

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

**ORDINANCE NO. 20586**

An Ordinance introduced by City Manager Dr. Robert M. Perez establishing a Reinvestment Housing Incentive District (“RHID”) for the LB Lots LLC and adopting a plan for the development of housing and public facilities in the RHID.

WHEREAS, on April 8, 2025, the Kansas Secretary of Commerce determined that the findings by the Governing Body articulated in Resolution No. 9639 met the requirements of K.S.A. 12-5244(c) and that the Governing Body could proceed with considering the establishment of the RHID; and

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

WHEREAS, upon considering the information provided by the developer (LB Lots LLC), City staff and comments from the public, the Governing Body deems it advisable to make certain findings to establish the proposed RHID and to adopt the proposed plan.

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

Section 1. Establishment of the LB Lots LLC RHID. The LB Lots LLC RHID will be established within the boundaries of the real estate legally described and attached in Exhibits A and B. The boundaries of the RHID do not contain any property not referenced In Resolution No. 9690 which provided notice of the public hearing.

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

Section 3. Tracking Requirements. The Governing Body approved the

Development Agreement with LB Lots LLC in Contract No. 52744 on March 18, 2025. To ensure the requirements of the Development Agreement are met, the Developer shall provide the following information to the City:

(a) a certification of the total construction costs for each home including the pay apps of contractors, subcontractors and suppliers to establish the actual cost of construction within 45 days of the house passing the final inspection.

(b) evidence of the sales price of each home by means of the closing statement from the title company within 30 days of the closing of the sale.

(c) annually by January 31st for the prior calendar year in which any of the 15 homes are sold, a certification that the aggregate return on the project from inception to date does not exceed the 7.5% capitalization rate established under the RHID Development Agreement including sufficient documentation to support the certification

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 437 determines, by resolution, the proposed RHID will have an adverse effect on the school district.

(b) The Board of Commissioners for Shawnee County determines, by resolution, 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 August 12, 2025.

CITY OF TOPEKA, KANSAS

---

Michael A. Padilla, Mayor

ATTEST:

---

Brenda Younger, City Clerk

**EXHIBIT A**  
**(Legal Description)**

**Attachment 1**

Lot 2, Block A, Lauren's Bay Subdivision Number 2, In the City of Topeka, Shawnee County, Kansas

Lot 3, Block A, Lauren's Bay Subdivision Number 2, In the City of Topeka, Shawnee County, Kansas

Lot 1, Block A, Lauren's Bay Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 2+, Block A, Lauren's Bay Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 12, Block A, Lauren's Bay Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 13, Block A, Lauren's Bay Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 11, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 12, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 13, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 14, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 20, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 21, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 1, Block C, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 2, Block C, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 3, Block C, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 5, Block C, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

## **EXHIBIT B**

**(Map; Existing Parcels in Proposed RHID)**

