

(Published in the Topeka Metro News June 9, 2025)

RESOLUTION NO. 9672

A RESOLUTION introduced by City Manager Dr. Robert M. Perez making certain findings pursuant to the Kansas Reinvestment Housing Incentive District Act with regard to an application submitted by F & C Development, Inc. to establish a Reinvestment Housing Incentive District and requesting that the Secretary of Commerce review the resolution and advise the Governing Body.

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

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

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

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

WHEREAS, based upon the Analysis, the Governing Body proposes to commence proceedings necessary to create the Project View, in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE 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
34 of 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
37 be 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
43 or 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 June 3, 2025.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

EXHIBIT A
(Legal Description)

ORIGINAL TOWN , Lot 199 + , JACKSON ST LOTS 199-201-203 SECTION 31 TOWNSHIP 11 RANGE 16

ORIGINAL TOWN, Lot 193 + , JACKSON ST LOTS 193-195-197 & S1/2 OF VAC ALLEY LYING ADJ TO SD LOT 1 93 SECTION 31 TOWNSHIP 11 RANGE 16

ORIGINAL TOWN, S31, T11, R16, Lot 61 + , ACRES 0.16, SE 6TH AVE LOT 61 & 63 & N1/2 VAC ALLEY LYING S OF SD LOTS

ORIGINAL TOWN , Lot 65 + , SE 6TH LOT 65-67-69-71 & E 100' N 1 O' OF ADJ VAC ALLEY LYINGS OF SD LOT IN ORIGINAL TOWN SECTION 31 TOWNSHIP 11 RANGE 16

ORIGINAL TOWN, S31, T11 , R16, Lot 59, ACRES 0.08, SE 6TH AVE LOT 59 ORIGINAL TOWN

ORIGINAL TOWN , Lot 55 + , SIXTH AVE EAST LOTS 55-57 SECTION 31 TOWNSHIP 11 RANGE 16

ORIGINAL TOWN, Lot 49 + , SIXTH AVE EAST LOTS 49-51-53 SECTION 31 TOWNSHIP 11 RANGE 16

ORIGINAL TOWN, S31, T11, R16, Lot 194 + , VANBUREN ST LOTS 194-196-198-200 & N 1/2 LOT 202 SECTION 31 TOWNSHIP 11 RANGE 16

ORIGINAL TOWN, S31, T11, R16, Lot 202 + , VAN BUREN ST S 1/2 LOT 202-ALL 204 SECTION 31 TOWNSHIP 11 RANGE 16

EXHIBIT B
(Map; Existing Parcels in Proposed RHID)

