

(Published in the Topeka Metro News August 4, 2025)

RESOLUTION NO. 9690

A RESOLUTION introduced by City Manager Dr. Robert M. Perez providing notice that the City is considering establishing a Reinvestment Housing Incentive District (“RHID”) for LB Lots, LLC; adopting a plan for the development of housing and public facilities in the proposed RHID; and establishing the date and time of a public hearing.

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

WHEREAS, the City has prepared a plan for the development of housing and public facilities in the proposed RHID in accordance with the provisions of the Kansas Reinvestment Housing Incentive District Act, K.S.A. 12-5241 *et seq.*

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

Section 1. Establishment of the LB Lots, LLC RHID. Pursuant to K.S.A. 12-5245(a), the proposed RHID will be established within the boundaries of the real estate legally described and attached in Exhibit A. A map depicting the existing parcels of real estate in the proposed RHID is attached as Exhibit B. A list of the existing assessed valuation of the real estate in the proposed RHID and the names and addresses of the owners of record of all the real estate parcels within the proposed RHID is attached as Exhibit C.

Section 2. Proposed Plan (“Plan”). The Governing Body further declares its intent to adopt the Plan that is filed in the office of the City Clerk and available for public

inspection during normal business hours. A description of the housing and public facilities project proposed to be constructed is attached as Exhibit D. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis are attached as Exhibit E.

Section 3. Funding Agreement. Pursuant to the RHID Policy adopted in Resolution No. 9379, the Governing Body has considered the funding agreement that requires the developer to reimburse the City for the costs in analyzing and effecting the RHID's creation.

Section 4. Public Hearing. Notice is hereby given that a public hearing will be held to consider the establishment of LB Lots RHID and adoption of the Plan. The hearing will take place in the City Council Chambers, 214 SE 8th Street, Topeka, Kansas, at 6:00 p.m. on August 12, 2025. Members of the public are invited to review the Plan and comment at the public hearing. At the conclusion of the public hearing, the Governing Body may establish the RHID and adopt the Plan.

Section 5. Publication; Notification to Entities. The City Clerk is directed to publish this resolution, including the exhibits, one time in the Topeka Metro News not less than one week or more than two weeks preceding the date of the public hearing. The City Clerk is also directed to deliver a certified copy of this resolution to: (a) the City Planning Commission; (b) the Board of Education of USD 437; and the Board of Commissioners for Shawnee County.

Section 6. Effective Date. This resolution shall take effect after its adoption by the Governing Body.

ADOPTED and APPROVED by the Governing Body on July 8, 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)



EXHIBIT C
(Parcels of Proposed District)

1442004004027000	120	Y	SW Laurens Way	Klaton Real Estate	13,240
1442004004028000	121	Y	SW Laurens Way	Klaton Real Estate	11,880
1442004005052010		Y	SW Lincolnshire Rd	Klaton Real Estate	
1442004005052000	123	Y	SW Lincolnshire Rd	Klaton Real Estate	21,000
1442004005063000	124	Y	SW 44th St	Klaton Real Estate	11,710
1442004005064000	125	Y	SW 44th St	Klaton Real Estate	11,710
1492901006021000	92	Y	4640 SW Verna Ln	3420 SW Fairlawn	12,840
1492901006014000	93	Y	6215 SW 46th Ct	3420 SW Fairlawn	13,410
1492901006013000	94	Y	6211 Sw 46th Ct	3420 SW Fairlawn	12,600
1492901006012000	95	Y	6207 SW 46th Ct	3420 SW Fairlawn	11,630
1492901006020000	99	Y	4636 SW Verna Ln	3420 SW Fairlawn	11,930
1492901006011000	100	Y	6203 SW 46th Ct	3420 SW Fairlawn	11,360
1492901007005000	103	Y	6038 SW 47th St	LB Lots	13,600
1492901007007000	105	Y	4644 SW Shenandoah Ct	LB Lots	12,970
1492901007008000	106	Y	4640 SW Shenandoah Ct	LB Lots	12,750
1492901007009000	107	Y	4636 SW Shenandoah Ct	LB Lots	12,010

EXHIBIT D
(Description of Housing; Public Facilities)

Upon final approval of the RHID, the following schedule:

All lots go on the market listed by a Realtor within 30 days of approval.

Construction, subject to permits, will begin on the initial 1-3 homes within 60 days of RHID approval.

Based upon historical absorption in the market, the following is the timeline of construction:

4 homes constructed by 12/31/2025

4 homes constructed and sold in 2026

4 homes constructed and sold in 2027

3 homes constructed and 4 homes sold in 2028

1 homes sold in 2029

Developer will construct homes faster if the absorption experience is better than historical data shows.

EXHIBIT E

(Contractual Assurances; Feasibility Analysis)

The Governing Body will enter into a development agreement with the developer. This agreement will include the project construction schedule, a description of the project and the financial obligations of the developer and financial and administrative support from the City.

The City's financial advisor has prepared a financial analysis that is available in the City Clerk's office. The financial advisor has determined that, pursuant to K.S.A. 12-5245(a)(7) and based upon a review of information provided by the developer, the Plan's benefits and RHID revenue and other available revenues are expected to exceed or be sufficient to pay for the Plan's project costs.