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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: 225 NW Curtis Street

Legal Description: TRACT 1, Lot 64 EXCEPT that part taken by the City of Topeka for flood protection purposes, and all of Lots 66 and 68, Harrison Street, together with the West Half of vacated alley lying East of said lots, and the East Half of vacated Harrison Street lying West of Lot 64 and the South 5 feet of Lot 66; and Lot 63 EXCEPT that part taken by the City of Topeka for flood protection purposes, and Lots 65 and 67, Van Buren Street, together with the East Half of vacated alley lying West of said lots and the West Half of vacated Van Buren Street lying East of said lots, all in EUGENE or NORTH TOPEKA, in the City of Topeka, Shawnee County, Kansas.

TRACT II, Lot 64 EXCEPT that part taken by the City of Topeka for flood protection purposes, and Lots 66 and 68, Van Buren Street, together with the West Half of vacated alley lying East of said lots and the East Half of vacated Van Buren Street lying West of said lots; and Lots 65 and 67, Jackson Street, together with the East Half of vacated alley lying West of said lots, and the West Half of vacated Jackson Street lying East of said lots; and Lot 66 EXCEPT the South 11 1/2 feet, and all of Lot 68, Jackson Street, together with the East Half of vacated Jackson Street lying West of said lots, all in EUGENE or NORTH TOPEKA, in the City of Topeka, Shawnee County, Kansas. LESS Lot 66 on Jackson Street, EXCEPT the South 12 1/2 feet thereof; ALSO LESS: Lots 65, 67 and 68 on Jackson Street; ALSO LESS: The East Half of vacated Jackson Street adjoining said Lot 66, EXCEPT the South 12 1/2 feet thereof; ALSO LESS: The West Half of vacated Jackson Street adjoining said Lots 65 and 67; ALSO LESS: The East Half of vacated Jackson Street adjoining said Lot 68; ALSO LESS: A portion of Lot 68 on Van Buren Street described as: Beginning at a point on the North line of said Lot 68 which is 60 feet West of the Northeast corner of said lot; thence Easterly, 60 feet, to the Northeast corner of Lot 68; thence Southerly, to the Southeast corner of Lot 68; thence Northwesterly, to the point of beginning;

AND ALSO LESS: A portion of the vacated South to North alley, the East line of which is coincident with the West lines of Lots 65 and 67 on Jackson Street, described as: Beginning at the Southwest corner of Lot 65 on Jackson Street; thence Westerly, on an extension of the South line of Lot 65, to the centerline of said vacated alley; thence Northerly, on the centerline of said vacated alley, 58.85 feet; thence Northwesterly, to the Southeast corner of Lot 68 on Van Buren Street; thence Northerly, to the Northeast corner of said Lot 68; thence Easterly, to the Northwest corner of

Lot 67 on Jackson Street; thence Southerly, to the point of beginning; All In Eugene Addition to the City of Topeka, Shawnee County, Kansas

Zoning:	X3
Date of Acquisition:	8/2/2011
Reason City Acquired:	Riverfront Park. Acquired using TGT Funds.
How City Acquired:	General Warranty Deed
Current Use:	Vacant
Expected Future Use:	Commercial/Residential Development
Assessed Value:	\$600,000 (land and improvements)
Lot Size:	104,993 SF
Improvements (SF/Year Constructed):	(3,000/1070), (5,580, 1987), (3,285/1975),(2,048/1975)
County 2025 Assessed Value:	\$492,700
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.



225 NW CURTIS PROPERTY DISPOSAL ANALYSIS

a.	Common Address:	225 NW Curtis Street
b.	Legal Description:	<p>TRACT 1, Lot 64 EXCEPT that part taken by the City of Topeka for flood protection purposes, and all of Lots 66 and 68, Harrison Street, together with the West Half of vacated alley lying East of said lots, and the East Half of vacated Harrison Street lying West of Lot 64 and the South 5 feet of Lot 66; and Lot 63 EXCEPT that part taken by the City of Topeka for flood protection purposes, and Lots 65 and 67, Van Buren Street, together with the East Half of vacated alley lying West of said lots and the West Half of vacated Van Buren Street lying East of said lots, all in EUGENE or NORTH TOPEKA, in the City of Topeka, Shawnee County, Kansas.</p> <p>TRACT II</p> <p>Lot 64 EXCEPT that part taken by the City of Topeka for flood protection purposes, and Lots 66 and 68, Van Buren Street, together with the West Half of vacated alley lying East of said lots and the East Half of vacated Van Buren Street lying West of said lots; and Lots 65 and 67, Jackson Street, together with the East Half of vacated alley lying West of said lots, and the West Half of vacated Jackson Street lying East of said lots; and Lot 66 EXCEPT the South 11 1/2 feet, and all of Lot 68, Jackson Street, together with the East Half of vacated Jackson Street lying West of said lots, all in EUGENE or NORTH TOPEKA, in the City of Topeka, Shawnee County, Kansas.</p> <p>LESS Lot 66 on Jackson Street, EXCEPT the South 12 1/2 feet thereof;</p> <p>ALSO LESS: Lots 65, 67 and 68 on Jackson Street;</p> <p>ALSO LESS: The East Half of vacated Jackson Street adjoining said Lot 66, EXCEPT the South 12 1/2 feet thereof;</p> <p>ALSO LESS: The West Half of vacated Jackson Street adjoining said Lots 65 and 67;</p> <p>ALSO LESS: The East Half of vacated Jackson Street adjoining said Lot 68;</p> <p>ALSO LESS: A portion of Lot 68 on Van Buren Street described as: Beginning at a point on the North line of said Lot 68 which is 60 feet West of the Northeast corner of said lot; thence Easterly, 60 feet, to the Northeast corner of Lot 68; thence Southerly, to the Southeast corner of Lot 68; thence Northwesterly, to the point of beginning;</p>

225 NW CURTIS PROPERTY DISPOSAL ANALYSIS

	<p>AND ALSO LESS:</p> <p>A portion of the vacated South to North alley, the East line of which is coincident with the West lines of Lots 65 and 67 on Jackson Street, described as:</p> <p>Beginning at the Southwest corner of Lot 65 on Jackson Street; thence Westerly, on an extension of the South line of Lot 65, to the centerline of said vacated alley; thence Northerly, on the centerline of said vacated alley, 58.85 feet; thence Northwesterly, to the Southeast corner of Lot 68 on Van Buren Street; thence Northerly, to the Northeast corner of said Lot 68; thence Easterly, to the Northwest corner of Lot 67 on Jackson Street; thence Southerly, to the point of beginning; All In Eugene Addition to the City of Topeka, Shawnee County, Kansas.</p>
c. Zoning:	X3
d. Date of Acquisition:	8/2/2011
e. Reason City Acquired:	Riverfront Park. Acquired using TGT Funds.
f. How City Acquired:	General Warranty Deed
g. Current Use:	Vacant
h. Expected Future Use:	Commercial/Residential Development
i. Assessed Value:	\$600,000 (land and improvements)
j. Lot Size:	104,993 SF
k. Improvements (SF/Year Constructed):	(3,000/1070), (5,580, 1987), (3,285/1975), (2,048/1975)
l. County 2025 Assessed Value:	\$492,700
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:	Phase 1 and Phase 2 Environmental Site Assessment have been completed. Recognized Environmental Concerns have been identified. The report is attached