

*(Published in the Topeka Metro News August 25, 2025)*

**RESOLUTION NO. 9706**

A RESOLUTION introduced by City Manager Dr. Robert M. Perez making certain findings pursuant to the Kansas Reinvestment Housing Incentive District Act with regard to an application submitted by SENT, Inc. to establish a Reinvestment Housing Incentive District and requesting that the Secretary of Commerce review the resolution and advise the Governing Body.

WHEREAS, K.S.A. 12-5241 et seq. (“the Act”) authorizes the City of Topeka (“City”) to establish a Reinvestment Housing Incentive District (“RHID”), the first step of which is to conduct a housing needs analysis to determine what housing needs exist within the community; and

WHEREAS, after conducting such analysis, the Governing Body may adopt a resolution making certain findings regarding the establishment of a RHID and providing the legal description of the proposed RHID and a map depicting the existing parcels in the proposed RHID; and

WHEREAS, after publishing such resolution, the Governing Body shall send a copy to the Secretary of Commerce (“Secretary”) requesting that the Secretary review the resolution and advise the Governing Body whether the Secretary concurs with the findings; and

WHEREAS, the City has performed a housing needs analysis (“the Analysis”); and

WHEREAS, based upon the Analysis, the Governing Body proposes to commence proceedings necessary to create the Fremont Hills RHID, in accordance with the Act.

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

Section 1. The Governing Body adopts and incorporates by reference the Analysis, a copy of which is on file in the office of the City Clerk and accessible on the City's website <https://www.topeka.org/finance/rhid> and based on a review of the Analysis makes the following findings and determinations.

Section 2. The Governing Body finds that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

Section 3. The Governing Body finds that this shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

Section 4. The Governing Body finds that the shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

Section 5. The Governing Body finds that the future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 6. Based upon the findings and determinations contained herein, the Governing Body proposes to establish an RHID pursuant to the Act, within the boundaries of the real estate legally described in Exhibit A, attached hereto and incorporated by reference, and as shown on the map depicting the existing parcels of land attached hereto and incorporated by reference as Exhibit B.

Section 7. The City Clerk is directed to publish this resolution one time in the Topeka Metro News and to send a certified copy of this resolution to the Secretary for the latter's review and concurrence with the findings herein.

Section 8. This resolution shall take effect after its adoption and publication once in the Topeka Metro News.

ADOPTED and APPROVED by the Governing Body on August 19, 2025.

CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

ATTEST:

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Brenda Younger, City Clerk

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

Phase I Legal Description (Single-Family Homes Development):

Lots 1 and 2, Block D, Golf Park Subdivision, in the City of Topeka, Shawnee County, Kansas. Lots 1 and 2, Block C, Golf Park Subdivision, in the City of Topeka, Shawnee County, Kansas.

Phase II Legal Description (Johnson-Betts Meadows – Multifamily 4% LIHTC Development):

The West 5 acres of the South 10 acres of the Northeast Quarter of the Northeast Quarter of Section 18, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas. ALSO Lot 1, Block B, Golf Park Subdivision, in the City of Topeka, Shawnee County, Kansas. ALSO The portion of SE Colfax Street that will be vacated with a future replat.

Phase III Legal Description (Future Commercial & Residential):

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block A, Hi-Crest Apartments Subdivision, an Addition to the City of Topeka, Shawnee County, Kansas. ALSO The portion of East 30th Street Terrance that will be vacated with a future replat.

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

