

Proponent Testimony - HB 2518

Dear Chairman Thompson and Committee Members,

My name is Denise Holm and I live in Olathe. My husband and I built our retirement home in a maintenance provided neighborhood in Cedar Creek. We strongly support HB 2518. We are trapped in a benefit district and our estimated assessment is \$14,300. We live on a fixed income as most of our neighbors do.

Here is a timeline of our dilemma

2008 -City of Olathe approved benefit districts for Cedar Creek Resolution 08-1071

January 2020 -we purchased our lot and began the construction process

January 2020 -City of Olathe approved benefit district Ordinance No. 20-05 giving some existing homeowners two weeks' notice that they were included in a benefit district for a major arterial road to be built on the far west side of their subdivision (all services and city are on east side so of little use to residents). The developers can create these districts by platting the land and selling 49% of the lots/spec homes to unsuspecting consumers and retaining 51% ownership to ensure majority of vote to approve the benefit districts. This project is a "road to nowhere" but creates access to his land on the west side to allow his future development and has unsuspecting new homeowners pay for his infrastructure.

August 2020 we sold our home in Bucyrus in one day due to the COVID craziness and moved into an Airbnb waiting for our home to finish with all the materials being delayed due to shortages

September 2020 we closed on our home with the only mention in our title policy of a benefit district was a road approved in 2008. I called the Johnson County Appraisers Office and they said there was not anything filed on our lot. I later discovered that they do not show anything until the property has been assessed by the city and their office is informed to place on property tax bills. In my haste to close and move out of Airbnb and into my new home. We decided that a road approved twelve years ago had certainly been built by now. I never would have bought this lot if I knew there was a special assessment of \$14,300 on it. I would have purchased in a different development for the same list price.

2021 I attended City Council meetings with my neighbors and petitioned and begged for relief and for this practice to stop.

2021 December City of Olathe changed their policy requiring 100% of homeowners to approve a benefit district. This policy is subject to change.

2022 We are truly fortunate to have HB 2518 in your committee. I hope that you will vote yes on this bill and keep other Kansans out of this deceptive practice.

Thank you for your time and consideration.

Denise Holm

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