

1 (Published in the Topeka Metro News March 24, 2025)

2
3 **RESOLUTION NO. 9639**
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5 A RESOLUTION introduced by City Manager Dr. Robert M. Perez making certain
6 findings pursuant to the Kansas Reinvestment Housing Incentive
7 District Act with regard to an application submitted by LB Lots, LLC to
8 establish a Reinvestment Housing Incentive District and requesting
9 that the Secretary of Commerce review the resolution and advise the
10 Governing Body.
11

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

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

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

24 WHEREAS, the City has performed a housing needs analysis ("the Analysis"); and

25 WHEREAS, based upon the Analysis, the Governing Body proposes to commence
26 proceedings necessary to create the LB Lots RHID, in accordance with the Act.

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

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

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

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

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

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

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

49 Section 7. The City Clerk is directed to publish this resolution one time in the
50 Topeka Metro News and to send a certified copy of this resolution to the Secretary for the
51 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 March 18, 2025.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

EXHIBIT A
(Legal Description)

Lot 2, Block A, Lauren's Bay Subdivision No. 2, In the City of Topeka, Shawnee County, Kansas
Lot 3, Block A, Lauren's Bay Subdivision No. 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)

