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3 **RESOLUTION NO. 9146**

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5 A RESOLUTION introduced by City Manager Brent Trout, providing notice of a public  
6 hearing concerning the establishment of a Redevelopment District  
7 (TIF) within the City (Dynamic Core Redevelopment District)  
8 pursuant to K.S.A. 12-1770 *et seq.*, as amended.  
9

10 WHEREAS, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the "Act"), the City of  
11 Topeka, Kansas (the "City"), is authorized to assist in the development and redevelopment of  
12 eligible areas within the City in order to promote, stimulate and develop the general and economic  
13 welfare of the State of Kansas and its communities; and

14 WHEREAS, the City hereby finds and determines it desirable to encourage the  
15 development and redevelopment of certain real property within portions of an area established as  
16 an enterprise zone by the City Council on December 30, 1991 (Resolution No. 6192) and to  
17 consider the establishment of a redevelopment district within a portion of such area (the  
18 "Redevelopment District"); and

19 WHEREAS, the City must adopt a resolution stating that the City is considering the  
20 establishment of the Redevelopment District and include in such resolution a notice that a public  
21 hearing will be held to consider the establishment of said Redevelopment District.

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

24 1. Notice is hereby given that a public hearing to consider the establishment of the  
25 Redevelopment District shall be held in the Council Chambers, 214 SE 8th Street in Topeka,  
26 Kansas, on October 15, 2019, at 6:00 p.m.(or as soon thereafter as is practical).

27 2. The proposed boundary of the Redevelopment District is: the Kansas River on the  
28 north; 17<sup>th</sup> Street on the south; Adams Street on the east; and Topeka Blvd. on the west.



## EXHIBIT 'A'

PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 29, PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 30, PORTIONS OF THE NORTHWEST, SOUTHWEST, SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 31, PORTIONS OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, ALL IN TOWNSHIP 11 SOUTH, RANGE 16 EAST; PORTIONS OF THE NORTHWEST QUARTER OF SECTION 5, PORTIONS OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 6, ALL IN TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SHAWNEE COUNTY, KANSAS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF SW KANSAS AVENUE AND SOUTHERN ORDINARY HIGH WATER LINE OF THE KANSAS RIVER, (AS LOCATED IN 2016); THENCE SOUTHERLY ALONG SAID EASTERN RIGHT OF WAY LINE TO THE INTERSECTION WITH THE CENTERLINE OF THE CONCRETE FLOOD PROTECTION WALL ALONG THE SOUTHERN SIDE OF THE KANSAS RIVER; THENCE EASTERLY ALONG SAID PROTECTION WALL TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY 45 FEET WIDE RIGHT OF WAY LINE OF NE ADAMS STREET; THENCE SOUTH-SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF NE CRANE STREET; THENCE EASTERLY ALONG SAID NORTHERN RIGHT OF WAY LINE, 20 FEET, MORE OR LESS; THENCE SOUTH-SOUTHWESTERLY ALONG THE CENTER OF VACATED ADAMS STREET TO THE CENTERLINE OF NE 1<sup>ST</sup> STREET; THENCE SOUTH-SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 217 (ON 1<sup>ST</sup> STREET) CRANE'S ADDITION; THENCE SOUTHEASTERLY TO A POINT 20 FEET WEST OF THE NORTHEAST CORNER OF LOT 14 (ON ADAMS STREET) CRANE'S ADDITION; THENCE SOUTHERLY TO THE INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF VACATED 2<sup>ND</sup> STREET, (ORDINANCE NO.552) AND THE NORTHERLY PROLONGATION OF THE EASTERN RIGHT OF WAY LINE OF VACATED HOLLIDAY STREET, (ORDINANCE NO. 552); THENCE SOUTH-SOUTHWESTERLY ALONG SAID PROLONGATED EASTERN RIGHT OF WAY LINE, 80 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF SAID VACATED 2<sup>ND</sup> STREET; THENCE SOUTH-SOUTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 71 (ON HOLLIDAY STREET) CRANE'S ADDITION, BEING THE WESTERN RIGHT OF WAY LINE OF VACATED HOLLIDAY STREET AND THE NORTHERN RIGHT OF WAY LINE OF VACATED 3<sup>RD</sup> STREET, (ORDINANCE NO. 2489); THENCE SOUTH-SOUTHWESTERLY ALONG THE PROLONGATION OF VACATED HOLLIDAY STREET TO THE NORTHEAST CORNER OF LOT 231 (ON 5<sup>TH</sup> STREET, VACATED ORDINANCE NO.333) HOLLIDAY ADDITION; THENCE SOUTH-SOUTHWESTERLY ALONG THE WESTERN RIGHT OF WAY LINE OF VACATED HOLLIDAY STREET, (VACATED ORDINANCE NO. 2362) AND IT'S SOUTH-SOUTHWESTERLY PROLONGATION, BEING 25 FEET, MORE OR LESS WEST OF THE BNSF RAILWAY COMPANY TRACK TO THE SOUTH RIGHT OF WAY LINE OF SE 17<sup>TH</sup> STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SE 17<sup>TH</sup> STREET TO THE INTERSECTION WITH THE CENTERLINE OF SW KANSAS AVENUE; THENCE NORTH ALONG THE CENTERLINE OF SW KANSAS AVENUE TO THE INTERSECTION WITH THE CENTERLINE OF SW 15<sup>TH</sup> STREET; THENCE WEST ALONG THE CENTERLINE OF SW 15<sup>TH</sup> STREET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD TO THE NORTH RIGHT OF WAY LINE OF SW HUNTOON STREET; THENCE NORTH-NORTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD TO THE NORTHERN RIGHT OF WAY LINE OF SW 1<sup>ST</sup> STREET, BEING THE SOUTHEAST CORNER OF THE CITY OF TOPEKA MAINTENANCE FACILITY PROPERTY; THENCE WESTERLY ALONG SAID NORTHERN RIGHT OF WAY LINE 322 FEET, MORE OR LESS, TO THE EASTERN RIGHT OF WAY LINE OF SW TYLER STREET; THENCE NORTHERLY ALONG SAID EASTERN RIGHT OF WAY LINE, 441 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PERMANENT RIGHT OF WAY EASEMENT RECORDED IN BOOK 4274, PAGE 567 IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS; THENCE WESTERLY ALONG SAID SOUTH LINE, 135 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF THE UNION PACIFIC RAILROAD, COMMON WITH SAID CITY OF TOPEKA MAINTENANCE FACILITY PROPERTY; THENCE NORTHERLY ALONG SAID COMMON LINE, A DISTANCE OF 658 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF THE KANSAS RIVER, (AS LOCATED IN 2016); THENCE EASTERLY ALONG SAID SOUTHERLY ORDINARY HIGHT WATER LINE, 2197 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

EXCLUDING THE FOLLOWING; SEE ATTACHED EXHIBIT 'B'

PROPERTY DESCRIPTION	MAILING ADDRESS	
RITCHIE'S ADDITION , Lot 425 , QUINCY ST LOT 425 RITCHIES ADD SECTION 06 TOWNSHIP 12 RANGE 16	1229 SE QUINCY ST	Topeka, KS 66612
ORIGINAL TOWN , Lot 115 + , TENTH AVE EAST ALL LOTS 115-117-119 SECTION 31 TOWNSHIP 11 RANGE 16	123 SE 10TH AVE	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 104 + , TENTH AVE EAST LOTS 104-106-108-110-112-114-116-118-120	120 SE 10TH AVE	Topeka, KS 66612
ORIGINAL TOWN , Lot 307 , KANSAS AVE LOT 307 SECTION 31 TOWNSHIP 11 RANGE 16	919 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 295 + , QUINCY ST LOTS 295-297-299	909 SE QUINCY ST	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 305, KANSAS AVE S 9 INCHES OF LOT 301 ALL LOTS 303 & 305 SECTION 31 TOWNSHIP 11 RANGE 16	915 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 290 + , ACRES 0.26, KANSAS AVE LOTS 290- 292-294 ORIGINAL TOWN	900 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN , Lot 289 + , KANSAS AVE LOTS 289-291-293-295 SECTION 31 TOWNSHIP 11 RANGE 16	901 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN , Lot 274 , KANSAS AVE LOT 274 SECTION 31 TOWNSHIP 11 RANGE 16	820 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN , Lot 277 + , HARRISON ST LOT 277 LESS N 32INCHES THEREOFF & ALL LOTS 279 THRU 287 ( ODD) & E1/2 VAC ALLEY TO SD LOT S SECTION 31 TOWNSHIP 11 RANGE 16	404 SW 9TH ST	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 108 + , ACRES 0.18, SE 8TH AVE LOTS 108-110 ALSO A TRACT DAF BEG 79.22' N SW COR LOT 112 TH NE 50.71 SE 25.02 SW 50.72 NW 25.02 TO POB	112 SE 8TH AVE	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 246, KANSAS AVE LOT 246 & 1' STRIP ALLEY LYING E OF LOT SECTION 31 TOWNSHIP 11 RANGE 16	728 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 247 , KANSAS AVE LOT 247 SECTION 31 TOWNSHIP 11 RANGE 16	731 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 238 , KANSAS AVE LOT 238 SECTION 31 TOWNSHIP 11 RANGE 16	720 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 236 , KANSAS AVE LOT 236 SECTION 31 TOWNSHIP 11 RANGE 16	718 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 233 + , LOTS 233-235-237 (ODD) ON KANSAS AV E & ADJ VAC ALLEY & W 10' KANSAS AV E ADJ TO LOTS 233 THRU 239 (ODD) SECTION 31 TOWNSHIP 11 RANGE 16	719 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 217 + , QUINCY ST E 50FT OF LOTS 217-219-221-223 & E 50FT OF N 15FT OF LOT 22 5 SECTION 31 TOWNSHIP 11 RANGE 16	707 SE QUINCY ST	Topeka, KS 66603
ORIGINAL TOWN , Lot 234 + , LOTS 234-236-238 & 240 ON JACKSON S T AKA UNIT 3 SECTION 31 TOWNSHIP 11 RANGE 16	716 SW JACKSON ST #3	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 218 + , KANSAS AVE LOTS 218-220-222-224 SECTION 31 TOWNSHIP 11 RANGE 16	700 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 221 + , KANSAS AVE LOTS 221-223 SECTION 31 TOWNSHIP 11 RANGE 16	705 S KANSAS AVE	Topeka, KS 66603
HOLLIDAY SUB , Lot 183 + , BEG 205.77' E OF NW COR LOT 169 TH E 114.85' S 154.20' W 58.16' N 57.6 8' W 17.22' S 3.27' W 30.7' N 2.95' W 9.04' N 97.26' TO POB SECTION 32 TOWNSHIP 11 RANGE 16	600 SE MADISON ST	Topeka, KS 66607
ORIGINAL TOWN, S31, T11, R16, Lot 121 + , 6TH AVE E LTS 121 THRU 131 (ODD #L TS) & N 1/2 VAC ALLEY SECTION 31 TOWNSHIP 11 RANGE 16	600 SE QUINCY ST	Topeka, KS 66603
ORIGINAL TOWN , Lot 117 + , SIXTH AVE EAST LOTS 117-119 SECTION 31 TOWNSHIP 11 RANGE 16	123 SE 6TH AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 115 , SIXTH AVE EAST LOT 115 SECTION 31 TOWNSHIP 11 RANGE 16	119 SE 6TH AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 111 , SE 6TH LOT 111 SECTION 31 TOWNSHIP 11 RANGE 16	115 SE 6TH AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 181 + , KANSAS AVE LOT 181 & 183 SECTION 31 TOWNSHIP 11 RANGE 16	601 S KANSAS AVE	Topeka, KS 66603
KEYWAY SUB , BLOCK U , Lot 1 + , BLK U LOTS 1 THRU 16 BLK Y LOTS 1 T HRU 18 PLUS VACATED 5TH S T BY ORD 11235 KEYWAY SUB SECTION 32 TOWNSHIP 11 RANGE 16	420 SE 6TH AVE	Topeka, KS 66607
ORIGINAL TOWN , Lot 141 + , KANSAS AVE LTS 141,143 SECTION 31 TOWNSHIP 11 RANGE 16	435 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 131 , KANSAS AVE LOT 131 SECTION 31 TOWNSHIP 11 RANGE 16	423 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 79 , KANSAS AVE LOT 79 SECTION 31 TOWNSHIP 11 RANGE 16	307 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 73 + , KANSAS AVE LT 73-75-77 LESS CONDO U NITS A B C D E F & OFFICE 1 SECTION 31 TOWNSHIP 11 RANGE 16	303 S KANSAS AVE	Topeka, KS 66603
S30 , T11 , R16 , POB NE COR HARRISON & 1ST ST, TH N 450.73, E 160.56, S 450.73, W 160.5 6 TO POB	320 SW 1ST ST	Topeka, KS 66603
ORIGINAL TOWN , UNIT A SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO SECTION 31 TOWNSHIP 11 RANGE 16	303 S KANSAS AVE #A	Topeka, KS 66603
S31 , T11 , R16 , UNIT B SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO	303 S KANSAS AVE #B	Topeka, KS 66603
S31 , T11 , R16 , UNIT C SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO	303 S KANSAS AVE #C	Topeka, KS 66603
S31 , T11 , R16 , UNIT D SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO	303 S KANSAS AVE #D	Topeka, KS 66603
ORIGINAL TOWN , UNIT E SELLS BOTHERS BUILDING LOFT ASSOC INC CONDO SECTION 31 TOWNSHIP 11 RANGE 16	303 S KANSAS AVE #E	Topeka, KS 66603
S31 , T11 , R16 , UNIT F SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO	303 S KANSAS AVE #F	Topeka, KS 66603
S31 , T11 , R16 , OFFICE 1 SELLS BROTHERS BUILDING LO FT ASSOCIATION INC CONDO	303 S KANSAS AVE #1	Topeka, KS 66603
ORIGINAL TOWN, Lot 225 + , ACRES 0.35, KANSAS AVE LOTS 225-227-229-231 LES S UNITS 401-402-403-404-301-302-305 -306	709 S KANSAS AVE #304	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 280, ACRES 0.09, KANSAS AVE LOT 280	826 S KANSAS AVE	Topeka, KS 66612
MILL BLOCK, S30, T11, R16, Lot 17, ACRES 0.1, BEG SW COR LOT 17 TH N 50.18 E 87 S 48(S) W 12(S) S .95 W 74.67 TO POB	115 N KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 343 + , ACRES 0.52, QUINCY ST S1/2 LOT 341 LESS W 20 & LOTS 343- 345-347-349-351-353-355 LESS BEG NW COR S 1/2 LOT 343 TH SE 20 SW 26.73 NW 20 NE 26.73 TO POB & LESS BEG SW COR LOT 355 NE 109.96 SE 20 SW 109.96 NW 20 TO P	1035 SE QUINCY ST	Topeka, KS 66612
ASSUMPTION CHURCH SUB, S31, T11, R16, BLOCK A, Lot 1, ACRES 0.5, BLK A LOT 1 ASSUMPTION CHURCH SUB	735 SW JACKSON ST	Topeka, KS 66603
WINTER PARK, S32, T11, R16, BLOCK A, Lot 1, ACRES 0.7, BLK A LOT 1 WINTER PARK SUB	135 SE JEFFERSON ST	Topeka, KS 66607



TOPEKA, KANSAS  
TIF DISTRICT  
8.14.2019



**NE RIVER RD**

**127TH STREET**

**TOPIKA BLVD**

