals in our custody, and the professionalism with which our staff carry out this responsibility.

CoreCivic has also provided meaningful career and promotional opportunities, leadership and mentoring roles, and instructor certifications that allow employees like me to grow, lead, and invest in the next generation of professionals. These opportunities have not only shaped my career but strengthened my commitment to this work and this community.

I respectfully ask that you consider the voices of those of us who work every day at the Midwest Regional Reception Center—people who are invested in Leavenworth, committed to public safety, and proud to serve with integrity and professionalism.

Thank you for your time, your leadership, and your consideration.

Sincerely,
Jermaine Stillman
Detention Officer
Midwest Regional Reception Center
Leavenworth, Kansas



Fw: CoreCivic

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:51 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister
Mayor Pro Tem | City of Leavenworth
rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Joe Bailey <1joebailey@gmail.com>

Sent: Friday, January 16, 2026 10:35 AM

To: Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Subject: CoreCivic

Dear Commissioner Hollister

This email is to convey to you my support for the CoreCivic opening.

The opening will bring much needed good paying jobs to Leavenworth.

The opening will bring a huge amount of money to Leavenworth City Government at once and then yearly.

The opening will allow the Kansas State Penitentiary employees to receive their promised raises.

The opening will allow the detainees currently being detained at the Federal Prison to be transferred to CoreCivic's safer facility.

The detention facility has been remodeled to make it safer, and more welcoming to detainees.

Additionally the people hired to staff the facility will have gone thru a vigorous background check and have been well trained in their duties. They will make good citizens for Leavenworth city, but only if the facility is allowed to open, otherwise they will make good citizens for some other city. More good citizens in good paying jobs means more shopping in Leavenworth city, more participation in Leavenworth city events and a general all round better atmosphere.

This email is not being supported by any out of area political NGO.

Please vote in favor of the CoreCivic Special Use Permit.

S/ Joe Bailey

1joebailey@gmail.com

66048



Outlook

Fw: CoreCivic Special Use Permit

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:51 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: JOEL BAILEY <gabe_noahsdad@yahoo.com>

Sent: Saturday, January 17, 2026 9:14 AM

To: Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Subject: CoreCivic Special Use Permit

Dear Mayor Pro Tem Rebecca Hollister,

My name is Joel Bailey, and I am a 30-year resident of Leavenworth County. I currently serve as a Unit Manager at the Midwest Regional Reception Center (MRRC) for CoreCivic, a position I have held for the past eight months. My commitment to this field and this community is deep-rooted; I retired from 25 years of federal service at USP Leavenworth in January 2025 before transitioning to my current role.

As a career corrections professional, I believe Leavenworth holds a unique and vital position as a historic hub for federal, state, and private facilities. This industry is not just a part of our history; it is a cornerstone of our professional and economic growth.

I am writing to share how my employment at the MRRC directly supports my family's ability to remain active, contributing members of this community:

Community Connection: My children have grown up in our local schools, and my sons and I remain active in the adult softball league. I recently had the pleasure of speaking with Tabor Medill, the Recreation Program Supervisor, about the exceptional job the City does in connecting with families. Without the stability and professional growth provided by my career with CoreCivic, these opportunities to bond and raise my family in Leavenworth would not be possible.

Professional Development: One of the most rewarding aspects of my current role is CoreCivic's commitment to staff excellence. I have benefited from Reality Based Training and continuous leadership mentoring, which has allowed me to obtain instructor certifications and further my career following my federal retirement.

Staff Camaraderie & Safety: I am proud to work in a facility that prioritizes transparency and a safe, secure environment for both staff and those in our custody. The level of care provided and

the camaraderie among our team are a testament to the high standards we maintain. Without the constraints of the COVID-19 pandemic, the facility is a much safer and more pleasant place to work. While with the Federal Bureau of Prisons, I spent 15 years as a Tactical Trainer for SORT, a Firearms Trainer, and a Reentry specialist for the North Central region. CoreCivic provides training that rivals that of the Federal Bureau of Prisons, and that gives me great peace of mind.

Civic Engagement: Working locally allows me the time to give back. I am proud to join with CoreCivic and support our local Veterans Organizations—including the VFW, American Legion, and Wreaths Across America—and volunteer with the Salvation Army food bank and local toy drives.

The MRRC is more than just a facility; it is a source of family stability and community strength. I appreciate the City's diligent review of the upcoming special use permit application and hope for a resolution that allows us to continue our mission here in Leavenworth.

Thank you for your time, your leadership, and your dedication to the citizens of the First City of Kansas.

Sincerely,

Joel Bailey

913-547-0129

24940 Tonganoxie Drive

Leavenworth, Kansas 66048



Outlook

Fw: Core Civic Vote

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:51 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony
Rebecca Hollister
Mayor Pro Tem | City of Leavenworth
rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Jolene Bailey <jolenebailey09@gmail.com>

Sent: Friday, January 16, 2026 10:19 AM

To: Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Subject: Core Civic Vote

Dear Rebecca Hollister,

I am emailing you to let you know that I support the CoreCivic opening.

The opening will bring much needed good paying jobs to Leavenworth.

The opening will bring a huge amount of money to Leavenworth City Government at once and then yearly.

The opening will allow the Kansas State Penitentiary employees to receive their promised raises.

The opening will allow the detainees currently being detained at the Federal Prison to be transferred to CoreCivic's safer facility.

The detention facility has been remodeled to make it safer, and more welcoming to detainees.

This email is not being supported by any out of area political NGO.

Please vote in favor of the CoreCivic Special Use Permit.

Thank you.

Jolene Bailey

913-231-0271



Outlook

Core civic

From mandy brune <countrygirl0028@yahoo.com>

Date Wed 1/28/2026 10:25 AM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

I say let them (Core Civic) open. It will bring jobs to Leavenworth. It's no different than having all the other prisons in LV county. Really what's the difference from Lansing Correctional and Core Civic. No one is doing anything about Lansing Correctional and how staff is treated there from what I hear. There are people how needs jobs that are not wanting to work at Lansing or the penitentiary. So of them are people that used to work at Core Civic several years ago and then went to work for the government transporting prisoners to doctors, courts, and to other prisons and know have lost that job thanks to Trump cutting costs with the government.

Sent from my iPhone



Outlook

Fw: NO to CoreCivic

From Nancy Bauder <nbauder@leavenworthks.gov>

Date Tue 1/27/2026 4:28 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

From: Megan <meg.murphy9134@gmail.com>

Sent: Wednesday, January 14, 2026 8:40 AM

Subject: NO to CoreCivic

Date: 11/05/2025

Dear Commissioner/Mayor,

I am writing this letter for the purpose of voicing that CoreCivic must be held accountable for the damage that they have caused our community, and must not be allowed to continue to further damage our community.

Here are my positions on this matter, which are rooted in the truth related facts that CoreCivic has a real disregard to humanity in the name of profit:

CoreCivic's profit-driven track record demonstrates a disregard for safety and oversight, rendering it untrustworthy to manage the Leavenworth facility. This poses serious risks to community safety, detainee well-being (particularly minors vulnerable to sexual assault) and the broader public.

CoreCivic's pattern of understaffing and neglect consistently endangers everyone in its facilities nationwide. Their history of prioritizing profits over humane conditions, including restricting access to legal and familial support, underscores the urgent need to reconsider their role in managing detention operations at Leavenworth.

The presence of the CoreCivic facility will place significant strain on local police, hospitals, and community resources, exacerbating existing understaffing and infrastructure challenges in Leavenworth. Detainees with complex medical needs will rely on local services, and law enforcement will face increased demands to respond to incidents and investigate crimes within the facility. Moreover, compliance with DHS PREA standards will further burden community resources by requiring local support for victims of sexual abuse among detained migrants. Ultimately, this jeopardizes the stability and safety of Leavenworth's already overstretched infrastructure and public safety systems.

Leavenworth's community has demonstrated strong opposition to re-opening the ICE detention facility, with nearly 2,000 signatures on a petition and a unanimous 2023 vote by county officials to halt discussions on its conversion. The city has a vital opportunity to move beyond the label of a prison town and instead envision a future rooted in growth, diversity, and positive community development, rather than expanding its role as a detention hub.

We categorically reject a detention system that enriches private interests, evades public accountability, and inflicts suffering on vulnerable individuals. Private facilities

are shielded from transparency and legal scrutiny, driven by profit motives that perpetuate unnecessary detention. Detention should never be a punishment. Through corporations like CoreCivic, people are subject to unsafe, degrading, and sometimes deadly conditions, while being denied access to family, legal counsel, and support. We believe in a system that upholds the dignity and rights of every person. America stands on one key core principle and that is that every individual be held accountable for their individual actions, and their actions alone. America is a dream, a place where we come together in the for life, liberty, and the pursuit of happiness. CoreCivic although it's a company is still subject to the core principle and therefore should be held accountable for violating our life, liberty and our pursuit of happiness. Since I am a resident of our beautiful historic Leavenworth, it is my duty to reach out to you, my representative, to make my voice heard. It is now your duty as the representative to share my voice and make sure it is heard. I humbly and respectfully pass this issue off to you, but also know that I am being active.

Signed,
Megan Murphy

***The message and documents transmitted with this e-mail contain confidential or privileged information belonging to the sender and it is intended only for the individual or entity to whom it is addressed. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message and any attachments. *** *** THIS EMAIL CAME FROM AN EXTERNAL SOURCE. PLEASE BE CAUTIOUS WHEN CLICKING ON LINKS OR ATTACHMENTS.



Outlook

Fw: Support for CoreCivic

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:53 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Bridges, Michele <Michele.Bridges@corecivic.com>

Sent: Thursday, January 22, 2026 8:09 AM

To: Scott Peterson <Scott.Peterson@leavenworthks.gov>; Penny Holler <Penny.Holler@leavenworthks.gov>; Nancy Bauder <nbauder@leavenworthks.gov>; Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>; Holly Pittman <holly.pittman@firstcity.org>; Joe Wilson <Joe.Wilson@leavenworthks.gov>; Sam Maxwell <Sam.Maxwell@leavenworthks.gov>

Subject: Support for CoreCivic

Dear Leavenworth City Commissioners,

I'm a Mailroom Clerk at the Midwest Regional Reception Center here in Leavenworth, KS, and I have worked for CoreCivic for 7 months.

I applied to work for CoreCivic mainly because it offered fair compensation and Leavenworth is my home. When offered the position, I was excited because I would not have a long commute to work. It is difficult to find a job in Leavenworth that offers fair compensation, health benefits and retirement opportunities without having to commute 30+ minutes to the city to make a decent wage or having the need to work 2 jobs.

This is my first time working in a corrections facility, so I was not sure what to expect. CoreCivic has extensive training, and it was very eye-opening in that their main purpose is to ensure that the people in their care are taken care of and safe. Safety for everyone was instilled in us from day one, respect for each other and those in our care is a mantra we all share and adhere to.

CoreCivic does not set themselves apart from the community in which they reside; they are part of the community. Midwest Regional Reception Center has participated and donated in Wreaths Across America, Food and Toy drives, and adopting a troop in Qatar to send 9 Patriot Package's to name a few.

I have met wonderful people working at Midwest Regional Reception Center and we are not only a team, but we are also a family who cares about each other's wellbeing which is an important characteristic of those who work in a corrections facility, the ability to care for others. This speaks to our Pride Values:

- Professionalism
- Respect
- Integrity

- Duty
- Excellence

I am proud to be a part of CoreCivic, and I strongly believe that Midwest Regional Reception Center will be an asset to the Leavenworth Community as it will provide jobs and help lower our poverty rate and in turn provide a service by helping to keep our country safe.

Thank you for your time and consideration,

Michele Bridges

Mailroom Clerk



Midwest Regional Reception Center

100 Hwy Terr.

Leavenworth, KS 66048

Office: 913-680-6883

Michele.Bridges@corecivic.com



Outlook

Fw: CoreCivic Support Letter

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:52 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Rogers, Rebecca <Rebecca.Rogers@corecivic.com>

Sent: Tuesday, January 20, 2026 1:11 PM

To: Scott Peterson <Scott.Peterson@leavenworthks.gov>; Penny Holler <Penny.Holler@leavenworthks.gov>; Nancy Bauder <nbauder@leavenworthks.gov>; Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>; Holly Pittman <holly.pittman@firstcity.org>; Joe Wilson <Joe.Wilson@leavenworthks.gov>; Sam Maxwell <Sam.Maxwell@leavenworthks.gov>

Subject: CoreCivic Support Letter

My name is Rebecca Rogers, and I began my career with CoreCivic in September 2008. Like many of you, I was initially hesitant about having a correctional institution as part of everyday life. But then I reminded myself—that's what Leavenworth is known for. Over the next 14 years, I worked alongside some truly amazing people. I got to know their families, became part of theirs, and some even became part of mine. Building friendships, families, and lifelong connections is what makes working for CoreCivic feel right.

I eventually took a three-year break from corrections and truly believed I wouldn't return—and I was okay with that for my family. I had a good job, a great boss, and an even better working relationship with my coworkers. Still, something was missing. After talking with my husband and son about the possibility of returning, they both fully supported me. Some might think that decision was crazy, but it works for us as a family. Yes, the job pays well, but it also provides health insurance for my family and paid personal and sick leave when it's needed.

My return to CoreCivic surprised some people, but for me, it was a continued adventure. When I returned, my past experience was taken into consideration, and I was brought back with a leadership role to assist with mentoring and guidance to our new staff. Not only did I return, but several former staff members did as well. Seeing familiar faces confirmed that I had made the right choice. When you work with people, you know will have your back—both inside and outside the facility—you know you're where you belong. Working alongside long-term staff also helps support new employees. We've seen it all: the good, the bad, and now, the better. I'm excited to watch new staff and experienced staff come together and continue growing as a team.

Thank you for your time in listening to my purpose.

Rebecca Rogers



Outlook

Fw: Midwest Regional Reception Center

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:52 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Collins, Robert <Robert.Collins@corecivic.com>

Sent: Wednesday, January 21, 2026 2:23 PM

To: Nancy Bauder <nbauder@leavenworthks.gov>; Holly Pittman <holly.pittman@firstcity.org>; Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>; Joe Wilson <Joe.Wilson@leavenworthks.gov>; Sam Maxwell <Sam.Maxwell@leavenworthks.gov>

Subject: Midwest Regional Reception Center

Dear Leavenworth City Commissioners,

My name is Robert Collins and I'm the Chief of Unit Management at the Midwest Regional Reception Center here in Leavenworth, Kansas. I have worked for CoreCivic for two years as a returning employee, having started with CoreCivic in 2012, leaving to pursue an opportunity with the Florida Department of Corrections in 2016, and then returning in December of 2023. I am writing to you today to request that you take my story into account when making the decision to grant us a chance to prove ourselves.

I, along with my fiancé, relocated from Youngstown, Ohio to Leavenworth in April of 2025 to pursue this professional development opportunity. Since that time my fiancé has attained a job working in a doctor's office, and we have explored the local areas, visiting the local restaurants and shops, and sometimes just driving to see where it takes us. In the time we have spent here we have felt warmly welcomed and wanted within the community from our neighbors and co-workers, to those we meet on a random trip to the grocery store.

Leavenworth is much more than just a military or prison town. Leavenworth is the perfect small-town atmosphere just outside the city lifestyle. I successfully encouraged friends and fellow co-workers to move to this wonderful place. A place I have made, and want to stay my home.

Professionally my individual values align with CoreCivic's: Professionalism, Respect, Integrity, Duty, and Excellence. I strive to be a **professional** at all times, and accept nothing less from those beside me. I show **respect** to all, the military and family values instilled in me have taught me that I am no better than any individual, and that any role I play or title I hold is nothing if I don't treat each and every person with whom I come in contact with civility and respect. I show **integrity** at all times. I make mistakes, and through them gain opportunities to learn, grow, develop, and teach others. I have served the public in one capacity or another since I was 18 years old. It is my **duty** and to ensure that the safety of the public, my coworkers, and those in my charge is maintained at the highest priority and that the rights of all are upheld. And finally, **excellence**, I believe that an individual cannot achieve excellence without first being surrounded by it. We have built and will continue to build an excellent team here, a team of likeminded individuals by determination, learning, growth, and the values that I have mentioned. The people here want to be great, they just have to be given the chance.

Throughout my years of service, I have accumulated a lot of experience and knowledge to share. I am a military veteran and a member of the Military Business Resource Group. I am an ethics instructor for the company, an instructor to teach pre-service and in-service classes, a seasoned firearms instructor, and have gained a wealth of experience working in Florida, Ohio, Tennessee, and California. I will do my best each and every day to ensure that we succeed.

I am thankful for your time and consideration in this matter, and I am confident that with your support Midwest Regional Reception Center will not be what Leavenworth Detention Center may have been.

Robert Collins
Chief of Unit Management



Midwest Regional Reception Center
100 Highway Terrace Leavenworth, KS 66048



Outlook

Re: Public Comment Request Planning Commission Meeting

From Kim Portillo <Kim.Portillo@leavenworthks.gov>

Date Thu 1/29/2026 4:20 PM

To Montana 1953 <gilbertgrape1953@gmail.com>

Good afternoon,

Thank you, your email has been received.

Kim Portillo, AICP

Director of Planning and Community Development

City of Leavenworth, Kansas

913 680-2616

kim.portillo@leavenworthks.gov

From: Montana 1953 <gilbertgrape1953@gmail.com>

Sent: Thursday, January 29, 2026 2:35 PM

To: Kim Portillo <Kim.Portillo@leavenworthks.gov>

Subject: Public Comment Request Planning Commission Meeting

Ms. Portillo,

I am writing the following public comment in hopes it will be included in the meeting packet for the upcoming meeting February 2 regarding the use permit request made by Core Civic.

My comment is as follows:

Members of the Planning Commission:

Core Civic is proposing operating a detention facility here in Leavenworth. This issue raises many concerns for this community.

Adding new jobs to Leavenworth is a terrific goal. However, the job market for work with corrections or detention facilities is saturated. A cursory search of jobs in detention or correctional facilities here in Leavenworth shows 15 prison jobs on indeed as well as 170 correctional facility jobs. The Sheriff's department is also understaffed, routinely losing employees to the prisons here in town.

Core Civic will add undo competition potentially decreasing staff in the current prisons and the Leavenworth County Jail. It is vital that these existing facilities have the staff to operate in a safe manner. When we look at adding new jobs to Leavenworth, I think we can all agree that those new jobs should open opportunities without creating undo stress on existing businesses.

I hope that the special use permit for Core Civic to operate a detention facility at 100 Highway Terrace will be denied. Employees at these various prisons and the county jail need further support not

decreasing numbers. We need to ensure our prisons and county jail are operated safely and those remarkable employees who ensure the safety of our community feel supported.

Thank you for your consideration and time.

Regards,

Sarah Sommers

Scott R. Siegler
15614 Sheridan Court
Basehor, Kansas 66007

buffalomiami34@yahoo.com
305-542-8463

January 20, 2026

Dear Honorable City of Leavenworth Elected Officials:

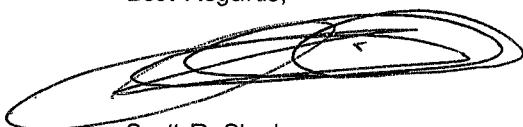
I am pleased to write this letter in regard to Core Civic and the Midwest Regional Reception Center. I would like to start by stating that I retired last year from the Florida Department of Corrections after 28 years of service. I started with them in 1997 as a correctional officer and retired last year as an Assistant Warden. I retired a bit early to relocate to Kansas in order to embark on a new opportunity as a unit manager with Core Civic here at MRRC. The decision was made easier since I have family living in the Kansas City area. I have since purchased a new home with my wife in Basehor, Kansas.

I must say that I have been very pleased with what I have seen since arriving here. The leadership at this facility, from the warden on down, appears very committed to ensuring that this facility is managed the right way. The staff here have received quality training as well. Not only has reality-based training been provided here locally, all staff have also had the opportunity to go to other facilities throughout the country to receive hands-on experience. This will pay huge dividends for us when we are given the opportunity to open. From what I have witnessed, our staff are professional in the way that they conduct themselves.

I cannot speak regarding what took place at this facility when it was open previously. From what I have read, it appears that staffing was a significant challenge and/or problem. I can say that, having worked in corrections nearly all my life, there will always be some level of staff shortage. However, a high level of staff shortage is not a good situation to be in.

I would like to close by saying I am confident that when this facility is allowed to open, it will not have the same issues as were reported in the past. I can assure you that all of us will work tirelessly to ensure that both professionalism and integrity are maintained at a very high level. I gave up my career in Florida a bit early so I could relocate to Kansas specifically for this opportunity. I feel blessed to be able to serve here; which is now my new home.

Best Regards,



Scott R. Siegler



Outlook

Fw: Core Civic

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:53 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Sydney Burns <lyfeunderlasers@gmail.com>

Sent: Sunday, December 21, 2025 12:24 PM

To: Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Subject: Core Civic

Hello, Rebecca!

I'm just sending this email to have it on record that as a Leavenworth constituent, I do not wish to see Core Civic reopen their doors in our community. The deportation aspect of this entire situation aside, Core Civic has shown time and time again that they do not care about safe, healthy or humane conditions within the walls of their facilities. They have faced lawsuits over treatment of inmates, previous employees of Core Civic have spoken out against the practices they witnessed first hand while employed there. Core Civic opening its doors in this town would leave a massive stain on our already struggling community. We should be building our community up into a place where people want to be. Not adding another for profit prison. Prisons do not bring a healthy economy. They try to sell the idea to small towns that these facilities will bring jobs and fuel the economy. But, we already have prisons and as we can see, that has not been the case. We had a Core Civic prison, and that still was not the case. The people who reside in these towns where prisons are built often do not meet the qualifications for a position in the prison which results in people being brought in from out of town to work in our community then take their wages back to their nice comfy neighborhoods. The truth of the matter is, everybody in our community is closer to living on the streets than we are to being anywhere near Core Civic investors at blackRock and vanguard. These companies do not care about small towns America. They do not care about the hard working citizens in our town. They are not coming here to benefit us and to believe they are is nothing short of ignorance.



Outlook

Fw: Midwest Regional Reception Center

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:50 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Reid, Tammy <Tammy.Reid@corecivic.com>

Sent: Wednesday, January 14, 2026 2:20 PM

To: Scott Peterson <Scott.Peterson@leavenworthks.gov>; Penny Holler <Penny.Holler@leavenworthks.gov>; Nancy Bauder <nbauder@leavenworthks.gov>; Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>; Holly Pittman <holly.pittman@firstcity.org>; Joe Wilson <Joe.Wilson@leavenworthks.gov>; Sam Maxwell <Sam.Maxwell@leavenworthks.gov>

Cc: Mackey, Misty <Misty.Mackey@corecivic.com>

Subject: Midwest Regional Reception Center

Dear City Elected Leaders,

I serve as the Quality Assurance Manager at the Midwest Regional Reception Center in Leavenworth, Kansas, and have been employed with CoreCivic for more than 24 years. I have lived in Leavenworth County for over 59 years, and my family continues to live and work in this community.

I am writing to respectfully express my support for reopening the Midwest Regional Reception Center in partnership with U.S. Immigration and Customs Enforcement. Restoring operations at this facility would provide meaningful economic benefits to Leavenworth County, including the creation of more than 300 jobs. These opportunities would strengthen our local workforce and help bolster the county's long-term financial stability.

CoreCivic has maintained a strong presence in Leavenworth County for nearly three decades and has consistently demonstrated responsible corporate citizenship. Over the past year, our facility has contributed to veterans' organizations, supported the Alliance Against Family Violence, volunteered with the Salvation Army food bank, and participated in various community drives. These efforts reflect the company's ongoing commitment to the wellbeing of our community.

I bring 36 years of correctional experience, including 12 years with the Lansing Correctional Facility, and I also have family members employed within the Federal Bureau of Prisons. I am well-acquainted with the inherent risks associated with correctional environments across federal, state, and private sectors. During my tenure at the Midwest Regional Reception Center, the level and nature of incidents have

remained consistent with what I have experienced in both state and federal systems. These outcomes reflect the facility's adherence to sound security practices and established operational standards.

While some concerns have been raised by individual residents, these views do not reflect the broader perspective of Leavenworth County. Based on my professional experience and long-term residency, I believe reopening this facility will provide substantial economic and community benefits while continuing to uphold public safety.

Thank you for your time and thoughtful consideration of this matter. I appreciate your ongoing service to our community.

*Tammy Reid
Quality Assurance Manager
tammy.reid@corecivic.com
Midwest Regional Reception Center*



Outlook

Fw: Letter in favor of CoreCivic

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:52 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister
Mayor Pro Tem | City of Leavenworth
rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Toni Roloson <tmroloson@gmail.com>

Sent: Monday, January 19, 2026 10:22 AM

To: Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Subject: Fwd: Letter in favor of CoreCivic

Dear Leavenworth City Commissioners,

Hello, I am writing to you today in favor of the opening of CoreCivic's Midwest Regional Reception Center (MRRC). My name is Toni Roloson, and I am a Case Manager. I moved to the city of Leavenworth in July 2025 to be in the same city as my boyfriend who has lived here for several years after serving in the Army and retiring here. We are building our lives together here in Leavenworth. I have always been fascinated with Leavenworth because of the historic penitentiary which I first learned about during my studies in Criminal Justice and continued to learn about while I earned a bachelor's in criminal psychology and as I work on my masters in corrections management. The textbooks always mention Leavenworth as part of its history in corrections.

Since moving to Leavenworth, I have heard a lot of discussion on economic development and the desire to have people move here. While I came here for more personal reasons, many others have come specifically to work for MRRC, along with their families. Those working for CoreCivic not only work in the city of Leavenworth, but many live here or have a desire to move here and all spend money in the community at some point which helps with that economic development and brings revenue to the local businesses.

I have worked in corrections since 2017 and before that I worked in Law Enforcement for a couple of years. My passion is for corrections. Before moving here, I did not know the controversy that MRRC was facing but have since done the research. I've read the articles both for and against, I hear the talk, I see the things posted on social media and have been in a unique position to follow city politics. I have come to know for myself the

professionalism and dedication that those who work for this company have to not only those they work with but the population we serve.

We have had the opportunity for extensive training which includes topics such as critical incident response, de-escalation, and cultural awareness. Not only did we have classroom room time on various topics but also conducted many reality-based trainings to gain a better understanding of how to implement the concepts learned in classrooms in real life situations. Because of our current situation, many of us have had the opportunity to work in other CoreCivic locations in order to gain hands on experience. We have obtained firsthand experience and knowledge so that we are prepared for the day we receive detainees at MRRC. I recently had the opportunity to work in West Tennessee and was able to work and assist in the needs of the detainees there. I gained knowledge and experience on how to better serve the population I will be working with at MRRC. Independently, I read, study, and research topics that will help me to better serve ICE detainees such as immigration law and of course CoreCivic policy and procedure. Along with amazing training and hands-on experience, we have outstanding leadership and administration who work hard to guide us on our path and have made sure we have the information and tools that we need to be successful and professional at what we do.

I understand the concerns that people may have, especially when a facility has had problems in the past. However, the reality is that many of those concerns are normal corrections issues, and every facility that I know of has had problems at some point in their existence. Working in corrections is not for the faint of heart. There will be times when we are short-staffed and have to work long hours. There is always the potential for someone to get hurt. I do not want to get hurt and I do not want my coworkers to get hurt, but we face the reality every day that when we step inside the facility, we are taking a risk. We are committed to the safety and security of everyone who enters this facility. Were there significant issues in the past? Yes, but it is important to understand that is in the past. Much of the staffing is different, although some chose to come back after working here before because they believe in what we do even when there are struggles and our population is going to be different than what it was previously. The detainees we will receive at MRRC are being repatriated, meaning being returned to their country of record. Many voluntarily deport and ask for our assistance in this process. I know this because I have had meaningful conversations with many detainees on the topic.

I have also had many opportunities through my employment to give back to the community in ways such as volunteering at the Salvation Army Food Bank, raising money for Packages for Patriots, The United Way, and school supplies for our local elementary schools. I know that there will be many other opportunities to give back, and I love that CoreCivic is community-minded.

We have hard work ahead of us, but I know that we can do hard things. We are ready to get to work, serve, and meet this need in our community. There will be days when things do not go as smoothly as we would like but, I know that with the tools that we have been given and the guidance and encouragement from our leadership, coworkers and hopefully our community, we can overcome any challenges that may arise. As I mentioned before, working in corrections isn't for the faint of heart, but we are willing to do the work and will live up to the CoreCivic motto: Better the public good.

Respectfully,

Toni Roloson

tmroloson@gmail.com

775-934-3670



Outlook

Fw: A Citizen of Leavenworth with a Statement and a Request...

From Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Date Wed 1/28/2026 8:53 PM

To Kim Portillo <Kim.Portillo@leavenworthks.gov>

CoreCivic testimony

Rebecca Hollister

Mayor Pro Tem | City of Leavenworth

rebecca.hollister@leavenworthks.gov | (913) 240-5961

From: Mike C. <mcendejasjr@gmail.com>

Sent: Saturday, January 24, 2026 3:34 PM

To: Rebecca Hollister <Rebecca.Hollister@leavenworthks.gov>

Subject: A Citizen of Leavenworth with a Statement and a Request...

Dear Rebecca Hollister,

I hope this message finds you well. I am writing to express my support for the opening of CoreCivic's Midwest Regional Reception Center in Leavenworth.

I have been employed with CoreCivic for approximately five months. My family and I relocated to Leavenworth in June of last year, and while a career as a detention officer was not originally part of my plans, the opportunity to earn a reasonable wage while working locally strongly appealed to me. I completed an extensive five-week training program, during which I gained valuable knowledge—most importantly, how to properly care for detainees entrusted to our facility. This emphasis on humane and professional treatment is something I value deeply and appreciate with CoreCivic.

While I cannot speak to past operations of the company, I do recognize that COVID-19 had a significant impact on staffing and attendance across many industries nationwide. Despite these challenges, my experience working for CoreCivic and alongside my coworkers has been overwhelmingly positive. I have even been sent on temporary duty assignments to facilities in other states to gain experience while awaiting the opening of the Leavenworth facility.

The continued delays have been discouraging for my family and I. My wife and children work, attend school, and participate in sports here in

Leavenworth. We are committed to this community and believe strongly in contributing to its growth and stability. If CoreCivic is not permitted to open, it will have a significant and negative impact on my family. Additionally, my brother-in-law has applied for a position at the facility, but his employment remains on hold pending a full opening.

Allowing CoreCivic to become fully operational would provide substantial economic benefits to Leavenworth, including stable employment opportunities and increased local investment.

Thank you for taking the time to consider my perspective and this letter in support of the opening of CoreCivic. I encourage you to give this company and myself an opportunity to prove our value and pride of good moral ethics. That's all that I know and how I was raised my entire life, to treat everyone as human beings.

Sincerely,

Mike Cendejas
925-368-5615 call/text