

(Published in the Topeka Metro News on May 20, 2024)

RESOLUTION NO. 9526

A RESOLUTION introduced by Interim City Manager Richard Nienstedt making certain findings pursuant to the Kansas Reinvestment Housing Incentive District Act with regard to an application submitted by Gen III Construction & Development LLC to establish a Reinvestment Housing Incentive District in Meier's Place Subdivision 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 Meier's Place Subdivision RHID, in accordance with the Act.

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

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

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

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

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

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

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

50 Section 7. The City Clerk is directed to publish this resolution one time in the
51 Topeka Metro News and to send a certified copy of this resolution to the Secretary for the
52 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.

53 ADOPTED and APPROVED by the Governing Body on May 7, 2024.

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CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

EXHIBIT A
(Legal Description)

A PART OF FRACTIONAL SECTION 24, TOWNSHIP 11 SOUTH, RANGE 15 EAST OF THE 6TH P.M.,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24, WHICH IS ALSO THE NORTHWEST
CORNER OF KAW HALF BREED RESERVE NO. 3, THENCE NORTH 01 DEGREES 36 MINUTES 34
SECONDS WEST, 1107.77 FEET ALONG THE EAST LINE OF KAW HALF BREED RESERVE NO. 2, TO
THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 24; THENCE NORTH 88 DEGREES 23
MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 1158.74
FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 42 SECONDS EAST, 1103.53 FEET TO THE NORTH
LINE OF SAID RESERVE NO. 3 BEING ALSO THE SOUTH LINE OF SAID SECTION 24; THENCE SOUTH
88 DEGREES 10 MINUTES 54 SECONDS WEST, 1155.90 FEET TO THE POINT OF BEGINNING. ALL IN
SHAWNEE COUNTY KANSAS.

CONTAINS 29.37 ACRES MORE OR LESS.

See attached Plats.

(Map; Existing Parcels in Proposed RHID)



