

1 **RESOLUTION NO. 9586**

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3 A RESOLUTION introduced by Councilmembers Neil Dobler and Spender Duncan  
4 regarding Lauren’s Bay.

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6 WHEREAS, Shawnee County annually holds a Tax Foreclosure Sale; and

7 WHEREAS, the 2024 Tax Foreclosure Sale will be held on September 19, 2024;

8 and

9 WHEREAS, there are lots in Lauren’s Bay owned by Klaton Real Estate, LLC, 3420  
10 SW Fairlawn, LLC, and LB Lots LLC; and

11 WHEREAS, Jim Klausman is the primary shareholder in Klaton Real Estate, LLC,  
12 3420 SW Fairlawn, LLC, and LB Lots LLC collectively referred to from hereon as “the  
13 Developer”; and

14 WHEREAS, the City desires to forgive the back due special assessments of the  
15 Developer in exchange for full payment of back due property taxes and a negotiated  
16 payment to be negotiated between the Public Infrastructure Committee and the Developer  
17 by December 31, 2024; and

18 WHEREAS, the City desires for the lots to be developed utilizing available  
19 economic development tools.

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

22 1. The Governing Body authorizes the City Manager to notify the County  
23 Counselor the past due specials on the lots in the upcoming tax sale have been forgiven.  
24 The Developer shall make payment of back due property taxes.

25 2. The Governing Body waives the requirement in its RHID Policy 9452 that  
26 there be no outstanding back due taxes and specials prior to application to allow the

27 Developer to submit the lots in Lauren’s Bay for RHID Consideration.

28 3. The City will work with bond counsel and the Developer to decrease the  
29 annual yearly special assessments remaining on the property through the creation of a  
30 CID with a delayed implementation.

31 4. The Public Infrastructure Committee shall negotiate with the Developer the  
32 terms for payment of the forgiven special assessments for the lots in the 2024 tax sale in  
33 conjunction with available economic development tools. If no agreement is reached and  
34 approved by the entire Governing Body by December 31, 2024 with payment rendered to  
35 the City by that date, the lots shall be donated by the Developer to the City’s land bank.  
36 The transfer shall occur no later than March 3, 2025.

37 5. The Developer shall sign this Resolution to evidence its agreement with the  
38 terms expressed in exchange for the forgiveness of the past due special assessments.

39 ADOPTED and APPROVED by the Governing Body on September 17, 2024.

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CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

ATTEST:

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Brenda Younger, City Clerk