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WHEREAS, Topeka Municipal Code § 3.30.330 provides for the process to dispose of real property; and

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

(2) Information required pursuant to TMC 3.30.330(b) for Governing Body consideration to dispose of the property is provided in Exhibit A.

ADOPTED and APPROVED by the Governing Body on September 9, 2025.

Michael A. Padilla, Mayor

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

Disposal 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
l. 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.
o. 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.