

1 (Published in the Topeka Metro News April 7, 2025)

2
3 **ORDINANCE NO. 20555**

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5 An Ordinance introduced by City Manager Dr. Robert M. Perez establishing a
6 Reinvestment Housing Incentive District ("RHID") for the Union at
7 Tower District and adopting a plan for the development of housing and
8 public facilities in the RHID.
9

10 WHEREAS, on September 18, 2024, the Kansas Secretary of Commerce
11 determined that the findings by the Governing Body articulated in Resolution No. 9570
12 meet the requirements of K.S.A. 12-5244(c) and that the Governing Body could proceed
13 with considering the establishment of the RHID; and

14 WHEREAS, pursuant to K.S.A. 12-5245(b), the Governing Body, on April 1, 2025,
15 held a public hearing to consider public comment concerning the establishment of the RHID
16 and adoption of a plan for the development of housing and public facilities; and

17 WHEREAS, upon considering the information provided by the developer (UNION AT
18 TOWER DISTRICT, LP), City staff and comments from the public, the Governing Body
19 deems it advisable to make certain findings to establish the proposed RHID and to adopt
20 the proposed plan.

21 NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE
22 CITY OF TOPEKA, KANSAS, that:

23 Section 1. Establishment of the Union at Tower District RHID. The Union at Tower
24 District RHID will be established within the boundaries of the real estate legally described
25 and attached in Exhibits A and B. The boundaries of the RHID do not contain any property
26 not referenced in Resolution No. 9641 which provided notice of the public hearing.

27 Section 2. Approval of Development Plan ("Plan"). The Plan for the development of
28 housing and public facilities presented on April 1, 2025, to the Governing Body contains the
29 requirements specified in K.S.A. 12-5245(a) and is hereby approved.

Section 3. Development Agreement. Pursuant to the RHID Policy adopted in Resolution No. 9627, the Governing Body approves the development agreement.

Section 4. Adverse Effect on Other Governmental Units. If, within 30 days following the conclusion of the public hearing, any of the following actions occur, this ordinance shall be null and void.

a. The Board of Education for USD 501 determines, by resolution, that the proposed RHID will have an adverse effect on the school district.

b. The Board of Commissioners for Shawnee County determines, by resolution, that the proposed RHID will have an adverse effect on the county.

Section 5. Transmission of Documents. The City Clerk is directed to transmit a copy of the description of the land within the RHID, a copy of this ordinance adopting the Plan and a map or plat indicating the boundaries of the RHID to: (a) the County Clerk; (b) the County Appraiser; (c) County Treasurer; and (d) the governing bodies of any taxing subdivision which levies taxes upon any property in the RHID.

Section 6. Effective Date. This ordinance shall take effect after its passage and approval by the Governing Body and publication in the official City newspaper.

ADOPTED and APPROVED by the Governing Body on April 1, 2025.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

EXHIBIT A
(Legal Description)

TRACT I:
LOTS 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, AND 384 ON SOUTH EAST QUINCY STREET A/K/A QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT II:
LOT 386 AND THE NORTH HALF OF LOT 388 ON SOUTH EAST QUINCY STREET A/K/A QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT III:
THE SOUTH HALF OF LOT 388, ALL OF LOT 390 AND LOT 392, AND THE NORTH HALF OF LOT 394 ON SOUTH EAST QUINCY STREET A/K/A QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT IV:
THE EAST 87 FEET OF LOTS 361, 363, AND 365, AND THE WEST 31 FEET OF LOTS 361, 363, AND 365, TOGETHER WITH ALL OF LOT 367, AND THE NORTH HALF OF LOT 369 ON SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT V:
LOTS 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, AND THE NORTH 12 FEET OF THE WEST 99.7 FEET AND THE EAST 90.3 FEET OF LOT 393 ON SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT VI:
THE SOUTH HALF OF LOT 394 ON QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT VII:
LOTS 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388 AND THE NORTH 3/4 OF LOT 390 ON SOUTH EAST MONROE A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, TOGETHER WITH THE WEST 25.25 FEET OF THE EAST 60.25 FEET OF LOTS 396, 394, 392 AND THE SOUTH 1/4 OF LOT 390 OF SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, TOGETHER WITH PART OF LOTS 394, 392 AND THE SOUTH 1/4 OF LOT 390 ON MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 394, WHICH IS 3 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST 67.

TRACT VIII:
THE WEST 67.25 FEET OF LOT 396 AND THE WEST 67.25 FEET OF THE SOUTH 22 FEET OF LOT 394, MONROE STREET, RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT IX:
THE WEST 35 FEET OF LOTS 396, 394, 392 AND THE SOUTH 1/4 OF LOT 390 ON SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT X:
A PART OF LOTS 396, 394, 392, AND THE SOUTH QUARTER OF LOT 390, MONROE STREET, RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 396, WHICH IS 60.25 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 22.5 FEET; THENCE NORTH 90 FEET TO A POINT ON THE NORTH LINE OF LOT 394, WHICH IS 82.75 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF THE SOUTH QUARTER OF LOT 390, WHICH IS 63.25 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE EAST 3 FEET; THENCE SOUTH 81.25 FEET TO THE POINT OF BEGINNING.

TRACT XI:
THE SOUTH HALF OF LOT 369 AND ALL OF LOT 371 ON SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT XII: INTENTIONALLY DELETED

TRACT XIII:
THE NORTH 0.7 FEET OF THE EAST 90.3 FEET OF LOT 395, MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

EXHIBIT B
(Map; Existing Parcels in Proposed RHID)

