



CITY OF TOPEKA

CITY COUNCIL
City Hall, 215 SE 7th St., Room 255
Topeka, KS 66603-3914
(785) 368-3710

Tonya Bailey, Sr Executive Assistant
Tara Jefferies, Sr Executive Assistant
E-mail: councilassist@topeka.org
www.topeka.org

EXCERPT

CITY OF TOPEKA, Topeka, Kansas, Tuesday, February 18, 2025. The Public Infrastructure Committee members met at 11:00 A.M. with the following Committee members present: Sylvia Ortiz, David Banks (Chair) and Neil Dobler.

The following is an excerpt of the draft minutes from the meeting:

APPROVAL to proceed to the Governing Body for action for Lauren's Bay Lots, LLC.

Lauren's Bay

Assistant City Manager Braxton Copley spoke to Resolution 9609 regarding the negotiation between the Public Infrastructure Committee and the Developer for terms of payment and the forgiven special assessments for the lots in the 2024 tax sale which was extended to March 31, 2025. There has been a proposal from the Developer. The proposed deal terms are subject to Public Infrastructure Committee and Council approval:

- Payment of past due special taxes at \$2.25 per square foot. Total \$525,000. Actual past due specials are \$423,000.
- Payment would go into an escrow account pending approval of the Development Agreement, Reinvestment Housing Incentive District (RHID), Community Improvement District (CID).
- Future specials would be restructured under a CID with 20 annual installments over 22 years. The net result would reduce the monthly amount to \$150 per month, from \$300.
- Subject to approval of RHID and a "but-for" financial analysis test.
- Developer intends to include land acquisition, utilities and vertical construction costs.

Committee member Dobler spoke to the proposal from the Developer and asked for clarification that the back taxes for the 16 lots would be paid back and the City of Topeka would recoup dollars from the specials if the agreement is met. Copley confirmed that is correct. Dobler also stated the future monthly specials would be reduced to a feasible monthly amount for the lots. Copley also confirmed the reduced future specials if the CID were to be approved.

Committee member Ortiz questioned what would happen if the agreement with the Developer is not met. Copley confirmed that per the resolution if the City of Topeka cannot reach an

agreement with the developer by March 31, 2025, the developer will donate the 16 parcels of land in question to the city's Land Bank. Representing the Developer, Jennifer Sourk, confirmed that the term had been mutually negotiated and are agreeable, with the contingency of the RHID.

Assistant City Manager Braxton Copley confirmed the timeline to finish the development agreement as well as have the resolutions relating to the initial steps for the CID and RHID in time for the full City Council to discuss at its March 11 meeting with a final City Council vote for March 18, 2025. Committee member Ortiz added that she appreciates the work of the staff to get the agreement in front of the Council to meet the deadline. Councilmember Michelle Hoferer questioned the construction timeline. Braxton Copley stated pending approvals it could be late 2025.

Committee member Dobler asked if the Development Agreement would go before the Governing Body by the deadline. City Attorney Amanda Stanley confirmed that would happen before the deadline of March 31, 2025 then go to the Department of Commerce for state approval. Dobler continued to express his support for the agreement and feels the agreement will give the City the best of the situation. He added his appreciation to the staff for their hard work.

MOTION: Committee member Dobler made a motion to approve and move forward to the Governing Body for action. Committee member Ortiz seconded. Motion approved 3-0-0.
