

1 (Published in the Topeka Metro News August 19, 2024)

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3 **RESOLUTION NO. 9570**

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5 A RESOLUTION introduced by Interim City Manager Richard Nienstedt making certain
6 findings pursuant to the Kansas Reinvestment Housing Incentive
7 District Act with regard to an application submitted by Union
8 Development Holdings, LLC to establish a Reinvestment Housing
9 Incentive District and requesting that the Secretary of Commerce
10 review the Resolution and advise the Governing Body

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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 Union at Tower District RHID, in accordance with the
27 Act.

28 NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
29 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 August 13, 2024.

54 CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

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61 ATTEST:

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Brenda Younger, City Clerk

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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 388 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 388, 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, 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 369 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)



SECTION 2

Map of the Area to be Sold (continued)

