1	RESOLUTION NO. 9714		
2 3 4 5 6	A RESOLUTION introduced by City Manager Dr. Robert M. Perez, authorizing the disposal of real property located at 204 SW 5 th Street pursuant to Topeka Municipal Code § 3.30.330.		
7	WHEREAS, Topeka Municipal Code § 3.30.330 provides for the process to		
8	dispose of real property; and		
9	WHEREAS, the City of Topeka owns certain real property that has been identified		
10	as surplus property, not needed for municipal purposes.		
11	NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE		
12	CITY OF TOPEKA, KANSAS, that:		
13	(1) The real property located at 204 SW 5 th Street is identified as surplus		
14	property owned by the City pursuant to TMC 3.30.330(a).		
15	(2) Information required pursuant to TMC 3.30.330(b) for Governing Body		
16	consideration to dispose of the property is provided in Exhibit A.		
17	(3) The City Manager is hereby authorized to engage a real estate broker to		
18	market the property and solicit proposals that consider price and other factors such as		
19	economic development, creation of affordable housing and jobs, and restoring the		
20	property to the tax base for disposal of the property pursuant to TMC 3.30.330(c)(6).		
21	ADOPTED and APPROVED by the Governing Body on September 9, 2025.		
22 23 24 25	CITY OF TOPEKA, KANSAS		
26 27 28 29	Michael A. Padilla, Mayor ATTEST:		
30 31	Brenda Younger, City Clerk		

EXHIBIT A

Common Address: 204 SW 5th Street

Legal Description: Lots 129, 131 and 133 on Jackson Street in the City of

Topeka, Shawnee County, Kansas

Zoning: D1 - Planned Development District

Date of Acquisition: South five lots purchased in 1878, Lots 129,131 and 133

purchased in 1972

Reason City Acquired: City of Topeka Police Headquarters

How City Acquired: General Warranty Deed

Current Use: Parking lot partially leased by D. Pratt

Expected Future Use: Commercial / Residential Development

Assessed Value: \$255,000 (\$8.50/SF)

Lot Size: 30,000 SF

Improvements: Asphalt surface included in valuation

County 2025 Assessed Value: \$214,400

Method of Disposal: To create an RFP so we may engage a Real Estate Broker

to market the property.

Financial Impact: Getting the parcel back on the tax rolls with the potential to

create affordable housing and jobs.



204 SW 5th STREET PROPERTY DISPOSAL ANALYSIS

	Dispo	osal Value Analysis Form
a.	Common Address:	204 SW 5th Street
b.	Legal Description:	Lots 129, 131 and 133 on Jackson Street in the City of Topeka, Shawnee County, Kansas
C.	Zoning:	D1 - Planned Development District
d.	Date of Acquisition:	South five lots purchased in 1878, Lots 129,131 and 133 purchased in 1972
e.	Reason City Acquired:	City of Topeka Police Headquarters
f.	How City Acquired:	General Warranty Deed
g.	Current Use:	Parking lot partially leased by D. Pratt.
h.	Expected Future Use:	Commercial/Residential Development
i.	Assessed Value:	\$255,000 (\$8.50/SF)
j.	Lot Size:	30,000 SF
k.	Improvements (SF/Year Constructed):	Asphalt surface included in valuation
I.	County 2025 Assessed Value:	\$214,400
m.	Method of Disposal:	To create an RFP so we may engage a Real Estate Broker to market the property.
n.	Financial Impact:	Getting the parcel back on the tax rolls with the potential to create affordable housing and jobs.
0.	Note:	Former Topeka Police headquarters site. Phase 1 and Phase 2 Environmental Site Assessment have been completed. Recognized Environmental Concerns have been identified. The report is attached.