

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

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3 **RESOLUTION NO. 9641**
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5 A RESOLUTION introduced by City Manager Dr. Robert M. Perez providing notice that
6 the City is considering establishing a Reinvestment Housing Incentive
7 District ("RHID") for the Union at Tower District; adopting a plan for
8 the development of housing and public facilities in the proposed
9 RHID; and establishing the date and time of a public hearing.
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11 WHEREAS, on September 18, 2024, the Kansas Secretary of Commerce
12 determined that the findings by the Governing Body articulated in Resolution No. 9570 meet
13 the requirements of K.S.A. 12-5244(c) and that the Governing Body may proceed with
14 establishing the RHID; and

15 WHEREAS, the City has prepared a plan for the development of housing and public
16 facilities in the proposed RHID in accordance with the provisions of the Kansas
17 Reinvestment Housing Incentive District Act, K.S.A. 12-5241 *et seq.*

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

20 Section 1. Establishment of the Union at Tower District RHID. Pursuant to K.S.A.
21 12-5245(a), the proposed RHID will be established within the boundaries of the real estate
22 legally described and attached in Exhibit A. A map depicting the existing parcels of real
23 estate in the proposed RHID is attached as Exhibit B. A list of the existing assessed
24 valuation of the real estate in the proposed RHID and the names and addresses of the
25 owners of record of all the real estate parcels within the proposed RHID is attached as
26 Exhibit C.

27 Section 2. Proposed Plan ("Plan"). The Governing Body further declares its intent
28 to adopt the Plan that is filed in the office of the City Clerk and available for public

inspection during normal business hours. A description of the housing and public facilities project proposed to be constructed is attached as Exhibit D. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis are attached as Exhibit E.

Section 3. Funding Agreement. Pursuant to the RHID Policy adopted in Resolution No. 9379, the Governing Body has considered the funding agreement that requires the developer to reimburse the City for the costs in analyzing and effecting the RHID's creation.

Section 4. Public Hearing. Notice is hereby given that a public hearing will be held to consider the establishment of the Union at Tower District RHID and adoption of the Plan. The hearing will take place in the City Council Chambers, 214 SE 8th Street, Topeka, Kansas, at 6:00 p.m. on April 1, 2025. Members of the public are invited to review the Plan and comment at the public hearing. At the conclusion of the public hearing, the Governing Body may establish the RHID and adopt the Plan.

Section 5. Publication; Notification to Entities. The City Clerk is directed to publish this resolution, including the exhibits, one time in the Topeka Metro News not less than one week or more than two weeks preceding the date of the public hearing. The City Clerk is also directed to deliver a certified copy of this resolution to: (a) the City Planning Commission; (b) the Board of Education of USD 501; and the Board of Commissioners for Shawnee County.

Section 6. Effective Date. This resolution shall take effect after its adoption by the Governing Body.

52 ADOPTED and APPROVED by the Governing Body on March 18, 2025.

53 CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

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60 ATTEST:

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Brenda Younger, City Clerk

EXHIBIT A
(Legal Description)

TRACT I:
LOTS 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, AND 384 ON SOUTH EAST QUINCY STREET A/K/A QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT II:
LOT 386 AND THE NORTH HALF OF LOT 388 ON SOUTH EAST QUINCY STREET A/K/A QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT III:
THE SOUTH HALF OF LOT 386, ALL OF LOT 390 AND LOT 392, AND THE NORTH HALF OF LOT 394 ON SOUTH EAST QUINCY STREET A/K/A QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT IV:
THE EAST 87 FEET OF LOTS 361, 363, AND 365, AND THE WEST 31 FEET OF LOTS 361, 363, AND 365, TOGETHER WITH ALL OF LOT 367, AND THE NORTH HALF OF LOT 369 ON SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT V:
LOTS 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, AND THE NORTH 12 FEET OF THE WEST 59.7 FEET AND THE EAST 90.3 FEET OF LOT 393 ON SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT VI:
THE SOUTH HALF OF LOT 394 ON QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT VII:
LOTS 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388 AND THE NORTH 3/4 OF LOT 390 ON SOUTH EAST MONROE A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, TOGETHER WITH THE WEST 25.25 FEET OF THE EAST 60.25 FEET OF LOTS 396, 394, 392 AND THE SOUTH 1/4 OF LOT 390 OF SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, TOGETHER WITH PART OF LOTS 394, 392 AND THE SOUTH 1/4 OF LOT 390 ON MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 394, WHICH IS 3 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST 67.

TRACT VIII:
THE WEST 67.25 FEET OF LOT 396 AND THE WEST 67.25 FEET OF THE SOUTH 22 FEET OF LOT 394, MONROE STREET, RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT IX:
THE WEST 35 FEET OF LOTS 396, 394, 392 AND THE SOUTH 1/4 OF LOT 390 ON SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT X:
A PART OF LOTS 396, 394, 392, AND THE SOUTH QUARTER OF LOT 390, MONROE STREET, RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 396, WHICH IS 60.25 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 22.5 FEET; THENCE NORTH 50 FEET TO A POINT ON THE NORTH LINE OF LOT 394, WHICH IS 82.75 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF THE SOUTH QUARTER OF LOT 390, WHICH IS 63.25 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE EAST 3 FEET; THENCE SOUTH 81.25 FEET TO THE POINT OF BEGINNING.

TRACT XI:
THE SOUTH HALF OF LOT 388 AND ALL OF LOT 371 ON SOUTH EAST MONROE STREET A/K/A MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT XII: INTENTIONALLY DELETED

TRACT XIII:
THE NORTH 0.7 FEET OF THE EAST 90.3 FEET OF LOT 395, MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

EXHIBIT B

(Map; Existing Parcels in Proposed RHID)



EXHIBIT C**(Parcels of Proposed District)**

Parcel ID	Acres	Owner	Owner Address	Land (Assessed)	Improvements (Assessed, if any)
#1330601006001000	.32	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$4,343	\$1,970
#1330601006020000	.13	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$563	\$315
#1330601006019000	.95	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$9,030	\$1,143
#1330601006010000	.25	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$1,350	\$--
#1330601006009000	.13	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$205	\$--
#1330601007006000	1.38	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$15,603	\$3,730
#1330601007010000	.08	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$228	\$--
#1330601006006000	1.02	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$18,600	\$18,125
#1330601007011000	.03	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$73	\$--
#1330601007013000	.07	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$102	\$--
TOTAL	4.36			\$50,097	\$25,283

EXHIBIT D

(Description of Housing; Public Facilities)

The housing project will include the acquisition of real property within the District and the construction of approximately three buildings including 250 multifamily units. Residents of these units will enjoy amenities, which include, a community room, on-site leasing, management, and leasing offices, fitness area, business/computer center, playground, dog park, outdoor lawn open space, and off-street parking, and public/utility improvements located within the boundaries of the RHID or otherwise necessary to the project's operation.

EXHIBIT E

(Contractual Assurances; Feasibility Analysis)

The Governing Body will enter into a development agreement with the developer. This agreement will include the project construction schedule, a description of the project and the financial obligations of the developer and financial and administrative support from the City.

The City's financial advisor has prepared a financial analysis that is available in the City Clerk's office. The financial advisor has determined that, pursuant to K.S.A. 12-5245(a)(7) and based upon a review of information provided by the developer, the Plan's benefits and RHID revenue and other available revenues are expected to exceed or be sufficient to pay for the Plan's project costs.