

RESOLUTION NO. 9581

A RESOLUTION introduced by City Manager Dr. Robert M. Perez providing notice that the City is considering establishing a Reinvestment Housing Incentive District (“RHID”) for the Riverstone (Meier’s Place) Subdivision RHID; adopting a plan for the development of housing and public facilities in the proposed RHID; and establishing the date and time of a public hearing.

WHEREAS, on May 30, 2024, the Kansas Secretary of Commerce determined that the findings by the Governing Body articulated in Resolution No. 9526 meet the requirements of K.S.A. 12-5244(c) and that the Governing Body may proceed with establishing the RHID; and

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

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

Section 1. Establishment of the Meier’s Place Subdivision RHID. Pursuant to K.S.A. 12-5245(a), the proposed RHID will be established within the boundaries of the real estate legally described and attached in Exhibit A. A map depicting the existing parcels of real estate in the proposed RHID is attached as Exhibit B. A list of the existing assessed valuation of the real estate in the proposed RHID and the names and addresses of the owners of record of all the real estate parcels within the proposed RHID is attached as Exhibit C.

Section 2. Proposed Plan (“Plan”). The Governing Body further declares its intent 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 Riverstone (Meier's Place) Subdivision RHID and adoption of the Plan. The hearing will take place in the City Council Chambers, 620 SE Madison, Topeka, Kansas, at 6:00 p.m. on September 10, 2024. 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 345/Seaman; and the Board of Commissioners for Shawnee County.

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

53 ADOPTED and APPROVED by the Governing Body on September 10, 2024.

54 CITY OF TOPEKA, KANSAS

55

56

57

58

59

Michael A. Padilla, Mayor

60

61 ATTEST:

62

63

64

65

66 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)

EXHIBIT C

(Parcels of Meier's Place Subdivision)

PARCELS OF RIVERSTONE SUBDIVISION							
Parcel ID	Block	Lot	SC Assessed	Class	Improvements	Owner Name	Owner Address
0962401015001010	E	1	\$133.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401015001020	E	2	\$114.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401015001030	E	3	\$114.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401015001090	E	9	\$140.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401015001100	E	10	\$107.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401015001110	E	11	\$162.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401015001120	E	12	\$162.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401014001010	A	1	\$117.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401014001020	A	2	\$89.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401014001040	A	4	\$135.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401014001050	A	5	\$86.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401014001060	A	6	\$114.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401014001070	A	7	\$110.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401014001080	A	8	\$95.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614
0962401014001090	A	9	\$95.00	Vacant Lot		Gen III Construction & Development LLC	2858 SW Villa West Drive 66614

EXHIBIT D

(Description of Housing; Public Facilities)

The Riverstone Subdivision will have fifteen (15) single family homes constructed. Gen III intends to develop and sell 15 single-family homes. These residences will range from 1200 to 1750 square feet each, featuring approximately 3-5 bedrooms, 2-3 bathrooms, and a double car garage and will be a mix of four different floor plans.

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.