

(Published in the Topeka Metro News August 18, 2025)

ORDINANCE NO. 20585

AN ORDINANCE introduced by City Manager Dr. Robert M. Perez, establishing a Community Improvement District (CID) for 30th and Topeka Boulevard and levying a CID sales tax of one percent (1%) within the CID.

WHEREAS, pursuant to the Community Improvement District Act, K.S.A. 12-6a26 through 12-6a36, as amended (the “Act”) cities are authorized to establish Community Improvement Districts (“CID”) for economic development purposes; and

WHEREAS, the City received a petition from the owners of record of more than 55% of the land within a proposed CID district (“District”) generally described as the 30th and Topeka Boulevard Community Improvement District and the persons collectively owning more than 55% by assessed value of the land area within the proposed District; and

WHEREAS, pursuant to Resolution No. 9676, the City has provided notice that it would hold a public hearing on July 15, 2025, to consider establishing a CID and make findings necessary therefore; and

WHEREAS, the Governing Body conducted a public hearing on July 15, 2025, to consider establishing the proposed District, all in accordance with the Act; and

WHEREAS, the Act provides that upon the conclusion of the public hearing the Governing Body may authorize the CID and project therein.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, that:

Section 1. Nature of the Project. The general nature of the proposed CID Project is to promote the redevelopment and revitalization of a commercial development of approximately 2.66 acres located at the NEQ of Topeka Boulevard and 30th Street.

Section 2. Findings. The Governing Body finds the District furthers economic development within the City and further finds it advisable and in the City's best interest to establish the District and authorize the project as proposed, subject to a Development Agreement executed by the City Manager.

Section 3. Estimated Project Cost. The estimated cost of the proposed project within the District is approximately \$1,610,640.00.

Section 4. Legal Description. The legal description of the District is:
MEADOW ACRES COURT, S18, T12, R16, Lot 1, LOT 1 LESS S 4.5
MEADOW ACRES COURT SUB SECTION 18 TOWNSHIP 12
RANGE 16

Section 5. Map. A map of the District is attached as Exhibit A.

Section 6. Method of Financing; Sales Tax. The method of financing the Project is through a CID sales tax. The proposed amount of the CID sales tax to be levied is one percent (1%) which shall be levied upon all sales of tangible personal property at retail or services taxable within the CID district pursuant to the Kansas Retailers' Sales Tax Act.

Section 7. Sales Tax Levy. The City authorizes and hereby levies a one percent (1%) CID sales tax as described in Section 6 which shall expire no later than 22 years from the date the state director of taxation begins collecting the tax or when the pay-as-you-go costs have been paid.

Development Agreement. In accordance with the Governing Body's CID Policy which requires presentation of a development agreement to the governing body, the Development Agreement is approved.

Effective Date. This ordinance shall be in full force and effect on from and after its passage by a majority of the Governing Body and publication once in the official City newspaper.

Recording. After publication, the City Clerk is hereby directed to file a copy of this ordinance with the Shawnee County Register of Deeds.

Kansas Department of Revenue. The City Clerk will provide the Kansas Department of Revenue with a certified copy of this ordinance notifying the Department of the establishment of the District and the levy of the CID sales tax to commence at a date indicated in the development agreement.

PASSED AND APPROVED by the Governing Body on August 12, 2025.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

EXHIBIT A

