



City Council Chambers 214 SE 8th St.
2nd Floor Topeka, KS 66603
<https://www.topeka.org>

Governing Body Agenda

April 1, 2025
6:00 AM

Mayor: Michael A. Padilla

Councilmembers

Karen A. Hiller	District No. 1	Marcus D.L. Miller	District No. 6
Christina Valdivia-Alcala	District No. 2	Neil Dobler	District No. 7
Sylvia E. Ortiz	District No. 3	Spencer Duncan	District No. 8
David Banks	District No. 4	Michelle Hoferer	District No. 9
Brett D. Kell	District No. 5		

City Manager: Dr. Robert M. Perez

Addressing the Governing Body: Public comment for the meeting will be available via Zoom or in-person. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 5:00 p.m. on the date of the meeting, after which the City Clerk's Office will provide Zoom link information and protocols prior to the meeting. View the meeting online at <https://www.topeka.org/communications/live-stream/> or at <https://www.facebook.com/cityoftopeka/>.

Written public comment may also be considered to the extent it is personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before the date of the meeting for attachment to the meeting minutes.

If you need any accommodations for the meeting, please contact the City ADA Coordinator at 785-368-4470. Kansas Relay Service at 800-766-3777. Please provide a 48 Hour Notice if possible.

Agendas are available by 5:00 p.m. on Thursday in the City Clerk's Office, 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or on the City's website at <https://www.topeka.org>.

CALL TO ORDER:

INVOCATION:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF MACVICAR CROSSWALK:

1. ROLL CALL:

2. APPOINTMENTS:

A. Board Appointment - Civil Service Commission

BOARD APPOINTMENT recommending the appointment of Artie Gonzales to the Civil Service Commission to fill a term ending April 1, 2029. *(Council District No. 1)*

B. Board Appointment - Topeka Sustainability Advisory Board

BOARD APPOINTMENT recommending the appointment of Mary Monzyk to the Topeka Sustainability Advisory Board for a term ending February 7, 2027. *(Council District No. 5)*

C. Committee Appointment - Affordable Housing Trust Fund Review Committee - V. Evans

COMMITTEE APPOINTMENT recommending the appointment of Vanessa Evans to the Affordable Housing Trust Fund Review Committee for a term ending April 2, 2027. *(Council District No. 6)*

D. Committee Appointment - Affordable Housing Trust Fund Review Committee - W. Bassett

COMMITTEE APPOINTMENT recommending the appointment of Walker Bassett to the Affordable Housing Trust Fund Review Committee for a term ending April 2, 2027. *(Council District No. 4)*

E. Committee Appointment - Affordable Housing Trust Fund Review Committee - T. George

COMMITTEE APPOINTMENT recommending the appointment of Trey George to the Affordable Housing Review Committee for a term ending April 2, 2027. *(Outside City Limits)*

3. PRESENTATIONS:

- **Human Relations Commission (HRC) Annual Report**
- **Topeka Metropolitan Transit Authority (TMTA) Annual Report**

4. CONSENT AGENDA:

A. Resolution - Sigma Phi Epsilon Country Music Concert - Noise Exception

RESOLUTION introduced by Councilmember Marcus Miller granting Sigma Phi Epsilon Fraternity Kansas Delta Chapter an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions. *(Council District No. 6)*

(Approval would allow for amplified music and sound during the hours of 7:00 p.m. and 9:00 p.m. on

April 4, 2025, at 2001 SW Macvicar Avenue.

B. Professional Services Contract - Watkins Calcara

APPROVAL of a professional services contract between the City and Watkins Calara law firm to represent the city in a civil lawsuit matter.

(Approval will authorize continuation of the contract for legal services.)

C. MINUTES of the regular meeting of March 18, 2025

D. APPLICATIONS:

5. ACTION ITEMS:

A. Public Hearing, Development Agreement and Ordinance - Establishment of Union at Tower District RHID

PUBLIC HEARING to consider the establishment of the Union at Tower District Reinvestment Housing Incentive District (RHID) and adoption of the Plan.

DEVELOPMENT AGREEMENT for the Union at Tower District Subdivision RHID between the City of Topeka and Union at Tower District, LP, an Indiana limited partnership.

ORDINANCE introduced by City Manager Dr. Robert M. Perez establishing a Reinvestment Housing Incentive District (“RHID”) for Union at Tower District and adopting a plan for the development of housing and public facilities in the RHID.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval would establish Union at Tower District reinvestment housing incentive district ("RHID") and adopt a development plan for housing and public infrastructure.)

B. Public Hearing - 2025 Consolidated Action Plan

PUBLIC HEARING to obtain citizen input on the City of Topeka's Fiscal Year 2025 Consolidated Annual Action Plan.

(Submission of the plan to HUD will help secure over \$2.5 million dollars in federal funding for housing and neighborhood improvements in the community.)

C. Resolution - 1600 block between Polk Street and Tyler Street Alley Repair Project Nos. 841201.04 and 291147.01

RESOLUTION introduced by the Public Infrastructure Committee comprised of Councilmembers Sylvia Ortiz, David Banks and Neil Dobler recommending approval of Project Nos. 841201.04 and 291147.01 for alley repair in the 1600 block between Polk Street and Tyler Street. *(Public Infrastructure Committee recommended approval on March 18, 2025.)*

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Total project budget of \$448,868 for alley repair in the 1600 block between Polk Street and Tyler Street.)

D. Resolution - 45th Street from Gage to Cambridge Project No. 701070.00

RESOLUTION introduced by the Public Infrastructure Committee comprised of Councilmembers Sylvia Ortiz, David Banks and Neil Dobler amending the 2025-2034 CIP and the 2025-2027 CIB to add Project No. 701070.00 for street improvement and construction of a shared-use path on 45th Street from Gage to Cambridge. *(Public Infrastructure Committee recommended approval on March 18, 2025.)*

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(The total project budget is \$4,000,000 for street improvement and construction of a shared-use path on 45th Street from Gage to Cambridge.)

E. Resolution - SW Fairlawn Road from 23rd Street to 28th Street Project Nos. 701040.00, 281250.17, 291143.04, 502730.00, 502730.01 and 281250.17

RESOLUTION introduced by the Public Infrastructure Committee comprised of Councilmembers Sylvia Ortiz, David Banks and Neil Dobler recommending approval of Project Nos. 701040.00, 281250.17, 291143.04, 502730.00, 502730.01 and 281250.17 for street rehabilitation, utility improvements and bridge maintenance for SW Fairlawn Road from 23rd Street to 28th Street. *(Public Infrastructure Committee recommended approval on March 18, 2025.)*

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Total project budget of \$8,139,961 for street rehabilitation, utility improvements and bridge maintenance for SW Fairlawn Road from 23rd Street to 28th Street.)

F. Agreement - Prevention and Resiliency Services Inc. (PARS) - Safe Streets

APPROVAL of an Agreement between the City of Topeka and Prevention and Resiliency Services Inc. (PARS) for the operation of the Safe Streets Program.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval would revise the Safe Streets 2025 budget reflecting a 25% reduction from the originally approved amount of \$61,000. The new contract amount will be \$45,750.)

6. NON-ACTION ITEMS:

A. Discussion - Kansas Homeland Security Hazard Mitigation Plan Resolution

DISCUSSION concerning the Kansas Homeland Security Region Hazard Mitigation Plan.

(Approval will adopt the multi-jurisdictional hazard mitigation plan which is a condition to applying for hazard mitigation grants from the Federal Emergency Management Agency (FEMA).)

B. Discussion - 2026-2035 Capital Improvement Plan and 2026-2028 Capital Improvement Budget Overview

DISCUSSION of the proposed 2026-2035 Capital Improvement Plan (CIP) and 2026-2028 Capital Improvement Budget (CIB).

(Discussions will continue through the month of April and May 2025.)

7. PUBLIC COMMENT:

Public comment for the meeting will be available via Zoom or in-person. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 5:00 p.m. on the date of the meeting, after which the City Clerk's Office will provide Zoom link information and protocols prior to the meeting. Written public comment may also be considered to the extent it is personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before the date of the meeting for attachment to the meeting minutes. View the meeting online at <https://www.topeka.org/communications/live-stream/> or at <https://www.facebook.com/cityoftopeka/>.

8. ANNOUNCEMENTS:

9. EXECUTIVE SESSION:

Executive Sessions are closed meetings held in accordance with the provisions of the Kansas Open Meetings Act.

(Executive sessions will be scheduled as needed and may include topics such as personnel matters, considerations of acquisition of property for public purposes, potential or pending litigation in which the city has an interest, employer-employee negotiations and any other matter provided for in K.S.A. 75-4319.)

10. ADJOURNMENT:



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025
CONTACT PERSON: Mayor Michael A. Padilla **DOCUMENT #:**
SECOND PARTY/SUBJECT: Civil Service **PROJECT #:**
Commission
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: **JOURNAL #:**
PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the appointment of Artie Gonzales to the Civil Service Commission to fill a term ending April 1, 2029. (Council District No. 1)

VOTING REQUIREMENTS:

At least five (5) votes of the City Council is required. The Mayor does not vote.

POLICY ISSUE:

The Civil Service Commission controls all examinations with advice from the police chief, fire chief, technical advisor and city attorney or their respective designees. The commission will provide uniform rules with respect thereto and shall hold such examinations as are necessary for the purpose of determining the qualifications and fitness of applicants for positions on the police and fire departments.

STAFF RECOMMENDATION:

Councilmember Hiller nominates and Mayor Padilla recommends the appointment of Artie Gonzales for a term ending April 1, 2029.

BACKGROUND:

Ordinance 18382. The Civil Service Commission has control of exams and the nature of the exams for the Police and Fire Departments. The Commission also certifies the list of eligible applicants and prepares an annual report for the City Manager. The City Manager may also request special reports from the Commission at any time.

BUDGETARY IMPACT:

Not Applicable.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

A. Gonzales - Application & Resume

City of Topeka Boards and Commissions Application

Submitted on 10 March 2025, 12:58PM
Receipt number 342
Related form version 9

Profile

First Name Artie

Last Name Gonzales

Email Address ArtieObo@att.net

Street Address 916 SW 9th St

Suite or Apt

City Topeka

State Kansas

Zip 66606

Are you a resident of the City of Topeka? Yes

What district do you live in? District 1

Primary Phone 7852324114

Alternate Phone

Employer Retired

Job Title

Which Board would you like to apply for? Civil Service Commission

Are you a registered voter? Yes

Are you currently a full or part-time employee of the City of Topeka? No

Which department do you work for?

Are you or any immediate family member related to any city governmental official or employee? No

Who are you related to and how are you related?

Are you or have you been a party to any civil litigation involving the City of Topeka? No

Please explain the litigation and your role in it:

Are you delinquent in payment of any taxes, fees, fines, or special assessments owed to the State of Kansas, Shawnee County or the City of Topeka? No

Please explain your delinquent payment situation.

Please state why you are interested in serving on this board or commission:

I have an interest in helping the City of Topeka as I was a member of the Topeka Police Department for 36 years. Also, as a field training officer for the TPD with the responsibility training new recruits, I sometimes thought, "How/Why did they every hire this guy!" I feel I am a very good evaluator of one's work ethic.

Interests & Experiences

Please describe your education, experience, and expertise including any honors, awards, civic, cultural, charitable or professional organization memberships that relate to the position you are seeking.

Attended Washburn University. Served in the US Army for three years. One year in Viet Nam. Served on the Topeka Police Department for thirty-six years. Became experienced in working with people in high stress situations and decision making. Mastered the art of listening and having empathy. In 2006 was honored to be Officer of the Year.

List any professional licenses you hold in Kansas and advise if they are current. (We reserve the right to request a copy of your license prior to approval of your appointment.) None

**Please upload a resume or any additional information you believe may be helpful in considering your application.

[Artie's Resume.docx](#)

Voluntary Self Identification

Ethnicity Hispanic

Gender Male

Acknowledgements and Verification

Purpose of Information being submitted. I Agree

The information I am submitting is true and correct. I Agree

Your electronic signature



[Link to signature](#)

Alternative electronic signature

Notification to applicants for City Board/Commissions

Please be advised that your application and any documents that you attach are public records and, as such, are available to the public, upon request, pursuant to the Kansas Open Records Act.

If you are appointed to the position, your application and resume will be included in the governing body meeting agenda which is posted online.

Artie L. Gonzales

Professional Summary

1970-2006 City of Topeka, Department of Police

Police Patrolman, Field Training Officer, Bicycle Patrolman,
Firearms Instructor, Police Bicycle Instructor

1966-1969 US Army

Combat Military Policeman

Work Stills

Educating Public

Problem Solving

De-escalating High Risk Situations

Public Relations With Citizens

Education

Attended Washburn University

Graduated From Hayden High School

Graduated From Our Lady of Guadalupe Grade School



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Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025
CONTACT PERSON: Mayor Michael A. Padilla **DOCUMENT #:**
SECOND PARTY/SUBJECT: Topeka Sustainability **PROJECT #:**
Advisory Board
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: **JOURNAL #:**
PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the appointment of Mary Monzyk to the Topeka Sustainability Advisory Board for a term ending February 7, 2027. *(Council District No. 5)*

VOTING REQUIREMENTS:

At least five (5) votes of the City Council is required. Mayor does not vote.

POLICY ISSUE:

The Topeka Sustainability Advisory Board promotes environmental awareness and advocates for policies that support sustainability specifically including, but not limited to, environmental awareness, waste reduction, recycling, energy conservation and natural resource conservation in the City of Topeka, and to enhance the quality of life by improving the City's efforts in these areas.

STAFF RECOMMENDATION:

Councilmember Kell nominates and Mayor Padilla recommends the appointment of Mary Monzyk to the Topeka Sustainability Advisory Board for a term ending February 7, 2027. This position will be an At-Large position.

BACKGROUND:

In accordance with City Code 2.95.020, the Sustainability Advisory Board shall consist of nine members and be residents of the City of Topeka. After the initial appointment of the board, all members shall serve two (2) year terms unless appointed to fill out an unexpired term. At least five (5) of the nine (9) board members shall be currently licensed, have a degree in, be engaged in, or have substantial past experience in the fields of environmental awareness, waste reduction, recycling, energy conservation and/or natural resource conservation or a similar field relating to the environment or conservation.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

M. Monzyk - Application

City of Topeka Boards and Commissions Application

Submitted on	13 March 2025, 11:37AM
Receipt number	344
Related form version	9

Profile

First Name	Mary
Last Name	Monzyk
Email Address	marymonzyk@sbcglobal.net
Street Address	3557 SW Randolph Ave. 66611
Suite or Apt	
City	Topeka
State	Kansas
Zip	66611
Are you a resident of the City of Topeka?	Yes
What district do you live in?	District 5
Primary Phone	9137014729
Alternate Phone	
Employer	NA
Job Title	Retired
Which Board would you like to apply for?	Topeka Sustainability Advisory Board
Are you a registered voter?	Yes
Are you currently a full or part-time employee of the City of Topeka?	No
Which department do you work for?	

Are you or any immediate family member related to any city governmental official or employee? No

Who are you related to and how are you related?

Are you or have you been a party to any civil litigation involving the City of Topeka? No

Please explain the litigation and your role in it:

Are you delinquent in payment of any taxes, fees, fines, or special assessments owed to the State of Kansas, Shawnee County or the City of Topeka? No

Please explain your delinquent payment situation.

Please state why you are interested in serving on this board or commission:

I have a strong interest in maintaining and improving the environment in Topeka, KS. I'm particularly interested in the quality of the water in our recreational areas, and in maintaining high standards for the purity of city water.

Interests & Experiences

Please describe your education, experience, and expertise including any honors, awards, civic, cultural, charitable or professional organization memberships that relate to the position you are seeking.

I have a PhD in Chemistry from Duke University. I worked for an EPA contractor, developing analytical test methods for priority air pollutants. I was a professor at St. Louis University, where I taught undergraduate and graduate level courses in Analytical Chemistry, including a graduate level course in Environmental Chemistry. I conducted grant-supported research in Ion Chromatography. I worked for a pharmaceutical company in R & D. I was on the Sustainability Committee last year.

List any professional licenses you hold in Kansas and advise if they are current. (We reserve the right to request a copy of your license prior to approval of your appointment.)

I hold teaching certificates in Chemistry and Physics, which are currently expired.

**Please upload a resume or any additional information you believe may be helpful in considering your application.

[IMG_1062.jpeg](#)

Voluntary Self Identification

Ethnicity Caucasian/Non-Hispanic

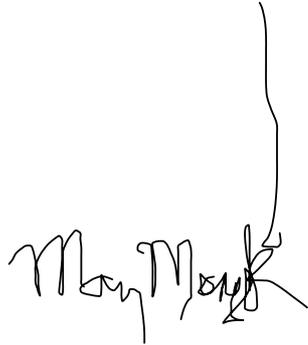
Gender Female

Acknowledgements and Verification

Purpose of Information being submitted. I Agree

The information I am submitting is true and correct. I Agree

Your electronic signature

A handwritten signature in black ink, appearing to read "May Musk". The signature is stylized with a long vertical line extending upwards from the right side.

[Link to signature](#)

Alternative electronic signature

Notification to applicants for City Board/Commissions

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April 1, 2025

DATE: April 1, 2025
CONTACT PERSON: Mayor Michael A. Padilla
DOCUMENT #:
SECOND PARTY/SUBJECT: Vanessa Evans
Affordable Housing
Trust Fund Review
Committee
PROJECT #:
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

COMMITTEE APPOINTMENT recommending the appointment of Vanessa Evans to the Affordable Housing Trust Fund Review Committee for a term ending April 2, 2027. (Council District No. 6)

VOTING REQUIREMENTS:

At least five (5) votes of the City Council is required. Mayor does not vote.

POLICY ISSUE:

The City of Topeka Affordable Housing Trust Fund Review Committee (AHTF) is responsible for reviewing and administering the manner in which funds held in the Housing Trust Fund are accepted and allocated. The AHTF will make recommendations to the City Manager regarding funding allocations and will prepare an annual report. The AHTF does not have the authority to waive the requirements of the Housing Trust Fund.

STAFF RECOMMENDATION:

Mayor Padilla recommends the appointment of Vanessa Evans to the Affordable Housing Trust Fund Review Committee for a term ending April 2, 2027. Ms. Evans is a resident of the City of Topeka.

BACKGROUND:

This is a City-created committee where the Mayor appoints and Council approves. The Affordable Housing Trust Fund Review Committee will consist of nine members and include the following individuals:

- (1) Director of Administrative and Financial Services, or his/her designee;
- (2) Director of Planning and Development or designee;

- (3) City Manager or designee;
- (4) Housing and Credit Counseling, Inc. (HCCI) representative;
- (5) A local financial institution representative;
- (6) Citizen's Advisory Council Chairperson, or his/her designee;
- (7) An affordable housing provider recommended by the Mayor and approved by the Governing Body; and
- (8) A poverty advocate recommended by the Mayor and approved by the Governing Body; and
- (9) Three residents of the City appointed by the Mayor and approved by the Governing Body.

The Director of Neighborhood Relations or his/her designee, will serve as the Chairperson of the Committee

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

V. Evans - Application & Resume

City of Topeka Boards and Commissions Application

Submitted on	20 March 2025, 2:54PM
Receipt number	350
Related form version	9

Profile

First Name	Vanessa
Last Name	Evans
Email Address	vikayee@gmail.com
Street Address	636 Southwest Randolph Avenue
Suite or Apt	
City	Topeka
State	Kansas
Zip	66606
Are you a resident of the City of Topeka?	Yes
What district do you live in?	District 6
Primary Phone	7859401117
Alternate Phone	
Employer	Self-Employed
Job Title	Curriculum Writer
Which Board would you like to apply for?	Affordable Housing Review Committee
Are you a registered voter?	Yes
Are you currently a full or part-time employee of the City of Topeka?	No
Which department do you work for?	

Are you or any immediate family member related to any city governmental official or employee? No

Who are you related to and how are you related?

Are you or have you been a party to any civil litigation involving the City of Topeka? No

Please explain the litigation and your role in it:

Are you delinquent in payment of any taxes, fees, fines, or special assessments owed to the State of Kansas, Shawnee County or the City of Topeka? No

Please explain your delinquent payment situation.

Please state why you are interested in serving on this board or commission:

An ounce of prevention is worth a pound of cure. Investment in affordable housing is a proven way to mitigate much more costly issues in the future. I want to help ensure the dollars are spent on worthy projects.

Interests & Experiences

Please describe your education, experience, and expertise including any honors, awards, civic, cultural, charitable or professional organization memberships that relate to the position you are seeking.

I started researching affordable housing in 2018 as I prepared to buy my own home, culminating in a move to Topeka in 2020 for that very reason. I joined Topeka JUMP as a Network Member of the Affordable Housing Committee in 2023. In September 2024, I also started the Facebook page Topeka Affordable Housing to hold a spotlight on relevant news and helpful community organizations.

I also have general experience in public speaking, leading volunteer groups, and project management.

List any professional licenses you hold in Kansas and advise if they are current. (We reserve the right to request a copy of your license prior to approval of your appointment.) (none)

**Please upload a resume or any additional information you believe may be helpful in considering your application.

[Vanessa Evans resume 2025.docx](#)

Voluntary Self Identification

Ethnicity Caucasian/Non-Hispanic

Gender Female

Acknowledgements and Verification

Purpose of Information being submitted. I Agree

The information I am submitting is true and correct. I Agree

Your electronic signature

Vanessa Evans

[Link to signature](#)

Alternative electronic signature

Notification to applicants for City Board/Commissions

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If you are appointed to the position, your application and resume will be included in the governing body meeting agenda which is posted online.



vikayee@gmail.com
785-940-1117

EDUCATION

TEFL Certificate (2013)
Northwest Nazarene
University
BA Degree in Christian
Ministries
Cum Laude
2006-2010

AWARDS

Andong Ambassador (2015)
NNU Presidential
Scholarship

INVOLVEMENT

Topeka JUMP (2023 -
present)
Grace Cathedral Vestry
(2023 - present)
Andong Volunteer
Association (2013-2017)

Vanessa Evans

PROFILE

- TEFL-certified with extensive experience in ESL curriculum development and teaching.
- Detailed, organized, and punctual. Completes tasks with a high standard of excellence.
- Positive, professional, and enthusiastic.

CONTENT DEVELOPMENT EXPERIENCE

Innovative Language Learning | Tokyo, Japan (remote position)
November 2020 - Present

ESL TEACHER

- Live group classes: English

CONTENT PRODUCTION: LIVE GROUP CLASSES, WORKBOOKS

- Languages: Cantonese, Chinese, Danish, Dutch, English, Filipino, Finnish, French, German, Greek, Hindi, Italian, Japanese, Korean, Norwegian, Polish, Portuguese, Spanish, Swedish, Thai, Turkish
- Preparing learning content in multiple languages for PDFs and other digital document formats;
- Consulting on layout and organization of content, helping to order content according to established curriculum guidelines;
- Reviewing content prior to publication in various channels, performing proofreading and other quality assurance tasks;
- Other tasks assigned by the team and accepted by the contractor

TEACHING EXPERIENCE

Innovative Language Learning | Tokyo, Japan (remote position)
November 2020 - Present

ESL TEACHER

- Live group classes: English

Private Lessons | Internet (remote classes)
October 2021 - Present

ESL TEACHER

- Adult students: English speaking and writing

GETV | North Gyeongsang Office of Education Research Institute,
Andong-si, South Korea
2013-2018, April - September 2020

ESL TEACHER

- Public School classes: Elementary grade 3 - High School
- Online conversation classes: Elementary grade 5 - High School, Adults

ESL CURRICULUM DEVELOPER

- Design and compile 5 all-new levels of ESL curriculum, saving more than \$100,000 USD per year
- Supervise fellow teachers in curriculum development

PROMISE ACADEMY | Gyeongbuk Provincial New City, Andong-si,
South Korea
2019- March 2020

ESL TEACHER

- Academy classes: Kindergarten - Elementary grade 5
- Adult conversation class

KIM'S ACADEMY | Mokpo-si, South Korea
2011-2013

ESL TEACHER

- Academy classes: Elementary grade 1-6, specialty in writing
- Adult conversation class

HEAD TEACHER

- Liason between foreign teachers and management
- Curriculum development



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DATE: April 1, 2025
CONTACT PERSON: Mayor Michael A. Padilla
DOCUMENT #:
SECOND PARTY/SUBJECT: Walker Bassett
Affordable Housing
Trust Fund Review
Committee
PROJECT #:
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

COMMITTEE APPOINTMENT recommending the appointment of Walker Bassett to the Affordable Housing Trust Fund Review Committee for a term ending April 2, 2027. *(Council District No. 4)*

VOTING REQUIREMENTS:

At least five (5) votes of the City Council is required. Mayor does not vote.

POLICY ISSUE:

The City of Topeka Affordable Housing Review Committee (AHRC) is responsible for reviewing and administering the manner in which funds held in the Housing Trust Fund are accepted and allocated. The AHRC will make recommendations to the City Manager regarding funding allocations and will prepare an annual report. The AHRC does not have the authority to waive the requirements of the Housing Trust Fund.

STAFF RECOMMENDATION:

Mayor Padilla recommends the appointment of Walker Bassett to the Affordable Housing Trust Fund Review Committee for a term ending April 2, 2027. Mr. Bassett is a resident of the City of Topeka.

BACKGROUND:

This is a City-created committee where the Mayor appoints and Council approves. The Affordable Housing Review Committee will consist of nine members and include the following individuals:

- (1) Director of Administrative and Financial Services, or his/her designee;
- (2) Director of Planning and Development or designee;

- (3) City Manager or designee;
- (4) Housing and Credit Counseling, Inc. (HCCI) representative;
- (5) A local financial institution representative;
- (6) Citizen's Advisory Council Chairperson, or his/her designee;
- (7) An affordable housing provider recommended by the Mayor and approved by the Governing Body; and
- (8) A poverty advocate recommended by the Mayor and approved by the Governing Body; and
- (9) Three residents of the City appointed by the Mayor and approved by the Governing Body.

The Director of Neighborhood Relations or his/her designee, will serve as the Chairperson of the Committee

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

W. Bassett - Application & Resume

City of Topeka Boards and Commissions Application

Submitted on 13 March 2025, 3:52PM
Receipt number 345
Related form version 9

Profile

First Name Walker

Last Name Bassett

Email Address wbassett@gen-iii.com

Street Address 2858 SW Villa West Dr

Suite or Apt Ste 200

City Topeka

State Kansas

Zip 66614

Are you a resident of the City of Topeka? Yes

What district do you live in? District 4

Primary Phone 7852175766

Alternate Phone

Employer Gen III Cosntruction

Job Title Owner

Which Board would you like to apply for? Affordable Housing Review Committee

Are you a registered voter? Yes

Are you currently a full or part-time employee of the City of Topeka? No

Which department do you work for?

Are you or any immediate family member related to any city governmental official or employee? No

Who are you related to and how are you related?

Are you or have you been a party to any civil litigation involving the City of Topeka? No

Please explain the litigation and your role in it:

Are you delinquent in payment of any taxes, fees, fines, or special assessments owed to the State of Kansas, Shawnee County or the City of Topeka? No

Please explain your delinquent payment situation.

Please state why you are interested in serving on this board or commission:

I want to help the board analyze real construction costs and project feasibility. I currently build entry level new construction in Topeka and have worked on incentive districts for my projects.

Interests & Experiences

Please describe your education, experience, and expertise including any honors, awards, civic, cultural, charitable or professional organization memberships that relate to the position you are seeking.

I come from a background in real estate title, construction in house counsel internship, currently sell and lease commercial real estate. I have a construction and development company which builds new spec homes, custom home, develops incentive districts, and perform commercial management.

List any professional licenses you hold in Kansas and advise if they are current. (We reserve the right to request a copy of your license prior to approval of your appointment.)

Licensed Attorney with the State of Kansas
Licensed General Contractor
License Real Estate Agent

**Please upload a resume or any additional information you believe may be helpful in considering your application.

[Bassett Resume 2025.docx](#)

Voluntary Self Identification

Ethnicity

Gender

Acknowledgements and Verification

Purpose of Information being submitted. I Agree

The information I am submitting is true and correct. I Agree

Your electronic signature



[Link to signature](#)

Alternative electronic signature

Notification to applicants for City Board/Commissions

Please be advised that your application and any documents that you attach are public records and, as such, are available to the public, upon request, pursuant to the Kansas Open Records Act.

If you are appointed to the position, your application and resume will be included in the governing body meeting agenda which is posted online.

Walker Bassett

3410 SE Taurus Ave, Topeka, KS

(785) 217-5766 | wbassett@gen-iii.com

EDUCATION

Washburn University School of Law, Topeka, KS May 2023

Juris Doctor (J.D.)

Licensed Attorney in the State of Kansas

Washburn University, Topeka, KS May 2020

Bachelor of Business Administration

Economics

WORK EXPERIENCE

Gen III Construction & Development, LLC – Partner December 2020 – Present

- Licensed General Contractor in new construction (residential and Multifamily), residential and commercial remodeling, land development, and acquisition.

Berkshire Hathaway Commercial Division First Realtors August 2023 – Present

- Commercial sales, leasing, and management.

HME Inc. – Legal Intern December 2021 – Sep 2022

- Assist in daily legal duties for a leading steel fabrication company that operates across the United States. The daily duties of this position consisted of coordinating with the outside counsel and officers of the company regarding all legal issues it faced.

Stevens & Brand L.L.P. – Law Clerk July 2022 – Sep 2022

- Performed legal research and analysis in the construction and transaction law field.

Kansas Secured Title - Research Processor December 2020 – December 2021

Lawyers Title of Topeka, Inc. - Research Processor May 2020 – December 2020

EXTRACURRICULAR ACTIVITIES

Washburn Law Transactional Team Fall 2022 – Spring 2023

- Hand-selected team to represent Washburn Law in nationwide transactional competition in Detroit, Michigan.

Small Business & Nonprofit Transactional Law Clinic Spring 2022

Vice President of Washburn Business Law Society August 2021 – August 2022

AWARDS

CALI Excellence for the Future Award - given to the highest-scoring student in each law school class.

- Received in Law and Economics Fall 2022
- Received in Taxation of Individual Income Fall 2022

-



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025
CONTACT PERSON: Mayor Michael A. Padilla
DOCUMENT #:
SECOND PARTY/SUBJECT: Trey George Affordable Housing Trust Fund Review Committee
PROJECT #:
CATEGORY/SUBCATEGORY: 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

COMMITTEE APPOINTMENT recommending the appointment of Trey George to the Affordable Housing Review Committee for a term ending April 2, 2027. (*Outside City Limits*)

VOTING REQUIREMENTS:

At least five (5) votes of the City Council is required. Mayor does not vote.

POLICY ISSUE:

The City of Topeka Affordable Housing Trust Fund Review Committee (AHTF) is responsible for reviewing and administering the manner in which funds held in the Housing Trust Fund are accepted and allocated. The AHTF will make recommendations to the City Manager regarding funding allocations and will prepare an annual report. The AHTC does not have the authority to waive the requirements of the Housing Trust Fund.

STAFF RECOMMENDATION:

Mayor Padilla recommends the appointment of Trey George to the Affordable Housing Trust Fund Review Committee for a term ending April 2, 2027. Mr. George is an Affordable housing provider..

BACKGROUND:

This is a City-created committee where the Mayor appoints and Council approves. The Affordable Housing Review Committee will consist of nine members and include the following individuals:

- (1) Director of Administrative and Financial Services, or his/her designee;
- (2) Director of Planning and Development or designee;
- (3) City Manager or designee;

- (4) Housing and Credit Counseling, Inc. (HCCI) representative;
- (5) A Local financial institution representative;
- (6) Citizen's Advisory Council Chairperson, or his/her designee;
- (7) An affordable housing provider appointed by the Mayor and approved by the Governing Body; and
- (8) A poverty advocate appointed by the Mayor and approved by the Governing Body; and
- (9) Three residents of the City appointed by the Mayor and approved by the Governing Body

The Director of Planning and Development or his/her designee, will serve as the Chairperson of the Committee.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

T. George - Application & Resume

City of Topeka Boards and Commissions Application

Submitted on 14 March 2025, 7:20PM
Receipt number 346
Related form version 9

Profile

First Name Trey

Last Name George

Email Address tgeorge@tha.gov

Street Address 3435 E 109th St

Suite or Apt

City Berryton

State Kansas

Zip 66409

Are you a resident of the City of Topeka? No

What district do you live in? Other/Outside City Limits

Primary Phone 7853835776

Alternate Phone

Employer Topeka Housing Authority

Job Title President/CEO

Which Board would you like to apply for? Affordable Housing Review Committee

Are you a registered voter? Yes

Are you currently a full or part-time employee of the City of Topeka? No

Which department do you work for?

Are you or any immediate family member related to any city governmental official or employee? No

Who are you related to and how are you related?

Are you or have you been a party to any civil litigation involving the City of Topeka? No

Please explain the litigation and your role in it:

Are you delinquent in payment of any taxes, fees, fines, or special assessments owed to the State of Kansas, Shawnee County or the City of Topeka? No

Please explain your delinquent payment situation.

Please state why you are interested in serving on this board or commission:

I am passionate about increasing the amount of affordable housing available for our community. I've been with the Topeka Housing Authority for almost 14 years and I am greatly invested in the creation and preservation of affordable housing in our community. I have been involved with discussions about the Housing Trust Fund in the past and believe it will add value to the creation of housing in Topeka.

Interests & Experiences

Please describe your education, experience, and expertise including any honors, awards, civic, cultural, charitable or professional organization memberships that relate to the position you are seeking.

I have great knowledge in HUD funding, programs, grants, Public Housing, Section 8, and Low Income Housing Tax Credits (LIHTC). I have contacts and resources that can provide expertise and knowledge as needed. I'm on the Board of the Kansas Housing Association and the Apartment Council of Topeka and work closely with many partners in our community on a daily basis to help with the complex issues involved in providing housing.

List any professional licenses you hold in Kansas and advise if they are current. (We reserve the right to request a copy of your license prior to approval of your appointment.) N/A

**Please upload a resume or any additional information you believe may be helpful in considering your application.

[WDGIII Resume 2025.docx](#)

Voluntary Self Identification

Ethnicity Caucasian/Non-Hispanic

Gender Male

Acknowledgements and Verification

Purpose of Information being submitted. I Agree

The information I am submitting is true and correct. I Agree

Your electronic signature

Alternative electronic signature

Trey George

Notification to applicants for City Board/Commissions

Please be advised that your application and any documents that you attach are public records and, as such, are available to the public, upon request, pursuant to the Kansas Open Records Act.

If you are appointed to the position, your application and resume will be included in the governing body meeting agenda which is posted online.

William D. George III

3435 E 109th St., Berryton, KS 66409

iiiigeorge33@gmail.com

702-249-1308

CAREER OBJECTIVE

To lead an ethical, dynamic, challenging and progressive company where my skills and talents are beneficial.

EDUCATION

Bachelor of Science in Criminal Justice, Security Administration

Minor in Sociology

Washburn University, December 2001

Internship, Security and Fraud Division

Commerce Bank & Trust, December 2001

PROFESSIONAL EXPERIENCE

President/CEO

Topeka Housing Authority, Topeka, Kansas April 2019 to Present

- Public Housing Authority for Topeka and Shawnee County KS
- Lead a staff of 52 Housing Professionals
- 744 Public Housing Homes
- 1350 Housing Choice Vouchers (Section 8)
- 178 Units under management – Topeka Housing Management Services
- Comply with all local, State and Federal Housing Regulations
- Maintain relationships with multiple Federal, State and Local agencies
- \$16 Million annual budget
- \$48 Million in total assets

Executive Director

THA, Inc., Topeka, Kansas July 2011 to Present

- 501(c)(3) non-profit affordable housing provider
- Report to THA, Inc. Board of Directors and attend monthly Board meeting
- Property development, acquisition and management
- Prepare, maintain and ensure compliance with Low Income Housing Tax Credit annual reports
- Prepare and respond to request for proposals and request for qualifications on new projects
- Write grant applications for new initiatives and additional funding sources
- Develop and organize volunteer activities
- Compliment the work and activities of the Topeka Housing Authority

Vice President/Branch Manager

Bank of the West, Las Vegas, Nevada and Lee's Summit, Missouri October 2002 to July 2011

- Responsible for overall profitability and production with contribution to Region and Division balance sheets
- Manage overall branch operations and maintain budgets within expectable levels
- Responsible for training bank personnel using multiple software applications and operating systems
- Ambassador to Community First Bank conversion (2004)
- Subject Matter Expert for Commercial Federal Bank conversion (2005)
- Presidents Club Winner (2006 & 2007)
- Future Bank Subject Matter Expert for TouchPoint Sales and Service (2009- 2011)

Community Involvement

Board Member, President Kansas Housing Association

Board Member, VP Apartment Council of Topeka

Board Member, VP SHADES of Theatre Company

All Hands on Deck (AHOD) Strategic Development Team

Board Member, United Way of Kaw Valley

Board Member, Washburn Tech East Advisory Board

Member, Pine Ridge Family Health Center Advisory Group

Member, HAIGroup Insurance Solutions Committee

Member, Washburn University School of Nursing Advisory Council

Accolades and Certification

Public Housing Manager (PHM) Certification

Leadership Greater Topeka 2016

Topeka's Top 20 Under 40 2016

United Way of Kaw Valley Campaign Chair 2022-23



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025

CONTACT PERSON: Zachary Surritt, HRC Chair and Carol Roberts HRC Vice Chair; and Candis Stiles, TMTA Board Vice Chair and Rodd Miller, TMTA Board Member

DOCUMENT #:

SECOND PARTY/SUBJECT: 2024 HRC Annual Report and TMTA Annual Report

PROJECT #:

CATEGORY/SUBCATEGORY

CIP PROJECT: No

ACTION OF COUNCIL:

JOURNAL #:

PAGE #:

DOCUMENT DESCRIPTION:

- Human Relations Commission (HRC) Annual Report
- Topeka Metropolitan Transit Authority (TMTA) Annual Report

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

Description

2024 Topeka Human Relations Report

TMTA 2024 Annual Report Presentation



**CITY OF TOPEKA
HUMAN RELATIONS COMMISSION**

**2024
ANNUAL REPORT**

The mission of the Topeka Human Relations Commission (H.R.C.) is to conduct outreach and educational activities that promote justice and cultural understanding and improve relationships among all people of the City of Topeka.

February 3, 2025

To Mayor Padilla and City Councilmembers,

On behalf of the Topeka Human Relations Commission (H.R.C.), I am submitting our 2024 Annual Report to the governing body as required by the City Code.

We welcome you to review the 2024 H.R.C. Annual Report and send us any comments, concerns, and suggestions for 2025. We are dedicated to the H.R.C. mission and look forward to planning outreach and educational events for our community this year.

Our Commission is a diverse and talented group of individuals who volunteer their time to the City of Topeka. Many of the commissioners further their civic engagement by attending monthly meetings, public forums, seminars, or other events that address the concerns of our citizenry. We are proud to serve our neighbors, all residents, and our city in this capacity.

We appreciate your continued support and look forward to collaborating with the governing body to serve fellow residents of the city.

Best regards,

Carmen Romero-Nichols

Topeka Human Relations Commission Chair

Cc: Robert M. Perez, City Manager
City Council Office
City Clerk's Office
Mayor's Office

CITY OF TOPEKA HUMAN RELATIONS COMMISSION

MISSION STATEMENT

The mission of the Human Relations Commission is to conduct outreach and educational activities that promote justice and cultural understanding and improve relationships among all people in the City of Topeka.

ROLE OF THE COMMISSION

The Topeka Human Relations Ordinance requires that the Commission be non-partisan. By historical custom, the Commission's composition reflects a varied geographic representation: individuals with disabilities; a diverse gender, racial, religious, and ethnic mix; various professional backgrounds; and a demonstrated interest in civil rights. The Commissioners shall reside within the corporate limits of the city.

Commissioners are appointed by the Mayor from Council nominations and are confirmed by Topeka City Council for two (2) year terms or until their successor is appointed.

DUTIES AND RESPONSIBILITIES

In late June 2010, the Commission's role changed from filing and investigating complaints to holding public hearings when the Human Relations Department was abolished.

The Commission supports efforts to eliminate prejudice and further goodwill among all city residents and promotes positive relations among our citizens and guests through community outreach. The Commission continues to encourage and facilitate Town Hall meetings and public forums on issues of interest and concern, participate in outreach activities and public education, and partner with groups that share similar goals.

2024 HRC ACHIEVEMENTS

- In January 2024, The Topeka Human Relations Commission applied and was accepted to become nationally recognized as an Age-Friendly Network. The award was presented to Mayor Padilla during the H.R.C. Meeting in March 2024.
- Members of the HRC worked with the City Attorney to initiate a conversation regarding The Crown Act at the Policy and Finance Committee meeting; the committee voted to include the discussion in the legislative agenda

MEMBERS OF THE HUMAN RELATIONS COMMISSION

By ordinance, the City Manager shall designate staff to assist the Commission. Staff coordinates meetings of the Commission, Committees formed by the Commission, and other requests made by the Commission. Staff is responsible for answering the Commission phone line and assisting in the referral to other supporting agencies. Staff also assists with other Commission outreach into the legal support, assistance, research, and training as needed.

Chair	Carmen Romero-Nichols	06/24-06/26
Vice-Chair	Carol Roberts	02/24-02/26
Commissioner	Luc Bensimon	07/24-06/26
Commissioner	Zachary Surrutt	02/23-02/25
Commissioner	Michaela Kerls	03/24-03/26
Commissioner	Jaron Balderes	05/24-05/26
Commissioner	Alexis Simmons	07/24-07/26

COMMUNITY OUTREACH ACTIVITIES

TROY SCROGGINS AWARD

The City of Topeka's Human Relations Commission hosted the first Troy Scroggins Award Ceremony in 2008. The Troy Scroggins Award recognizes individuals, public and private entities, and youth whose efforts to eliminate discrimination and prejudice and advance diversity in Topeka are outstanding, singular, and noteworthy.

The 2024 Recipients: *No nominations were taken, nor were awards bestowed.*

STEPHANIE MOTT AWARD

The Stephanie Mott Award recognizes people living in Shawnee County who have helped the Topeka Human Relations Commission (T.H.R.C.) accomplish its mission by exemplifying the work of Stephanie Mott, which is advocating for the disenfranchised and the less fortunate and giving a voice to the voiceless.

2024 Recipient: *No nominations were taken, nor were awards bestowed.*

OUTREACH ACTIVITIES

- National League of Cities (NLC) Inclusive Entrepreneurs Program—H.R.C. Policy and Advocacy Subcommittee members worked with City of Topeka Staff. They assisted in planning the Kaufman Foundation Fast Track Classes in Spanish. The NLC provided funding for the class, and Omni Circle offered the Kaufman Foundation Fast Track Classes in Spanish.
- National Night Out—On Tuesday, August 6th, 2024, the H.R.C. tabled at the national night out event at West Ridge Mall to inform the public about the H.R.C.'s role and the work being done by the city.
- Holiday Posada in December – The Human Relations Commission hosted its second Holiday Posada on December 9, 2024, at the Governor's Row House Event Center.

INVITED GUEST SPEAKERS FOR EDUCATIONAL OUTREACH

- Mayor Michael Padilla (March)
- Eduardo Herrera (July)
- Taylor Bugg (May)
- Amanda Stanley (October)

OTHER MEMBERSHIP COMMUNITY INVOLVEMENT

- Chair Romero-Nichols and Vice Chair Robert attended the 2024 Kansas Hispanic and Latino Affairs Commission Gala, an annual event celebrating Hispanic and Latino advancement in Kansas.
- Commissioner Jaron Balderes worked the Pride Palooza event as an event organizer for the local Topeka Pride Month Celebration

2025 ISSUES WITHIN OUR COMMUNITY

- Lack of information
- Misunderstanding
- Lack of involvement
- Distrust
- Lack of Resources
- Misinformation
- Negative Attitude

PROPOSED MODIFICATION

None.



MEET THE 2025 HRC COMMISSIONERS

CHAIR CARMEN ROMERO-NICHOLS

Carmen Romero-Nichols joined the Human Resource Commission in May 2022. She is originally from Mexico City, though Topeka has been her home for most of her life.

Carmen moved to Kansas with her family over 20 years ago. She graduated from Topeka High School, received her undergraduate degree from Washburn University, and earned an M.B.A. from Baker University.

The City of Topeka and the State of Kansas hold a special meaning to Carmen. She understands the importance of community involvement and decided to get involved in shaping our community for her two daughters.



VICE-CHAIR CAROL ROBERTS

Carol Roberts was born and raised in Topeka. She is a wife, mother to seven children, and grandmother to eight grandchildren. Carol attended elementary through high school in the Seaman School District. Upon graduating from high school, she attended Washburn University, where she graduated in 1988 with a court and conference reporting degree. Carol has been a freelance court reporter, worked in the Johnson County District Courts as an official reporter, and now owns a transcription company that serves law enforcement agencies, courts, and various other clients. Carol also owns a health and wellness business dedicated to the science and study of nutrition and genetic expression with regard to the prevention or treatment of disease.

Carol has served in various capacities in city and community groups, such as the Law Enforcement Partnership Panel established under Police Chief Ron Miller. She has also served in Kansans for Life and has been involved in radio and newspaper ministries. She is active in her church and serves in several roles there. Carol is involved with the Trash Mountain Project, serving people living in trash dump communities worldwide. Carol is passionate about her faith and encouraging others. She believes all lives are precious and every human should be treated with dignity and respect.



COMMISSIONER LUC BENSIMON

I am a 48-year-old man with Trans experience, born and raised in Topeka, Kansas. I was born with three strikes against me: being assigned female at birth, being Afro-American, and being born with a disability, all of which I have been discriminated against in different areas of my life. I have two degrees in Human Services, with youth and children emphasis, and a B.A. in Criminal Justice. I wear a few different hats when it comes to activism. I am the current president and one of the founding members of the Kansas statewide transgender education project (K.S.T.E.P), the current chairperson of Equality Kansas Topeka chapter, and the president of Capital city equality center (The Mott House), the president and founder of the Black Transmen Inc. Kansas chapter (B.T.M.I. Kansas). Mr. Black Trans Kansas 2019-2020, ward captain and ward 1 precinct 3 precinct committee Man. I am an activist for the L.G.B.T. community, but my true passion is Trans people of color.



COMMISSIONER JARON BALDERES

Jaron is a lifelong public servant who has varied experience in many governmental agencies. He served as a Forward Observer in the United States Army from 2006-2009 before beginning his academic studies and civilian civil servant duties. He has earned a bachelor's degree in Political Science from Washburn University in Topeka, KS and he also has an MPA from the University of Kansas in Lawrence, KS. He has served in civil servant positions with the State of Kansas and various local governments, including the Cities of Topeka, KS, Wichita, KS, and Kansas City, MO. Aside from his work in local government, Jaron now works for the Environmental Protection Agency's central budget office. His areas of experience include public budgeting, ordinance writing, public engagement, and organizational development. Jaron is also a Co-Chair for Topeka Pride's Event Committee. In his spare time, he enjoys sipping a nice light roast, trying new spots for pho, working out, and catching up on reading.



COMMISSIONER ALEXIS SIMMONS

Alexis Simmons is a graduate of Washburn University (Go Bods!), where she majored in political science and served as student body president. After graduating from Washburn, she obtained a master's degree in American politics and government from American University's School of Public Affairs in Washington, D.C.

While in D.C., Alexis helped train women to run for office and wrote a weekly newsletter about women in politics for the Women & Politics Institute. After joining a boutique consulting firm, Alexis and a small team advised Fortune 500 companies on creating and implementing forward-thinking, socially responsible policies.

After moving back to Topeka in 2020, Alexis returned to work where her love for public service started: the Kansas Legislature. She serves as the Communications Director for Vic Miller, Kansas House Minority Leader, and the Kansas House Democrats. As a former intern, her favorite part of the job is helping coordinate the internship program for the House of Representatives.

Alexis is a graduate of the 2021-2022 Kansas Chamber of Commerce's Emerging Leaders program, Democratic precinct committeewoman, EMILY's List Ignite Change Fellow, National Organization of Women (NOW) scholarship recipient, Bryce Harlow Foundation honoree, and adjunct professor in Washburn University's political science department.



COMMISSIONER ZACHARY SURRITT

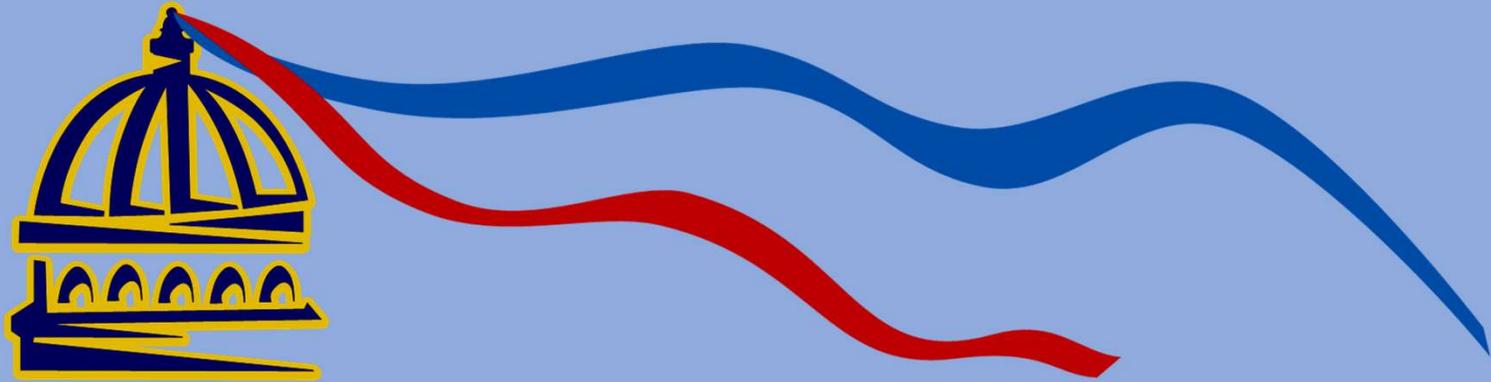
Zachary Surritt is a native of the Greater Topeka area. He was born in Topeka, raised in Meriden, and has lived in the Capitol City since he started his college career in 2015. Zachary graduated from Washburn University with his Bachelor's Degree in Public Administration in 2020. While at Washburn, he served as a leader in several student organizations, including a term as the Student Body President in 2018-2019. Zachary has also served as a City Council member for the City of Meriden and is the current Chair-Elect of Forge Young Talent, where he is dedicated to making Topeka and Shawnee County a place where young people want to live, work, play, and belong. Zachary is also the Business Development and Marketing Director for R&S Maintenance Services, of which he is part of the third generation of family leadership. Zachary is passionate about public service and looks forward to working with our community to create an environment for positive change.



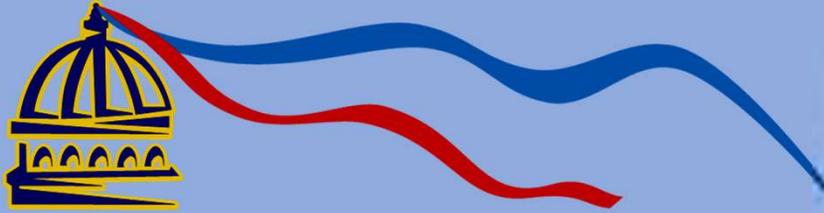
COMMISSIONER MICHAELA KERLS

Michaela was born in Wichita Kansas. She moved to Topeka in 2004 where she attended Washburn University. She subsequently obtained a bachelor's and master's degree from Washburn before attending Washburn University School of Law. She has resided in Topeka for the past 20 years. She is excited to work with the other commissioners to ensure that all of the members of our community have an avenue to have their voices heard. She encourages any member of the community to reach out to her whether through commission staff or if you see her around town to say hello and if time allows share with her your concerns and suggestions on making Topeka a more desirable city to live.

There are two vacancies as of January 13, 2025.

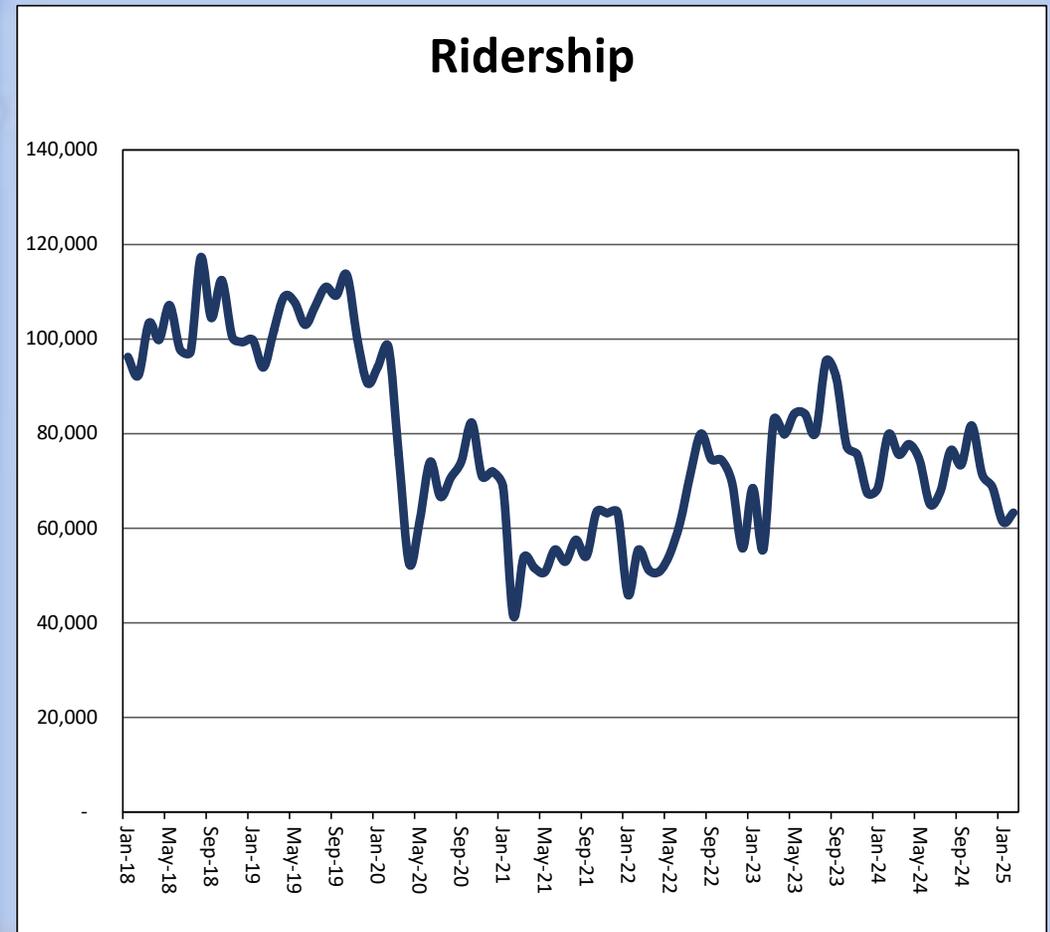


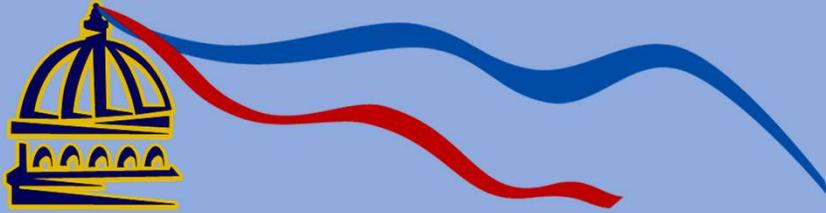
TOPEKA METRO



FIXED ROUTE

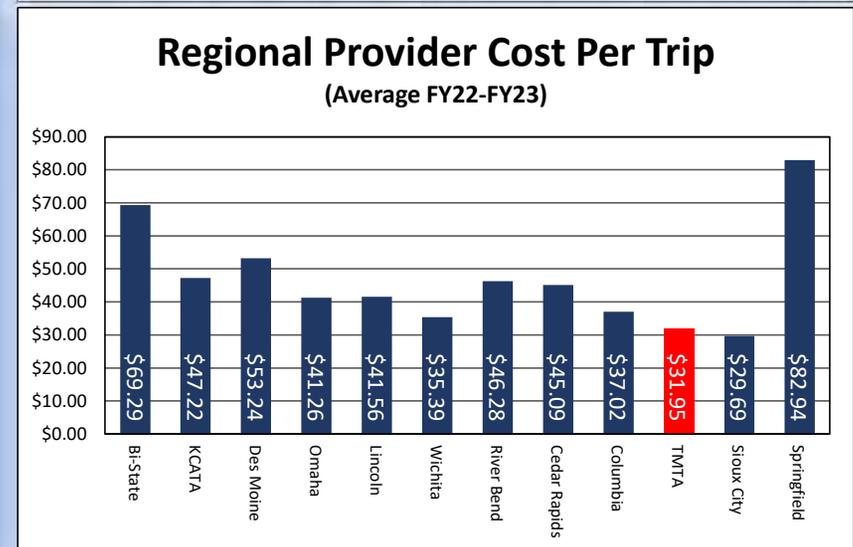
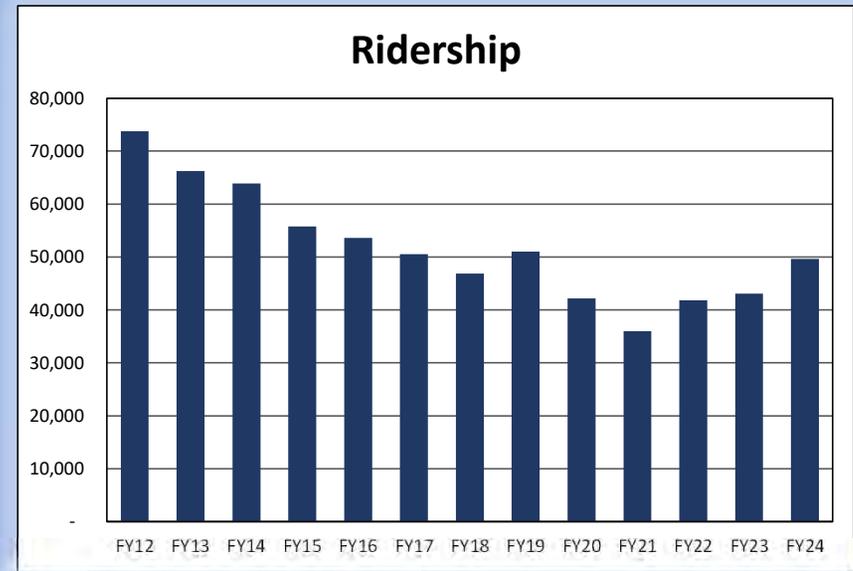
- Ridership slow to return after COVID.
- Major changes in travel patterns.
- Two reductions of service since December 2019.
- Ridership continues to comeback, but slow.
- January and February 2025 weather.

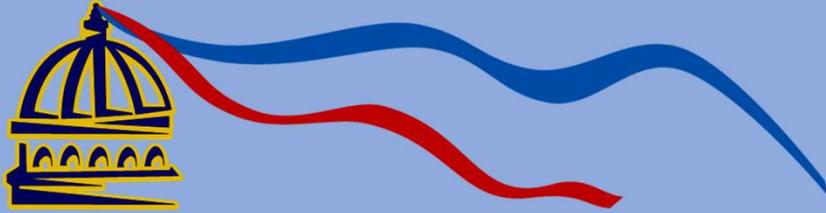




LIFT SERVICE

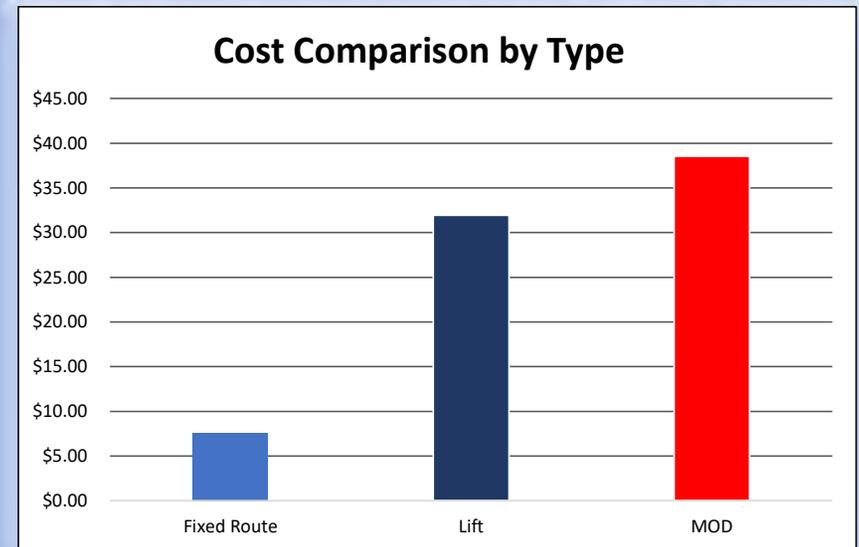
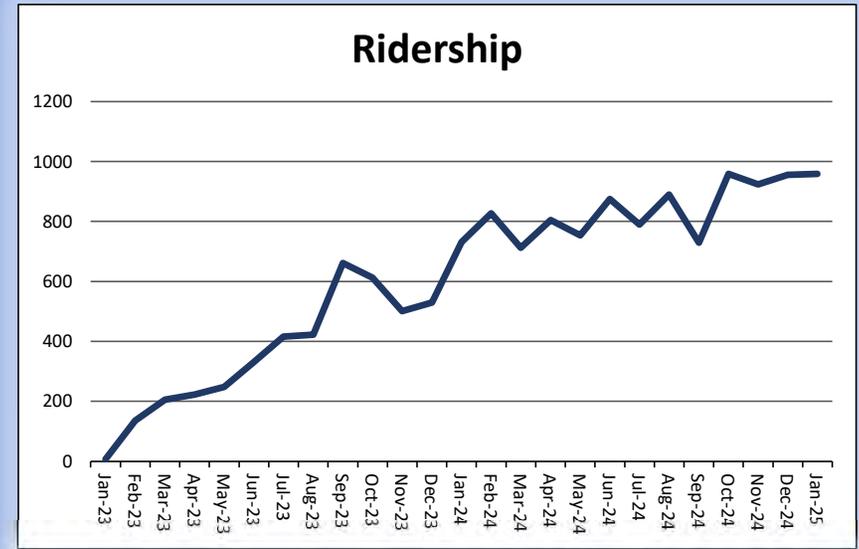
- Mandated under ADA.
- Portion of service contracted out to private provider.
- Ridership continues to grow.
- Cost of service.

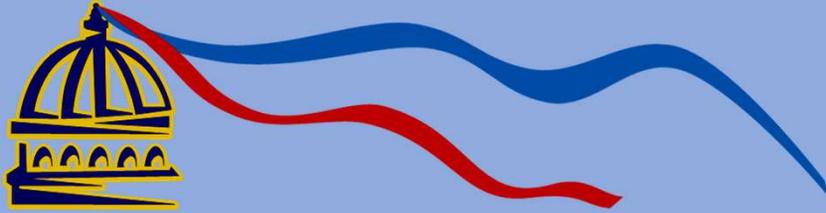




MOD SERVICE

- Two years into three year pilot.
- Possible replacement of poor performing fixed route service.
- High cost of operation.
- Evaluating service changes to reduce cost.





State of Transit

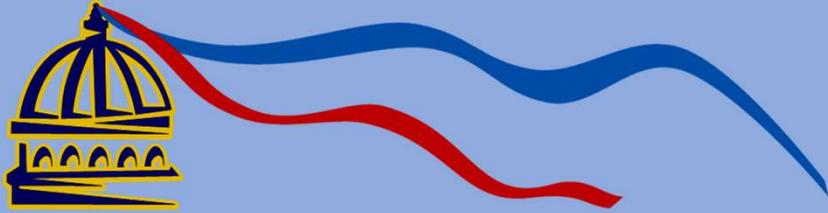
- KCATA plans to cut service.
- Lawrence Transit considering reintroducing fares.
- Unified Governments considering changes in contract service due to budgetary issues.
- KDOT funding not increased since 2009.

KCATA buses keep Kansas City moving. But a huge budget shortfall needs a fix now

Lawrence Transit proposes several changes to bus routes; will accept feedback all month

'A tremendous blow': What bus route cuts could mean for Wyandotte County neighborhoods

Kansas lawmakers fret about future spending. They are trying to keep the budget lean.



ISSUES AND POTENTIAL ISSUES

- Uncertainty of Federal funding.
- Employee recruitment and retention.
- Maintenance of infrastructure.
- Limitations of manufacturers for replacement vehicles.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Resolution - Noise Exception

1 RESOLUTION NO.

2
3 A RESOLUTION introduced by Councilmember Marcus Miller granting Sigma Phi
4 Epsilon an exception to the provisions of City of Topeka Code
5 Section 9.45.150, et seq. concerning noise prohibitions.
6

7 WHEREAS, City of Topeka Code Section 9.45.150, et seq. makes it
8 unlawful for any person to make, continue or cause to be made or continued any
9 loud, unnecessary or unusual noise or any noise which either annoys, disturbs,
10 injures or endangers the comfort, repose, health or safety or others within the
11 limits of the city; and

12 WHEREAS, City of Topeka Code Section 9.45.170, et seq. authorizes the
13 Governing Body to grant exceptions to the prohibitions of this code section upon
14 request and a showing that the proposed activity does not offend the spirit of the
15 findings of City of Topeka Code Section 9.45.150, et seq.; and

16 WHEREAS, The Sigma Phi Epsilon has requested that they be granted an
17 exception to the provisions of City of Topeka Code Section 9.45.150, et seq. for
18 the purposes, dates and times described herein, and

19 WHEREAS, upon review of the application of Sigma Phi Epsilon, the
20 Governing Body of the City of Topeka does hereby find that the requested
21 Activity does not offend the spirit of the findings of City of Topeka Code Section
22 9.45.150, et seq.

23 NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the
24 City of Topeka Sigma Phi Epsilon is hereby granted an exception from the
25 provisions of City of Topeka Code Section 9.45.150, et seq. for their Sigma Phi
Epsilon Country Music Concert located at 2001 SW Macvicar Ave. during

26 the hours of 7:00pm and 9:00 p.m. on April 4, 2025.

27

28 ADOPTED and APPROVED by the Governing Body_____.

29

30

CITY OF TOPEKA, KANSAS

31

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Michael A. Padilla, Mayor

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ATTEST:

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Brenda Younger, City Clerk

40



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025
CONTACT PERSON: Amanda Stanley, City Attorney
DOCUMENT #:
SECOND PARTY/SUBJECT: Watkins Calcara
PROJECT #:
CATEGORY/SUBCATEGORY: 007 Contracts and Amendments / 005 Professional Services
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

APPROVAL of a professional services contract between the City and Watkins Calara law firm to represent the city in a civil lawsuit matter.

(Approval will authorize continuation of the contract for legal services.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to authorize continuation of the contract for professional services that will exceed \$50,000. Pursuant to TMC 3.30.010, all contracts for professional services exceeding \$50,000 must be approved by the Governing Body.

STAFF RECOMMENDATION:

Staff recommends that the Governing Body approve continuation of the contract as part of the consent agenda.

BACKGROUND:

The City has entered into an agreement with the law firm to provide legal services in the matter of Duncan et al v. City of Topeka, Case #2:24-cv-0336. The City Attorney has been notified the fees and expenses will exceed \$50,000 and is seeking authorization to continue with the contract.

BUDGETARY IMPACT:

The budget impact will exceed \$50,000

SOURCE OF FUNDING:

Special Liability Fund

ATTACHMENTS:

Description

Contract

CITY OF TOPEKA CONTRACT NO. _____

CONTRACT FOR PROFESSIONAL SERVICES

THIS CONTRACT entered into this _____, by and between the City of Topeka, Kansas, a municipal corporation organized pursuant to the laws of the State of Kansas, hereinafter referred to as the "City" and Watkins Calcara Chartered, hereinafter referred to as the "Law Firm."

WHEREAS, the City is desirous of continuing to employ the Law Firm for the purpose of providing legal services for the City for an ongoing §1983 litigation; and

WHEREAS, the Law Firm is desirous of continuing to provide said legal services; and

WHEREAS, the Governing Body is required to approved contracts for professional services above \$50,000.

ACCORDINGLY, THE PARTIES HERETO DO AGREE AS FOLLOWS:

1. The Law Firm shall furnish and perform the various professional legal services required to represent the City in the matter of Duncan et al v. City of Topeka, Case #2:24-cv-02336, including any lawsuits and appeals therefrom.

2. The Law Firm shall submit to the City a monthly written statement itemizing the amount due and owing for services rendered and expenses incurred by the Law Firm. In order to protect work product and confidential communications, services will be described in a generalized manner so as not to jeopardize or interfere with the defense of the litigation.

3. During the course of representation, if the City is not a party, Law Firm shall, in a timely manner, forward to the City Attorney's Office copies of all pleadings received or filed by Law Firm.

4. The Law Firm shall be paid by the City for the professional services at the following rates: Primary Attorney -- \$225.00 per hour, Associates -- \$200.00 per hour, and Legal Assistants -- 125.00 per hour. The City further agrees to reimburse the Law Firm for all necessary and reasonable expenses incurred by the Law Firm in the above matter.

5. The City may terminate this contract at any time for any reason. Consultant may terminate the contract for good cause. Good cause includes breach of this contract, non-payment of fees, conflict of interest, or any other reason permitted by the rules of professional conduct. The City Manager may terminate this contract at any time subject to Law Firm's ethical obligation to continue to defend the City until substitute counsel is engaged. Law Firm may withdraw from representation, with the consent of City, or for good cause. Good cause includes breach of this contract, non-payment of fees, refusal of the officers to cooperate or follow Law Firm's advice on a material matter or any circumstance which would render Law Firm's continuing representation unlawful or unethical. Withdrawal will be subject to court approval. In the event this contract is terminated prior to a final disposition of the above-named matter, the Law Firm shall be entitled to all sums lawfully due and owing and the City shall be entitled to receive a copy of the case file and all documents, exhibits, photographs, memoranda, correspondence and other materials prepared or received by Law Firm in connection with this matter.

6. This contract shall in no way affect the ethical duties owed by the Law Firm to City nor does Law Firm make any guarantee as to the outcome of the matter.

7. This contract shall not be modified except by a writing of equal formality signed by the parties hereto. This contract shall not be assigned without the written consent of the parties hereto.

IN WITNESS WHEREOF, the parties have hereto executed this contract as of the

day and year first above written.

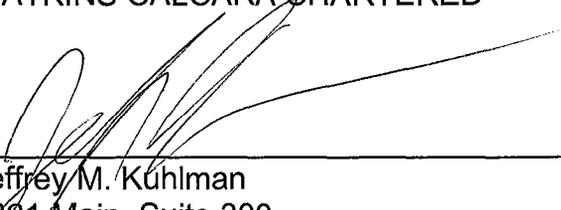
CITY OF TOPEKA, KANSAS

Robert M. Perez, Ph.D., City Manager

ATTEST:

Brenda Younger, City Clerk

WATKINS CALCARA CHARTERED



Jeffrey M. Kuhlman
1321 Main, Suite 300
P.O. Drawer 1110
Great Bend, KS 67530



**City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025**

DATE: April 1, 2025
CONTACT PERSON: Rhiannon Friedman, Planning and Development Director
DOCUMENT #:
SECOND PARTY/SUBJECT: Union Tower District LLC Reinvestment Incentive Housing District (RHID)
PROJECT #:
CATEGORY/SUBCATEGORY 014 Ordinances – Non-Codified / 005 Miscellaneous
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC HEARING to consider the establishment of the Union at Tower District Reinvestment Housing Incentive District (RHID) and adoption of the Plan.

DEVELOPMENT AGREEMENT for the Union at Tower District Subdivision RHID between the City of Topeka and Union at Tower District, LP, an Indiana limited partnership.

ORDINANCE introduced by City Manager Dr. Robert M. Perez establishing a Reinvestment Housing Incentive District (“RHID”) for Union at Tower District and adopting a plan for the development of housing and public facilities in the RHID.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval would establish Union at Tower District reinvestment housing incentive district ("RHID") and adopt a development plan for housing and public infrastructure.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to establish the Union at Tower District RHID and adopt the proposed development plan.

STAFF RECOMMENDATION:

The RHID Review Team and staff recommends the Governing Body conduct the public hearing and adopt the ordinance.

BACKGROUND:

Union At Tower District LP, an Indiana limited partnership has applied for reinvestment housing incentives pursuant to the Reinvestment Housing Incentive District Act, K.S.A. 12-5241 et seq. The Secretary of Commerce has authorized the City to proceed with considering the establishment of the RHID and adopting a plan for housing facilities.

After the public hearing is concluded, the Governing Body may take action to establish the RHID and adopt a development plan or may defer the ordinance to a date certain.

BUDGETARY IMPACT:

Similar to a TIF District, the increase in property taxes generated by the project will be used to reimburse the developer for a portion of the costs of the project, as set out in the development agreement.

SOURCE OF FUNDING:

Developer

ATTACHMENTS:

Description

Public Hearing Notice (Resolution 9641)
Ordinance
Development Agreement
Presentation - Union at Tower RHID District
Contract 52631/Resolution 9612
Resolution 9627
Union Tower HD Application Part 1
Union Tower HD Application Part 2
Kansas Dept Commerce Approval Letter
Resolution 9570
6/28/2024 RHID Application
Union Tower RHID Presentation

1 (Published in the Topeka Metro News March 24, 2025)

2
3 **RESOLUTION NO. 9641**
4

5 A RESOLUTION introduced by City Manager Dr. Robert M. Perez providing notice that
6 the City is considering establishing a Reinvestment Housing Incentive
7 District (“RHID”) for the Union at Tower District; adopting a plan for
8 the development of housing and public facilities in the proposed
9 RHID; and establishing the date and time of a public hearing.
10

11 WHEREAS, on September 18, 2024, the Kansas Secretary of Commerce
12 determined that the findings by the Governing Body articulated in Resolution No. 9570 meet
13 the requirements of K.S.A. 12-5244(c) and that the Governing Body may proceed with
14 establishing the RHID; and

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

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

20 Section 1. Establishment of the Union at Tower District RHID. Pursuant to K.S.A.
21 12-5245(a), the proposed RHID will be established within the boundaries of the real estate
22 legally described and attached in Exhibit A. A map depicting the existing parcels of real
23 estate in the proposed RHID is attached as Exhibit B. A list of the existing assessed
24 valuation of the real estate in the proposed RHID and the names and addresses of the
25 owners of record of all the real estate parcels within the proposed RHID is attached as
26 Exhibit C.

27 Section 2. Proposed Plan (“Plan”). The Governing Body further declares its intent
28 to adopt the Plan that is filed in the office of the City Clerk and available for public

29 inspection during normal business hours. A description of the housing and public facilities
30 project proposed to be constructed is attached as Exhibit D. A summary of the contractual
31 assurances by the developer and the comprehensive feasibility analysis are attached as
32 Exhibit E.

33 Section 3. Funding Agreement. Pursuant to the RHID Policy adopted in Resolution
34 No. 9379, the Governing Body has considered the funding agreement that requires the
35 developer to reimburse the City for the costs in analyzing and effecting the RHID's
36 creation.

37 Section 4. Public Hearing. Notice is hereby given that a public hearing will be held
38 to consider the establishment of the Union at Tower District RHID and adoption of the Plan.
39 The hearing will take place in the City Council Chambers, 214 SE 8th Street, Topeka,
40 Kansas, at 6:00 p.m. on April 1, 2025. Members of the public are invited to review the Plan
41 and comment at the public hearing. At the conclusion of the public hearing, the Governing
42 Body may establish the RHID and adopt the Plan.

43 Section 5. Publication; Notification to Entities. The City Clerk is directed to publish
44 this resolution, including the exhibits, one time in the Topeka Metro News not less than one
45 week or more than two weeks preceding the date of the public hearing. The City Clerk is
46 also directed to deliver a certified copy of this resolution to: (a) the City Planning
47 Commission; (b) the Board of Education of USD 501; and the Board of Commissioners for
48 Shawnee County.

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

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52 ADOPTED and APPROVED by the Governing Body on March 18, 2025.

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CITY OF TOPEKA, KANSAS



ATTEST:

Michael A. Padilla

Michael A. Padilla, Mayor

Brenda Younger
Brenda Younger, City Clerk

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 386 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 386, 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, 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 389 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)



EXHIBIT C**(Parcels of Proposed District)**

Parcel ID	Acres	Owner	Owner Address	Land (Assessed)	Improvements (Assessed, if any)
#1330601006001000	.32	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$4,343	\$1,970
#1330601006020000	.13	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$563	\$315
#1330601006019000	.95	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$9,030	\$1,143
#1330601006010000	.25	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$1,350	\$--
#1330601006009000	.13	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$205	\$--
#1330601007006000	1.38	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$15,603	\$3,730
#1330601007010000	.08	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$228	\$--
#1330601006006000	1.02	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$18,600	\$18,125
#1330601007011000	.03	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$73	\$--
#1330601007013000	.07	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$102	\$--
TOTAL	4.36			\$50,097	\$25,283

EXHIBIT D

(Description of Housing; Public Facilities)

The housing project will include the acquisition of real property within the District and the construction of approximately three buildings including 250 multifamily units. Residents of these units will enjoy amenities, which include, a community room, on-site leasing, management, and leasing offices, fitness area, business/computer center, playground, dog park, outdoor lawn open space, and off-street parking, and public/utility improvements located within the boundaries of the RHID or otherwise necessary to the project's operation.

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.

1 (Published in the Topeka Metro News _____)
2

3 ORDINANCE NO. _____
4

5 An Ordinance introduced by City Manager Dr. Robert M. Perez establishing a
6 Reinvestment Housing Incentive District (“RHID”) for the Union at
7 Tower District and adopting a plan for the development of housing and
8 public facilities in the RHID.
9

10 WHEREAS, on September 18, 2024, the Kansas Secretary of Commerce
11 determined that the findings by the Governing Body articulated in Resolution No. 9570
12 meet the requirements of K.S.A. 12-5244(c) and that the Governing Body could proceed
13 with considering the establishment of the RHID; and

14 WHEREAS, pursuant to K.S.A. 12-5245(b), the Governing Body, on April 1, 2025,
15 held a public hearing to consider public comment concerning the establishment of the RHID
16 and adoption of a plan for the development of housing and public facilities; and

17 WHEREAS, upon considering the information provided by the developer (UNION AT
18 TOWER DISTRICT, LP), City staff and comments from the public, the Governing Body
19 deems it advisable to make certain findings to establish the proposed RHID and to adopt
20 the proposed plan.

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

23 Section 1. Establishment of the Union at Tower District RHID. The Union at Tower
24 District RHID will be established within the boundaries of the real estate legally described
25 and attached in Exhibits A and B. The boundaries of the RHID do not contain any property
26 not referenced in Resolution No. 9641 which provided notice of the public hearing.

27 Section 2. Approval of Development Plan (“Plan”). The Plan for the development of
28 housing and public facilities presented on April 1, 2025, to the Governing Body contains the
29 requirements specified in K.S.A. 12-5245(a) and is hereby approved.

30 Section 3. Development Agreement. Pursuant to the RHID Policy adopted in
31 Resolution No. 9627, the Governing Body approves the development agreement.

32 Section 4. Adverse Effect on Other Governmental Units. If, within 30 days following
33 the conclusion of the public hearing, any of the following actions occur, this ordinance shall
34 be null and void.

35 a. The Board of Education for USD 501 determines, by resolution, that the
36 proposed RHID will have an adverse effect on the school district.

37 b. The Board of Commissioners for Shawnee County determines, by resolution,
38 that the proposed RHID will have an adverse effect on the county.

39 Section 5. Transmission of Documents. The City Clerk is directed to transmit a
40 copy of the description of the land within the RHID, a copy of this ordinance adopting the
41 Plan and a map or plat indicating the boundaries of the RHID to: (a) the County Clerk; (b)
42 the County Appraiser; (c) County Treasurer; and (d) the governing bodies of any taxing
43 subdivision which levies taxes upon any property in the RHID.

44 Section 6. Effective Date. This ordinance shall take effect after its passage and
45 approval by the Governing Body and publication in the official City newspaper.

46 ADOPTED and APPROVED by the Governing Body on _____.

47 CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

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54 ATTEST:

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59 _____
Brenda Younger, City Clerk

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.

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TRACT V:
LOTS 373, 375, 377, 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)



**DEVELOPMENT AGREEMENT FOR THE UNION AT TOWER DISTRICT
SUBDIVISION RHID**

AGREEMENT dated April ____, 2025, between the CITY OF TOPEKA, KANSAS, a municipal corporation duly organized under the laws of the State of Kansas (the “City”) and UNION AT TOWER DISTRICT, LP, an Indiana limited partnership (the “Developer”).

RECITALS

A. Pursuant to K.S.A. 12-5241 *et seq.* (the “RHID Act”), the City has the authority to establish a reinvestment housing incentive district and to adopt a plan for development or redevelopment of housing and public facilities in the reinvestment housing incentive district.

B. The Developer has requested the creation of a reinvestment housing incentive district identified as the Union at Tower District under the RHID Act for an area within the City.

C. The Governing Body of the City adopted Resolution No. 9527 on May 7, 2024, in which the Governing Body found it necessary and desirable to establish the Union at Tower District Reinvestment Housing Incentive District (the “RHID”) within the City, pursuant to K.S.A. 12-5241 *et seq.* (the “RHID Act”).

D. The Governing Body of the City adopted Resolution No. ____ on March 18, 2025, which called for a public hearing on April 1, 2025, to consider the adoption of the Housing Development Plan (as defined in the Agreement), attached as **Exhibit A**, and the designation of the RHID, as more particularly described on **Exhibit B** attached to the Agreement.

E. Following the public hearing on the adoption of the Development Plan and the designation of the RHID, the Governing Body of the City passed Ordinance [insert number] on [Insert Date], adopting the Housing Development Plan and establishing the RHID.

F. The Developer has requested the use of RHID Increment (as defined in this Agreement) within the RHID to finance the costs identified on **Exhibit C-2** attached hereto (the “RHID Project”).

Accordingly, the parties agree as follows:

**ARTICLE I
DEFINITIONS AND RULES OF CONSTRUCTION**

Section 101. Incorporation of Recitals. The parties acknowledge and agree that the Recitals set forth above are incorporated as though more fully set forth in the Agreement.

Section 102. Definitions. Capitalized words used in this Agreement shall have the meanings set forth in the Recitals to this Agreement or shall have the following meanings:

“**Affiliate**” means an entity controlled by Union Development Holdings, LLC or any entity

in which Union Development Holdings, LLC is the general partner or managing member.

“**Agreement**” means this Agreement as may be amended in accordance with the terms of the Agreement.

“**City**” means the City of Topeka, Kansas.

“**City Administrative Fee**” means an amount equal to two (2) percent of the RHID Increment collected for the preceding calendar year, which fee is in addition to payment by the Developer of the City Expenses.

“**City Clerk**” means the City Clerk of the City of Topeka.

“**City Expenses**” means the reasonable out-of-pocket third-party expenses actually incurred by the City (with commercially reasonable supporting documentation) in connection with the proceedings creating the RHID, approving the Housing Development Plan and implementing this Agreement, including, but not limited to, financial, legal, accounting or engineering consultants and appraisal fees, if any.

“**Developer**” means Union at Tower District, LP, an Indiana limited partnership, and its lawful successors and assigns.

“**Event of Default**” means an event of default as defined in **Section 1002** of this Agreement.

“**Housing Development Plan**” means that plan for development of the RHID produced by the City and the Developer and available for public inspection, as further described in **Exhibit A**.

“**Permitted Delays**” means any delay by a party performing its respective obligations under this Agreement, as a result of a condition or event outside the reasonable control and through no fault of the party so delayed, excluding conditions or events relating to the economic resources of such party or of other parties, it being the intent of this Agreement to construe the terms “Permitted Delays” to mean events such as natural disasters, fires, administrative and permitting delays (which have not been caused by any act or omission of the Developer), failure of suppliers or subcontractors to perform in accordance with contractual obligations and similar acts beyond the control of the parties and does not include changes in multifamily rental market conditions, failure of a party to obtain necessary financing, a business decision to delay or withdraw resources to a project or similar acts related to monetary circumstances.

“**Project**” means the construction of not less than 250 units, or the total units otherwise approved by the City, of affordable multifamily housing across three buildings along with amenities including a community room, fitness area, playground, and off-street parking as depicted on the site plan included in the Housing Development Plan attached as **Exhibit A** to the Agreement, together with street and stormwater improvements, site preparations, infrastructure improvements, and all related appurtenances, with total costs approximating those shown in **Exhibit C-1**.

“**Reimbursable Project Costs Cap**” means reimbursement from RHID Increment in an amount not exceeding \$[_____] (\$_____.00) (exclusive of City Administrative Fee and City Expenses).

“**RHID**” means the Union at Tower District Reinvestment Housing Incentive District containing within its boundaries the real property legally described in **Exhibit B** attached to the Agreement.

“**RHID Act**” means K.S.A. 12-5241 *et seq.*, as amended and supplemented from time to time.

“**RHID Eligible Expenses**” means actual expenses related to the RHID Project including City Expenses and the City Administrative Fee, to the extent such expenses are permitted pursuant to the RHID Act and the City’s RHID Policy adopted February 18, 2025 provided such expenses (except for the City Administrative Fee and City Expenses) are set forth on **Exhibit C-2**.

“**RHID Fund**” means the Union at Tower District Reinvestment Housing Incentive District Fund created pursuant to **Section 502(a)** of the Agreement.

“**RHID Increment**” means real property taxes produced from that portion of the current assessed valuation of real property within the RHID in excess of an amount equal to the total assessed value of such real property on the effective date of the establishment of the RHID, less such real property taxes attributable to mill levies which, pursuant to State law, cannot be used to finance improvements under the RHID Act.

“**RHID Project**” means the construction of the portion of the Project consisting of the improvements within the RHID, to the extent financed with RHID Increment and specifically described on **Exhibit C-2** attached hereto.

“**RHID Term**” shall have the meaning set forth in **Section 502(c)** of this Agreement.

“**State**” means the State of Kansas.

Section 103. Rules of Construction. The following rules of construction shall apply in construing the provisions of this Agreement except as otherwise expressly provided or unless the context otherwise requires:

A. The terms defined in this Article and throughout the Agreement include the plural as well as the singular.

B. All accounting terms not otherwise defined in the Agreement shall have the meanings assigned to them, and all computations provided for in the Agreement shall be made, in accordance with generally accepted governmental accounting principles.

C. All references in this Agreement to “generally accepted governmental accounting principles” refer to such principles in effect on the date of the determination, certification, computation or other action to be taken under the Agreement using or involving such terms.

D. All references in this Agreement to designated “Articles,” “Sections” and other subdivisions are to be the designated Articles, Sections and other subdivisions of this Agreement as originally executed.

E. The Article and Section headings are for convenience only and shall not affect the construction of the Agreement.

ARTICLE II DISTRICT FORMATION AND PURPOSE

Section 201. District Formation and Purpose. Pursuant to the RHID Act, as well as the proceedings of the City, including the RHID Ordinance, the City has authorized the creation of the RHID District and has approved the RHID Project Plan. The purpose of creating the RHID District and approving the Housing Development Plan is to provide the Developer with an economic incentive to undertake the Project and to provide for further economic development in particular housing of the City in a historically underdeveloped and neglected area. The purpose of this Agreement is to outline the rights, duties and obligations of the Parties as they relate to the RHID District and to provide for the reimbursement to the Developer of the RHID Eligible Project Costs from the RHID Increment, in accordance with the further terms of this Agreement.

ARTICLE III REPRESENTATIONS OF THE PARTIES

Section 301. Representation of the City. The City is a municipal corporation organized under the laws of the State. The City is authorized pursuant to the RHID Act to create the RHID District and approve the Housing Development Plan; to enter into this Agreement and to perform the duties and obligations of the City contained in it. The Governing Body has taken all requisite action to pass the RHID Ordinance which, when effective: 1) creates the RHID District and 2) approves the RHID Project. This Agreement constitutes a valid and binding obligation of the City in accordance with its terms and conditions.

Section 302. Representation of the Developer. The Developer is a limited partnership duly organized and existing under the laws of Indiana. The Developer has taken all requisite action under its organizational documents to authorize the execution of this Agreement and to perform the duties and obligations of the Developer contained in the Agreement. The Agreement constitutes a valid and binding obligation of the Developer in accordance with its terms. Throughout the term of this Agreement, the Developer agrees to maintain its status as such an entity, in good standing and authorized to do business in the State.

ARTICLE IV DEVELOPMENT STRUCTURE

Section 401. Scope of Agreement. This Agreement applies to the development of the RHID Project with funds available to the Developer with subsequent reimbursement of certain eligible costs from RHID Increment when and if available. Subject to the terms of this Agreement, the parties agree the Developer shall cause the RHID Project to be completed pursuant to this

Agreement, and the Developer shall bear the costs of the development of the RHID Project. Upon satisfaction of the conditions set forth in the Agreement, the City will reimburse the Developer for RHID Eligible Expenses for the RHID Project.

Section 402. Modification of Improvements. The RHID Project described in this Agreement shall only be materially amended or modified (i) with the prior written consent of the City, which consent shall not be unreasonably withheld and which shall be granted so long as the proposed amendment or modification is consistent with the general spirit and intent of this Agreement, (ii) with an appropriate reduction in the incentives provided to Developer if the scope the RHID Project is materially reduced, and (iii) in full compliance with applicable law.

ARTICLE V FINANCING

Section 501. RHID Project Costs, City Expenses and City Administrative Fee. The Developer shall be responsible for the costs of the RHID Project, which costs shall not be an obligation of the City. City Expenses shall be due and payable within 30 days after the City provides the Developer with an invoice for such Expenses. City Expenses and the City Administrative Fee shall be paid from RHID Increment pursuant to **Section 502** of this Agreement; provided if the RHID Increment then on deposit is insufficient to pay City Expenses due, the Developer shall advance funds to pay the City Expenses. To the extent the Developer has advanced funds to pay the City Expenses, such amounts may be reimbursed from the RHID Increment in accordance with **Section 502** of this Agreement and such reimbursements shall not be counted against the Reimbursable Project Costs Cap.

Section 502. RHID Financing.

(a) **RHID Fund.** Pursuant to the RHID Act and subject to all applicable laws, the policies and procedures of the City and approval by the Governing Body of the City, the City shall establish the RHID Fund as a segregated fund or account within the treasury of the City, which shall be held and administered by the City in accordance with this Agreement and the RHID Act. Revenues collected from the RHID Increment received by the City shall be deposited in the RHID Fund and shall not be commingled with any other funds of the City.

(b) **Reimbursement of RHID Eligible Expenses.** Except as otherwise set forth in this Agreement or as required by the RHID Act, all RHID Increment shall be available for and dedicated to pay RHID Eligible Expenses for the RHID Project for the duration of the RHID Term or until the City's obligations under this Agreement have been satisfied, whichever is first, and shall be utilized to reimburse the Developer for RHID Eligible Expenses paid by the Developer and/or the City Administrative Fee and City Expenses, according to the procedures set forth in the Agreement, in the following order of priorities:

First, to pay or reimburse the City for the City Administrative Fee,
and any City Expenses not paid by the Developer; and

Second, to reimburse the Developer for RHID Eligible Expenses and
City Expenses paid by the Developer.

(c) **RHID Term.** The RHID term shall expire on the earlier of: the date (i) the Developer has been reimbursed for RHID Eligible Expenses in the amount of the Reimbursable Project Costs Cap or (ii) 25 years from the date of adoption of this Agreement ((i) and (ii), collectively, the “RHID Term”), unless the City takes the appropriate actions required by law to terminate the RHID or amend the RHID Term. Except as provided in the Agreement or as required by law, the City shall not, under any circumstances without the written consent of the Developer, terminate the RHID or amend the RHID Increment or reduce the RHID Term in a manner which would adversely impact or impair the ability of the Developer to be reimbursed for RHID Eligible Expenses.

(d) **“Pay As You Go” RHID Financing.** Any RHID Increment available to the Developer for payment of RHID Eligible Expenses shall be by reimbursement to the Developer for RHID Eligible Expenses paid by the Developer and no special obligation bonds shall be issued to advance funds for payment of such expenses.

ARTICLE VI ELIGIBLE EXPENSE REIMBURSEMENT PROCEDURES

Section 601. Reimbursement of Eligible Expenses.

(a) **Disbursement Times.** Except as provided in this Agreement, the City agrees to disburse RHID Increment in accordance with **Section 502** of this Agreement within thirty (30) days of receipt of such RHID Increment by the City; provided, the City is not obligated to disburse RHID Increment if less than \$10,000 has been received and is on deposit in the RHID Fund (unless such disbursement is the final disbursement of RHID Increment, in which event all RHID Increment will be disbursed in accordance with the terms of the Agreement regardless of the amount).

(b) **Submission of Certification of Expenditures.** The Developer shall submit to the City’s Chief Financial Officer a Certification of Expenditures not more than once per month (in substantially the form attached to this Agreement as **Exhibit D**, or other form approved by the City) signed by the Developer, with supporting documentation identifying the RHID Eligible Expenses for which the Developer seeks reimbursement, including reference to the specific line item on **Exhibit D** to which each such expense relates. The supporting documentation shall be copies of invoices reflecting amounts billed, copies of checks, evidence of wire transfer or other payment of cash by the Developer for such expenses, lien waivers or other evidence that no mechanic’s liens exist with respect to the construction of the RHID Project for which reimbursement is sought, and such other documentation as the City shall reasonably request.

(c) **Details of Certification; City Right to Perform Due Diligence.** Each Certification of Expenditures shall contain a certification by the Developer that each RHID Eligible Expense submitted for reimbursement is an eligible expense, that such expense has been incurred by the Developer, and such expense has not been previously submitted for reimbursement under the Agreement. The City reserves the right to have its engineer or other agents or employees inspect all work in respect of which a Certification of Expenditure is submitted, to retain an outside accountant, engineer or attorney to evaluate and assist with processing Certifications of

Expenditures for compliance with this Agreement, to examine the Developer's records and other records relating to all RHID Eligible Expenses to be paid, and to obtain from such parties such other information as is reasonably necessary for the City to evaluate compliance with the terms of the Agreement. Developer agrees to pay all actual and verifiable third party expenses incurred by the City pursuant to this subsection (c), which expenses shall be City Expenses.

(d) Certification of Expenditures. The City shall either accept and certify or reject each Certification of Expenditures within forty-five (45) days after the submission of it. If the City determines any cost identified as a RHID Eligible Expense is ineligible for reimbursement, the City shall so notify the Developer in writing, identifying the ineligible cost and the basis for determining the cost to be ineligible, whereupon the Developer shall have the right to identify and substitute other costs of the RHID Project as RHID Eligible Expenses, as applicable, with a supplemental Certification of Expenditures. The City may also request such additional information from the Developer as may be required to process the requested certification and the time limits set forth in this paragraph shall be extended by the duration of time necessary for Developer to respond to such request by the City. The City's identification of any ineligible costs shall not delay the City's approval of the remaining costs on the Certification of Expenditures that the City determines to be eligible.

(e) Conditions Precedent. As a condition precedent to disbursement of RHID Increment to the Developer, the Developer and the Developer's principals must (i) not be, in the sole judgment of the City, in material default under this Agreement (subject, however, to any applicable cure period), (ii) be current on the payment of all taxes and assessments to the State and its political subdivisions, including the City, (iii) have submitted a Certification of Expenditure for an RHID Eligible Expense, along with reasonable documents of such expenditure, and (iv) the expense identified in the Certification of Expenditure must be one that has occurred and for which the Developer is seeking reimbursement. If funds are available for disbursement in the RHID Fund but the conditions set forth in this paragraph have not, in the reasonable judgment of the officer or agent of the City charged with disbursing such funds, been met, the City shall provide written notice of such failure to the appropriate party (a "Condition Failure Notice") within 30 days of receipt of such RHID Increment and shall retain the funds that would have otherwise been disbursed to such party. If the condition(s) are met to the reasonable satisfaction of such officer or agent of the City within 30 days from the date of the Conditional Failure Notice, the disbursement that was withheld shall be promptly made. In the event a party disagrees in good faith with the determination of such officer or agent of the City, such party may appeal the determination to the Governing Body of the City by providing written notice to the City Clerk within 10 days of the end of the 30-day period, and the retained funds shall not be disbursed until the Governing Body directs the disbursement. Such notice of appeal shall reasonably describe the basis for such appeal. The City agrees to conduct a public hearing on such appeal within 60 days of receipt of such notice and to provide the party requesting such appeal with not less than 10 days written notice of the hearing date, time and location. The determination of the Governing Body with respect to the disbursement shall be final. Any determination by the officer or agent of the City or by the Governing Body under this **Section 601** that funds should not be disbursed shall apply as to that particular disbursement only and shall not impair or in any manner affect future disbursements.

Section 602. Effect of Reimbursement if Termination. Notwithstanding anything in

this Agreement to the contrary, if this Agreement has been terminated in accordance with its terms, the City shall have no obligation to reimburse the Developer for any RHID Eligible Expenses following the termination of this Agreement regardless of when the expense was submitted to the City.

ARTICLE VII DEVELOPMENT OF THE RHID PROJECT; TIMING AND APPROVALS

Section 701. Development of the Project and RHID Project.

(a) Developer agrees to pursue the Project and RHID Project in accordance with the requirements of this Agreement and all City zoning and building requirements applicable to it.

(b) The City may elect to terminate this Agreement if, on or before 60 days after the City's written notice to Developer of such default, Developer has not cured such default:

a. if construction of the Project, including the RHID Project, has not commenced by August 1, 2026 (subject to Permitted Delays), as evidenced by the issuance of a building permit by the City; or

b. if construction of the Project, including the RHID Project, is not substantially completed by June 30, 2028 (subject to Permitted Delays), as evidenced by passing the final inspection for all residential units included in the Project; or

c. if the Developer sells the property; or

d. If the Developer is found by KHRC to have violated the KHRC Land Use Restriction Agreement or a tax credit recapture event has occurred.

(c) The provisions of **Section 1002(b)** of this Agreement relating to the ability to cure default shall not apply to the City's option to terminate pursuant to this Section.

Section 702. RHID Project Approval. The Developer shall submit to the City all engineering plans for public infrastructure and construction plans as required by the building and construction codes adopted by the City for the RHID Project. Whenever this Agreement requires the Developer to submit plans, drawings or other documents to the City for approval, the City shall use its standard procedures for review and approval of such submissions so as to not unduly hinder or delay the RHID Project; provided, however, that the City may issue permits for the construction of dwelling units prior to the completion of site improvements, and provided, further, that the final inspection shall not be provided for any dwelling unit until site improvements are completed.

Section 703. Insurance and Indemnification.

(a) **Indemnification.** The Developer agrees to defend, indemnify and hold the City, its officers, agents and employees, harmless from and against all liability for damages, costs and expenses, including attorney fees, arising out of any claim, suit, judgment or demand to the extent resulting from the negligent and/or intentional acts or omissions of the Developer, its contractors,

subcontractors, agents or employees in the performance of this Agreement. The Developer shall give the City written notice of any claim, suit or demand which may be subject to this provision at the earliest feasible date.

(b) Insurance. Not in derogation of the indemnification provisions set forth in this Agreement, the Developer shall, at its sole cost and expense, throughout the term of this Agreement (to the extent the Developer has not sold the Project, or any portion thereof, to third parties), insure and keep insured any vertical structures built in the RHID against direct loss or damage occasioned by fire, flood and extended coverage perils through insurers with a Best's rating of no less than "A" and/or that is reasonably acceptable to the City and without co-insurance. The insurance shall be for an amount that is not less than the full replacement cost of such structures and insurance proceeds shall be used to restore the vertical structures after a triggering event.

Section 704. Federal, State and Local Laws. The Developer agrees to abide by, and the RHID Project shall be completed in conformity with, all applicable federal, state and local laws and regulations.

Section 705. Nondiscrimination. The Developer, for itself and its successors and assigns, agrees that in the construction of the Project, the Developer shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, age, sex, marital status, handicap, national origin or ancestry.

Section 706. City and Other Governmental Permits. Before commencement of construction or development of any buildings, structures or other work or improvement the Developer shall, at its own expense, secure or cause to be secured any and all permits which may be required by the City and any other governmental agency having jurisdiction as to such construction development or work.

ARTICLE VIII REAL ESTATE TAXES

Section 801. Agreement to Pay Taxes and Assessments; Right to Protest. The Developer agrees that it shall (to the extent the Developer has not sold the Project, or any portion thereof, to third parties) pay taxes and assessments for the Project promptly on or before the due date of such tax bills. The Developer shall have the right to pay said taxes under protest in accordance with applicable law and agrees to provide prompt written notice to the City if it elects to pay said taxes under protest or of any appeal of real estate taxes or valuation of any property within the RHID by the County Appraiser.

ARTICLE IX USE, ASSIGNMENT, SALE AND LEASE

Section 901. Use Restrictions. The allowable uses on the property and within the RHID will be subject to the lawful zoning power of the City and will not be subject to use restrictions solely by virtue of this Agreement.

Section 902. Restriction on Transfer. There shall be no transfer of the Project by the Developer for thirty years following execution of this Agreement. Notwithstanding the foregoing, the Developer may:

(1) assign or pledge its rights under this Agreement to any Affiliate by giving thirty (30) days' prior written notice to the City of its intent to proceed with such assignment or pledge; and/or

(2) collaterally assign or pledge its rights to payments due hereunder to its lender. The Developer shall provide written notice to the City of such assignment or pledge within one month of execution of the same, addressed to the Topeka City Manager, including a copy of any agreement evidencing such collateral assignment or pledge to such third party.

(a) Nothing herein shall prohibit (or require City approval to allow) the Developer from forming additional development or ownership entities to replace or joint venture with the Developer for the purpose of business and/or income tax planning; provided, however, that such additional development or ownership entities or joint ventures shall be an Affiliate.

Section 903. Transfer of Obligations. The rights, duties and obligations under this Agreement of the Developer may be assigned, in whole or in part, to another entity, subject to the approval of the Governing Body following receipt of an opinion by the City's City Attorney, or other designee, that the assignment complies with the terms of this Agreement and that the units remain affordable. Any proposed assignee shall have qualifications and financial responsibility, as reasonably determined by the Governing Body, necessary and adequate to fulfill the obligations of the Developer under this Agreement. Any proposed assignee shall, by instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the City, assume all of the obligations of the Developer under this Agreement and agree to be subject to all the applicable conditions and restrictions to which the Developer is subject. The City shall notify the Developer within 45 days of receipt by the City of a written request to approve a proposed assignment under this Section of its approval or disapproval. All written requests for approval of a proposed assignment shall include a description of the qualifications and financial resources of the proposed assignee and the form of a proposed assignment and assumption agreement. If the City elects to disapprove a requested assignment, it will include in its notice to the Developer the basis for the disapproval. The Developer shall not be relieved from any obligations set forth in this Agreement unless and until the City specifically agrees to release the Developer. The Developer agrees to record the assignment in the office of the register of deeds of Shawnee County, Kansas, in a timely manner following the execution of such agreement.

Section 904. Assumption of Obligations. The parties' obligations pursuant to this Agreement, unless earlier satisfied, shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties as if they were in every case specifically named and shall be construed as a covenant running with the land, enforceable against the purchasers or other transferees as if such purchaser or transferee were originally a party and bound by this Agreement. Notwithstanding the foregoing, no property owner (other than the Developer, its affiliates or any of their principals) of any part of the RHID shall be bound by any obligation of Developer solely by virtue of being a property owner; provided, however, that no

transferee or owner of property within the RHID shall be entitled to any rights whatsoever or claim upon the RHID Increment, except as specifically authorized in writing by the Developer and as provided in this Agreement.

Section 905. Change of Ownership. The Developer shall promptly provide written notice to the City of any change in the owners/members owning/comprising more than 10% of such entity.

ARTICLE X BREACH, DEFAULTS AND REMEDIES

Section 1001. Breach. Any material noncompliance by the Developer or City with the provisions of this Agreement, including the time limits and the manner for the completion of the Project as stated in the Agreement, except for Permitted Delays, shall constitute a breach of this Agreement and the breaching party shall be granted an opportunity to cure as provided in **Section 1002** prior to such breach being deemed an “Event of Default” as defined in **Section 1002**.

Section 1002. Event of Default—General. The following events shall constitute an “Event of Default” under this Agreement:

(a) Subject to the extensions of time set forth in **Section 1007**, failure or delay by either party to perform any material term or provision of this Agreement, after receiving written notice and failing to cure, as set forth in subsection (b) below, constitutes an Event of Default under this Agreement. A party claiming a breach (claimant) shall give written notice of breach to the other party, specifying the breach complained of.

(b) The claimant shall not institute proceedings against the other party, nor be entitled to damages if the Developer and/or the City within 14 days from receipt of such written notice, with due diligence, commences to cure, correct or remedy such failure or delay and shall complete such cure, correction or remedy within sixty (60) days from the date of receipt of such notice or, if such cure, correction or remedy by its nature cannot be effected within such 60 day period, such cure, correction or remedy is diligently and continuously prosecuted until completion thereof. In the event the breaching party refuses or is unable to cure, correct or remedy such breach within the time limits stated in this subsection, then such failure shall be deemed an Event of Default and the nonbreaching party shall be entitled to the remedies set forth in **Section 1003**.

(c) If the Developer has assigned, in whole or in part, rights, duties and obligations under this Agreement to another entity in accordance with **Section 903** of this Agreement, a failure of an assignee to perform any of the duties and obligations assigned to the assignee by the Developer in accordance with **Section 903** shall not constitute an “Event of Default” with respect to the Developer and will not give rise to any remedies against the Developer under this Agreement, including, but not limited to, any remedies which would adversely affect the Developer’s rights to reimbursement, whether or not such remedies are specifically directed towards the Developer.

Section 1003. Remedies on Event of Default.

(a) Whenever any Event of Default by Developer shall have occurred and be

continuing, subject to applicable cure periods, the City may take one or more of the following remedial steps:

(i) withhold or apply funds from the RHID Fund to such extent as is necessary to protect the City from loss and/or to ensure that such portions of the RHID Project that the City deems are in the best interest of the City are successfully implemented in a timely fashion;

(ii) refuse to approve any further reimbursements for RHID Eligible Expenses and make any disbursements until such Event of Default is cured by Developer;

pursue any remedy at law and in equity; and/or

(iii) terminate this Agreement.

(b) Whenever any material Event of Default by the City shall have occurred and be continuing, subject to applicable cure periods, the Developer shall have the right, but not the obligation to:

(i) terminate this Agreement;

(ii) pursue any remedy at law or in equity; and/or

(iii) The Developer may pursue any available remedy at law or in equity by suit, action, mandamus or other proceeding to enforce and compel the specific performance of the duties and obligations of the City as set forth in this Agreement, to enforce or preserve any other rights or interests of the Developer under this Agreement or otherwise existing at law or in equity and to recover any damages as provided by State law incurred by the resulting from such City default.

(c) Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default of the other party. No waiver made by either party shall apply to obligations beyond those expressly waived. Any delay by either party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Section shall not operate as a waiver of such rights or limit them in any way.

(d) Notwithstanding any termination of this Agreement by the Developer as permitted in the Agreement, the Developer shall continue to be liable for all City Expenses, only to the extent such City Expenses are incurred through the date of termination of this Agreement.

Section 1004. Acceptance of Service of Process.

(a) In the event that any legal action is commenced by the Developer against the City,

service of process on the City shall be made by personal service upon the City Clerk or in such other manner as may be provided by law.

(b) In the event that any legal action is commenced by the City against the Developer, service of process on the Developer shall be made to:

Union at Tower District, LP
8680 Edison Plaza Drive
Fishers, IN 46038

With a copy to:

Curt Petersen
Polsinelli PC
900 W. 48th Place, Ste 900
Kansas City, MO 64112

as its agent to receive service of process or other legal summons for purposes of any such action or proceeding.

Section 1005. Rights and Remedies are Cumulative. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

Section 1006. Inaction Not a Waiver of Default. Any failures or delays by any party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive either such party of its right to institute and maintain any action or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

Section 1007. Permitted Delays. Notwithstanding anything in this Agreement to the contrary, any Permitted Delays by a party performing its respective obligations under the Agreement shall not render such party in default or breach of the Agreement (or give rise to any other party's exercise of rights or remedies under the Agreement, including, without limitation, the City's termination of this Agreement) and shall result in automatic good faith extensions of any starting or completion dates affected thereby, provided such delayed party continues to exercise good faith and due diligence in attempting to resolve the cause of any such delay and to continue to perform under the Agreement.

ARTICLE XI GENERAL PROVISIONS

Section 1101. Time of Essence. Time is of the essence of this Agreement. Each party to this Agreement will make every reasonable effort to expedite the subject matters of the Agreement and acknowledges that the successful performance of this Agreement requires its continued

cooperation.

Section 1102. Amendment. This Agreement, and any exhibits attached to it, may be amended only by the mutual consent of the parties, upon official action of the City's Governing Body approving said amendment, and by the execution of said amendment by the parties to this Agreement or their successors in interest.

Section 1103. Immunity of Officers, Employees and Members. No personal recourse shall be had for the payment of the cost of the RHID Project or for any claim based on that or upon any representation, obligation, covenant or agreement in this Agreement against any past, present or future owner, officer, manager, member, employee or agent of a party to the Agreement, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and any liability of any such officers, members, directors, employees or agents is hereby expressly waived and released as a condition of and consideration for the execution of this Agreement. Furthermore, no past, present or future owner, officer, manager, member, employee or agent of a party to this Agreement shall be personally liable to the City, the Developer or any successor in interest, for any default or breach by the City, Developer or any successor in interest.

Section 1104. Right of Access. For the purposes of assuring compliance with this Agreement, representatives of the City shall have the right of access to the RHID Project, without charges or fees, at normal construction hours during the period of construction for purposes strictly related to this Agreement, including, but not limited to, the inspection of the work being performed in constructing the improvements. Such representatives of the City shall carry proper identification, and shall not in any manner impair, hinder or interfere with the construction activity; provided, however, nothing in this Agreement is intended to limit or restrict rights the City has to inspect or otherwise have access to the RHID Project in the performance of its governmental role.

Section 1105. No Other Agreement. Except as otherwise expressly provided in this Agreement, this Agreement, and all documents incorporated in it by reference, supersedes all prior agreements, negotiations and discussions, both written and oral, relative to the subject matter of this Agreement and is a full integration of the agreement of the parties.

Section 1106. Severability. If any provision, covenant, agreement or portion of this Agreement, or its application to any person, entity or property, is held invalid or unenforceable in whole or in part, this Agreement shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Agreement or the Development Plan in order to render the same valid and enforceable. In no such event shall the validity or enforceability of the remaining valid portions hereof be affected.

Section 1107. Amendment to Carry Out Intent. If any provision, covenant, agreement or portion of this Agreement, or its application to any person, entity or property, is held invalid, the parties shall take such reasonable measures including but not limited to reasonable amendment of this Agreement to cure such invalidity where the invalidity contradicts the clear intent of the parties in entering into this Agreement.

Section 1108. Governing Law and Venue. For any claims arising out of this Agreement,

performance or non-performance under this Agreement, and for any request or demand for damages resulting from the breach or default under this agreement, the sole and exclusive venue for litigation shall be the District Court in Shawnee County, Kansas or the U.S. District Court for the District of Kansas in Topeka, Kansas. This **Agreement** shall be governed by and construed in accordance with the laws of the State of Kansas without regard to conflict of laws principles. In the event litigation is filed by one party against another to enforce its rights under this Agreement, the prevailing party, as determined by the Court's judgment, shall be entitled to reasonable attorneys' fees and litigation expenses for the relief granted, to the extent permitted by law.

Section 1109. Notice. All notices and requests required pursuant to this Agreement shall be in writing and shall be sent as follows:

To the City:

Brenda Younger, City Clerk
City of Topeka
City Hall
215 SE 7th St.
Topeka, KS 66603

To the Developer:

Union at Tower District, LP
8680 Edison Plaza Drive
Fishers, IN 46038

or at such other addresses as the parties may indicate in writing to the other either by personal delivery, national recognized overnight courier (*e.g.*, FedEx), or by registered mail, return receipt requested, with proof of delivery thereof. Mailed notices shall be deemed effective on the third day after mailing; all other notices shall be effective when delivered.

Section 1110. Not a Partnership. The provisions of this Agreement are not intended to create, nor shall they in any way be interpreted or construed to create, a joint venture, partnership, or any other similar relationship between the parties.

Section 1111. Counterparts. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement. Hand signatures transmitted by electronic mail in portable document format (PDF) or similar format shall also be permitted as binding signatures to this Agreement.

Section 1112. Recordation of Agreement. The parties agree to execute and deliver this Agreement or a memorandum of this Agreement in mutually acceptable form for recording in the real property records of Shawnee County, Kansas.

Section 1113. Consent or Approval. Except as otherwise provided in this Agreement, whenever consent or approval of either party is required, such consent or approval shall not be unreasonably withheld.

Section 1114. Survivorship. Notwithstanding the termination of this Agreement, Developer's obligations with respect to **Section 703(a)**, **Section 1103** and any other terms and conditions which by their nature should survive termination, shall survive the termination of this Agreement.

Section 1115. Incorporation of Exhibits. The Exhibits attached to the Agreement and incorporated in the Agreement by reference are a part of this Agreement to the same extent as if fully set forth in the Agreement.

Section 1116. Cash Basis and Budget Laws. The right of the City to enter into this Agreement is subject to the provisions of the Cash Basis Law (K.S.A. §§10-1100 *et seq.*), the Budget Law (K.S.A. § 79-2935 *et seq.*), and other laws of the State. This Agreement shall be construed and interpreted in such a manner as to ensure the City shall at all times remain in conformity with such laws.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

UNION AT TOWER DISTRICT, LP

By: _____
Name: _____
Title: _____

STATE OF KANSAS)
) ss.
COUNTY OF SHAWNEE)

BE IT REMEMBERED, that on this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____ who is personally known to me to be the same person who executed the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

MY APPOINTMENT EXPIRES: _____
Notary Public
Printed Name: _____

CITY OF TOPEKA, KANSAS

Dr. Robert Perez, City Manager

ATTEST:

Brenda Younger, City Clerk

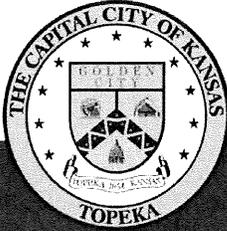
APPROVED AS TO FORM AND LEGALITY

DATE _____ BY _____

EXHIBITS

Exhibit A	Development Plan
Exhibit B	RHID Legal Description
Exhibit C-1	Project Costs
Exhibit C-2	Estimated RHID Eligible Costs
Exhibit D	Certification of Expenditures
Exhibit E	Forms for Reimbursement

EXHIBIT A
DEVELOPMENT PLAN



CITY OF TOPEKA

24 NOV 21 AM 11:27
REC'D TOPEKA CITY CLERK

Application for Creation of a RHID Housing Development Plan

APPLICANT: Union Development Holdings, LLC and assigns

ADDRESS: 409 Massachusetts Ave, Suite 300, Indianapolis, IN 46204

PHONE #: 317-409-0554

E-MAIL ADDRESS: joy@theannexgrp.com

CONTACTPERSON: Joy Skidmore

PROJECT NAME: Union at Tower District

Please complete the following items.

1. Provide a narrative describing the overall development plan specifically addressing how the plan meets the policy goals of the Housing Study.

See RHID Plan submitted concurrently with this application.

2. Provide a legal description of the proposed project area if such project area is not coterminous with the district boundaries.

Coterminous with district boundaries.

3. As ***Exhibit A***, include a map of the proposed project area if such project area is not coterminous with the district boundaries.
4. As ***Exhibit B***, attach a table (Excel format preferred) listing (i) each parcel within the proposed project area, listing the current Shawnee County assessed valuation of land and improvements separately and (ii) the property owner's name and address for each parcel.
5. As ***Exhibit C***, include a narrative and a graphical description of the housing and public facilities that the developer will construct or improve, and the location of each within the project area.

6. Provide a narrative describing any improvements the developer expects the City to make to support the planned project, including any on or off-site public infrastructure and coordination with other public agencies, etc.

To be determined with City's Planning department.

7. Identify a listing of names, addresses and specific interests in real estate in the project area of the housing developer(s) responsible for development of the housing and public facilities in the project area.

- For the purposes of this requirement, "housing developer(s)" means both the name of the business entity or entities, and the natural person comprising the ownership of such entity or entities.

<u>Name</u>	<u>Address</u>	<u>Related Interests</u>
See RHID Plan submitted concurrently with this application.		

8. As **Exhibit D**, provide a detailed total development cost budget for the housing and other improvements to be constructed including an identification of costs for which the developer will seek reimbursement from RHID proceeds.

9. Provide a narrative describing all public incentive sought in support of the planned project (including those that might be provided by other government agencies, foundation or non-profits), including identification of whether the developer seeks potential bond financing related to the RHID.

See RHID Plan submitted concurrently with this application.

10. As **Exhibit E**, attach a detailed construction schedule, identifying any phasing of construction anticipated.

11. As **Exhibit E**, attach a detailed financial pro forma, showing the operation of the project over the life of the RHID, including sufficient detail on assumptions so the City may determine, among other things, the developer's expectations for the number and potential valuation of housing units to be constructed, the developer's expected private financing for the project (including debt, equity and other sources), and sufficient other detail to permit the City to make the required statutory finding as provided in K.S.A 12-5245(a)(7).

12. Provide a detailed description of the contractual assurances the developer is willing to make, including any financial guarantees it is willing to provide, to “guarantee the financial feasibility” of the project, all as required by K.S.A 12-5245(a)(6) (together, the “Plan Pre-Application”), along with commercially reasonable information evidencing developer’s financial and operational capabilities to effect the proposed project as presented.

See RHID Plan submitted concurrently with this application.

CERTIFICATION OF APPLICANT

APPLICANT HAS RECEIVED AND REVIEWED THE CITY’S RURAL HOUSING INCENTIVE DISTRICT POLICY (RESOLUTION NO. 9379). THE APPLICANT UNDERSTANDS AND AGREES TO THE TERMS OF THE POLICY, INCLUDING PAYMENT OF THE REQUIRED FEES.

AS OF THE DATE OF APPLICANT’S EXECUTION OF THIS APPLICATION, TO THE BEST OF THE APPLICANT’S KNOWLEDGE, THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE AND CORRECT.

By: 
Signature of Authorized Agent for Entity

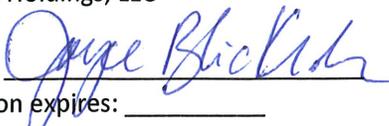
Title: Chief Operating Officer of the Manager

Date: November 12, 2024

STATE OF INDIANA

COUNTY OF MARION

This document was acknowledged before me on November 12, 2024 by Christopher Lukaart, Chief Operating Officer of The Annex Group LLC, the Manager of Union Development Holdings, LLC

Notary Public 
My commission expires: _____

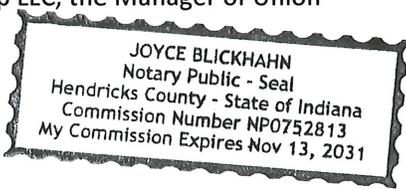


EXHIBIT A

Insert or attach here:

Coterminous with district boundaries.

EXHIBIT B

Insert or attach here:

See attached.

Parcel Information					
Parcel ID	Acres	Owner	Owner Address	Land (Assessed)	Improvements (Assessed, if any)
#1330601006001 000	0.32	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 4,343	\$ 1,970
#1330601006020 000	0.13	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 563	\$ 315
#1330601006019 000	0.95	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 9,030	\$ 1,143
#1330601006010 000	0.25	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 1,350	\$ -
#1330601006009 000	0.13	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 205	\$ -
#1330601007006 000	1.38	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 15,603	\$ 3,730
#1330601007010 000	0.08	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 228	\$ -
#1330601006006 000	1.02	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 18,600	\$ 18,125
#1330601007011 000	0.03	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 73	\$ -
#1330601007013 000	0.07	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 102	\$ -
Total	4.36			\$ 50,097	\$ 25,283

EXHIBIT C

Insert or attach here:

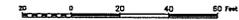
See attached.

The housing project will include the acquisition of real property within the District and the construction of approximately three buildings including 250 multifamily units. Residents of these units will enjoy amenities, which include, a community room, on-site leasing, management, and leasing offices, fitness area, business/computer center, playground, dog park, outdoor lawn open space, and off-street parking, and public/utility improvements located within the boundaries of the RHID or otherwise necessary to the project's operation.

UNION AT TOWER DISTRICT ENLARGED SITE PLAN #1



NORTH
SCALE 1" = 20'



LEGEND

- 8" CONCRETE
- 7" CONCRETE
- 6" CONCRETE
- 4" CONCRETE
- PROPERTY LINE
- EASEMENT

BVH

ARCHITECT
BVH ARCHITECTURE
1615 OGDEN STREET
OVERLAND PARK, MO 66207
P: 913.241.3975
F: 913.241.7811
bvham.com

CIVIL ENGINEER
REGA ENGINEERING
1615 OGDEN STREET
OVERLAND PARK, MO 66207
P: 913.241.3975
F: 913.241.7811
regaind.com

STRUCTURAL ENGINEER
LARGE STRUCTURAL GROUP
1919 P. O. BOX 100000
LEWISVILLE, MO 64071
P: 816.224.7762
V: 816.224.1564
lsggroup.com

MSP ENGINEER
ENGINEERING TECHNOLOGIST, INC.
1301 W. 12TH ST.
OMAHA, NE 68102
P: 402.732.2275
mep.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

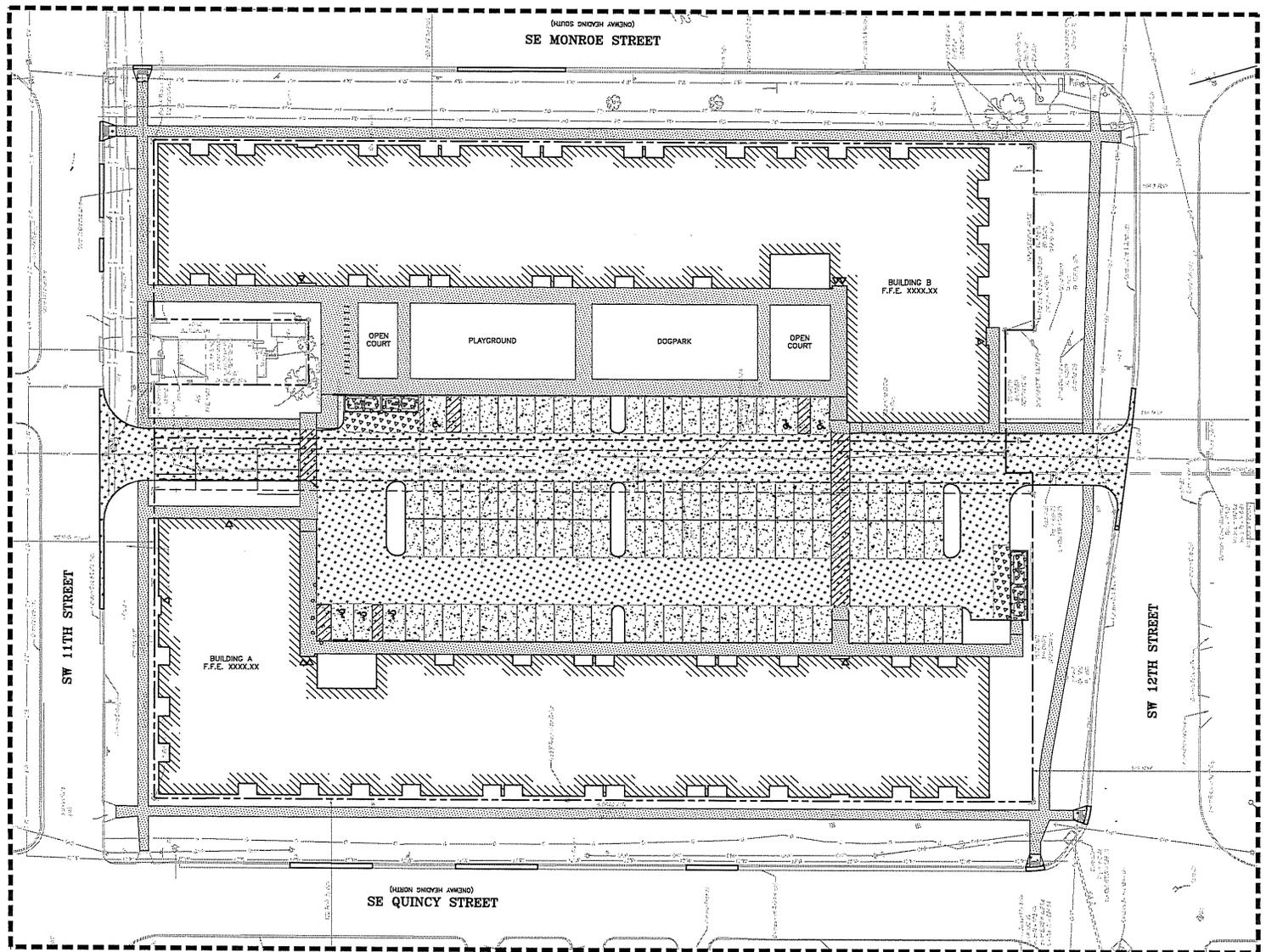
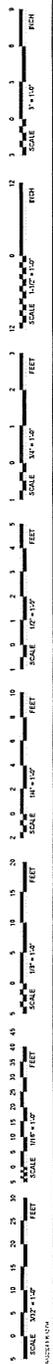
UNION AT TOWER DISTRICT

PROJECT: 2401 DATE: 05/29/24
PROJECT ENGINEER: TERRY G. BROWN



ENLARGED SITE PLAN #1

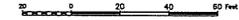
REGA #241032	DATE:
ISSUED FOR:	05/29/24
PROGRESS SET	



UNION AT TOWER DISTRICT ENLARGED SITE PLAN #2



NORTH
SCALE 1" = 20'



LEGEND

- 8" CONCRETE
- 7" CONCRETE
- 6" CONCRETE
- 4" CONCRETE
- PROPERTY LINE
- EASEMENT

ARCHITECT
BVH ARCHITECTURE
1610 11TH STREET
DOWNEY, MO 64242
P: 417-241-3900
F: 417-241-3811
bvha.com

CIVIL ENGINEER
REGA ENGINEERING
11510 40TH STREET
LEWISVILLE, MO 64088
P: 417-421-1540
www.regaeng.com

STRUCTURAL ENGINEER
LANGE STRUCTURAL GROUP
1515 W 40TH STREET SUITE 102
LEWISVILLE, MO 64088
P: 417-421-1540
www.langestructural.com

MEP ENGINEER
ENGINEERING TECHNOLOGIES, INC.
11810 39TH
DOWNEY, MO 64242
P: 417-241-3770
www.eti.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

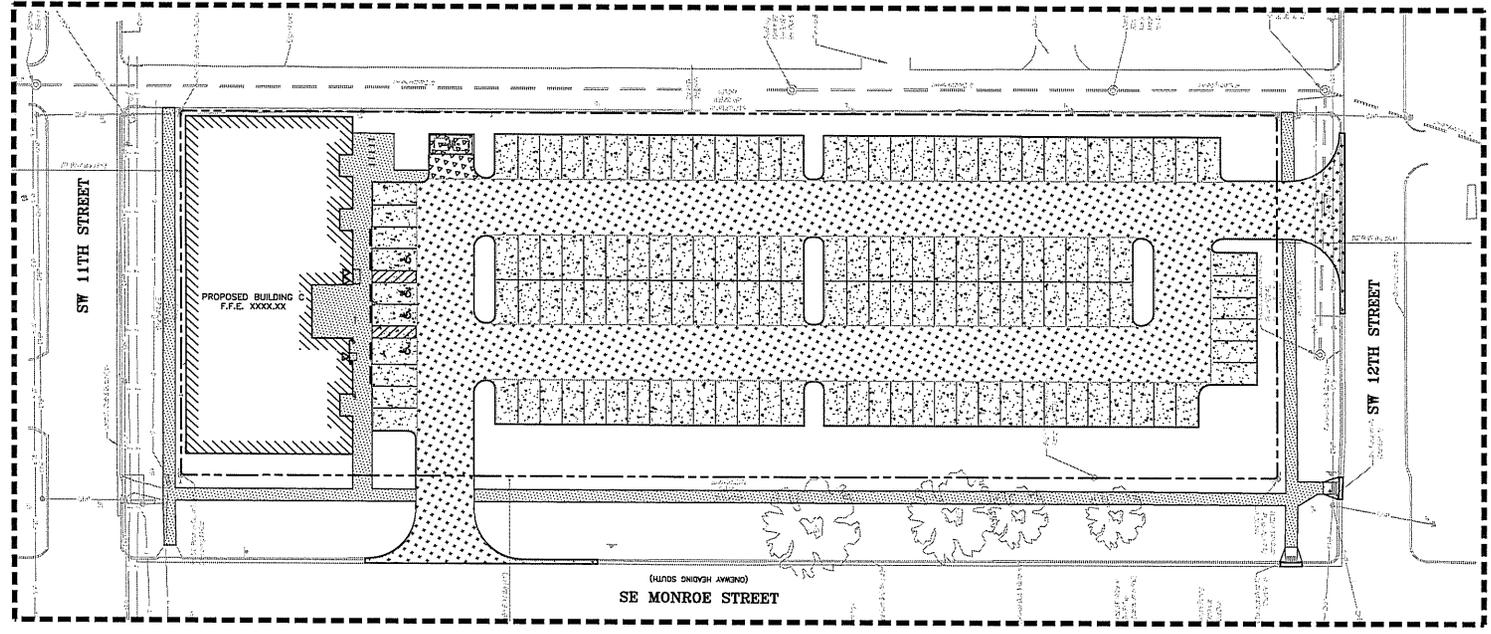
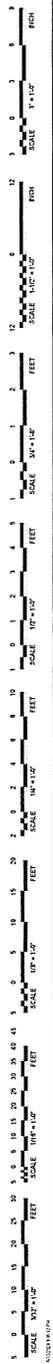
UNION AT TOWER DISTRICT

PROJECT NO: _____ DATE: _____
PROJECT STATUS: _____ CHW:ATC:DC:DH



ENLARGED SITE PLAN #2

REGA #241032	
ISSUED FOR:	DATE:
PROGRESS SET	05/29/24

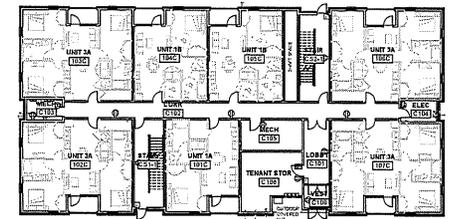


ARCHITECT
 BVH ARCHITECTURE
 500 GREG STREET
 GARDNER, MA 01459
 781.462.9400
 F.402.30.1717
 bvham.com

CIVIL ENGINEER
 REHA ENGINEERING
 600 BEECH STREET #104
 LYNNFIELD, MA 01904
 781.462.9400
 rehaeng.com

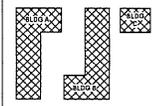
STRUCTURAL ENGINEER
 LANGE STRUCTURAL GROUP
 100 WASHINGTON STREET, SUITE 202
 LYNNFIELD, MA 01904
 781.462.9400
 lgs@lgs.com

MEP ENGINEER
 ENGINEERING TECHNOLOGIES, INC.
 100 W. 10TH ST
 GARDNER, MA 01459
 781.462.9400
 etinc.com



3 FIRST FLOOR PLAN - BUILDING C - OVERALL
 1/8" = 1'-0"

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION



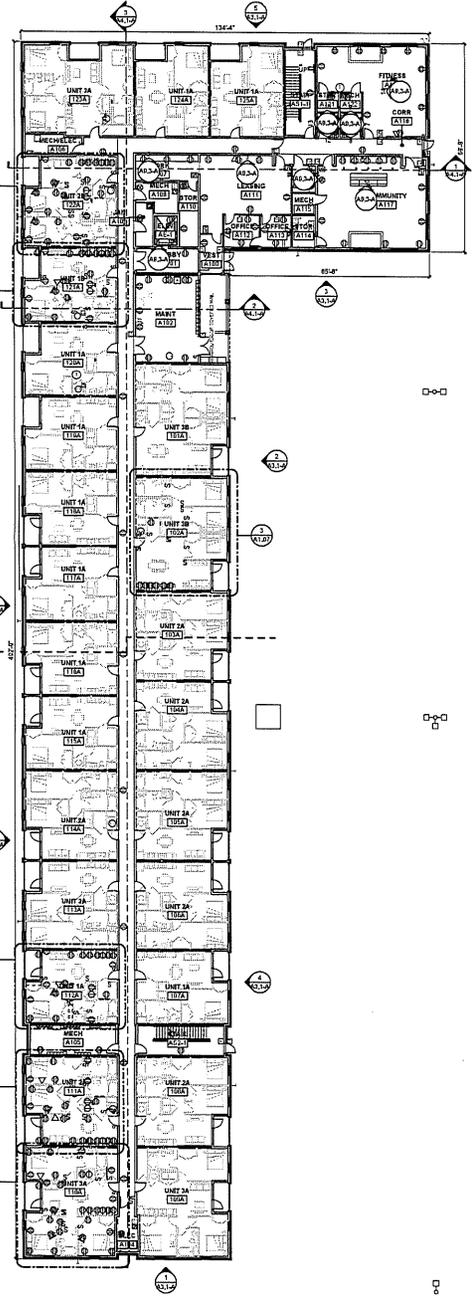
UNION AT TOWER DISTRICT

PROJECT: 200A DATE: 10/24/14
 PROJECT STATUS: DESIGN DEVELOPMENT

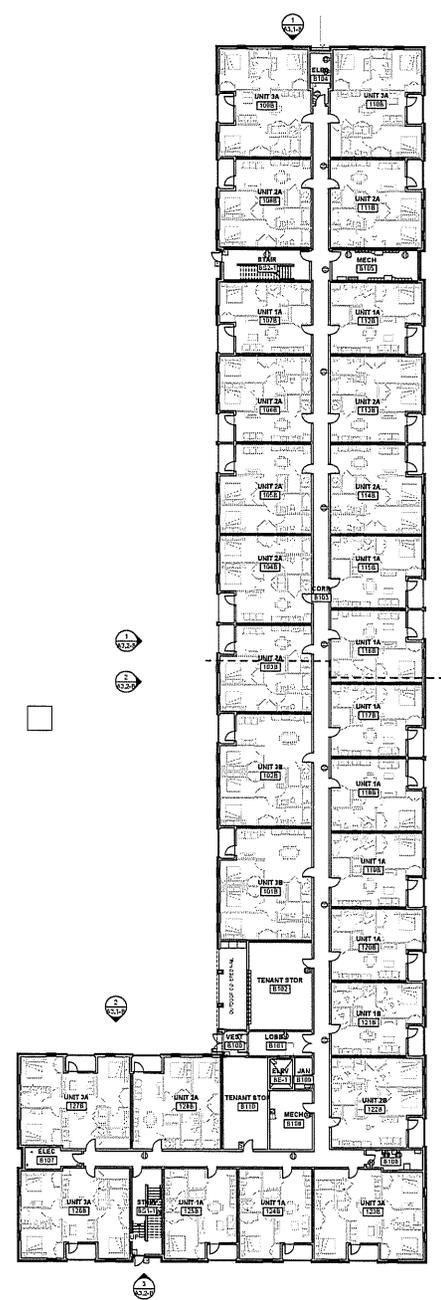


OVERALL FIRST FLOOR PLAN - ABC

11/10/14
 A1.01



1 FIRST FLOOR PLAN - BUILDING A - OVERALL
 1/8" = 1'-0"



2 FIRST FLOOR PLAN - BUILDING B - OVERALL
 1/8" = 1'-0"

REFER TO G SERIES SHEETS FOR RATED WALL LOCATIONS



EXHIBIT D

Insert or attach here:

See attached.

Union at Tower District
Topeka, KS

CATEGORY	TOTAL COST	RHID REIMBURSEABLE	OTHER SOURCES*
LAND ACQUISITION:	\$ 1,515,596	\$ 1,515,596	\$ -
INFRASTRUCTURE/SITE WORK	\$ 2,356,668	\$ 2,356,668	\$ -
Site Utilities	\$ 432,434	\$ 432,434	
Earthwork	\$ 1,030,634	\$ 1,030,634	
Storm Water Detention	\$ 456,000	\$ 456,000	
FFE in ROW	\$ 50,000	\$ 50,000	
Site Demo	\$ 387,600	\$ 387,600	
BUILDING CONSTRUCTION:	\$ 40,292,422	\$ 3,549,220	\$ 36,743,202
Pavement	\$ 545,807	\$ 545,807	
Sidewalks	\$ 147,083	\$ 147,083	
Fencing	\$ 7,410	\$ 7,410	
Landscaping	\$ 255,337	\$ 255,337	
MF Building Construction	\$ 39,336,785	\$ 2,593,583	
DESIGN (Engineering & Civil):	\$ 1,590,600	\$ -	\$ 1,590,600
OTHER (Permits/Tax Credit Costs/Pre-Development Due Diligence):	\$ 1,600,827	\$ -	\$ 1,600,827
SOFT COSTS (financing/interest/legal/contingency/etc.):	\$ 21,777,272	\$ 152,200	\$ 21,625,072
Soft Costs associated with horizontal construction	\$ 152,200	\$ 152,200	
Other Soft Costs	\$ 21,625,072	\$ -	\$ 21,625,072
TOTAL PROJECT	\$ 67,532,558	\$ 7,573,684	\$ 59,958,874

*Other sources include: developer equity, private debt, state and federal tax credit proceeds, and tax exempt LIHTC bond proceeds.

**Amounts reported as available for RHID are in NPV (@ 6%).

***Reimbursement of interest on all RHID Eligible Project Costs will be requested in addition to the amounts reported above.

EXHIBIT E

Insert or attach here:

Site Work Commencement: Q1 2025

Building 1 Commencement: Q2 2025

Building 2 Commencement: Q3 2025

Building 3 Commencement: Q3 2025

Site Work Completion: Q3 2026

Building 1 Completion: Q3 2026

Building 2 Completion: Q4 2026

Building 3 Completion: Q4 2026

EXHIBIT F

Insert or attach here:

To be provided to the City.

EXHIBIT B

RHID LEGAL DESCRIPTION

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 AKA QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT II:
LOT 386 AND THE NORTH HALF OF LOT 388 ON SOUTH EAST QUINCY STREET AKA 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 AKA 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 AKA MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT V:
LOTS 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, AND THE NORTH 12 FEET OF THE WEST 69.7 FEET AND THE EAST 90.3 FEET OF LOT 393 ON SOUTH EAST MONROE STREET AKA 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 AKA 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 AKA 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 AKA 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 AKA 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 C-1

PROJECT COSTS

CATEGORY	TOTAL COST
LAND ACQUISITION:	\$ 1,515,596
INFRASTRUCTURE/SITE WORK	\$ 2,356,668
Site Utilities	\$ 432,434
Earthwork	\$ 1,030,634
Storm Water Detention	\$ 456,000
FFE in ROW	\$ 50,000
Site Demo	\$ 387,600
BUILDING CONSTRUCTION:	\$ 35,231,397
Pavement	\$ 545,807
Sidewalks	\$ 147,083
Fencing	\$ 7,410
Landscaping	\$ 255,337
MF Building Construction	\$ 34,275,760
DESIGN (Engineering & Civil):	\$ 1,625,075
OTHER (Permits/Tax Credit Costs/Pre-Development Due Diligence):	\$ 1,293,654
SOFT COSTS (financing/interest/legal/contingency/etc.):	\$ 18,126,330
Soft Costs associated with horizontal construction	\$ 152,200
Other Soft Costs	\$ 18,126,330
TOTAL PROJECT	\$ 58,855,066

REVISED SOURCES AND USES OF FUNDS	
SOURCES	
Federal LIHTCs	\$ 23,434,699
State LIHTCs	16,388,881
Permanent Debt	17,215,665
Other	344,514
Developer Equity (Def Dev Fee)	1,471,307
Total Uses	\$ 58,855,066

EXHIBIT C-2

RHID ELIGIBLE EXPENSES

CATEGORY	RHID ELIGIBLE EXPENSES*
LAND ACQUISITION:	
INFRASTRUCTURE/SITE WORK	
	Site Utilities
	Earthwork
	Storm Water Detention
	FFE in ROW
	Site Demo
BUILDING CONSTRUCTION:	\$
	Pavement
	Sidewalks
	Fencing
	Landscaping
	MF Building Construction
SOFT COSTS (financing/interest/legal/contingency/etc.):	
	Soft Costs associated with horizontal construction
TOTAL PROJECT	[\$[SUBJECT TO GOVERNING BODY CONSIDERATION]

*RHID Increment may be reallocated between any RHID Eligible Expense column identified above and across line items as permitted by applicable law.

EXHIBIT D

CERTIFICATION OF EXPENDITURES

Date: _____

Certification # _____

City Clerk of the
City of Topeka, Kansas

In accordance with the Development Agreement for the Union at Tower District RHID dated _____, 2025 (the "Agreement"), between the City of Topeka, Kansas, (the "City"), and Union at Tower District, LP, (the "Developer"), the Developer hereby certifies, with respect to all payment amounts requested pursuant to this Certificate to be reimbursed to the Developer, as follows:

1. All amounts are RHID Eligible Project Costs (as defined in the Agreement) that are reimbursable to the Developer pursuant to the Agreement and the RHID Act, (as defined in the Agreement).
2. All amounts have been advanced by the Developer for RHID Eligible Project Costs (as defined in the Agreement) in accordance with the Agreement and represent the fair value of work, materials or expenses.
3. No part of such amounts has been the basis for any previous reimbursement under the Agreement from the Reimbursement Funds or request for reimbursement from the RHID Fund (as defined in the Agreement).
4. All taxes and assessments currently due on any property owned by the Developer in the City of Topeka have been paid.
5. No uncured Events of Default under the Agreement currently exist.

The Developer further certifies that all insurance policies required to be in force under the Agreement are in full force and effect and that the Developer is in compliance, in all material respects, with all further terms of the Agreement.

The total amount of reimbursement requested by this Certificate is \$_____, which amount is itemized on Attachment E attached to this Certificate and which Attachment E includes ____ page(s), is incorporated to it by reference and has been initialed by the authorized representative of the Developer who signed this Certificate. Attached to Attachment E are copies of the contract, invoice or other billing for the RHID Eligible Project Costs for which the Developer seeks reimbursement, along with copies of checks, evidence of wire transfers or other evidence of payment by the Developer of such RHID Eligible Project Costs and hereby certify that such copies are true and accurate copies of the original documents.

**Union at Tower District, LP
An Indiana Limited Partnership**

By: _____

Print Name and Title

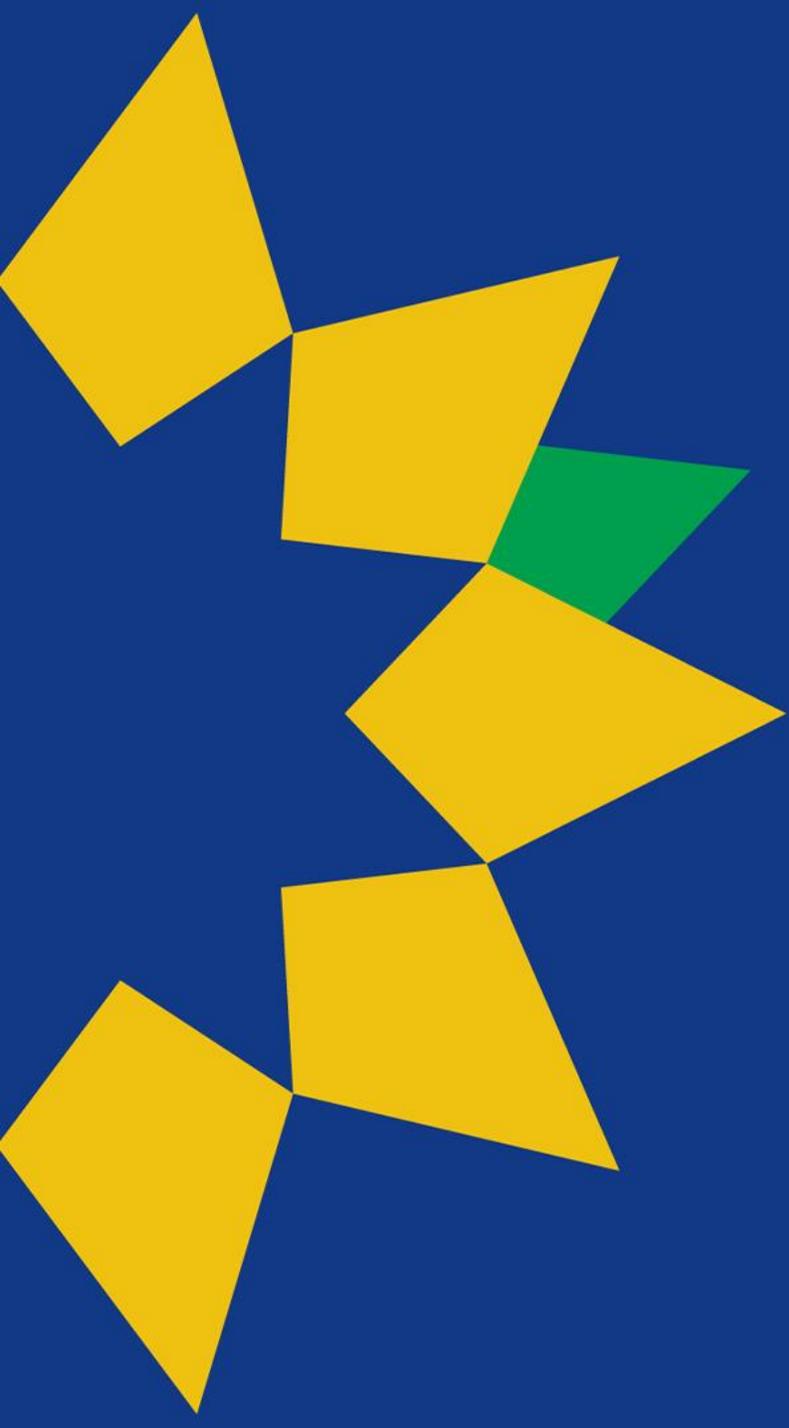
**EXHIBIT E
REIMBURSEMENT FORM**

Date: _____

Certificate # _____

Description of Expense (attach additional supporting documentation)	Amount of Expense
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total Expenses	\$ _____

Initials of Developer



**CITY OF
TOPEKA**



**Union Development Holdings, LLC
Union at Tower District
RHID District**

Rhiannon Friedman, Planning & Development Director

District Details

- Union at Tower Districts proposal will add 250 additional apartments to downtown Topeka.
- Apartments in this development will have a proposed mix of 100 1-bed units, 84 2-bed units, and 66 3-bed units.
- This development will be income qualified based on either a 10% discount to fair market rents or 30%, 50%, or 60% AMI limits allowing for more economic diversity within the project.



District Location

- Union at Tower District is located to the East of the downtown water tower between SE 11th & SE 12th St.
- The map on the right shows the area of land that will be utilized for the proposed development.



Proposed Design Details



RHID Request Overview

The project Applicant has requested \$7.6 Million in RHID reimbursements for the applicable costs of land acquisition, infrastructure, and a portion construction and soft costs. The estimated total cost of the Project is \$58,855,066.

This project has received a 2024 4% LIHTC Award from KHRC as well as IRB sales tax exemption on construction materials and supplies from SNCO.



RHID Review Committee Mtg – 1.13.25

On January 13th, the RHID Review Committee met to discuss the application and preliminary financial analysis. The findings of the initial analysis showed the project warranted a maximum of \$355k in RHID reimbursement. This raised several questions given the large discrepancy from the initial request. The committee directed Columbia Capital to follow up on the following details with the Applicant to help add some clarity:

- LIHTC Application Sources and Uses
- LIHTC Operating Proforma
- Details of Land Acquisition vs. Land Lease



RHID Review Committee Mtg – 3.7.25

On March 7th, the RHID Review Committee reconvened to discuss the updated financial analysis and the status of the development agreement negotiations. Additional consideration was given to the following items after follow up with the Applicant:

- Vacancy Rate Utilized
- Developer Fee/ Deal Equity
- Details of Land Acquisition vs. Land Lease
- Appropriate Capitalization Rate
- IRR Calculated off a 10-year analysis

The findings of the updated analysis showed that upon clarification of these details the project warranted a maximum of \$900k in RHID reimbursement. The analysis projects an 8.0% market rate of return with this level of RHID reimbursement.



Snapshot of Numbers

Requested:

\$7.6 Million

Initial Findings:

\$355,000 equaling an 8.0% Market Rate of Return using 6.75% Cap Rate

Revised Version:

\$900,000 equaling an 8.0% Market Rate of Return using 6.75% Cap Rate

RHID Review Committee Supported Compromise:

\$4.8 Million equaling a 7.76% Market Rate of Return using 8.5% Cap Rate

- The key to this model is that it increases the Capitalization Rate which keeps the Market Rate of Return lower.

- Our initial use of a 6.75% Cap Rate was determined by proximity to downtown Topeka, similar projects in the region, and nearby employment opportunities.



RHID Process Overview

June 28th – The City of Topeka received an application requesting the creation of an RHID district for Union at Tower District

August 13th – The Governing Body Approved Resolution 9570 allowing staff to submit the proposed RHID district to Ks Dept. of Commerce for creation approval

September 18th – KS Dept. of Commerce approved the RHID district creation allowing us to start working with Gen III Construction on their Phase 2 Housing Development Plan

November 21st – The City of Topeka received Union Development Holding's step 2 housing development plan application

January 13th – RHID Review Team met to review financial analysis findings from proposal and sent back comments to developer

January 21st - Funding agreement approved

March 7th – RHID Review Team met to review financial analysis findings again and submit recommendation to the governing body

Upcoming

- Development agreement to be signed by developer
- Public Hearing to be set for **March 18** Public hearing and final approval request of development agreement by **April 1**





City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
January 21, 2025

DATE: January 21, 2025
CONTACT PERSON: Rhiannon Friedman, Planning and Development Director
SECOND PARTY/SUBJECT: Union Development Holdings, LLC
CATEGORY/SUBCATEGORY: 020 Resolutions / 005 Miscellaneous
CIP PROJECT: No
ACTION OF COUNCIL: 1-21-25

Contract 52631
Resolution 9612

DOCUMENT #:
PROJECT #:
JOURNAL #:
PAGE #:

Approved RHO & Funding Agreement

DOCUMENT DESCRIPTION:

FUNDING AGREEMENT between Union Development Holdings, LLC and the City of Topeka, Kansas.

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 Union at Tower District; 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. **Voting Requirement:** Action requires at least six (6) votes of the Governing Body.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(If the funding agreement is approved, the developer will pay the City sufficient moneys to cover the City's cost in analyzing and effecting the districts creation. Approval of the resolution would set a public hearing date for February 11, 2025, to entertain public comment.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to follow state law and set a Public Hearing to consider the establishment of a reinvestment housing incentive district ("RHID") for Union at Tower District and approve the attached Funding Agreement.

STAFF RECOMMENDATION:

Staff recommends the Governing Body approve the Resolution setting the Public Hearing and approve the attached Funding Agreement

BACKGROUND:

Union Development Holdings, LLC has applied for reinvestment housing incentives pursuant to the Reinvestment Housing Incentive District Act, K.S.A. 12-5241 et seq. The Secretary of Commerce has authorized the City to proceed with considering the establishment of the RHID and adopting a plan for housing facilities.

The next step in the process is to set a public hearing to consider public comment, publish a hearing notice in the Topeka Metro Newspaper and notify the Shawnee County Commission and the Board of Education of USD 501.

The public hearing will be on February 11th, 2025.

Additionally staff is seeking approval of the proposed Funding Agreement for the Union at Tower District RHID. If approved, the developer will pay the City sufficient moneys to cover the City's cost in analyzing and effecting the districts creation.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Funding agreement with developer will serve as the funding source to evaluate the proposed RHID project.

ATTACHMENTS:

Description

Union at Tower District RHID Funding Agreement
Resolution Setting Public Hearing - Union at Tower District RHID
9452 - COT RHID Policy
Union at Tower District RHID - Housing Dev. Plan (1/2)
Union at Tower District RHID - Housing Dev. Plan (2/2)
KS DOC Approval of District Creation
Resolution 9570 RHID District Creation
Union at Tower District RHID - District Creation Application

**City of Topeka Contract No. 52631
FUNDING AGREEMENT**

THIS FUNDING AGREEMENT (the “Agreement”) is entered into this 21st day of January, 2025, between Union Development Holdings, LLC (the “Applicant”), and the City of Topeka, Kansas (the “City”).

RECITALS

- A. The City is a municipal corporation and political subdivision duly organized and existing under the laws of the State of Kansas and authorized by certain statutory provisions to provide financial incentives for qualified development projects. The principal office of the City is located at City Hall, 215 SE 7th Street, Topeka, Kansas, 66603.
- B. The Applicant is an Indiana limited liability company and has entered into an Agreement to Lease and Purchase certain real property generally located in the area bound by SW 11th Street, SE Madison Street, SW 12th Street and SE Quincy Street (“Site”).
- C. The Applicant has requested that the City review and analyze Applicant’s request (the “Request”) to consider the use of certain financial incentives for economic development projects on the Site.
- D. In order to grant the Applicant’s Request, the City will incur expenses in the form of: (1) outside legal, fiscal and/or planning consultants; and (2) direct out-of-pocket expenses and other costs such as tracked reimbursable professional staff time resulting from services rendered to the Applicant to review, evaluate, process and consider the Request.
- E. The City does not have a source of funds to finance the expenses referenced above and, therefore, requires that the Applicant pay, and/or reimburse the City for the payment of, such expenses; provided the costs are reasonable and incurred in a cost-efficient manner. The Applicant will be required to deposit funds with the City as described in Section 4 of this Agreement, which will be used by the City to pay for any actual out-of-pocket expenses necessary to perform a full evaluation of the Request (to include engaging consultants, as needed, for such evaluation) and to provide services described in Section 2 of this Agreement.
- F. By execution of this Agreement, the Applicant is asking the City to retain outside counsel and/or consultants in order to evaluate, consider and, if approved, to implement the Request.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements hereinafter expressed, the parties mutually agree as follows:

1. Recitals.

The recitals set forth above are hereby incorporated as though more fully set forth herein.

2. Services to be performed by the City.

The City shall retain outside counsel and consultants, which will cause it to incur expenses reasonably necessary to:

(a) Consider the Applicant’s Request for use of economic development incentive tools permitted by Kansas Statute (“Incentives”), including tax increment financing and reinvestment housing incentives.

(b) If approved by the Governing Body, permit the use of any of the requested Incentives for the project at the Site; establish the appropriate districts; give all appropriate notices; make all publications; prepare or review any relevant plans, studies and/or analyses necessary and appropriate in connection with the establishment of the district(s) and/or use of the Incentives; hold all hearings; prepare the required resolutions and ordinances; and take any further action required to comply with Kansas Statutes.

(c) If approved by the Governing Body, negotiate and draft a development agreement between the parties for use of any Incentives at the Site.

(d) If approved by the Governing Body, implement the various aspects of the Request.

3. Projected Consultants.

As of the date of execution of this Funding Agreement, the City anticipates the consultants and/or counsel who will incur fees under this Agreement are as follows:

Columbia Capital Management, LLC
Gilmore & Bell

4. Payment.

The Applicant shall pay the City for all reasonable charges for the City’s outside counsel and third-party consultant and professional staff time provided it is tracked and itemized in providing the services set forth in Section 2 (the “Charges”), subject to the following conditions:

(a) Initial Deposit. In order to ensure the prompt and timely payment of the Charges, the Applicant shall establish a fund (the “Fund”) by making an initial deposit of Twenty-Five Thousand Dollars and 00/100 dollars (\$25,000.00) to the City contemporaneous with the execution of this Funding Agreement. The City shall pay all Charges from moneys on deposit in the Fund (as set forth in Section 5) and shall bill the Applicant pursuant to subsection (b) below to replenish the Fund pursuant to subsection (c) below to ensure that there is always a cash balance available from which additional disbursements may be made, as required.

(b) Itemized Statements. The City shall provide an itemized statement for the City’s outside counsel, third-party consultant time, professional staff time as provided above and any other administrative expenses and actual out-of-pocket expenses necessary to perform its obligations hereunder. Such Fund statements shall be submitted no more often than monthly.

(c) Supplementary Funding. Once the initial deposit referenced in subsection (a) above has been depleted, the Applicant shall pay the City any supplementary amounts set forth on the

itemized statements within thirty (30) days of receipt thereof to sufficiently replenish the Fund. If supplementary funds are not so received, the unpaid balance shall be subject to a penalty of two percent (2%) per month until paid, but in no event shall such penalty exceed twenty-four percent (24%) per annum; and the City shall be relieved of its obligations hereunder until paid or may terminate this Agreement pursuant to Section 6. The Applicant shall provide any supplementary funds required in a timely manner so that the services to be performed by the City pursuant to this Agreement may continue without interruption.

5. Disbursement of Funds.

(a) The City shall disburse the Funds as reimbursement for costs associated with the City's outside counsel, third-party consultant time, professional staff time as described above, and actual out-of-pocket expenses necessary to the performance of its obligations under this Agreement, on or before the thirtieth (30th) day of each month. Upon reasonable notice, the City shall make its records available for inspection by the Applicant with respect to such disbursements.

(b) Nothing shall be construed to make any payments disbursed in accord with this Agreement ineligible to be reimbursed out of Incentive funds if such reimbursement is otherwise permissible based upon the applicable statute.

6. Termination.

(a) In the event the Applicant fails to perform any of its obligations herein, the City may terminate this Agreement, at the City's sole discretion, upon thirty (30) days written notice to the Applicant; provided, however, that if the termination is related to a failure on the part of the Applicant to make any payments, when due, the Applicant may submit a written request for an opportunity to cure such non-payment prior to the expiration of the 30 day period.

(b) The Applicant may terminate this Agreement at any time, upon providing ten (10) days' written notice to the City, in the event it determines not to continue to pursue the Incentives.

(c) If either party terminates this Agreement or the Request otherwise terminates, the City shall apply the balance of the Fund, if any, to outstanding Charges pursuant to this Agreement and any monies due and owing to the City pursuant to any other agreement and shall pay the remaining balance, if any, to the Applicant within thirty (30) days of such termination. In the event the balance of the Fund, if any, is insufficient to pay the outstanding Charges payable hereunder, the Applicant shall pay such Charges within thirty (30) days of receipt of a statement from the City of the balance required to pay such Charges.

7. No obligation to proceed.

The Applicant acknowledges that the City is not obligated by the execution of this Agreement to grant any portion of the Request and any and all actions are subject to the discretion of the Governing Body of the City and the requirements of the applicable statute(s).

Specifically, the Applicant acknowledges that the City is not obligated by the execution of this Agreement to establish any districts or approve any plans and acknowledges that the

establishment of any districts and the approval of any plans are subject to the discretion of the Governing Body of the City and the requirements of the applicable statute(s).

8. Notice.

Any notice, approval, request or consent required by or asked to be given under this Agreement shall be deemed to be given if it is in writing and mailed by United States mail, postage prepaid, or delivered by hand, and addressed as follows:

To the City:

Dr. Robert M. Perez
City Manager City Hall, Room 352
215 SE 7th Street
Topeka, KS 66603

With a copy to:

Amanda Stanley
City Attorney City Hall, Room 353
215 SE 7th Street
Topeka, KS 66603

To the Applicant:

Union Development Holdings, LLC
409 Massachusetts Ave, Suite 300
Indianapolis, IN 46204

With a copy to:

Curtis J. Petersen
Polsinelli PC
900 W. 48th Place, Ste 900
Kansas City, MO 64112

Each party may specify that notice be addressed to any other person or address by giving to the other party ten (10) days prior written notice thereof.

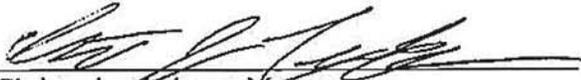
9. Governing Law.

This Agreement shall be construed in accordance with the laws of the State of Kansas.

[Signature pages to follow]

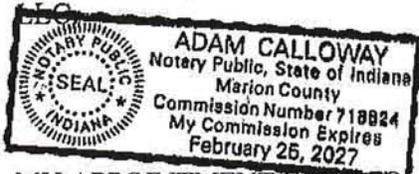
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

UNION DEVELOPMENT HOLDINGS, LLC


Christopher Lukaart, Manager

STATE OF Indiana
COUNTY OF Marion

This document was acknowledged before me on January 21, 2025 by Christopher Lukaart, Chief Operating Officer of The Annex Group LLC, the Manager of Union Development Holdings, LLC

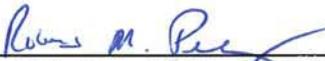


MY APPOINTMENT EXPIRES:

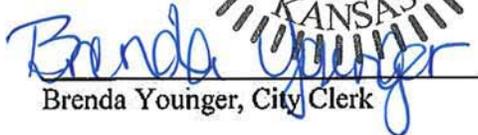
2/25/27


Notary Public

CITY OF TOPEKA, KANSAS


Robert M. Perez, Ph.D., City Manager

ATTEST:



Brenda Younger, City Clerk

APPROVED AS TO FORM AND LEGALITY
DATE 1/23/25 BY AL

1 (Published in the Topeka Metro News February 10, 2025)

2
3 **RESOLUTION NO. 9612**

4
5 A RESOLUTION introduced by City Manager Dr. Robert M. Perez providing notice that
6 the City is considering establishing a Reinvestment Housing Incentive
7 District (“RHID”) for the Union at Tower District; adopting a plan for the
8 development of housing and public facilities in the proposed RHID;
9 and establishing the date and time of a public hearing.

10
11 WHEREAS, on September 18, 2024, the Kansas Secretary of Commerce
12 determined that the findings by the Governing Body articulated in Resolution No. 9570 meet
13 the requirements of K.S.A. 12-5244(c) and that the Governing Body may proceed with
14 establishing the RHID; and

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

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

20 Section 1. Establishment of the Union at Tower District RHID. Pursuant to K.S.A.
21 12-5245(a), the proposed RHID will be established within the boundaries of the real estate
22 legally described and attached in Exhibit A. A map depicting the existing parcels of real
23 estate in the proposed RHID is attached as Exhibit B. A list of the existing assessed
24 valuation of the real estate in the proposed RHID and the names and addresses of the
25 owners of record of all the real estate parcels within the proposed RHID is attached as
26 Exhibit C.

27 Section 2. Proposed Plan (“Plan”). The Governing Body further declares its intent
28 to adopt the Plan that is filed in the office of the City Clerk and available for public

29 inspection during normal business hours. A description of the housing and public facilities
30 project proposed to be constructed is attached as Exhibit D. A summary of the contractual
31 assurances by the developer and the comprehensive feasibility analysis are attached as
32 Exhibit E.

33 Section 3. Funding Agreement. Pursuant to the RHID Policy adopted in Resolution
34 No. 9379, the Governing Body has considered the funding agreement that requires the
35 developer to reimburse the City for the costs in analyzing and effecting the RHID's creation.

36 Section 4. Public Hearing. Notice is hereby given that a public hearing will be held
37 to consider the establishment of the Union at Tower District RHID and adoption of the Plan.
38 The hearing will take place in the City Council Chambers, 214 SE 8th Street, Topeka,
39 Kansas, at 6:00 p.m. on February 18, 2025. Members of the public are invited to review
40 the Plan and comment at the public hearing. At the conclusion of the public hearing, the
41 Governing Body may establish the RHID and adopt the Plan.

42 Section 5. Publication; Notification to Entities. The City Clerk is directed to publish
43 this resolution, including the exhibits, one time in the Topeka Metro News not less than one
44 week or more than two weeks preceding the date of the public hearing. The City Clerk is
45 also directed to deliver a certified copy of this resolution to: (a) the City Planning
46 Commission; (b) the Board of Education of USD 501; and the Board of Commissioners for
47 Shawnee County.

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

50

51 ADOPTED and APPROVED by the Governing Body on January 21, 2025.

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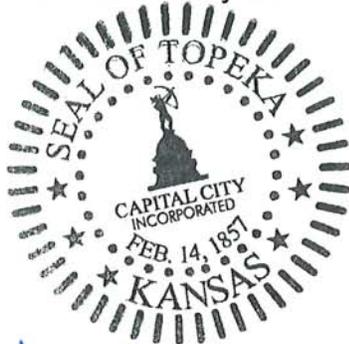
58

59 ATTEST:

60

61

62



CITY OF TOPEKA, KANSAS

Michael A. Padilla

Michael A. Padilla, Mayor

Brenda Younger
Brenda Younger, City Clerk

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 AKA QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT II:
LOT 386 AND THE NORTH HALF OF LOT 388 ON SOUTH EAST QUINCY STREET AKA 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 AKA QUINCY STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

TRACT IV:
THE EAST 67 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 AKA 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 60.3 FEET OF LOT 393 ON SOUTH EAST MONROE STREET AKA 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 3M OF LOT 390 ON SOUTH EAST MONROE AKA 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 AKA 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 1M OF LOT 390 ON SOUTH EAST MONROE STREET AKA 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 60 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 61.25 FEET TO THE POINT OF BEGINNING.

TRACT XI:
THE SOUTH HALF OF LOT 369 AND ALL OF LOT 371 ON SOUTH EAST MONROE STREET AKA 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 60.3 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)



EXHIBIT C
(Parcels of Proposed District)

Parcel ID	Acres	Owner	Owner Address	Land (Assessed)	Improvements (Assessed, if any)
#1330601006001000	.32	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$4,343	\$1,970
#1330601006020000	.13	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$563	\$315
#1330601006019000	.95	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$9,030	\$1,143
#1330601006010000	.25	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$1,350	\$--
#1330601006009000	.13	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$205	\$--
#1330601007006000	1.38	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$15,603	\$3,730
#1330601007010000	.08	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$228	\$--
#1330601006006000	1.02	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$18,600	\$18,125
#1330601007011000	.03	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$73	\$--
#1330601007013000	.07	KANZAOZ LLC	3528 SE CYPRUS DR TOPEKA,KS 66607	\$102	\$--
TOTAL	4.36			\$50,097	\$25,283

EXHIBIT D

(Description of Housing; Public Facilities)

The housing project will include the acquisition of real property within the District and the construction of approximately three buildings including 250 multifamily units. Residents of these units will enjoy amenities, which include, a community room, on-site leasing, management, and leasing offices, fitness area, business/computer center, playground, dog park, outdoor lawn open space, and off-street parking, and public/utility improvements located within the boundaries of the RHID or otherwise necessary to the project's operation.

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.

RESOLUTION NO. 9627

A RESOLUTION introduced by City Manager Dr. Robert M. Perez amending City of Topeka's policy for Reinvestment Housing Incentive Districts and rescinding Resolution Nos. 9379 and 9452.

WHEREAS, the City of Topeka, Kansas (the "City") recognizes that it is essential to stimulate economic growth and development of new residential housing developments in order to provide services, employment and tax revenues for the benefit of the community; and

WHEREAS, the declared purpose of the Reinvestment Housing Incentive District Act is to encourage the development and renovation of housing in areas of Kansas that experience a shortage of housing by authorizing cities and counties to assist directly in the financing of public improvements that will support such housing; and

WHEREAS, the Housing Study identified a need for approximately 420 units per year over the next 5 years to keep up with anticipated demand and another 2,300 units to catch up from past demand in order to have a balanced market with lower housing cost burdens; and

WHEREAS, to meet these housing goals, the City recognizes the need to occasionally assist in the redevelopment of property located within the City by the creation of Reinvestment Housing Incentive Districts (RHID), an economic development tool established by K.S.A. 12-5241 et seq. for the financing of qualified redevelopment projects; and

WHEREAS, the City finds it in the best interest of the public it serves to establish certain policies and guidelines for the consideration of proposals that may be presented to the City by private developers requesting RHID assistance; and

WHEREAS, all prospective RHID projects must be carefully evaluated by the City because the character of tax revenues generated by different developments can vary widely, and in most cases, will impact other taxing jurisdictions in the Topeka community; and

WHEREAS, the City desires to use RHID for projects that demonstrate the highest public benefit and encourage an equitable distribution of projects citywide, including downtown, in keeping with the documented demand for housing; and

WHEREAS, each RHID application submitted to the City will be evaluated on its own merits, and an evaluation of the proposal will be performed by a RHID Committee comprised of City staff and/or consultants; and

45 WHEREAS, all projects must demonstrate financial and economic reasons such
46 that but-for RHID assistance, the project could not proceed or could not address the City's
47 housing goals.

48
49 NOW THEREFORE, BE IT RESOLVED THAT THE REINVESTMENT HOUSING
50 INCENTIVE DISTRICT POLICY FOR THE CITY OF TOPEKA, KANSAS WILL BE AS
51 FOLLOWS:

52 **CITY OF TOPEKA**
53 **REINVESTMENT HOUSING INCENTIVE DISTRICT ("RHID") POLICY**

54
55 **SECTION ONE: PREFERENCES FOR PROJECTS**

56
57 1. The City will use RHID to address housing needs as described in its July
58 2020 Citywide Housing Market Study and Strategy document (the "Housing Study") as
59 amended from time to time as needed. The City will amend this policy from time to time
60 to adjust the targets below for progress to date or to address changing needs as identified
61 by updates to its Housing Study. The Housing Study identified a need for approximately
62 420 units per year over the next 5 years to keep up with anticipated demand and another
63 2,300 units to catch up from past demand in order to have a balanced market with lower
64 housing cost burdens. The City's current 3-year average is almost 270 new units per year.
65 Therefore, a target of up to 3,100 units over a 5-year period is the substantiated need that
66 is not being met by the market thus necessitating additional incentives. This total is further
67 broken down by affordable, workforce, senior, market rate, and upscale units as
68 referenced in the Housing Needs Analysis completed as an update to the Housing Study.

69
70 2. The City will use RHID to encourage an equitable distribution of projects
71 citywide in keeping with the documented demand for 900 new units in downtown by 2030.

72
73 3. Per the Housing Study findings for greater housing choices, priority should
74 be given to those projects that diversify the City's inventory with more attached unit
75 typologies such as duplexes, townhomes, and multi-family projects.

76
77 4. The City will reserve a portion of projected RHID benefits to develop,
78 improve or replace public infrastructure supporting housing developments and to fund
79 multi-modal connections (transit, biking, walking) to housing developments.

80
81 5. The City will use a "but-for" approach (i.e., but-for the presence of the RHID
82 incentive the project could not proceed or could not address the City's housing goals) in
83 assessing the amount of RHID benefit granted to a housing development, maintaining
84 flexibility with respect to the amount of incremental taxes permitted to be captured and/or
85 the length of time an RHID will remain in place.

86
87 6. Housing developers seeking RHID assistance will need to be prepared to:

- 88
89 • Bear the costs of effecting an RHID incentive (estimated at \$25,000
90 to \$50,000 per project plan). Cost may include, but are not limited to,

91 updating the housing study, preparation of necessary resolutions,
92 ordinances, publication notices, development agreement, and
93 statutory feasibility findings. The City will first apply the
94 nonrefundable application fee described below towards the costs.
95 Once a better estimate of costs is obtained, the City may, at its sole
96 discretion, require a deposit to cover outstanding costs. If an
97 additional deposit is required in addition to the nonrefundable
98 application fee, the City shall return any balance from this deposit
99 upon the applicant's withdrawal of the application or the conclusion
100 of the approval processes.

- 101 • Provide the contractual and financial feasibility guarantees
102 contemplated in the RHID statute (see K.S.A. 12-5245(a)(6)).
- 103 • Provide detailed information regarding the type, timing and
104 implementation plan for the housing they propose to develop.
- 105 • Provide all information to the City required to effect an RHID project
106 plan, as contemplated by Kansas law.
- 107 • Provide evidence in support of its need for RHID incentive under the
108 but-for principle.

109
110 **SECTION TWO: PROCESS**

111
112 1. Creation of a District. The City intends to use the Housing Study, as updated
113 from time-to-time at the discretion of the City, to meet the statutory requirement (K.S.A.
114 12-5244) that the City conduct a "housing needs analysis" to determine that "housing
115 needs exist" in Topeka.

116
117 Either the City or a housing developer may initiate the district creation process by
118 delivering to the City Manager a District Application consisting of the following:

- 119
120 a) A cover letter requesting the creation of a district, including a general
121 description of the housing development expected to occur within the district,
122 the names of the housing developer or developers expected to construct
123 such housing, the expected timing of such housing development, a narrative
124 describing how the district is likely to address the policy goals of the Housing
125 Study and discussion of how the use of RHID is consistent with the City's
126 but-for principle.
- 127 b) A legal description of the proposed district and a map depicting the existing
128 parcels of real estate in the proposed district.
- 129 c) Evidence of site control or a detailed plan for which the developer intends
130 to secure site control.
- 131 d) A certification that neither the developer entity nor any of its
132 shareholders/partners/members is delinquent on its property tax or special
133 assessment payments on any property it owns or controls in Shawnee
134 County.

- 135 e) A certification that neither the developer entity nor any of its
136 shareholders/partners/members has any outstanding utility bills, zoning or
137 property maintenance, or other code cases pending with the city.
138 f) A non-refundable application fee of \$5,000. If the Developer withdraws the
139 application, the City Governing Body elects not to create the District or does
140 not approve the Housing Plan, or Kansas Secretary of Commerce elects to
141 not approve the application, the City shall keep the application fee to
142 reimburse it for the costs of processing and reviewing the application. The
143 Developer shall not be entitled to any refund of the fee.
144

145 Within thirty (30) days of receipt of a complete District Application, the City Manager will
146 direct the preparation of a resolution for consideration by the Topeka Governing Body at
147 a regular meeting not later than sixty (60) days following the City Manager's receipt of a
148 complete District Application. The resolution shall include:
149

- 150 a) The legal description and the map provided in the District Application; and
151 b) The findings required in K.S.A. 12-5244(a)(1) through (a)(4).
152

153 If the resolution is adopted by the Topeka Governing Body, the City Manager or designee
154 will provide for publication of the adopted resolution as required in K.S.A. 12-5244(b) and
155 will request approval by the Kansas Secretary of Commerce in the manner provided in
156 K.S.A. 12-5244(c).
157

158 2. Creation of a Housing Development Plan. Once the Kansas Secretary of
159 Commerce has approved creation of a district, one or more housing developers may
160 petition the City Manager for the execution of a housing development plan within such
161 district. This petition will need to include all of the following:
162

- 163 (a) Narrative describing the overall development plan specifically addressing
164 how the plan meets the policy goals of the Housing Study.
165 (b) A legal description of the proposed project area if such project area is not
166 coterminous with the district boundaries.
167 (c) A map of the proposed project area if such project area is not coterminous
168 with the district boundaries.
169 (d) A table (Excel format preferred) listing (i) each parcel within the proposed
170 project area, listing the current Shawnee County assessed valuation of land
171 and improvements separately and (ii) the property owner's name and
172 address for each parcel.
173 (e) A narrative and a graphical description of the housing and public facilities
174 that the developer will construct or improve, and the location of each within
175 the project area.
176 (f) A narrative describing any improvements the developer expects the City to
177 make to support the planned project, including any on or off-site public
178 infrastructure and coordination with other public agencies, etc.

- 179 (g) A listing of the names, addresses and specific interests in real estate in the
180 project area of the housing developer(s) responsible for development of the
181 housing and public facilities in the project area.
182 For the purpose of this requirement, “housing developer(s)” means both the
183 name of the business entity or entities, and the natural persons comprising
184 the ownership of such entity or entities.
- 185 (h) A detailed total development cost budget for the housing and other
186 improvements to be constructed including an identification of costs for which
187 the developer will seek reimbursement from RHID proceeds.
- 188 (i) A narrative describing all public incentives sought in support of the planned
189 project (including those that might be provided by other government
190 agencies, foundations or non-profits), including identification of whether the
191 developer seeks potential bond financing related to the RHID.
- 192 (j) A detailed construction schedule, identifying any phasing of construction
193 anticipated.
- 194 (k) A detailed financial pro forma, showing the operation of the project over the
195 life of the RHID, including sufficient detail on assumptions so the City may
196 determine, among other things, the developer’s expectations for the number
197 and potential valuation of housing units to be constructed, the developer’s
198 expected private financing for the project (including debt, equity and other
199 sources), and sufficient other detail to permit the City to make the required
200 statutory finding as provided in K.S.A. 12-5245(a)(7).
- 201 (l) A detailed description of the contractual assurances the developer is willing
202 to make, including any financial guarantees it is willing to provide, to
203 “guarantee the financial feasibility” of the project, all as required by K.S.A.
204 12-5245(a)(6) (together, the “Housing Development Plan”), along with
205 commercially reasonable information evidencing developer’s financial and
206 operational capabilities to effect the proposed project as presented.
207

208 Unless there are extenuating circumstances, within fifteen (15) days of receipt of a
209 complete Housing Development Plan, the City Manager will direct the City’s Finance
210 Director, or other City Manager designee, to review the Housing Development Plan for
211 completeness (compared both to statutory requirements and the requirements of this
212 policy), to prepare a financial analysis of the developer’s proposal and to provide a written
213 report to the City in conformance with K.S.A. 12-5245(a)(7).
214

215 Also, within fifteen (15) days of receipt of the complete Housing Development Plan, the
216 Developer shall enter into a funding agreement with the City under which the developer(s)
217 will agree to pay the City sufficient moneys to cover the City’s costs in analyzing and
218 effecting the Housing Development Plan.
219

220 The City’s Finance Director may request additional information from the developer to
221 assist in its analysis and the developer may request to provide certain information directly
222 to the City’s Finance Director, particularly with respect to its financial capacity to perform.
223 The Finance Director may also consider: (a) the extraordinary or unique costs of the
224 housing development plan; (b) the developer’s (and its shareholders’/partners’/members’)

225 compliance with other City development agreements; (c) the creditworthiness of the
226 developer; and (d) the experience of the developer constructing, completing and
227 managing projects of a similar nature, scale and complexity. The City's Finance Director
228 will provide its written report in draft to the City Manager within thirty (30) days after receipt
229 of the Housing Development Plan and any supplemental information it requests of the
230 developer.

231
232 As authorized under the Kansas Open Records Act, the City will treat as confidential any
233 such sensitive financial information provided by the applicant or its guarantors to the City's
234 Finance Director, other city advisors or legal counsel, and will, if requested, enter on the
235 City's behalf into a non-disclosure agreement; provided, however, that such advisors or
236 legal counsel must have the right under such agreement to convey their conclusions
237 about the applicant's ability to meet the requirements above based upon its review.
238

239 Concurrently with the City Finance Director's work, the City Manager will coordinate with
240 City departments, as applicable, to identify any concerns with the City's ability to support
241 the proposed project, including, but not limited to, availability of utilities, the cost to
242 construct public infrastructure identified by the developer as the City's responsibility,
243 traffic considerations and the ability to provide public safety services to the project, etc.
244

245 3. RHID Review Team. Within fifteen (15) days of receipt of the City Finance
246 Director's draft analysis, the City Manager will convene a meeting of the RHID Review
247 Team to include: the Mayor, Deputy Mayor, affected district council member(s), City
248 Manager, Finance Director, Public Works Director, Utilities Director, Planning Director
249 and City Attorney. In the absence of one of the named members above, the City Manager
250 may designate alternative members to the RHID Review Team as appropriate. The RHID
251 Review Team will review the Housing Development Plan, the City Finance Director's draft
252 analysis and the City Manager's review of the City's ability to support the project, and may
253 call on the financial advisor, City bond counsel and other resources to assist in its
254 deliberations.
255

256 After reviewing the information presented, the RHID Review Team may (i) request the
257 City Manager to seek additional information or provide additional analysis; (ii) make a
258 recommendation to the Governing Body to establish the District and approve the plan
259 with or without conditions; or (iii) not approve the plan.
260

261 In the event the RHID Review Team requests the City Manager obtain additional
262 information from the developer, it will include a reasonable timeline for the completion of
263 such additional work and a schedule for its reconsideration. Upon reconsideration, the
264 RHID Review Team may take one of the actions identified above.
265

266 In the event the RHID Review Team makes a recommendation to not approve, the City
267 Manager will report on the action of the RHID Review Team at a future Governing Body
268 meeting.
269

270 In the event the RHID Review Team makes a recommendation of approval:

- 271
272 (a) The City Attorney, or appropriate designee, will prepare the resolution
273 contemplated in K.S.A. 12-5245(b), setting a date for a public hearing on
274 the creation of the district for inclusion on a regular City Governing Body
275 agenda within thirty (30) days of the action of the RHID Review Team.
276 (b) The City Attorney, or appropriate designee, will draft a development
277 agreement and enter into negotiations with the developer and its counsel
278 on the contents of such development agreement. The purpose of the
279 development agreement will be to translate into contract form the rights,
280 responsibilities and obligations of both the City and the developer in the
281 implementation of the housing development plan. The City Attorney may
282 involve the City's financial advisor, bond counsel and other resources in the
283 development and review of the development agreement.
284 (c) The City's Finance Director will finalize its analysis for inclusion in the
285 Governing Body agenda packet and will incorporate any provisions from the
286 development agreement that might affect its analysis.
287 (d) The City Manager will work with appropriate City departments to review
288 project budgets for any capital improvements required to effect the housing
289 development plan.
290 (e) The City Planning Director, or appropriate designee, will work with the
291 developer to effect any planning and zoning approvals required to effect the
292 housing development plan.
293

294 4. Governing Body Review and Approval. Once a housing development plan
295 is recommended for approval from the RHID Review Team, it will appear on the
296 Governing Body agenda as follows:
297

- 298 (a) A resolution setting a public hearing on the creation of the district, consistent
299 with the requirements of K.S.A. 12-5245(b), at least thirty (30) and not more
300 than seventy (70) days from the adoption date of this resolution.
301 (b) After this public hearing is held, at the same meeting or at a subsequent
302 meeting, the Governing Body may consider an ordinance creating the
303 district and adopting the housing development plan.
304 (c) At the meeting at which the Governing Body considers the ordinance
305 creating the district and adopting the housing development plan it will also
306 consider:
307 i. Approval of the fully-negotiated development agreement(s) with the
308 housing developer(s) for the project(s).
309 ii. Approval of any other City-provided incentives related to the
310 project(s).
311 iii. Approval of project budgets related to any City-financed
312 infrastructure related to the project(s) including the adoption or
313 amendment of the CIB/CIP, if necessary.
314 iv. Approval of any planning or zoning matters required to effect the
315 project(s).

- 316 (d) The effectiveness of all such related matters will be conditioned upon the
317 RHID district creation ordinance surviving the thirty (30) day veto period of
318 Shawnee County and any affected school district.
319

320 **SECTION THREE: INCENTIVE STRUCTURE**

321
322 1. Presumption of Pay-As-You-Go Incentives. The City will begin negotiations
323 with housing developers with the presumption that it will structure RHID incentives on a
324 pay-as-you-go basis.
325

326 2. Reimbursable Costs. The City will generally consider all statutorily-
327 permitted uses of RHID proceeds as reimbursable costs (see K.S.A. 12-5249); provided,
328 however, the City will generally not reimburse land acquisition costs from owners affiliated
329 with the housing developer unless the developer provides evidence of its actual
330 acquisition costs from a bona fide arms-length purchase from an unaffiliated owner or the
331 housing developer can provide satisfactory evidence to the City Manager that the land
332 acquisition was purchased at fair market value which may include the cost of reimbursing
333 delinquent special assessments or other delinquent taxes from an owner affiliated with
334 the housing developer and that the reimbursement of the acquisition costs satisfy the
335 public purpose doctrine.
336

337 3. Downtown. Buildings or structures must be more than twenty-five (25)
338 years old and used primarily for residential use located in the central business district or
339 in a business or commercial district within a qualified census tract as approved by the
340 Secretary of Commerce. Certification of the building/structure's age must be provided to
341 the Secretary of Commerce. Improvements are limited to the second or higher floors.
342 Improvements for commercial purposes are not eligible. K.S.A. 12-5249
343

344 4. Bonds. The City will generally not consider the issuance of special
345 obligation bonds. A housing developer may petition the City Manager in writing to issue
346 bonds secured by the proceeds of an RHID if:
347

- 348 (a) The project is complete, leased-up (multifamily)/substantially occupied
349 (single family) and stabilized (multifamily).
350 (b) Shawnee County has completed at least four (4) tax valuations of the
351 district.
352 (c) RHID-eligible costs exceed \$3 million.
353

354 Upon receiving a petition for bond issuance, the City Manager will engage the City's
355 financial advisor to assess the feasibility of bond issuance given the track record of the
356 project, the potential size of the financing and then-current market conditions. If the City's
357 financial advisor determines that a bond financing would be feasible and par offered
358 would be likely to exceed \$3 million, the financial advisor will report its findings to the City
359 Manager along with an estimate of the potential transaction costs to effect the financing.
360

361 If a bond financing would be feasible, upon receipt of the financial advisor’s findings, the
362 City Manager will communicate the findings with the housing developer to determine
363 whether the housing developer desires to proceed. If the housing developer desires to
364 proceed, the City Manager will, within fifteen (15) days, convene the RHID Review Team
365 to evaluate the housing developer’s petition for bond issuance and the financial advisor’s
366 report.

367
368 After reviewing the information presented, the RHID Review Team may (i) request the
369 City Manager seek additional information or provide (or commission) additional analysis;
370 (ii) decline to advance the housing developer’s petition for bond issuance; or (iii) direct
371 the City Finance Director to proceed with execution of a potential bond issuance.

372
373 Upon direction from the RHID Review Team to proceed, the Finance Director will
374 coordinate with the City’s financial advisor and bond counsel to commence execution of
375 a bond financing. The financial advisor will advise on method of sale and will assist the
376 Finance Director in the selection of one or more underwriters for the financing. City bond
377 counsel will prepare a bond sale intent resolution, describing the intended sale and
378 authorizing appointment of the underwriter, directing staff and advisors/counsel to effect
379 the financing, and causing the preparation of customary bond and sale documents.

380
381 Within thirty (30) days of bond counsel’s preparation of the bond sale intent resolution,
382 the City Manager will calendar the resolution for consideration by the Governing Body. If
383 the Governing Body adopts the bond sale intent resolution, the City will use its best efforts
384 to cause the issuance of the bonds.

385
386 5. No Issuance by Third Parties. The City will not consent to and will include
387 language in any development agreement prohibiting the issuance of bonds by any third-
388 party on behalf of the developer to be secured by an assignment of the developer’s rights
389 under the development agreement. For the purposes of clarity, this language is not
390 intended to prevent or preclude developer’s collateral assignment of the development
391 agreement to a bank to secure the developer’s private financing of the project.

392
393 **SECTION FOUR: HOUSING DEVELOPER GUARANTEES**

394
395 1. Assurances Required. The City interprets K.S.A. 12-5245(a)(6) as requiring
396 that housing developers provide contractual assurances of their performance under a
397 development agreement related to an RHID project. The City will expect a housing
398 developer to offer one or more of the following contractual assurances of performance as
399 part of the development agreement. The City does not expect a developer to provide all
400 of these contractual assurances and will work with the developer on what is the most
401 appropriate assurance for a particular project:

- 402
403 (a) A firm commitment to construct and complete a substantial percentage of
404 the housing units and related infrastructure proposed in its Housing
405 Development Plan within a specified timeframe.

- 406 (b) A performance and payment bond sufficiently sized to cause completion of
- 407 a substantial percentage of the housing units and infrastructure proposed
- 408 in its Housing Development Plan.
- 409 (c) A bank letter of credit sufficiently sized to secure completion of a substantial
- 410 percentage of the housing units and infrastructure proposed in its Housing
- 411 Development Plan.
- 412 (d) Personal financial guarantees of one or more owners of the developer to
- 413 ensure completion of a substantial percentage of the housing units and
- 414 infrastructure proposed in its Housing Development Plan.
- 415 (e) Other contractual assurances that, in the sole determination of the City,
- 416 meet the intent of the statute.
- 417

418 **SECTION FIVE: CITY REMEDIES IN THE EVENT OF DEVELOPER DEFAULT**

419

420 Each development agreement will identify the conditions under which a developer may

421 cause a default under the agreement. The City may impose one or more of the following

422 remedies if a default occurs and is not cured timely:

- 423
- 424 (a) Reduction to or elimination of the amount of RHID proceeds that can be
- 425 used to reimburse eligible costs.
- 426 (b) Shortening of the expiration of the RHID incentive.
- 427 (c) Cross-default against other incentives granted by the City.
- 428 (d) Other penalties or claw backs unique to each development agreement.
- 429

430 NOW, THEREFORE BE IT FURTHER RESOLVED that Resolution Nos. 9379 and

431 9452 are hereby rescinded.

432 ADOPTED and APPROVED by the Governing Body on February 18, 2025.

433 CITY OF TOPEKA, KANSAS

434

435

436

437

438 _____

439 Michael A. Padilla, Mayor

440 ATTEST:

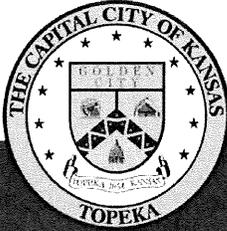
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443

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445 Brenda Younger, City Clerk



CITY OF TOPEKA

'24 NOV 21 AM 11:27
REC'D TOPEKA CITY CLERK

Application for Creation of a RHID Housing Development Plan

APPLICANT: Union Development Holdings, LLC and assigns

ADDRESS: 409 Massachusetts Ave, Suite 300, Indianapolis, IN 46204

PHONE #: 317-409-0554

E-MAIL ADDRESS: joy@theannexgrp.com

CONTACTPERSON: Joy Skidmore

PROJECT NAME: Union at Tower District

Please complete the following items.

1. Provide a narrative describing the overall development plan specifically addressing how the plan meets the policy goals of the Housing Study.

See RHID Plan submitted concurrently with this application.

2. Provide a legal description of the proposed project area if such project area is not coterminous with the district boundaries.

Coterminous with district boundaries.

3. As ***Exhibit A***, include a map of the proposed project area if such project area is not coterminous with the district boundaries.
4. As ***Exhibit B***, attach a table (Excel format preferred) listing (i) each parcel within the proposed project area, listing the current Shawnee County assessed valuation of land and improvements separately and (ii) the property owner's name and address for each parcel.
5. As ***Exhibit C***, include a narrative and a graphical description of the housing and public facilities that the developer will construct or improve, and the location of each within the project area.

6. Provide a narrative describing any improvements the developer expects the City to make to support the planned project, including any on or off-site public infrastructure and coordination with other public agencies, etc.

To be determined with City's Planning department.

7. Identify a listing of names, addresses and specific interests in real estate in the project area of the housing developer(s) responsible for development of the housing and public facilities in the project area.

- For the purposes of this requirement, "housing developer(s)" means both the name of the business entity or entities, and the natural person comprising the ownership of such entity or entities.

<u>Name</u>	<u>Address</u>	<u>Related Interests</u>
See RHID Plan submitted concurrently with this application.		

8. As **Exhibit D**, provide a detailed total development cost budget for the housing and other improvements to be constructed including an identification of costs for which the developer will seek reimbursement from RHID proceeds.

9. Provide a narrative describing all public incentive sought in support of the planned project (including those that might be provided by other government agencies, foundation or non-profits), including identification of whether the developer seeks potential bond financing related to the RHID.

See RHID Plan submitted concurrently with this application.

10. As **Exhibit E**, attach a detailed construction schedule, identifying any phasing of construction anticipated.

11. As **Exhibit E**, attach a detailed financial pro forma, showing the operation of the project over the life of the RHID, including sufficient detail on assumptions so the City may determine, among other things, the developer's expectations for the number and potential valuation of housing units to be constructed, the developer's expected private financing for the project (including debt, equity and other sources), and sufficient other detail to permit the City to make the required statutory finding as provided in K.S.A 12-5245(a)(7).

12. Provide a detailed description of the contractual assurances the developer is willing to make, including any financial guarantees it is willing to provide, to “guarantee the financial feasibility” of the project, all as required by K.S.A 12-5245(a)(6) (together, the “Plan Pre-Application”), along with commercially reasonable information evidencing developer’s financial and operational capabilities to effect the proposed project as presented.

See RHID Plan submitted concurrently with this application.

CERTIFICATION OF APPLICANT

APPLICANT HAS RECEIVED AND REVIEWED THE CITY’S RURAL HOUSING INCENTIVE DISTRICT POLICY (RESOLUTION NO. 9379). THE APPLICANT UNDERSTANDS AND AGREES TO THE TERMS OF THE POLICY, INCLUDING PAYMENT OF THE REQUIRED FEES.

AS OF THE DATE OF APPLICANT’S EXECUTION OF THIS APPLICATION, TO THE BEST OF THE APPLICANT’S KNOWLEDGE, THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE AND CORRECT.

By: 
Signature of Authorized Agent for Entity

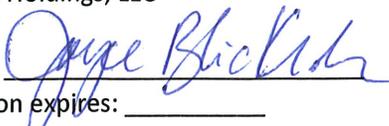
Title: Chief Operating Officer of the Manager

Date: November 12, 2024

STATE OF INDIANA

COUNTY OF MARION

This document was acknowledged before me on November 12, 2024 by Christopher Lukaart, Chief Operating Officer of The Annex Group LLC, the Manager of Union Development Holdings, LLC

Notary Public 
My commission expires: _____

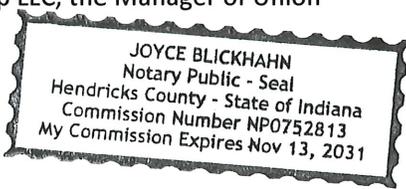


EXHIBIT A

Insert or attach here:

Coterminous with district boundaries.

EXHIBIT B

Insert or attach here:

See attached.

Parcel Information					
Parcel ID	Acres	Owner	Owner Address	Land (Assessed)	Improvements (Assessed, if any)
#1330601006001 000	0.32	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 4,343	\$ 1,970
#1330601006020 000	0.13	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 563	\$ 315
#1330601006019 000	0.95	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 9,030	\$ 1,143
#1330601006010 000	0.25	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 1,350	\$ -
#1330601006009 000	0.13	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 205	\$ -
#1330601007006 000	1.38	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 15,603	\$ 3,730
#1330601007010 000	0.08	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 228	\$ -
#1330601006006 000	1.02	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 18,600	\$ 18,125
#1330601007011 000	0.03	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 73	\$ -
#1330601007013 000	0.07	KANZA OZ LLC	3528 SE CYPRUS DR TOPEKA, KS 66607	\$ 102	\$ -
Total	4.36			\$ 50,097	\$ 25,283

EXHIBIT C

Insert or attach here:

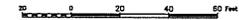
See attached.

The housing project will include the acquisition of real property within the District and the construction of approximately three buildings including 250 multifamily units. Residents of these units will enjoy amenities, which include, a community room, on-site leasing, management, and leasing offices, fitness area, business/computer center, playground, dog park, outdoor lawn open space, and off-street parking, and public/utility improvements located within the boundaries of the RHID or otherwise necessary to the project's operation.

UNION AT TOWER DISTRICT ENLARGED SITE PLAN #1



NORTH
SCALE 1" = 20'



LEGEND

- 8" CONCRETE
- 7" CONCRETE
- 6" CONCRETE
- 4" CONCRETE
- PROPERTY LINE
- EASEMENT

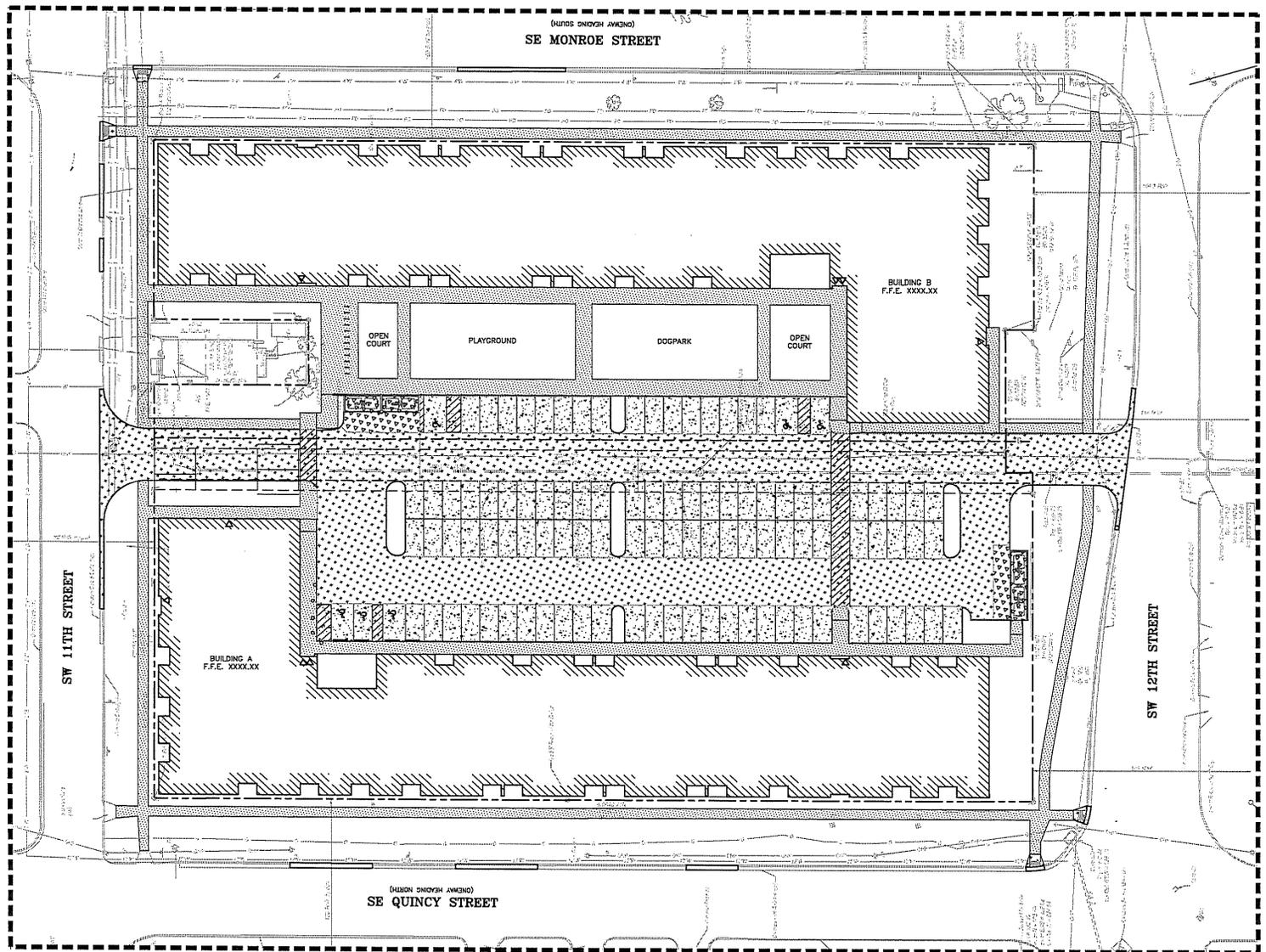
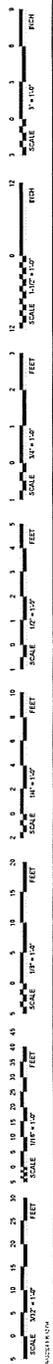
BVH

ARCHITECT
BVH ARCHITECTURE
1615 OGDEN STREET
OVERLAND PARK, MO 64113
P 913.241.3975
F 913.241.3811
bvham.com

CIVIL ENGINEER
REGA ENGINEERING
1615 OGDEN STREET, SUITE 100
OVERLAND PARK, MO 64113
P 913.241.3975
REGAENGINEERING.COM

STRUCTURAL ENGINEER
LAJBE STRUCTURAL GROUP
1919 SOUTH STREET, SUITE 102
LEWISTON, MO 64461
P 417.421.1540
LAJBE@LAJBE.COM

MSP ENGINEER
ENGINEERING TECHNOLOGIES, INC.
1301 W 13TH ST
OMAHA, NE 68102
P 402.792.2275
www.msp.com



REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

UNION AT TOWER DISTRICT

PROJECT: 241032 DATE: 05/29/24
PROJECT REVISE: 10/16/24 05/29/24



ENLARGED SITE PLAN #1

REGA #241032	DATE:
ISSUED FOR:	05/29/24
PROGRESS SET	

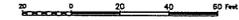


C1.1

UNION AT TOWER DISTRICT ENLARGED SITE PLAN #2



NORTH
SCALE 1" = 20'



LEGEND

- 8" CONCRETE
- 7" CONCRETE
- 6" CONCRETE
- 4" CONCRETE
- PROPERTY LINE
- EASEMENT

BVH

ARCHITECT
BVH ARCHITECTURE
1610 11TH STREET
DOWNEY, MO 64242
P: 417-241-3900
F: 417-241-3811
bvh.com

CIVIL ENGINEER
REGA ENGINEERING
1815 OLD CHURCH ROAD
LINCOLN, MO 64501
P: 417-241-7400
www.regaeng.com

STRUCTURAL ENGINEER
LANGE STRUCTURAL GROUP
1515 W 40TH STREET SUITE 102
LEWISVILLE, MO
P: 417-421-1540
www.langestructural.com

MEP ENGINEER
ENGINEERING TECHNOLOGIES, INC.
11111 STATE
DOWNEY, MO 64242
P: 417-241-2700
www.eti.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

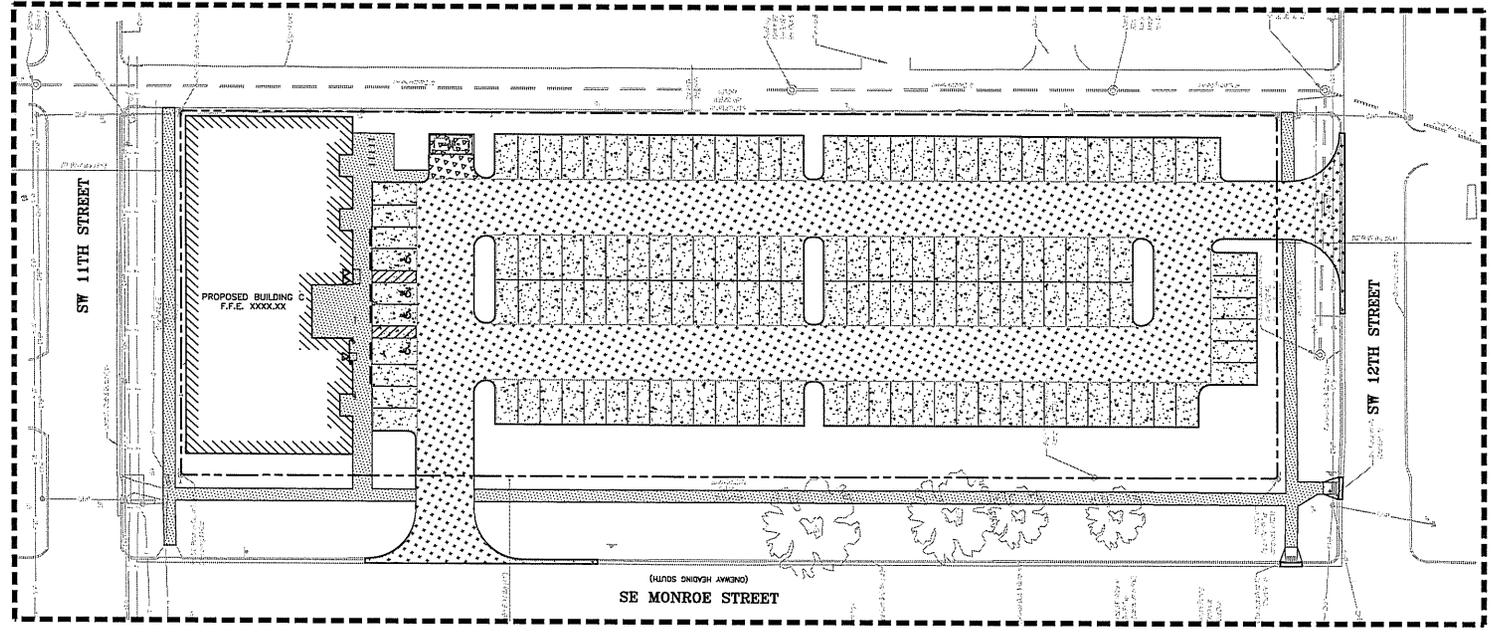
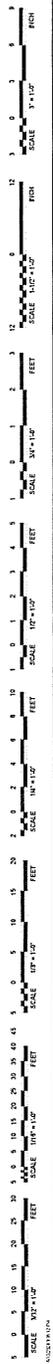
UNION AT TOWER DISTRICT

PROJECT NAME: DATE: DATE
PROJECT STATUS: CHRONIC DESIGN



ENLARGED SITE PLAN #2

REGA #241032	DATE:
ISSUED FOR:	05/29/24
PROGRESS SET	

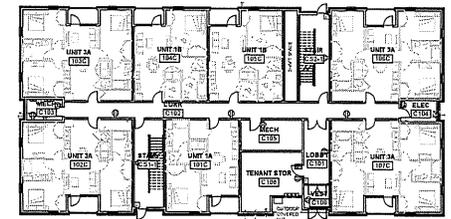


ARCHITECT
 BVH ARCHITECTURE
 500 GREG STREET
 GAITHERSBURG, MD
 20878-3400
 410.486.7600
 bvha@bvha.com

CIVIL ENGINEER
 REHA ENGINEERING
 600 BEECHWOOD RD #4
 LINDSEY, DE 19151
 442.942.2200
 reha@rehaeng.com

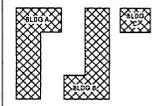
STRUCTURAL ENGINEER
 LANGE STRUCTURAL GROUP
 1000 MARKET STREET, SUITE 202
 LINDSEY, DE 19151
 442.421.1540
 lgs@langestructural.com

MEP ENGINEER
 ENGINEERING TECHNOLOGIES, INC.
 1500 N. 10TH ST
 GAITHERSBURG, MD 20878
 442.930.2752
 et@etinc.com



3 FIRST FLOOR PLAN - BUILDING C - OVERALL
 1/8" = 1'-0"

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION



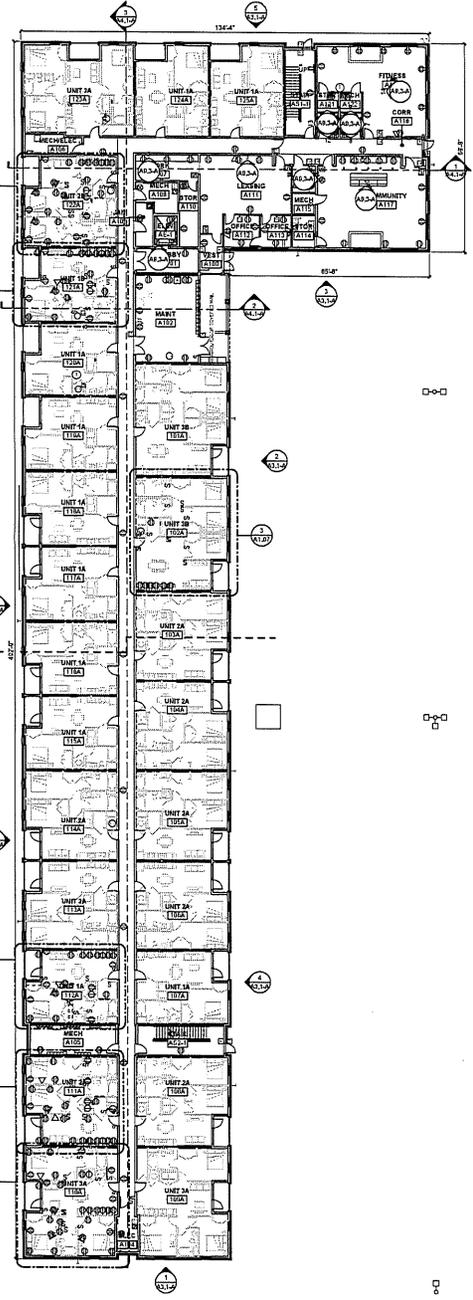
UNION AT TOWER DISTRICT

PROJECT: 200A DATE: 10/24/18
 PROJECT STATUS: DESIGN DEVELOPMENT

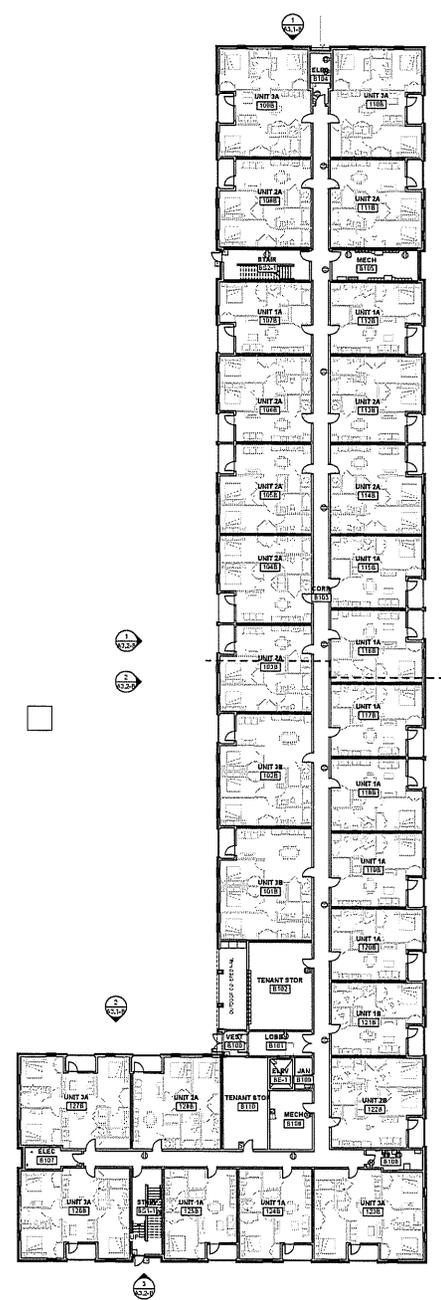


OVERALL FIRST FLOOR PLAN - ABC

11/15/18
A1.01



1 FIRST FLOOR PLAN - BUILDING A - OVERALL
 1/8" = 1'-0"



2 FIRST FLOOR PLAN - BUILDING B - OVERALL
 1/8" = 1'-0"

REFER TO G SERIES SHEETS FOR RATED WALL LOCATIONS



EXHIBIT D

Insert or attach here:

See attached.

Union at Tower District
Topeka, KS

CATEGORY	TOTAL COST	RHID REIMBURSEABLE	OTHER SOURCES*
LAND ACQUISITION:	\$ 1,515,596	\$ 1,515,596	\$ -
INFRASTRUCTURE/SITE WORK	\$ 2,356,668	\$ 2,356,668	\$ -
Site Utilities	\$ 432,434	\$ 432,434	
Earthwork	\$ 1,030,634	\$ 1,030,634	
Storm Water Detention	\$ 456,000	\$ 456,000	
FFE in ROW	\$ 50,000	\$ 50,000	
Site Demo	\$ 387,600	\$ 387,600	
BUILDING CONSTRUCTION:	\$ 40,292,422	\$ 3,549,220	\$ 36,743,202
Pavement	\$ 545,807	\$ 545,807	
Sidewalks	\$ 147,083	\$ 147,083	
Fencing	\$ 7,410	\$ 7,410	
Landscaping	\$ 255,337	\$ 255,337	
MF Building Construction	\$ 39,336,785	\$ 2,593,583	
DESIGN (Engineering & Civil):	\$ 1,590,600	\$ -	\$ 1,590,600
OTHER (Permits/Tax Credit Costs/Pre-Development Due Diligence):	\$ 1,600,827	\$ -	\$ 1,600,827
SOFT COSTS (financing/interest/legal/contingency/etc.):	\$ 21,777,272	\$ 152,200	\$ 21,625,072
Soft Costs associated with horizontal construction	\$ 152,200	\$ 152,200	
Other Soft Costs	\$ 21,625,072	\$ -	\$ 21,625,072
TOTAL PROJECT	\$ 67,532,558	\$ 7,573,684	\$ 59,958,874

*Other sources include: developer equity, private debt, state and federal tax credit proceeds, and tax exempt LIHTC bond proceeds.

**Amounts reported as available for RHID are in NPV (@ 6%).

***Reimbursement of interest on all RHID Eligible Project Costs will be requested in addition to the amounts reported above.

EXHIBIT E

Insert or attach here:

Site Work Commencement: Q1 2025

Building 1 Commencement: Q2 2025

Building 2 Commencement: Q3 2025

Building 3 Commencement: Q3 2025

Site Work Completion: Q3 2026

Building 1 Completion: Q3 2026

Building 2 Completion: Q4 2026

Building 3 Completion: Q4 2026

EXHIBIT F

Insert or attach here:

To be provided to the City.

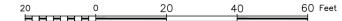
EXHIBIT C

Insert or attach here:

UNION AT TOWER DISTRICT ENLARGED SITE PLAN #1

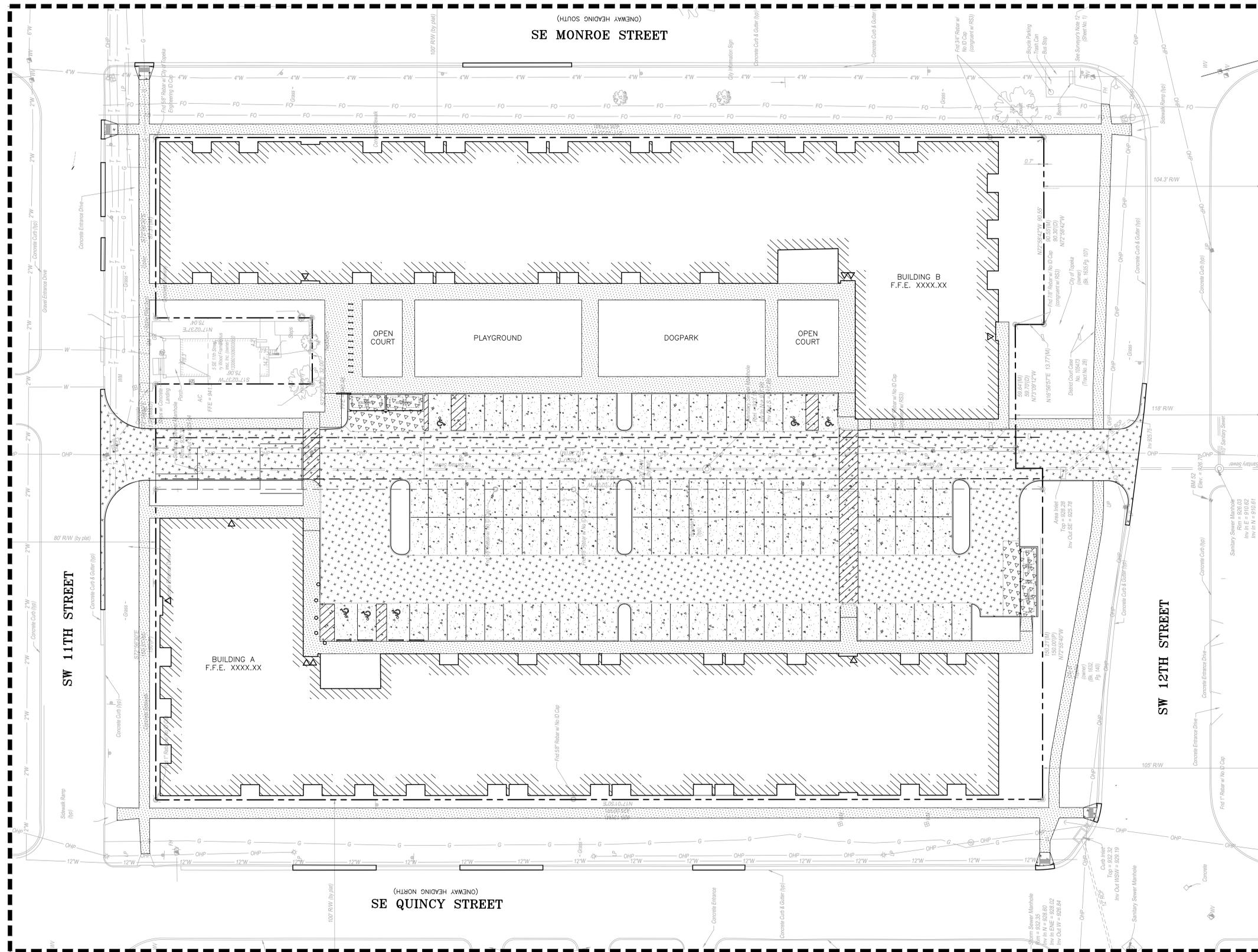


NORTH
SCALE 1" = 20'



LEGEND

- 8" CONCRETE
- 7" CONCRETE
- 6" CONCRETE
- 4" CONCRETE
- PROPERTY LINE
- EASEMENT



REVISIONS SCHEDULE

MARK	DATE	DESCRIPTION

UNION AT TOWER DISTRICT

PROJECT: 24009 DATE: DATE
PROJECT STATUS: SCHEMATIC DESIGN

© COPYRIGHT BVH ARCHITECTURE

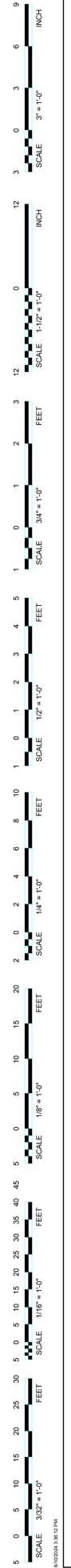


ENLARGED SITE PLAN #1

REGA #241032	DATE:
ISSUED FOR:	06/28/24
PROGRESS SET	



C1.1



ARCHITECT
BVH ARCHITECTURE
301 JONES STREET
OMAHA, NE 68102
V 402 345 3000
F 402 345 7871
bvh.com

CIVIL ENGINEER
REGA ENGINEERING
601 OLD CHENEY RD A
LINCOLN, NE 68512
V (402) 484 7342
regaengineering.com

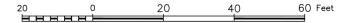
STRUCTURAL ENGINEER
LANGE STRUCTURAL GROUP
1919 S 40TH STREET, SUITE 302
LINCOLN, NE 68506
V 402 421 9540
langestructuralgroup.com

MEP ENGINEER
ENGINEERING TECHNOLOGIES, INC.
1101 N 13TH ST
OMAHA, NE 68102
V 402 330 2772
et-engineers.com

UNION AT TOWER DISTRICT ENLARGED SITE PLAN #2

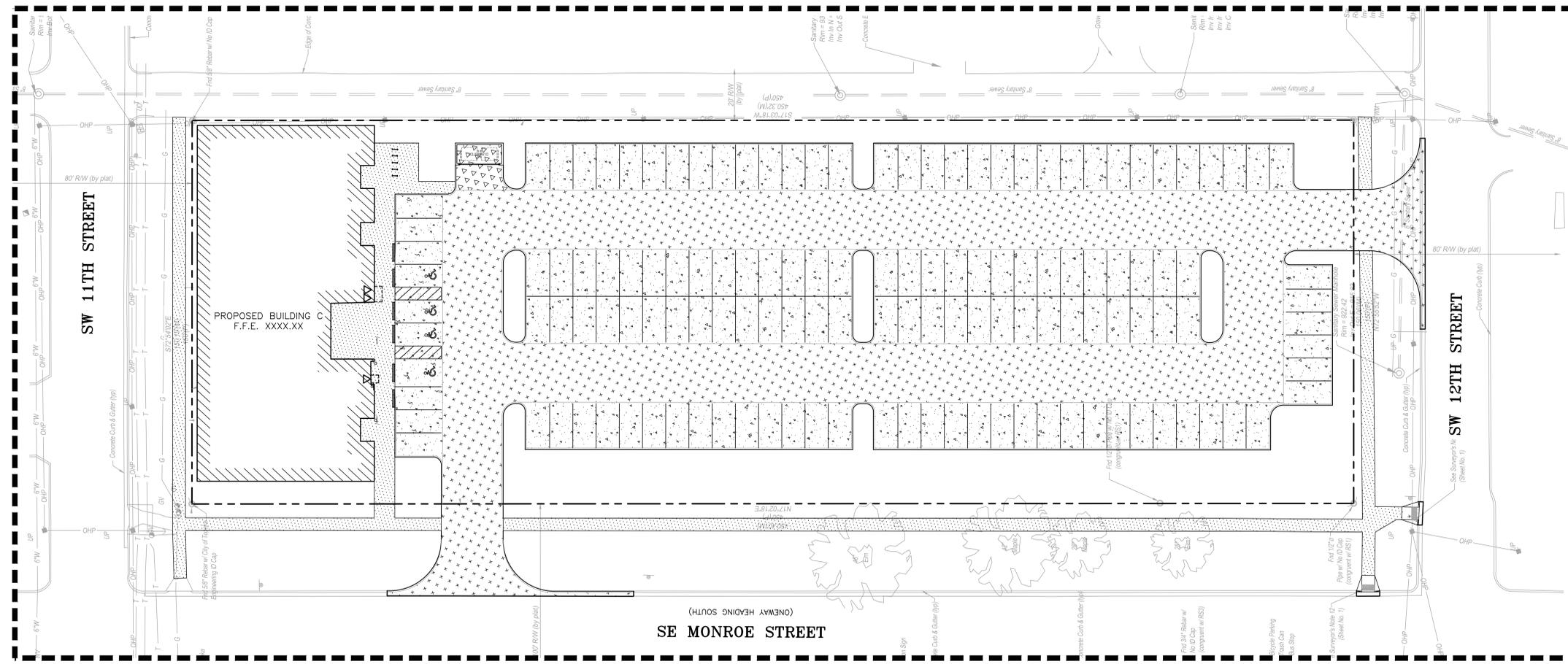


NORTH
SCALE 1" = 20'



LEGEND

- 8" CONCRETE
- 7" CONCRETE
- 6" CONCRETE
- 4" CONCRETE
- PROPERTY LINE
- EASEMENT



ARCHITECT
BVH ARCHITECTURE
901 JONES STREET
OMAHA, NE 68102
V 402 345 3000
F 402 345 7871
bvh.com

CIVIL ENGINEER
REGA ENGINEERING
601 OLD CHENEY RD A
LINCOLN, NE 68512
V 402 484 7342
regaengineering.com

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ENGINEERING TECHNOLOGIES, INC.
1101 N 13TH ST
OMAHA, NE 68102
V 402 330 2772
et-engineers.com

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

UNION AT TOWER DISTRICT

PROJECT: 24009 DATE: DATE
PROJECT STATUS: SCHEMATIC DESIGN

© COPYRIGHT BVH ARCHITECTURE

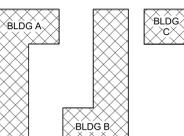


ENLARGED SITE PLAN #2

REGA #241032	DATE:
ISSUED FOR:	06/28/24
PROGRESS SET	



REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION



UNION AT TOWER DISTRICT

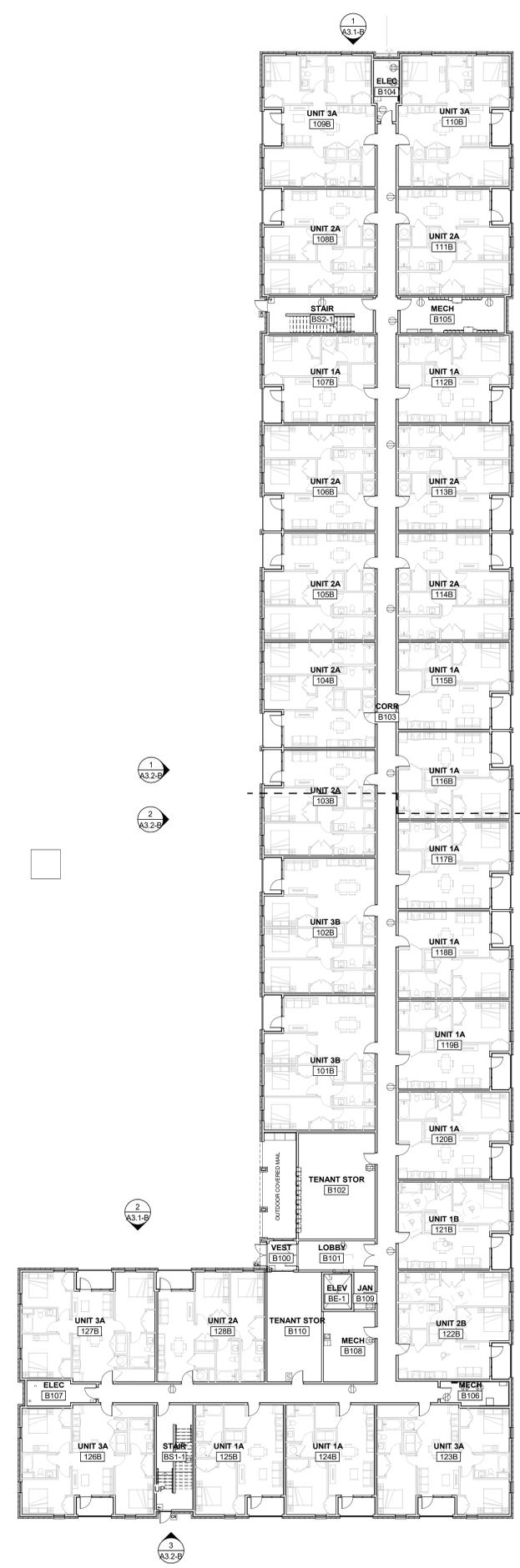
PROJECT: 24009 DATE: 8-29-24
 PROJECT STATUS: DESIGN DEVELOPMENT
 © COPYRIGHT BVH ARCHITECTURE



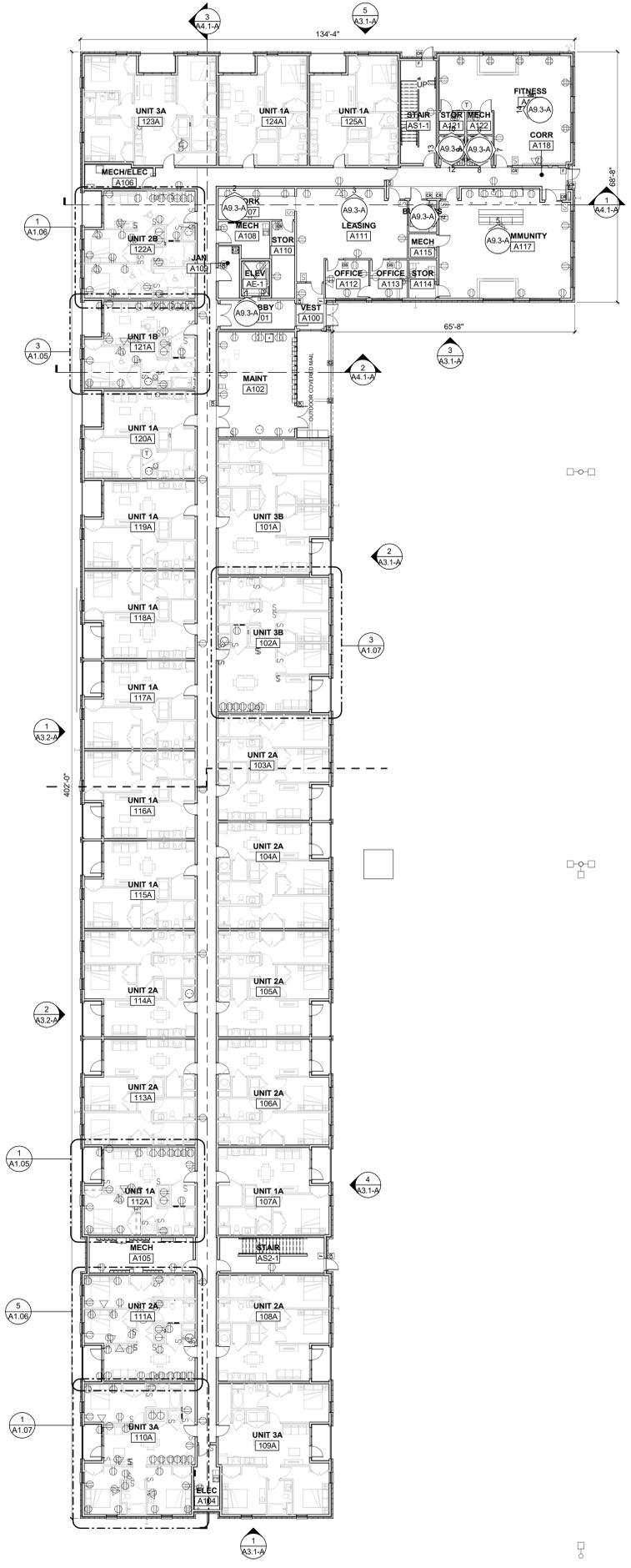
OVERALL FIRST FLOOR PLAN - ABC



3 FIRST FLOOR PLAN - BUILDING C - OVERALL
 1/16" = 1'-0"



2 FIRST FLOOR PLAN - BUILDING B - OVERALL
 1/16" = 1'-0"



1 FIRST FLOOR PLAN - BUILDING A - OVERALL
 1/16" = 1'-0"

REFER TO G SERIES SHEETS FOR RATED WALL LOCATIONS

Vertical scale bars on the left side of the sheet, showing scales in inches and feet for different portions of the drawings.

Department of Commerce
1000 S.W. Jackson St., Suite 100
Topeka, KS 66612-1354



Phone: (785) 296-3481
Fax: (785) 296-5055
KansasCommerce.gov

David C. Toland, Secretary

Laura Kelly, Governor

September 18, 2024

Rhiannon Friedman
Planning & Development Director
City of Topeka
215 SE 7th St.
Topeka, KS 66603

RE: Request for Approval of Reinvestment Housing Incentive District in Topeka, Kansas/Tower District

Dear Ms. Friedman:

This will acknowledge receipt of the City of Topeka's application dated August 26th, related to participation in the Kansas Reinvestment Housing Incentive District Act.

I have reviewed Resolution No. 9570 as passed by the governing body and submitted to the Kansas Department of Commerce (Commerce) pursuant to the Reinvestment Housing Incentive District Act found at K.S.A. 12-5244 et seq. I have further reviewed the 2022 Housing Needs Analysis (Analysis) prepared by the City and upon which the Resolution was based. The process of establishing a Reinvestment Housing Incentive District requires the Analysis to summarize and determine the nature and extent of housing needs within the community. The Analysis must then be adopted by the governing body and is subject to the review and approval of the Secretary of Commerce. The Act sets out four findings and determinations which must be included in the Analysis and adopted by the City.

Based on my review of the original application material and supplemental information provided by the City of Topeka, I hereby agree with and approve the findings set forth in the Resolution passed by the City of Topeka to wit:

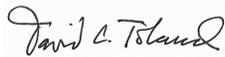
1. There is a shortage of quality housing, including affordable single family and multi-family apartment units, at various price ranges in the City of Topeka despite the best efforts of public and private housing developers;
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing development in the City of Topeka;
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City of Topeka; and

4. The future economic well-being of the City of Topeka depends on the governing body providing additional incentives for the construction or renovation of quality housing in the City of Topeka.

Commerce believes the Analysis and findings by the governing body of the City of Topeka meet the requirements set forth in K.S.A. 12-5244(a) and this constitutes the approval required by K.S.A. 12-5244(c) for the District as detailed in Resolution No. 9570. The application for approval of the findings required for the establishment of the Reinvestment Housing Incentive Districts as set forth in the application is hereby approved. This approval is predicated solely upon the information and data received from the City of Topeka.

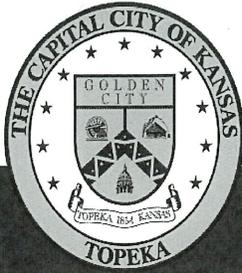
If you have any questions regarding this matter, please let me know.

Sincerely,

A handwritten signature in black ink that reads "David C. Toland". The signature is written in a cursive style with a large initial 'D'.

David C. Toland
Lt. Governor and Secretary

cc: Ryan Vincent (KHRC)
Robert North



CITY OF TOPEKA

CERTIFICATE

I, Brenda Younger, City Clerk of the City of Topeka, Shawnee County, Kansas, do hereby certify that the attached is a true and correct copy of City of Topeka Resolution No. 9570 passed and approved by the Governing Body on August 13, 2024, as the same appears on record in the Office of the City Clerk.



Brenda Younger
Brenda Younger, City Clerk

1 (Published in the Topeka Metro News August 19, 2024)
2

3 **RESOLUTION NO. 9570**
4

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
11

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.

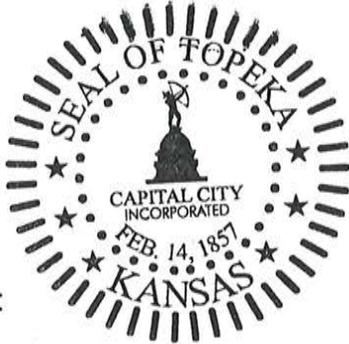
45 Section 6. Based upon the findings and determinations contained herein, the
46 Governing Body proposes to establish an RHID pursuant to the Act, within the boundaries
47 of the real estate legally described in Exhibit A, attached hereto and incorporated by
48 reference, and as shown on the map depicting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

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66



CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

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 386 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, 381, 383, 385, 387, 389, 391, AND THE NORTH 12 FEET OF THE WEST 69.7 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

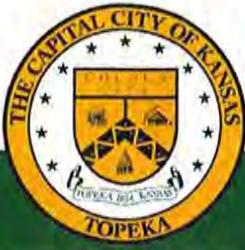
TRACT XIII:
THE NORTH 0.7 FEET OF THE EAST 90.3 FEET OF LOT 395, MONROE STREET IN RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

EXHIBIT B

(Map; Existing Parcels in Proposed RHID)







CITY OF TOPEKA

'24 JUN 28 PM 12:41
REC'D TOPEKA CITY CLERK

Application for Creation of a RHID District

APPLICANT: Union Development Holdings, LLC

ADDRESS: 409 Massachusetts Ave, Suite 300, Indianapolis, IN 46204

PHONE #: 317-409-0554

E-MAIL ADDRESS: joy@theannexgrp.com

CONTACT PERSON: Joy Skidmore

PROJECT NAME: Union at Tower District

Please complete the following items.

1. As **Exhibit A**, provide a cover letter formally requesting the creation of a district, including a general description of the housing development expected to occur within the districts, the names of the housing developer or developers expected to construct such housing, the expected timing of such housing development, a narrative describing how the district is likely to address the policy goals of the Housing Study and discussion of how the use of RHID is consistent with the City's but-for principle.
2. As **Exhibit B**, provide a legal description of the proposed district and a map depicting the existing parcels of real estate in the proposed district.
3. As **Exhibit C**, provide evidence of site control or a detailed plan for which the developer intends to secure site control.
4. As **Exhibit D**, provide certification that neither the developer entity nor any of its shareholders/ partners/members is delinquent on its property tax or special assessment payments on any property it owns or controls in Shawnee County. (*Exhibit D of this document is a form that must be completed by the Shawnee County Treasurer.*)
5. Applicant with support of the city needs to provide certification that neither the developer entity nor any of its shareholders/ partners/members has any outstanding utility bills, zoning or property maintenance, or other code cases pending with the city.

6. A non-refundable application fee of \$5,000 will be required upon submission of the application of the RHID district to the City Clerk. If the Developer withdraws the application, the City Governing Body elects not to create the District or does not approve the Housing Plan, or Kansas Secretary of Commerce elects to not approve the application, the City shall keep the application fee to reimburse it for the costs of processing and reviewing the application. The Developer shall not be entitled to any refund of the fee.

CERTIFICATION OF APPLICANT

APPLICANT HAS RECEIVED AND REVIEWED THE CITY'S RURAL HOUSING INCENTIVE DISTRICT POLICY (RESOLUTION NO. 9379). THE APPLICANT UNDERSTANDS AND AGREES TO THE TERMS OF THE POLICY AND PROCEDURES, INCLUDING PAYMENT OF THE REQUIRED FEES. THE APPLICANT UNDERSTANDS THAT A SUBMISSION OF A HOUSING DEVELOPMENT PLAN APPLICATION WILL BE REQUIRED SHOULD THE CREATION OF A RHID DISTRICT APPLICATION BE APPROVED.

AS OF THE DATE OF APPLICANT'S EXECUTION OF THIS APPLICATION, TO THE BEST OF THE APPLICANT'S KNOWLEDGE, THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE AND CORRECT.

By: 
Signature of Authorized Agent for Entity

Title: SVP of Development _____

Date: 06/20/24 _____

STATE OF Indiana
COUNTY OF Marion

This document was acknowledged before me on June 20, 2024 by Ryan Clark,
Senior Vice President of Development

Notary Public
My commission expires: October 30, 2027


Joy M. Skidmore
Notary

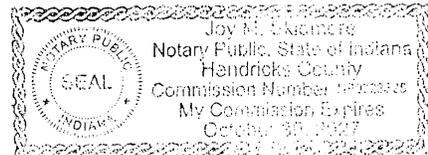


EXHIBIT A

Insert or attach here:

Union Development Holdings, LLC (UDH), as developer, respectfully requests the creation of a reinvestment housing district in order to facility the proposed housing project, Union at Tower District.

UDH has entered into a ground lease with KANZA OZ, LLC, for approximately 4.41 acres of land generally located at southeast corners of SE Quincy Street and SE 11th Street and SE Monroe Street and SE 11th Street for the purpose of developing a low income housing tax credit multi-family project.

The proposed project will include three separate buildings which will have a proposed unit mix of 100 1-bed units, 84 2-bed units, and 66 3-bed units for a total of 250 units. These will be income qualified based on either 10% discount to fair market rents or 30%, 50%, or 60% AMI limits which allows for an economic diversity within the project.

Amenities for the project include a community room, on-site leasing, maintenance and management offices, fitness area, business/computer center, playground, dog park, and outdoor lawn open space. Parking will be provided at 1 space per unit.

This project is anticipated to close on financing in the first quarter of 2025, has a two-year construction period with opening in the first quarter of 2027.

The proposal is consistent with the Land Use and Growth Management Plan 2040 elements of the City's Comprehensive Plan and in the City of Topeka, Kansas Downtown Master Plan following manner:

- Tier 1 - The proposal is located within Topeka, which is designated as Tier 1. The Plan states that Tier 1 "is the first priority for future growth/urban development." The policy also encourages infill and redevelopment within Topeka to take advantage of existing urban infrastructure and services that promotes a range of uses that fit within the overall character of the area. (pg. 23)

- Future Land Use — The Land Use and Growth Management Plan 2040 identifies this area as Downtown, which is Topeka's Central Business District and encourages the development of Downtown as an office, regional employment, and commercial center with a mix of uses that include high density residential and loft conversions.

- Downtown Master Plan — This area within, Downtown, is identified for as a new residential neighborhood. A large multi-family development is called for within the Towner District due to its ideal location to Kansas Avenue and 10th Avenue. Additionally, the market study identified a need for 900 new housing units to be created in Downtown Topeka.

The Neighborhood Element of the City's Comprehensive Plan was updated in 2020. The area is rated as "Intensive Care". Due to the projects location in an Intensive Care Census Block Group it is eligible for the City's Neighborhood Revitalization Program, a tax rebate program for residential improvements.

The proposal is consistent with the Topeka Citywide Housing Market Study and Strategy Implementation Plan which identified the need for 4,000 units of affordable housing (2,800 rental and 1,200 for-sale).

Given the lower, fixed rents within the project, this project would not be possible but for the RHID incentives and tax credits were awarded by Kansas Housing Resource Corporation with this additional incentive assumed for the project.

EXHIBIT B

Insert or attach here:

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 386 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, 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.

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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:

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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 C

Insert or attach here:

AGREEMENT TO LEASE AND PURCHASE

This AGREEMENT TO LEASE AND PURCHASE (this "Agreement") is made and entered into as of January 17th, 2024 (the "Effective Date"), by and between KANZA OZ LLC, a Kansas limited liability company (the "Landlord") and UNION DEVELOPMENT HOLDINGS, LLC, an Indiana limited liability company (the "Tenant").

WITNESSETH THAT:

1. Option; Property. Subject to the terms and conditions of this Agreement, Tenant agrees to lease from Landlord and Landlord agrees to lease to Tenant, the following: (a) certain parcel or parcels of unimproved real property located generally at 11th and Quincy Streets in Topeka Kansas, consisting of approximately 4.38 acres of land, subject to final legal description resulting from the Survey (defined below), and being depicted on Exhibit A attached hereto and made a part of this Agreement (the "Land"), together with all privileges, easements, appurtenances and hereditaments pertaining thereto (the "Appurtenances" and together with the Land, collectively the "Real Estate"); (b) all of the licenses and permits relating to the Real Estate (the "Permits" and together with the Real Estate, collectively the "Property"). The Real Estate shall be conveyed subject to the matters which are, or are deemed to be, Permitted Encumbrances (as defined below).

a. In the event Landlord acquires any of the real estate depicted within the green outlines on Exhibit A-1 attached hereto and made a part hereof (the "Additional Land") prior to the Closing, the Additional Land will automatically become part of and included in the Land subject to this Agreement with no increase in the Prepaid Rent, Rent, or Balloon Payment (such terms defined below).

2. Option Price. Within ten (10) business days after the Effective Date, Tenant shall deposit in escrow with First American Title Insurance Company, Attention: Rhiannon Waltman (the "Escrow Agent"), the sum of [REDACTED] ("Option Price"), to be held in a non-interest bearing account, which sum represents the total consideration due to Landlord for entering into this Agreement. The Option Price shall be nonrefundable except in the event of a Landlord default or condemnation.

3. Landlord Deliveries. Landlord shall deliver to Tenant within ten (10) days after the Effective Date any and all documents pertaining to the Property that are in Landlord's possession or reasonably available to Landlord, including, without limitation, any Permits; copies of any lease, license, or other occupancy agreement encumbering the Property as of the Effective Date; surveys; conditions of title; notices from governmental authorities; appraisals; environmental, engineering, soil and wetland studies and reports; traffic counts; list of occupancy restrictions, property tax bills; Landlord-procured zoning changes or land entitlements; three years of Property operating expense information; and insurance certificates indicating the current types and levels of insurance and commercial general liability insurance that Landlord maintains with respect to the Property (if any).

4. Access to Property. From and after the Effective Date and until the earlier of the termination of this Agreement or the Closing, Tenant, and the representatives, employees, agents

and contractors of Tenant, shall have the right to enter upon the Real Estate for the purpose of inspecting the Property and conducting such inspections, investigations, surveys and studies of the Property as Tenant shall deem necessary or desirable, including but not limited to, surveying, geotechnical and environmental studies.

5. Title/Survey. Prior to the Closing Date, Tenant may obtain a standard title insurance commitment from First American (the "Title Company"), showing the condition of Landlord's title to the Real Estate and any instruments of record benefiting or burdening the Real Estate (the "Commitment"). Tenant may also obtain a survey of the Real Estate, prepared and certified in a manner acceptable to Tenant (the "Survey"). Tenant shall have the right to provide written objections to Landlord of matters set forth on the Survey and/or the Commitment prior to the Closing Date (collectively, the "Objections"). In the event Tenant gives written notice of its Objections, Landlord shall have the right, but not the obligation, to attempt to remove, satisfy or otherwise cure the Objections. Within five (5) business days after receipt of Tenant's notice of the Objections, Landlord shall give written notice to Tenant informing Tenant of Landlord's election with respect to the Objections. If Landlord does not respond to Tenant's notice of its Objections, Landlord shall be deemed to have elected not to cure the Objections. If Landlord elects to cure any Objection, Landlord shall cure such Objections at Landlord's sole cost and expense prior to the Closing Date (defined below). Any matter disclosed on the Survey or the Title Commitment to which Tenant does not timely object or which are approved by Tenant, and any Objection that is waived or deemed to have been waived by Tenant, shall be deemed to be a "Permitted Encumbrance"; provided, however, that no Landlord Encumbrance (as defined below) shall be or be deemed to be a Permitted Encumbrance. Notwithstanding anything to the contrary herein, all Landlord Encumbrances (defined below) must be satisfied by Landlord on or before the Closing Date or, if not so satisfied, shall be satisfied at Closing out of the proceeds otherwise payable to Landlord. As used herein, the term "Landlord Encumbrance" shall mean (i) any mortgage or deed of trust or other monetary lien encumbering the Property, (ii) any monetary judgment against Landlord and encumbering the Property (e.g., as a matter of law, or by being identified as an exception in the Title Commitment or any update thereto), (iii) any real property taxes and assessments which are delinquent as of the Closing, and (iv) any mechanic's, materialmen's or other similar liens. In the event there are any updates or supplements to the Survey or the Title Commitment first issued after the Tenant's initial Objections and before the Closing Date, then Tenant may notify Landlord in writing of any objections to defects set forth in such an update or supplement (the "New Objections"), and the objection process set forth above shall apply.

6. Good-Faith Cooperation. Within five (5) business days following a written request from Tenant, Landlord shall (i) furnish Tenant all documents and/or information which Tenant may deem necessary or desirable, or which Tenant may require, in order to obtain any rezoning, variance, special exception, conditional use permit, site plan approval, plat, other zoning and/or land use approval from the appropriate governmental authority, or other public or private body or person (including, without limitation, any public, quasi-public or private utility), which Tenant may deem necessary or desirable, or which may be required, to permit and provide for Tenant's intended development, construction, ownership, operation, use and/or occupancy of the Property (collectively, the "Approvals"); (ii) execute any and all applications for the Approvals, and any related documents (including, without limitation, any agreements, commitments, easements, or similar documents), which Tenant may deem necessary or

desirable, or which Tenant may be required, to file with any governmental authority, or other public or private body or person, in order to obtain the Approvals; and (iii) otherwise use its best, good-faith efforts to assist Tenant in obtaining the Approvals, including attending all public meetings and hearings to support the Approvals (collectively, "Landlord's Good Faith Cooperation").

7. Condemnation; Loss. In the event of any loss or damage to the Property or any portion thereof (or in the event any governmental authority issues notice of its intent to take the Property or any portion thereof through its power of eminent domain), Tenant may elect to terminate this Agreement by written notice to Landlord, in which event the Option Price and Prepaid Rent (if any paid) shall be immediately returned to Tenant and the parties shall have no further right or obligation under this Agreement (except for rights or obligations which expressly survive the termination of this Contract). If Tenant does not elect to terminate this Agreement, then Tenant may elect to proceed with the transactions contemplated by this Agreement, in which event Landlord shall assign to Tenant all of Landlord's right, title and interest to any claims and proceeds Landlord may have with respect to any casualty insurance policies or condemnation awards relating to the premises in question at the Closing and there shall not be any reduction to the Rent except for the cost of the deductible payment associated with recovering under such insurance policies. Upon Closing, full risk of loss with respect to the Property shall pass to Tenant, but prior to Closing all risk of loss is expressly assumed by Landlord.

8. Taxes and Assessments. On or before the Closing Date, Landlord shall pay any and all past due taxes, assessments, levies and other charges with respect to the Real Estate and any and all interest or penalties thereon. Landlord shall pay or give to Tenant a credit at Closing for all taxes, assessments, levies and other chargers with respect to the Real Estate that have accrued for the time period that Landlord owned the Property. This Section shall survive Closing.

9. Property Operating Expenses. Operating expenses for the Property shall be prorated as of the Closing Date.

10. Closing Conditions.

a. Tenant Closing Condition. Tenant's obligations under this Agreement are contingent upon satisfaction or waiver of the following conditions (collectively, the "Tenant Closing Conditions"): Tenant shall have determined in its sole discretion that (i) the Property is acceptable to Tenant for its intended use of the Property, (ii) Tenant can obtain financing for the development and rehabilitation of the Property upon terms and conditions acceptable to Tenant, and (iii) Tenant shall have received an award of sufficient tax credits from the Kansas Housing Authority.

b. Failure of a Tenant Closing Condition. If any of the Tenant Closing Conditions has not been satisfied on or before the Closing Date, then Tenant may elect to terminate this Agreement by written notice to Landlord on the Closing Date, in which event the parties shall have no further right or obligation under this Agreement (except for rights or obligations which expressly survive the termination of this Agreement).

Tenant shall have the right to unilaterally waive the Tenant Closing Conditions by proceeding to Closing.

11. Closing; Prepaid Rent. The transaction contemplated herein shall be closed on or before six months after the Effective Date, provided, however, that if the Tenant Closing Conditions have not been satisfied, the Tenant may pay to Landlord the sum of [REDACTED] for each month Tenant desires to extend closing to allow the completion of the Tenant Closing Conditions (the actual date of closing shall be referred to herein is the "Closing Date"), which amount shall constitute Rent that is prepaid by Tenant under the Lease (as defined below).

12. Closing Deliveries; Lease. On the Closing Date, Landlord and Tenant, or its affiliate, agree to deliver to the other a ground lease for the Property that includes the following terms (the "Lease"): (i) monthly rent ("Rent") in the amount of [REDACTED] during the first ten (10) years of the Term of the Lease, and increasing by five percent (5%) for each subsequent year beginning on the first day of the eleventh year of the Term, (ii) the term of the Lease commences on the Closing Date and expires ninety-nine (99) years thereafter (the "Term"), provided, however, that Tenant shall have the right to purchase the fee simple interest in the Property beginning at year ten (10) of the Term ("Tenant's Purchase Option"), at which point Landlord shall convey fee simple title to Tenant pursuant to a Limited Warranty Deed and the Lease shall terminate, (iii) Tenant shall pay to Landlord a balloon payment in the amount of [REDACTED] (the "Balloon Payment") if Tenant exercises Tenant's Purchase Option at or prior to the expiration of the tenth year of the Term, and such Balloon Payment shall increase by five percent (5%) for each calendar year the Term continues beyond ten (10) years, (iv) Tenant is responsible to pay all taxes for the Property directly to the applicable taxing authority and Landlord shall execute or file any documents necessary to effectuate the same, (v) Landlord grants to Tenant the absolute right, power, and authority to encumber the Property without consent or approval by Landlord, (vi) Tenant has the right and privilege to develop the Property in any manner permitted by law in Tenant's sole discretion, and in connection therewith, Tenant may construct, develop, operate, maintain and repair any improvements on the Property, which may include the renting residential apartment units to third parties, (vii) Landlord's Good Faith Cooperation, and (viii) and such other terms as any partner, lender, or the Kansas Housing Authority may require.

a. On the Closing Date, Landlord shall also deliver the following: (i) a Memorandum of Lease to be recorded in the Recorder's Office of Shawnee County, Kansas, reflecting the Term, Tenant's development rights described in Section 10(v) and Section 10(vi) above, and any other provisions mutually agreed upon by Landlord and Tenant (the "Memo of Lease"); (ii) a duly authorized and executed Vendor's Certificate in a form reasonably acceptable to the Title Company; (iii) an affidavit stating that Landlord is not a "foreign person", as such term is used in § 1445 of the Internal Revenue Code, and the regulations promulgated thereunder; (iv) all forms, affidavits and certificates required to be filed in connection with the imposition and/or payment of any and all state, county and local transfer taxes with respect to the transaction contemplated by this Agreement (collectively, the "Conveyance Tax Documents"); (v) all other documentation which may be reasonably required by the Title Company in order to

insure Tenant with title to the Real Estate, which can be furnished by Landlord without material cost or expense; (vi) a closing statement drafted by the Title Company or another person reasonably acceptable to both Landlord and Tenant and in form and content reasonably acceptable to both Tenant and Landlord (the "Settlement Statement"); and (vii) all other documents necessary to complete the transaction contemplated by this Agreement.

b. On the Closing Date, Tenant agrees to deliver to Landlord the following: (i) Tenant's counterpart to the Memo of Lease, (ii) Tenant's counterpart to the Conveyance Tax Documents, if any, (iii) Tenant's counterpart to the Settlement Statement, and (iii) all other documents necessary to complete the transaction contemplated by this Agreement.

c. Possession. Landlord shall deliver exclusive possession of the Property to Tenant at the Closing. The Property shall not be subject to any leases, tenancies or other contracts or agreements of any kind or nature whatsoever as of the Closing Date and Landlord hereby agrees to indemnify, defend and hold Tenant harmless from any loss, liability, cost, claim, demand, damage, action, cause of action, and/or suit, including, without limitation, reasonable attorneys' fees, incurred by Tenant as a result of the existence of any such leases, tenancies or other contracts or agreements. This Section shall survive the Closing.

13. Closing Costs. On the Closing Date, Landlord shall pay the following expenses incurred in connection with the transaction described herein: Landlord's legal fees and expense, one-half the closing and escrow fees charged by the Title Company, the costs of the Title Commitment and an owner's title insurance policy, all search and exam fees, and all of the taxes, charges and fees that may be due and payable by reason of the execution, delivery and/or recordation of the Memo of Ground Lease and the other actions contemplated herein, including without limitation, the county transfer tax and the state transfer tax. On the Closing Date, Tenant shall pay Tenant's attorneys' fees, the cost for endorsements to the Title Policy, all due diligence costs and expenses, and one-half of all escrow and closing costs charged by the Escrow Agent.

14. Operation of the Property. After the Effective Date and until the earlier of the termination of this Agreement or the Closing, Landlord shall continue or shall cause to be continued the operation and maintenance of the Property and shall maintain, or cause to be maintained all casualty and liability insurance policies with respect to the Property in the same manner as prior to the Effective Date.

15. Representations and Warranties. As a material inducement to Tenant for entering into this Agreement, Landlord hereby represents and warrants to Tenant as follows: Landlord represents and warrants to Tenant that, as of the Effective Date: (i) Landlord has the full right, power and authority to enter into this Agreement, to perform under this Agreement, and to consummate the transactions contemplated by this Agreement and the consummation of the transactions contemplated by this Agreement will not violate any other Agreement to which Landlord is a party; (ii) this Agreement has been duly authorized, executed and delivered by Landlord, creates legal, valid and binding obligations of Landlord, and does not violate and will not conflict with or result in a breach of any of the terms or provisions of, or constitute a default

under, any judicial order, agreement, arrangements, understanding, accord, document or instrument by which Landlord or the Property is bound; (iii) no consent, waiver, approval or authorization is required from any person or entity in connection with the execution, delivery and performance of this Agreement by Landlord which has not been obtained; (iv) to the best of Landlord's knowledge, there is no action, suit, arbitration, unsatisfied order or judgment, government investigation or proceeding (including, without limitation, condemnation or eminent domain proceedings) pending or threatened against Landlord or the Property; (v) there is no agreement, contract, lease or other arrangement or understanding of any kind or nature concerning the Property; (vi) to the best of Landlord's knowledge the Property is not subject to any easement, covenant, condition, restriction, agreement, lien or encumbrance not of record; (vii) the Property is not a part of a park or other common ownership regime of any kind or nature; (viii) the Property has actual vehicular and pedestrian access to a public road or highway and, to Landlord's knowledge, such public right of way is improved and is capable of accommodating commercial truck traffic to and from the Property; (ix) Landlord has not entered into any contract, agreement or option, other than this Agreement, granting to any party the right to purchase the Property that remains in effect; (x) Landlord has not received any written notice from any municipal, county, state or other governmental authority of any violation of any statutes, codes, ordinances, rules or regulations with respect to the Property; (xi) Landlord is not a "foreign person" as that term is defined in Section 1445 of the Internal Revenue Code; (xii) there are no wetlands on the Property; (xiii) to Landlord's knowledge, no Hazardous Substance (as defined below) has been generated, stored, released, discharged or disposed of, from or on the Property in violation of any Environmental Law (defined below). "Hazardous Substances" shall mean any and all pollutants, contaminants, toxic or hazardous wastes or any other substances that might pose a hazard to health or safety, the removal of which may be required or the generation, manufacture, refining, production, processing, treatment, storage, handling, transportation, transfer, use, disposal, release, discharge, spillage, seepage or filtration of which is or shall be restricted, prohibited or penalized under any Environmental Law. "Environmental Law" shall mean any law, ordinance, rule, regulation, order, judgment, injunction or decree relating to pollution or substances or materials which are considered to be hazardous or toxic, including, without limitation, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, the Hazardous Materials Transportation Act, the Clean Water Act, the Toxic Substances Control Act, the Emergency Planning and Community Right to Know Act, and any state and local environmental law; (xiv) Landlord is in compliance with the requirements of Executive Order No. 13224, 66 Fed Reg. 49079 (September 25, 2001) (the "Order") and other similar requirements contained in the rules and regulations of the Office of Foreign Asset Control, Department of the Treasury ("OFAC") and in any enabling legislation or other Execution Orders in respect thereof (the Order and such other rules, regulations, legislation, or orders are collectively called the "Orders"). Neither Landlord nor any beneficial owner of Landlord is listed on the Specially Designated Nationals and Blocked Persons List maintained by OFAC pursuant to the Order and/or on any other list of terrorists or terrorist organizations maintained pursuant to any of the rules and regulations of OFAC or pursuant to any other applicable Orders; (xv) Landlord has not been the subject of any filing of a petition under the Federal Bankruptcy Law or any federal or state insolvency laws or laws for composition of indebtedness or for the reorganization of debtors; (xvi) Landlord is not and is not acting on behalf of an "employee benefit plan" as defined in Section 3(3) of Employee Retirement Income Security Act of 1974, as amended ("ERISA") that is subject to Title I of

ERISA, a "plan" as defined in and subject to Section 4975 of the Code, or an entity deemed to hold the plan assets of any of the foregoing pursuant to 29 C.F.R. Section 2510.3-101, as modified by Section 3(42) of ERISA.

The representations and warranties made by Landlord in this Section shall survive the Closing for a period of one (1) year.

16. Default.

a. Landlord's Default. In the event that Landlord fails to perform any of its obligations under this Agreement for any reason other than Tenant's default or the permitted termination of this Agreement by Landlord or Tenant as expressly provided in this Agreement, Tenant shall be entitled, following written notice to Landlord and seven (7) days, during which period Landlord may cure the default (except for Landlord's obligation to close timely, or to timely deliver the documents required to be delivered by Landlord under this Agreement, for which there shall be no notice and cure opportunity), to (i) elect to terminate this Agreement by written notice to Landlord, in which event the Option Price and all Prepaid Rent, if any, shall be immediately returned to Tenant, Landlord shall reimburse Tenant for its out-of-pocket expenses incurred in connection with the transactions contemplated by this Agreement and the parties shall have no further right or obligation under this Agreement (except for rights or obligations which expressly survive the termination of this Agreement), (ii) waive the applicable default and continue the transactions contemplated by this Agreement, or (iii) enforce specific performance of Landlord's obligations; provided, that if Landlord shall have taken or omitted to take any action which shall prohibit Tenant from maintaining an action for specific performance, Tenant shall be entitled to seek damages for Landlord's default hereunder. Nothing in this Section shall serve to limit or restrict the indemnity obligations of Landlord under this Agreement, any claims of Tenant with respect to the representations, warranties and other obligations and agreements of Landlord under this Agreement that survive the termination of this Agreement or the Closing, or Tenant's remedies in connection therewith.

b. Tenant's Default. In the event that Tenant fails to perform any of its obligations under this Agreement for any reason other than Landlord's default or the permitted termination of this Agreement by either Landlord or Tenant as expressly provided in this Agreement, Landlord shall be entitled, following written notice to Tenant and seven (7) days, during which period Tenant may cure the default (except for Tenant's obligation to close timely, or to timely deliver the documents required to be delivered by Tenant under this Agreement, for which there shall be no notice and cure opportunity), as its sole remedy, to terminate this Agreement and retain the Option Price and all Prepaid Rent, if any has been paid, as liquidated damages for the default of this Agreement, it being agreed between the parties to this Agreement that the actual damages to Landlord in the event of such default are impractical to ascertain and the amount of the Option Price and Prepaid Rent (if applicable) is a reasonable estimate thereof.

17. No Brokers. Landlord and Tenant represent and warrant to each other that they have dealt with no broker, finder or other person with respect to this Agreement or the

transactions contemplated herein and, insofar as they know, no broker, finder or other person is entitled to any commission or a finder's fee in connection herewith. Landlord and Tenant each agree to indemnify and hold harmless one another against any loss, liability, damage or claim incurred by reason of any brokerage commission or finder's fee alleged to be payable because of any act, omission or statement of the indemnifying party. Such indemnity obligations shall survive the Closing Date.

18. Notices. All notices, requests, demands, consents and other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been duly and properly given (i) on the date of service if delivered personally, or, if mailed, on the second day after such notice is deposited in a receptacle of the United States Postal Service, registered or certified mail, first class postage prepaid, return receipt requested, (ii) on the first day following deposit with a nationally recognized overnight courier service (i.e., FedEx), postage prepaid, or (iii) on the date sent by electronic mail, in any event addressed appropriately as follows:

If to Landlord:	Kanza OZ, LLC 3528 SE Cyprus Drive Topeka, KS 66607 Email: fmeade@aol.com
If to Tenant:	Union Development Holdings, LLC 409 Massachusetts Ave, Suite 300 Indianapolis, IN 46204 Attention: Ryan Clark Email: ryan@theannexgrpc.com
With a copy to:	Ice Miller LLP One American Square, Suite 2900 Indianapolis, IN 46282 Attention: Katie Marschke Email: katie.marschke@icemiller.com

Either party may change its address for purposes of this paragraph by giving the other party written notice of the new address in the manner set forth above.

19. Assignment. Tenant may assign this Agreement without Landlord's consent; provided, that no such assignment shall release Tenant of its obligations or duties under this Agreement nor shall any such assignment be effective until Landlord is provided with written notice of the assignment.

20. Entirety of Agreement. This Agreement shall be binding upon and inure to the benefit of the respective heirs, representatives, successors and assigns of the parties hereto. This writing embodies the entire agreement between the parties hereto and there are no representations, promises, understandings or agreements, oral or written, between the parties which are not set forth herein.

21. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Kansas.

22. Attorneys' Fees. In the event of any controversy, claim, or dispute between Tenant and Landlord arising out of or related to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees, legal assistant fees, costs and expenses. The term 'prevailing party' shall include, but not be limited to, a party who obtains legal counsel or brings an action against the other by reason of the other's breach or default and obtains substantially the relief sought whether by compromise, settlement or judgment.

23. Counterparts. This Agreement may be executed in any number of counterparts, provided each of the parties hereto executed at least one counterpart; each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

"TENANT"

UNION DEVELOPMENT HOLDINGS, LLC,
an Indiana limited liability company

By: Kyle D. Bach

Name: Kyle D. Bach

Title: Sole Member

"LANDLORD"

KANZA OZ, LLC, a Kansas limited liability
company

By: Frank Meade

Name: Frank Meade

Title: President

EXHIBIT A

Depiction of the Real Estate



EXHIBIT A-1

Depiction of the Additional Land shown in green



EXHIBIT D

Shawnee County Treasurer
200 SE 7th, Room 101
Topeka KS 66603

Dear Shawnee County Treasurer:

The City of Topeka requires any entity applying for a Rural Housing Incentive District to be in good standing with Shawnee County and all outstanding taxes paid. For your convenience, we have developed the template below to be filled out on the applicant. All completed forms can be sent directly to Rhiannon Friedman at rmfriedman@topeka.org or mailed to City of Topeka Economic Development, 621 SE Madison / Unit 11, Topeka KS 66607.

Sincerely,



Rachelle Mathews
Deputy Director of Financial Services

Taxpayer Name: Union Development Holdings, LLC

Date: 6/12/24

Does the Entity listed above owe any outstanding and unpaid taxes as of the date above?

Yes N Amount owed (if any): _____

Name and Title: _____

Signature: _____

Date: _____

Union at Tower District

The Annex Group

City Council Meeting - April 1, 2025



OUR MISSION

OUR MISSION IS TO CREATE A POSITIVE IMPACT WITH THE PEOPLE WHO LIVE, WORK, AND ARE INVOLVED IN OUR COMMUNITIES.

THE ANNEX GROUP®
ENCOMPASSES A
VAST PORTFOLIO
OF COMMUNITIES.

The Annex Group® develops properties that enhance or serve as a catalyst to communities.

The Annex Group® is an Indiana based multi-family housing developer, general contractor, and owner with a portfolio of communities valued at more than \$600 million. Combining the career experience of its entire leadership team, The Annex Group has overseen more than \$1.1 billion in single family, multi-family, mixed-use, and other commercial projects including redevelopment and ground-up construction. Our developments create community and improve quality of life. We are proud that each of our developments to date has lived up to its purpose. Each community is strategically planned and executed to ensure a finished product that is cohesive with the goals and values of the constituencies and communities we serve. Our strategy is to position each project as the most exciting new address to live, work, or play.

REACHING 10,781 LIVES, 5,749 HOUSEHOLDS, 40 COMMUNITIES, AND COUNTING





Project Description:
This project consists of 250 units in three separate buildings. The site is located southeast of the Kansas State Capitol in Topeka, Kansas. It offers a perfect transition to the neighboring residential district as it sits on the edge of Topeka's downtown district. The buildings are designed in a contemporary architecture style featuring clean lines and strategic pops of color to highlight key features and create visual interest. The three buildings compliment each other to form a cohesive development while also working together to provide a composition of materials along each streetscape.

Kansas State Capitol

Kansas Judicial Center

Project Site

Bldgs A&B

Bldg C

SE 11th St

SE Quincy St

SE Monroe St

SE 12th St

Union at Tower District

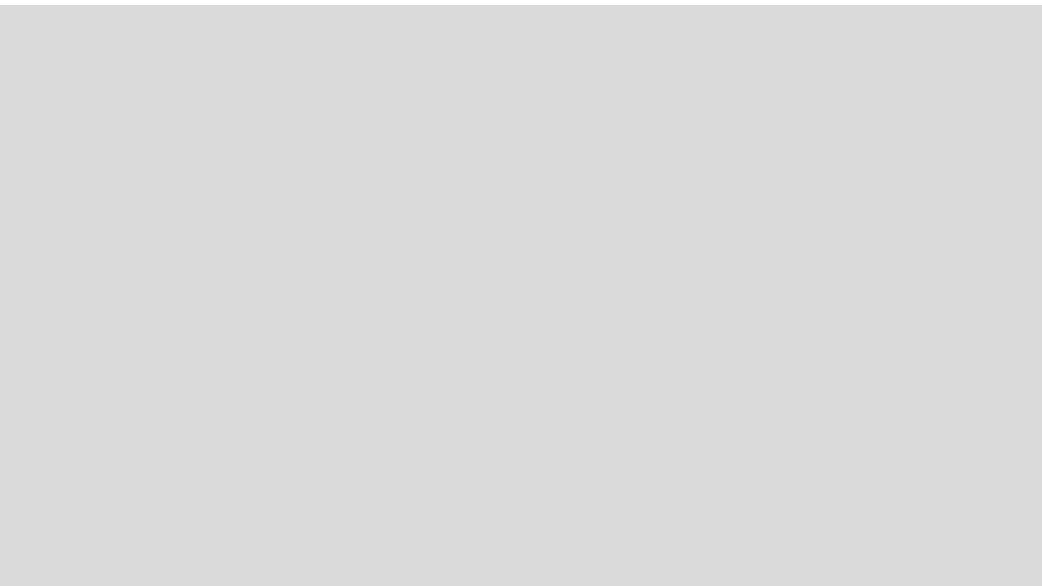
SE CORNER OF SE QUINCY & SE 11TH ST
TOPEKA, KANSAS

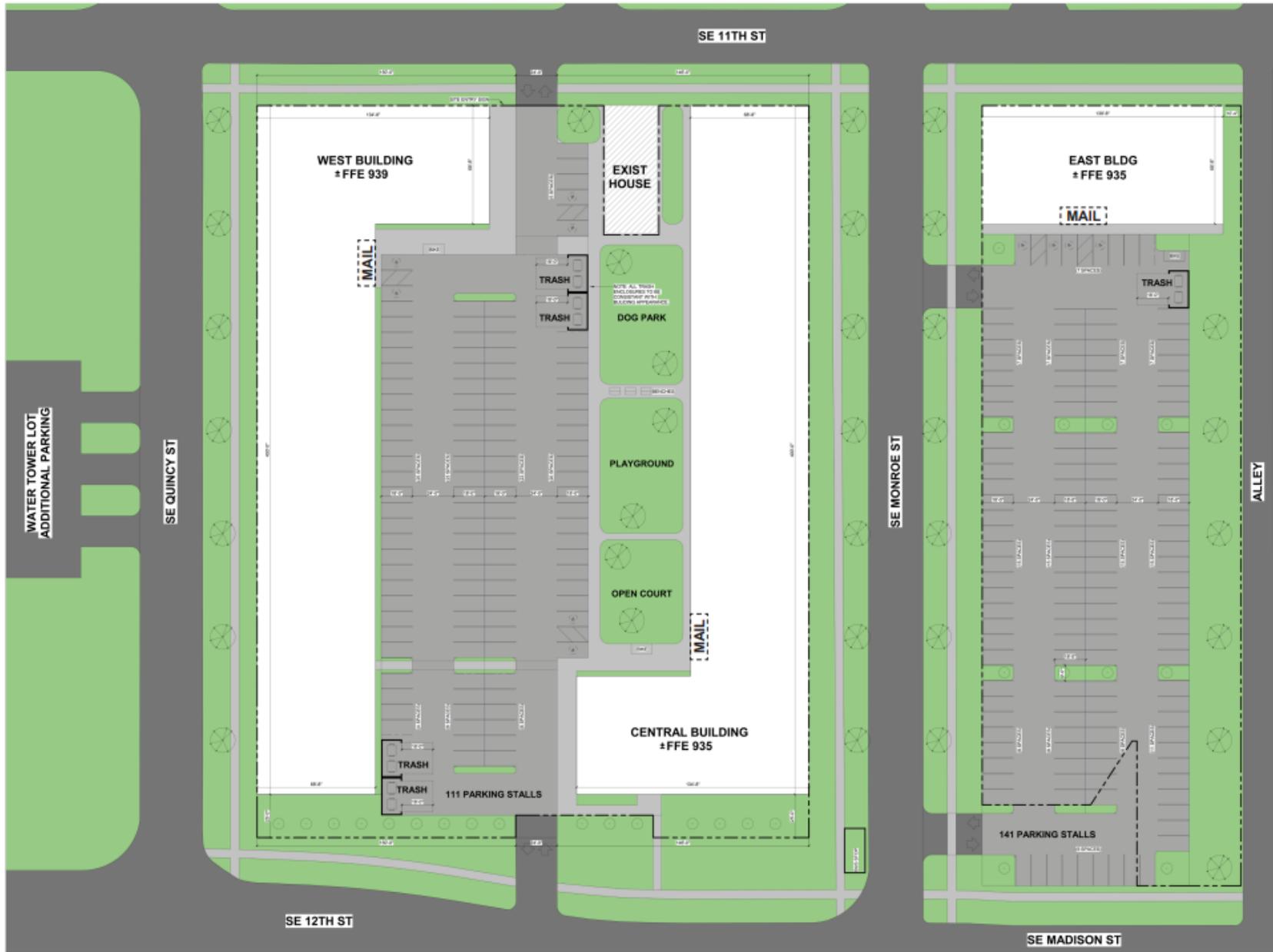


NOTES:

- 1. SETBACKS:
FRONT = 0'
REAR = 0'
SIDE = 0'
- 2. NO WETLANDS OR
FLOODPLAIN PRESENT











SOUTH ELEVATION - ALL

BRICK (GREATER THAN 30% OF ELEV.)



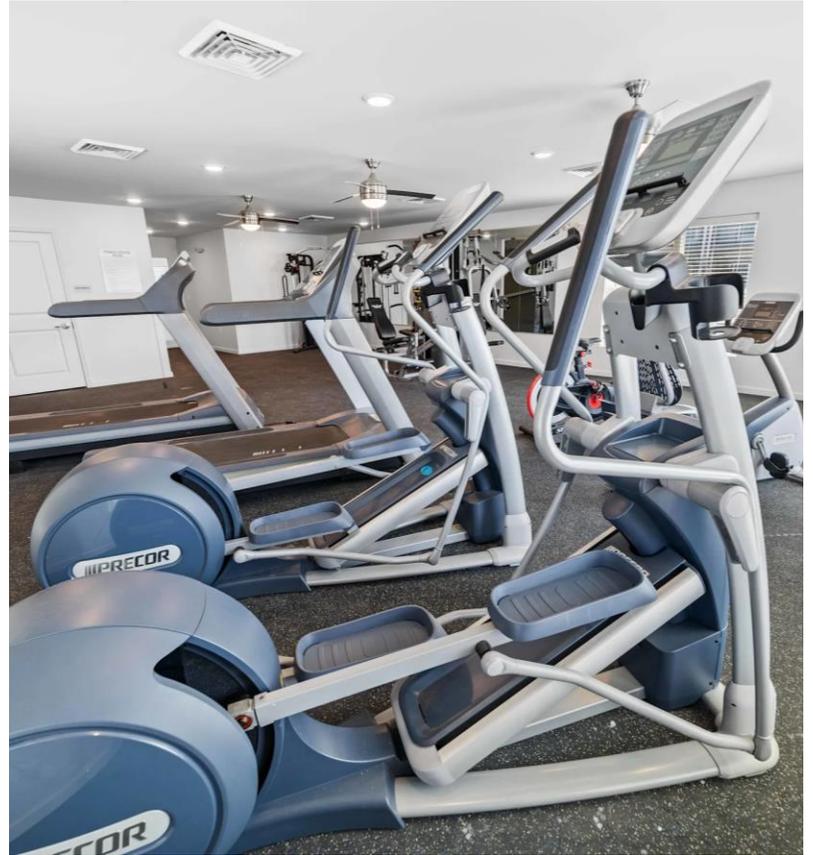
WEST ELEVATION - BLDG B

BRICK (GREATER THAN 30% OF ELEV.)

FIBER CEMENT BOARD RAINSCREEN SYSTEM (3 COLORS)



Interior Photos



Interior Photos

THE ANNEX GROUP®

Impact Housing

Impact housing provides a home that elevates quality of life, connects community and provides an opportunity for future generations to thrive.

- 27 operational communities in 17 states
- 7 under construction
- 18 properties managed by The Annex Group

I	Innovative financing solutions that IMPACT potential partners
M	Meaningful development to IMPACT the market
P	Purposeful construction partners that IMPACT local jobs
A	Advocacy for residents with community IMPACT plans
C	Collaborate with cities to IMPACT economic change
T	Transformational housing with a lasting IMPACT

Community Impact



To elevate our **IMPACT** we will fully implement and integrate The Annex Management Group into our communities while initiating the community impact plan that builds and connects resources within our communities to elevate our resident's quality of life.

Leading The Way - Community Impact effort delivery of services and support is integrated into our organizational framework. Performance objectives have been established to monitor the implementation of services and ensure continuous assessments, training, and assistance. To reinforce these efforts, The Annex Group property management team provides guidance and supervision to ensure effective and consistent delivery of supports through collaboration with services.



NOTES:
1. SETBACK:
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REAR = 0'
SIDE = 0'
2. NO WETLANDS OR
FLOODPLAIN PRESENT

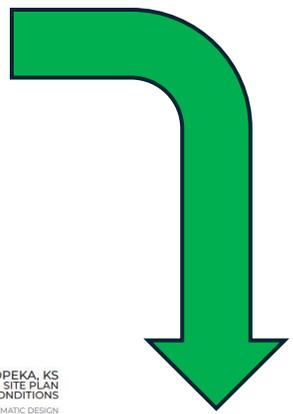


BVH
ARCHITECTURE

REGA
ENGINEERING
GROUP, INC.

THE ANNEX
BIDDC

UNION AT TOWER DISTRICT - TOPEKA, KS
SITE PLAN
EXISTING CONDITIONS
SCHEMATIC DESIGN
FEB. 18, 2024
2



WEST ELEVATION - BLDG B

BRICK (GREATER THAN 30% OF ELEV.)

FIBER CEMENT BOARD RAINSCREEN SYSTEM (3 COLORS)



**City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025**

DATE: April 1, 2025
CONTACT PERSON: Carrie Higgins, Housing Services Division Director
DOCUMENT #:
SECOND PARTY/SUBJECT: Rhiannon Friedman, Planning and Development Director
PROJECT #:
CATEGORY/SUBCATEGORY: 018 Public Hearings / 011 Other
CIP PROJECT: No
ACTION OF COUNCIL: Discussion
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC HEARING to obtain citizen input on the City of Topeka's Fiscal Year 2025 Consolidated Annual Action Plan.

(Submission of the plan to HUD will help secure over \$2.5 million dollars in federal funding for housing and neighborhood improvements in the community.)

VOTING REQUIREMENTS:

No vote required to conduct the public hearing.

POLICY ISSUE:

The Division of Housing Services receives the bulk of its funding from the U.S. Department of Housing and Urban Development (HUD). HUD requires the City submit a 1-Year Annual Action Plan in order to be eligible for grant funding. Submission of this plan to HUD will help secure over \$2.5 million dollars in federal funding for housing and neighborhood improvements in the community.

STAFF RECOMMENDATION:

Staff recommends the Governing Body conduct the public hearing and approve when considered for action.

BACKGROUND:

The Consolidated Action Plan is a strategic planning document required by the U.S. Department of Housing and Urban Development (HUD) for eligibility to receive certain federal grant funds. The plan represents the planning

and resource allocation of Community Development Block Grants (CDBG), Health Emergency Solutions Grants (HESG), HOME Investment Partnerships (HOME). The Consolidated Action Plan also requires we show how we are leveraging other funding and using it for community programs. Included in the plan is the planning and resource allocation of Shelter Plus Care funds, General Funds, and Capital Improvement funds within the City of Topeka. The objectives of the City's Consolidated Action Plan include the following:

- Enhance the quality of Topeka Neighborhoods
- Increase homeownership and rental housing opportunities
- Enhance the linkage of housing with supportive services
- Support Economic Development
- Leverage Federal resources

These objectives are carried through out several programs and activities outlined within the plan, while the Division of Housing Services administers most of these activities. The Consolidated Action Plan also aligns with the City's annual budget and Capital Improvement Plan (CIP) which enables grant funded programs to be enhanced with City General Fund dollars and Capital Improvement Budget dollars. Additionally, the General Fund and Capital Improvement Budget (CIB) dollars serve as required match funds to sustain the City's funding levels through the various federal grant programs. Programs administered include:

Housing Development/Redevelopment

- Major and Exterior Rehabilitation
- Emergency Rehabilitation
- Accessibility Modifications
- Voluntary Demolition
- Topeka Opportunity to Own (TOTO)
- Infill Housing
- Weatherization
- Community Housing Development Organizations (CHDO)

Community and Economic Development

- DREAMS grants

Homeless/Social Services

- Contracted and Social Service Grants
- Shelter Plus Care Program
- Emergency Shelter Grants
- Equity. Access. Shelter
- Impact Avenues (separate grant)

Once approved by the Governing Body, the 2025 Consolidated Action Plan will be submitted to HUD for approval. HUD final allocations are anticipated to be made in April.

BUDGETARY IMPACT:

The 2025 Consolidated Action Plan includes program plans for approximately \$2.5 million dollars in HUD grant funding for the plan period 2025. The Plan also represents programming of approximately \$5.8 million dollars in Capital Improvement and General Fund dollars for the DREAMS program infrastructure improvements, contracted and social service grants and required match funding for the HOME program. Included in these totals are the funds programmed for the 2025 Action Plan which serves as the operating budget for HUD funded programs in 2025.

HUD Grant Funds

CDBG \$1,801,396

HOME \$489,315

HESG \$162,223

S + C \$1,510,000

General Fund and CIP

\$1,700,000 - CIP DREAMS program

\$765,000 - Contracted and Social Service Grants
\$100,000 - HOME match
\$261,760 - Equity. Access. Shelter.

SOURCE OF FUNDING:

CDBG, HOME, HESG, Shelter Plus Care, General Fund, and Capital Improvement Budget

ATTACHMENTS:

Description

Public Hearing Notice (Published March 17, 24 and 31, 2025) FY 2025 Consolidated Action Plan
2025 Consolidated Action Plan Budget (Pre-HUD Allocations)
Housing Services Funding Breakdown
Presentation - 2025 Consolidated Action Plan
2025 Consolidated Action Plan
Affidavit of Publication (March 17, 2025)

City of Topeka
Division of Housing Services
620 SE Madison Street
Topeka, KS 66607

MEMORANDUM

TO: Topeka Metro News

Contact: Carrie Higgins
Telephone: (785) 368-3711

Date: March 10, 2025
Payment: PO# 67536

.....
Note: Please publish the following ad as a Legal Notice. We would like the ad to run on **Monday, March 17, 2025 and Monday, March 24, 2025 and Monday, March 31, 2025**. Please send the invoice and affidavit to the contact at the above address. If you have any questions, please give me a call. Thank You!
.....

PUBLIC HEARING NOTICE

The City of Topeka will hold a **final public hearing** for the City of Topeka's draft **FY2025 Consolidated Annual Action Plan** on **Tuesday, April 1, 2025 at 6:00 p.m.** during the **regular meeting of the City Council in the Council Chambers** located at 214 S.E. 8th Street. The purpose of the public hearing is to obtain citizen input on the City of Topeka's draft FY 2025 Consolidated Annual Action Plan. Written comments may be submitted, through Monday, March 31, 2025, to the Division of Housing Services, 620 SE Madison, Topeka, KS 66607.

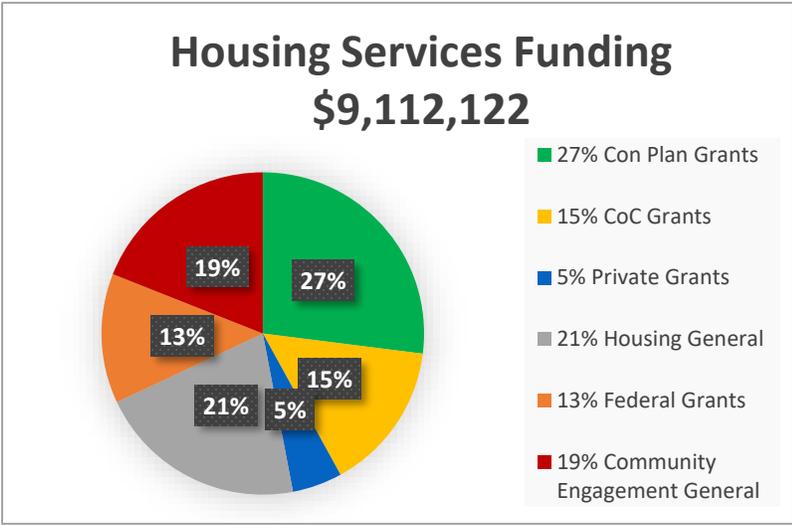
If any citizen is in need of special accommodations, such as an interpreter or sign language, they should contact the Division of Housing Services as soon as possible, no later than 3 days prior to the hearing.

Further information may be obtained or written comments may be submitted, by contacting the Division of Housing Services, 620 SE Madison, Topeka, Kansas 66607, or by calling (785) 368-3711.

2025 Consolidated Action Plan (Pre-HUD Allocations)

Description	CDBG	HOME	HESG	S + C	CIP/GF	Federal Grants	Private	SUBTOTAL	TOTALS
HOUSING DEVELOPMENT									3,204,410
In-Fill Housing Development		30,000						30,000	
Major Rehabilitation	124,080	91,981			33,500			249,561	
Exterior Rehabilitation	58,000				33,500			91,500	
Emergency Rehabilitation	289,347							289,347	
Accessibility Modifications	100,000							100,000	
Weatherization Rehab	62,561							62,561	
Voluntary Demolition	85,000							85,000	
Homeownership-TOTO	31,000	180,000						211,000	
Homeownership Counseling	45,500				33,000			78,500	
CHDO Set Aside (15% of Home grant)	61,629	90,248						151,877	
CHDO Operating Subsidy		20,590						20,590	
Tenant-Based Rental Assistance-TBRA		27,564						27,564	
Rehabilitation Program Delivery	380,000							380,000	
Property Maintenance Rehab							250,000	250,000	
EECBG						176,910		176,910	
Lead Grant						1,000,000		1,000,000	
COMMUNITY DEVELOPMENT									60,000
Dreams/Empowerment Program	60,000							60,000	
NEIGHBORHOOD SERVICES									77,000
NIA Support	35,000							35,000	
Blight	42,000							42,000	
HOMELESS/SOCIAL SERVICES									3,649,323
Social Services	67,000				470,000			537,000	
Contracted Social Services					228,000			228,000	
Equity Access Shelter (EAS)-3 FTE's					202,472			202,472	
Admin Front Desk - 1 FTE					59,288			59,288	
Impact Avenues-1.5 FTE's					117,255		162,890	280,145	
Special Alcohol					720,534			720,534	
Emergency Solutions Grant			150,056					150,056	
CoC Planning Grant				51,737				51,737	
Shelter + Care-Rent				1,345,836				1,345,836	
KDADS Boundary Spanner							74,255	74,255	
ADMINISTRATION	360,279	48,932	12,167	11				421,389	421,389
CIP Neighborhood Infrastructure					1,700,000			1,700,000	1,700,000
TOTALS	1,801,396	489,315	162,223	1,397,584	3,597,549	1,176,910	487,145	9,112,122	9,112,122

Community Engagement Programs



Con Plan – Entitlement Grants
(\$2,452,934)

- CDBG
- HOME
- HESG

Housing Programs Funded (\$2,315,934)

Major Rehab
 Exterior Rehab
 Infill Housing
 Emergency Rehab
 Accessibility
 Demolition
 TOTO
 Homeowner Counseling
 CHDO
 TBRA
 Weatherization
 Social Services
 Rapid Rehousing
 Homeless Prevention
 Homeless Mgmt Info System
 HESG Shelter expenses

Community Engagement Programs (\$137,000)

Empowerment/Dreams
 NIA Support
 Anti-Blight

Federal Grants
(\$1,176,910)

- EECBG
- Lead Hazard Reduction

Housing Programs Funded:
 Energy Efficiency Program
 Lead Hazard Reduction Program

COC-Continuum of Care Grants
(Competitive) (\$1,397,584)

- Shelter Plus Care
- Planning Grant
- Potential other applicants

Housing Programs Funded:

Shelter Plus Care
 HMIS system
 Previously Tanglewood
 CoC lead activities

Private Grants
(\$487,145)

- FHLBank
- Topeka Community Foundation
- Advisors Excel
- KDADS

Housing Programs Funded:

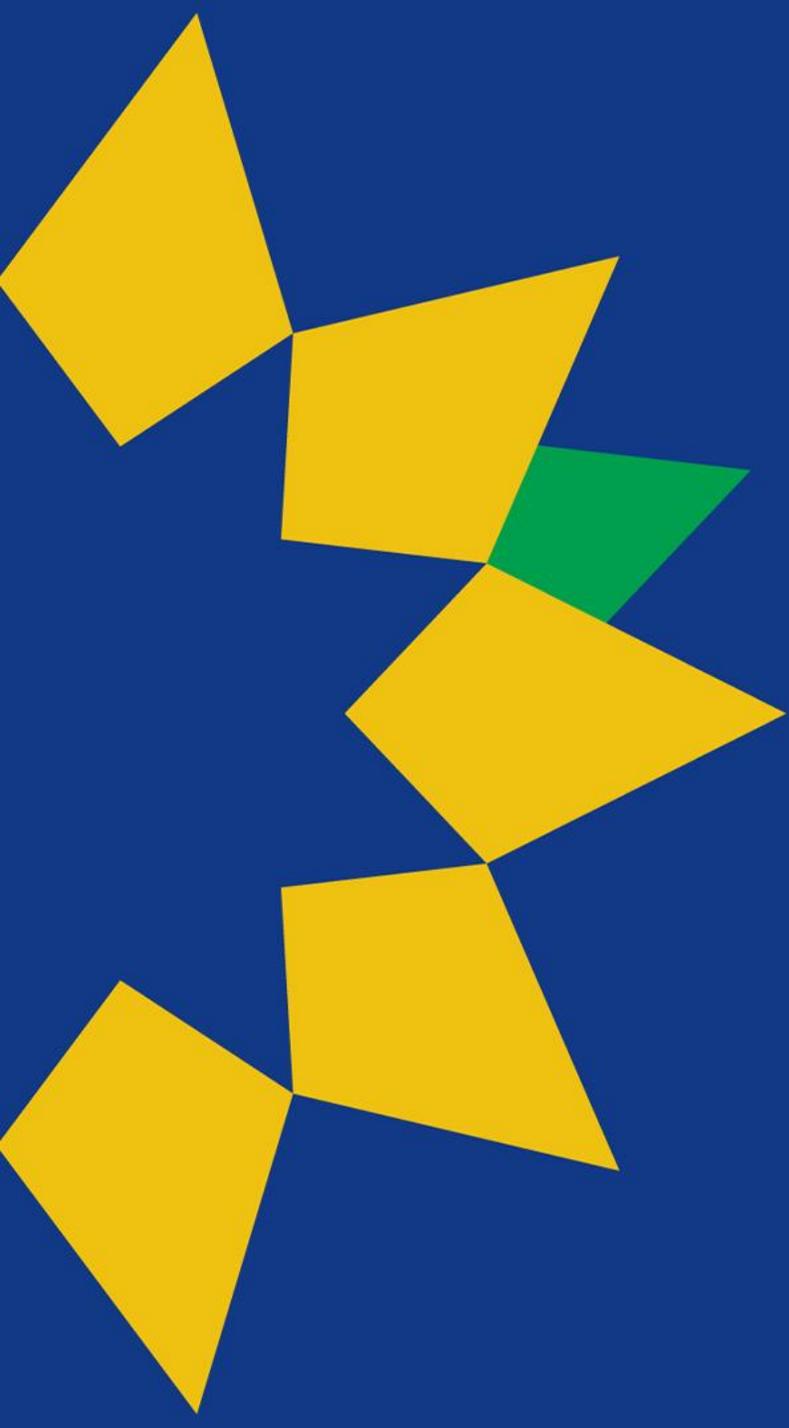
Impact Avenues
 KDADS Boundary Spanner
 Property Maintenance Rehab

Housing General Funds
(\$1,897,549)

Programs Funded

EAS Staff
 Impact Avenues Staff
 Social Service Grants
 SAD Grants

Community Engagement
General Fund (\$1,700,000)
 DREAMS – infrastructure



**CITY OF
TOPEKA**



2025 Consolidated Action Plan

What is the Con Plan?

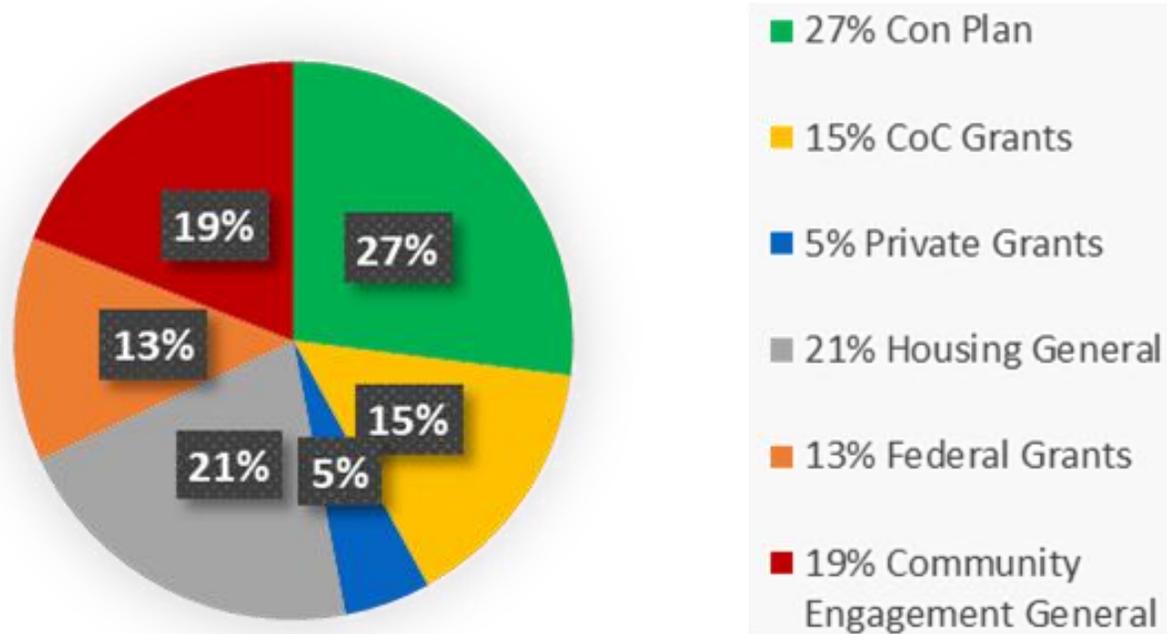
- ✓ A comprehensive plan of how Housing Services will use HUD entitlement grant funding from the following grants:
 - ✓ CDBG Community Development Block Grant
 - ✓ HOME Investment Partnerships Program
 - ✓ HESG Hearth Emergency Solutions Grant

- ✓ Framework for community dialogue to identify priorities that align and focus funding from HUD

- ✓ Summary of actions and activities that will be used to address those priorities, including goals and outcomes.



Housing Services Funding \$9,112,122



Con Plan Grants

- CDBG \$1,801,396
- HOME \$489,315
- HESG \$162,223



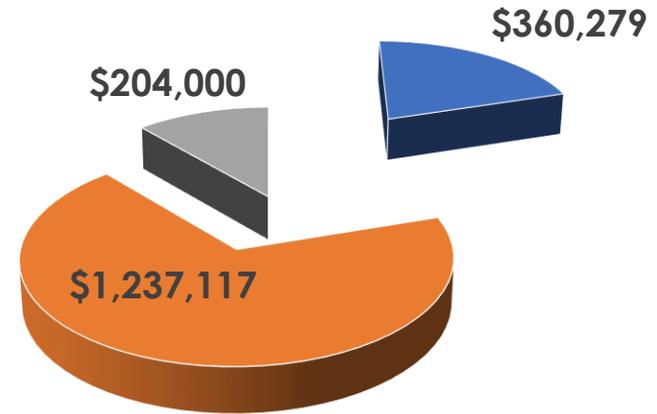
Programs:

- Major Rehab
- Exterior Rehab
- Emergency Rehab
- Accessibility
- Weatherization
- Voluntary Demo
- Homeownership Counseling

Service Activities:

- Dreams
- NIA Support
- Blight
- Social Services

CDBG Grant = \$1,801,396



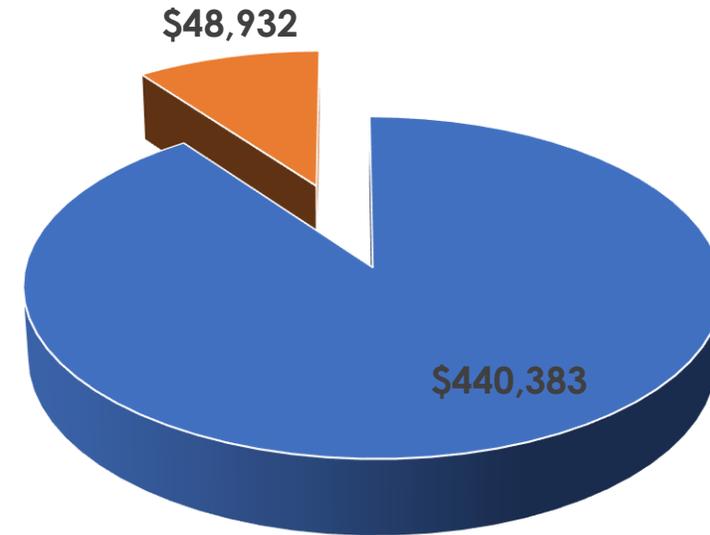
- 20% Administration
- 69% Housing Rehab Activities
- 11% Service Activities



Programs:

- Major Rehab
- Infill
- TOTO
- CHDO
- TBRA Security Deposit Assistance

HOME Grant = \$489,315



■ 90% Housing Rehab Activities ■ 10% Administration

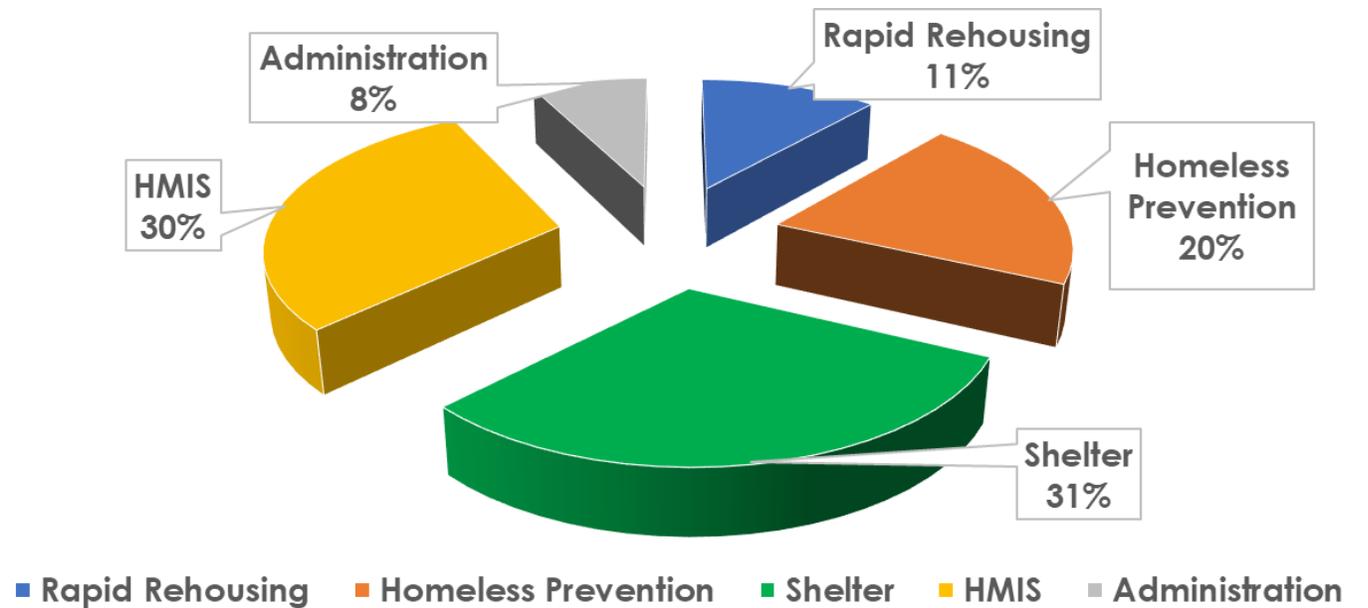


HESG Grant = \$162,223

Allocated by Committee based on scores

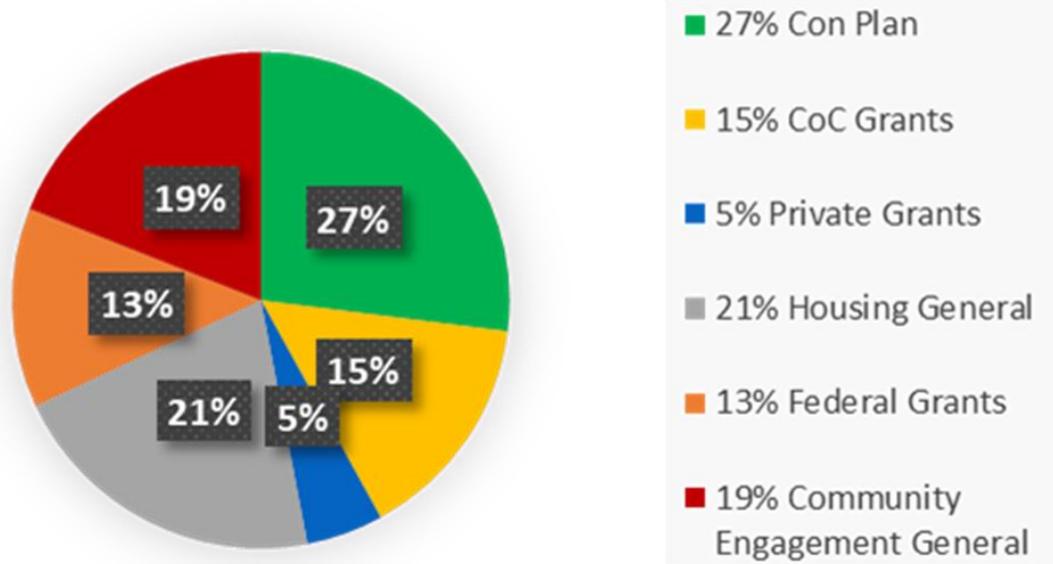
Programs:

- Rapid Rehousing
- Homeless Prevention
- Shelter
- HMIS



Leveraging Funding

Housing Services Funding \$9,112,122



CoC Grants \$1,397,584

- Shelter Plus Care
- Planning Grant

Private Grants \$487,145

- Advisors Excel
- Topeka Community Foundation
- Federal Home Loan Bank
- KDADS

Housing General Funds \$1,897,549

- EAS staff salaries
- Impact staff salaries
- SAD Grants
- Social Service Grants

Federal Grants \$1,176,910

- EECBG
- Lead Reduction Grant



How are we receiving input from citizens?

- ✓ Consultation with Citizen Advisory Council - Oct. 2
- ✓ Consultation with Homeless Task Force – Nov. 9
- ✓ Public Meetings – 4 meetings
- ✓ One-on-one meetings when requested
- ✓ 30 day comment period March 1 – March 30
- ✓ Governing Body Public Hearing – April 1, 2025



Questions?

We welcome all input and suggestions.
Thank you for participating in the process.

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785-368-3711





CITY OF
TOPEKA

2025 Consolidated Action Plan

Final Public Hearing – April 1, 2025

City Council Meeting

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan regulations combine into a single submission the planning and application elements of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships (HOME) programs. The reporting requirements for these programs are also consolidated into one performance report. In addition, the City produces the Consolidated Plan in order to ensure its eligibility for Supportive Housing, Shelter Plus Care, and other federal housing funds. The City of Topeka's Consolidated Plan program year runs from January 1, 2025 through December 31, 2025.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following are the specific objectives and outcomes that the Department of Planning of the City of Topeka expects to achieve through community development activities funded by the CDBG, HOME, and ESG programs.

Objective: Enhance the quality of targeted Topeka neighborhoods

Measure: Increase homeownership; Decrease vacant houses; Stabilize/increase in property value of neighborhoods

Objective: Increase homeownership and rental housing opportunities

Measure: Households benefiting from services performed by KDOC housing rehabilitation; Homebuyers assisted financially; Single-family homes constructed; Housing units rehabilitated; Neighborhood infrastructure finance/started

Objective: Enhance the linkage of housing with supportive services

Measure: Citizens housed through Shelter programs; Homeless persons assisted; Homeless situations prevented; Families achieving self-sufficiency; Citizens receiving supportive services.

Objective: Leveraging Federal Resources

Measure: Home required match provided; CIP neighborhood infrastructure; Debt capital investment generated; Additional Financial opportunities obtained.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Topeka has monitoring procedures in regards to funds provided by HUD. The procedures were developed to address federal, state and city statutory and regulatory requirements in addition to providing City staff with a system of ensuring project compliance and accomplishments. The City reports annually on the progress made toward meeting the goals established for assisting families.

The City has three major monitoring tools: policies, contract requirements and on-site monitoring. All projects are evaluated to determine if they are eligible, consistent with local, state and federal regulations and viable.

Projects funded through CDBG, HOME, and ESG will be managed directly through the Department of Planning. All contracts contain the federal, state and local program requirements by which each sub-grantee must abide. Contracts are mailed to the agencies for their review before being executed. Construction projects that require compliance with federal wage standards are monitored by the City's Purchasing Department and its contract compliance officers to ensure compliance with Davis Bacon, BABA and Section 3 as well as all other purchasing requirements.

During the project year, City staff schedules monitoring visits with selected sub-grantees. During the site visit the monitor reviews and records any evidence of performance in the administration of the program, benefit to low-income households, procurement procedures, record keeping, etc. The City has standardized procedures that are submitted to HUD.

During the affordability period the units and related rental documents are subject to regular inspection and review to ensure the units remain affordable as to qualified tenants, rent levels, and that units are maintained in program acceptable condition.

Past performance evaluations have demonstrated the need for the projects being funded. The City has met all of its objectives for the 2024 projects: Infill, Major Rehabilitation, Exterior Rehab, Emergency Rehabilitation, Accessibility, Rental projects and Homeowner projects, Topeka Opportunity to Own (TOTO) and CHDO projects. Additionally, the Housing Study has identified the need for the continuation of all current projects for CDBG, HOME, HESG and Continuum of Care. The Citizen's Advisory Council also provides feedback on the need of projects and ensures that the City has met its objectives.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In order to comply with the objectives established for the City of Topeka's Citizen Participation Plan, the following policies will be implemented by the Department of Planning:

Staff members will be available to furnish interested citizens with information concerning: The total amount of CDBG, ESG and HOME funds expected to be available for use; and the range of activities that may be undertaken with those funds. The 2025 Consolidated Action Plan will be presented to The Citizens Advisory Council Meeting and at the Homeless Task Force Public Hearing. Outreach Assistance with Greater Topeka Partnership will take place in October through November, 2024 and one on one meetings with agencies will take place in November through December, 2024.

The City of Topeka will publish the one (1) year action plan in the City's official newspaper. The summary will include the content and purpose of the consolidated plan and will contain a list of the locations where copies of the entire plan may be examined. A comment period of no less than thirty (30) calendar days after publication of the summary will be allowed for citizen input. The initial estimates of these funds will be available for a 30-day comment period once actual allocations are announced by HUD. In accordance with established policy, the City of Topeka will respond to written comments on the Consolidated Plan within fifteen (15) working days. Once official allocations are received from HUD, they will be published in the City's official newspaper.

A Final Public Hearing will be held before the City Council for approval of the 2025 Consolidated Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Individual comments received from citizens are attached to the Con Plan as an attachment in the Citizen Participation section of the Con Plan. In summary, the most frequent priorities are to provide more assistance for people experiencing homelessness, assisting our seniors and providing more affordable housing options.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were reviewed and considered. Comments received were prioritized based on citizen preference. Recommendations were made based on these preferences and changes in funding were implemented based on the recommendations.

7. Summary

The City of Topeka's 1-year Action Plan for 2025 establishes a unified vision for community and economic development by integrating the issues in a comprehensive and coordinated fashion.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TOPEKA	Department of Planning and Development
HOME Administrator	TOPEKA	Department of Planning and Development
ESG Administrator	TOPEKA	Department of Planning and Development

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Carrie Higgins, Division Director of Housing Services, Department of Planning, 620 SE Madison 1st Floor, Unit 8, Topeka, KS 66607, 785-368-4456, chiggins@topeka.org

Katrina Frost, Finance Manager of Housing Services, Department of Finance, 620 SE Madison 1st Floor; Unit 8, Topeka, KS 66607, 785-368-4477, kfrost@topeka.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Obtaining the input of citizens, professionals, and other governmental entities is of the utmost importance during the draft of the Consolidated Action Plan. Effectively planning for a community would be difficult, if not impossible, without the support of its residents, especially low-income citizens directly affected by community development projects and programs. It is for these reasons that citizen participation is strongly encouraged throughout the processes of community revitalization planning.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Topeka coordinates services for housing with private and public assisted entities.

Health Services are provided by the Shawnee County Health Agency, Veterans Administration, Stormont Vail, Grace Med and Valeo Behavioral Health Care. The range of services provides access to youth up to the elderly. The collaboration is essential in providing health care to those in need to help maximize money and service the community. The child welfare agency is Kansas Department of Children and Families (DCF) and Kansas Children's Service League; they provide runaway youth programs and collaborate with the CoC in efforts to help alleviate homelessness. Additionally, the Shawnee County Health Agency is responsible for youth lead poisoning and gives the City of Topeka updates on the needs in our community.

Positive Connections provides HIV/AIDS services to the community. The collaboration with the City of Topeka continues as they are a part of the CoC.

The Topeka Housing Authority plays a key role in the coordination of services for housing needs in the community. The needs of the THA are key in development of services that the City of Topeka implements. Every effort has been made to reach out to all parties and get feedback on what they see as areas for growth.

In 2023, the City implemented a new program called Equity Access Shelter (EAS) that is funded by the City. This program allows coordinated entry of all services available to a participant without the need to go to each agency. This program is a result of a determination that the homeless population is not declining and that the unsheltered homeless population is growing. A Committee was formed to research this population further and found individuals have to find what services are available, contact multiple agencies, acquire documents and may or may not receive assistance. The EAS program was developed to enhance the existing process to provide a single point of access, assist agencies with assessment, use coordinated entry for prioritization, coordinate more effectively with outreach teams,

provide follow-up for those receiving assistance and for reporting outcomes. The City expanded this program in 2024 and increased the budget from 1 Full Time Employee to 4 Full Time Employees to manage phone calls and coordinated entry setup as well as to partner with getting resources for participants with partner agencies. The EAS program continues to thrive in giving the homeless population a one-stop shop to provide them resources available from all agency partners and was approved to continue in the City's 2025 budget.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Topeka serves as the lead agency for the Continuum of Care. The CoC serves to coordinate efforts of all community stakeholders and service providers. As the lead agency, the city has ongoing constant communication with other providers who serve the chronically homeless, families with children, veterans, and unaccompanied youth. Examples of these providers include: Kansas Service Children's League, Veterans Administration, Valeo Behavioral Health Care, Topeka Rescue Mission, etc. These agencies also address persons at risk to help alleviate future homelessness. The EAS Program also serves the homeless population and the City received funding from Community partners in 2019 for the Impact Avenues program which also serves the homeless population to identify homeless youth and move them into housing through a partnership with USD 501 school district. The Impact Avenues program was expanded in 2024 with the City funding an additional full-time employee and the City received another grant in 2024 from the Topeka Community Foundation for an additional full-time employee as well as service funds to continue funding the Impact Avenues program.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards. Once the monitoring committee has made recommendations, the reports are provided to the Homeless Task Force, which is the governing body of the CoC.

A request for proposal is sent out to the public to apply for ESG funds. Once the scores are established, a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC.

The City of Topeka manages the HMIS system. ESG agencies report quarterly on the outcomes of their programs and activities. Each agency funded with ESG funds is required to enter services into the system. The City of Topeka has policies and procedures for use of the system that each agency must adhere to. In 2021, the Topeka Rescue Mission began using the HMIS system for direct entry of their

services and this added information was used for reporting purposes and has enabled the City of Topeka to have full information on shelter populations. In 2023, the EAS program was set-up to do coordinated entry into the HMIS system for all applicants.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Topeka Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. They serve those with mental and physical disabilities. Identified having quality housing units, particularly one-bedroom units, available as a major need.
2	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provides information on the needs of persons experiencing domestic violence and strategies to help woman and children. A research-based program utilizing comprehensive education to empower young people to make healthy responsible decisions to reduce risky adolescent sexual behavior that can result in pregnancy and sexually transmitted infections. Purpose of the Center for Safety and Empowerment Shelter expenses. Provide a confidential emergency shelter, a 24-hour hotline and services to victims of domestic violence. There is also response to after-hours referrals received from law enforcement and hospitals. The YWCA Northeast Kansas is the primary provider of emergency/transitional housing and supportive services for domestic violence, sexual assault, stalking, and human trafficking victims. The YWCA Northeast Kansas can house 19 women and children at one time, and the YWCA has a second undisclosed location comprised of 9 units in an apartment complex.</p>
3	<p>Agency/Group/Organization</p>	<p>Citizen's Advisory Council</p>
	<p>Agency/Group/Organization Type</p>	<p>Business Leaders Civic Leaders Neighborhood Organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Economic Development</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Citizen's Advisory Council is an integral part of the consolidated plan and provides essential input for the completion of the plan.
4	Agency/Group/Organization	Housing and Credit Counseling, Inc.
	Agency/Group/Organization Type	Housing Services-Education Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Housing and Credit Counseling provides fair housing information and statistics on people experiencing difficulties with their landlord or renter. Provide home ownership training for Topeka Opportunity to Own (TOTO) project clients. Provide services to council clients on their rights and responsibilities under the KS Residential Landlord and Tenant Act, City of Topeka Housing Code and Fair Housing Law. Also, to utilize community social service resources to retain housing and avoid homelessness and to help resolve tenant landlord issues. Housing and Credit Counseling, Inc., assists the community by helping consumers achieve housing and financial goals. Housing and Credit Counseling Inc assists tenants in resolving related difficulties with dignity. Housing and Credit Counseling Inc services are approved by HUD and regulated by the Office of the State Bank Commissioner. Housing and Credit Counseling Inc is a local trusted resource for budgeting, credit building and reports, debt management, student loan repayment, mortgage default, and bankruptcy counseling/education. Housing and Credit Counseling Inc provides training and education which covers a range of topics related to homeownership, renting, finances, and credit. Housing and Credit Counseling, Inc., assists the community by helping consumers achieve housing and financial goals. Housing and Credit Counseling Inc assists tenants in resolving related difficulties with dignity. Housing and Credit Counseling Inc services are approved by HUD and regulated by the Office of the State Bank Commissioner. Housing and Credit Counseling Inc is a local trusted resource for budgeting, credit building and reports, debt management, student loan repayment, mortgage default, and bankruptcy counseling/education. Housing and Credit Counseling Inc provides training and education which covers a range of topics related to homeownership, renting, finances, and credit.</p>
5	<p>Agency/Group/Organization</p>	<p>CORNERSTONE OF TOPEKA</p>

Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Cornerstone of Topeka is crucial for the development of the Con Plan. They are the affordable housing provider in Topeka that focuses on low/moderate income individuals and families. They provide low rents to make the homes affordable. Their work with the Con Plan is important as it relates to affordable housing strategies. The Cornerstone of Topeka, Inc. provides short-term transitional housing to individuals and families experiencing homelessness. Cornerstone Inc. currently has 179 housing units consisting of single-family homes, duplexes, and a few fourplexes. There are 23 units providing housing to the homeless population at a low rent with all utilities paid.

6	Agency/Group/Organization	Valeo Behavioral Health Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Valeo Behavioral Health Care is the community mental health center. They work with the Con Plan to improve coordination for the homeless in the community. Their input assisted with the development of social service funds being provided in the community. Social Detoxification Program, Valeo provides a safe, non-medical, therapeutic environment for clients with acute withdrawal from substance abuse. Valeo Behavioral Health Care is a Shelter Plus Care participating agency. They provide housing assistance to individuals in Shawnee County who have a severe persistent mental illness and dual diagnosis with substance abuse and lack a regular adequate nighttime residence. Valeo provides transitional housing services for consumers discharged from Osawatomie State Hospital and Nursing Facilities for Mental Health.</p>
7	<p>Agency/Group/Organization</p>	<p>Homeless Task Force</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Education Planning organization Business Leaders Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Homeless Task Force is the governing body of the CoC. The CoC and its members are important to the Con Plan process to help the City address homelessness in the community. Community-wide commitment to the goal of ending homeless population. Homeless Task Force comprises local government entities, social service agencies, and medical and mental health providers. This organization is advocacy, information sharing, coordination, and program development devoted to preventing and solving homelessness in Shawnee County, Kansas. One of the most important activities is the annual count of the homeless population and a yearly enumeration of emergency services, supportive services, transitional housing units, and beds that make up the homeless assistance systems.</p>
8	<p>Agency/Group/Organization</p>	<p>Stormont Vail Health Care</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Publicly Funded Institution/System of Care Business Leaders Major Employer</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Non-Homeless Special Needs Anti-poverty Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Stormont Vail Health Care was consulted about the Con Plan to bring in health care aspects of low-income individuals. The Con Plan addresses these issues with social service funds and other anti-poverty strategies.
9	Agency/Group/Organization	Shawnee County Department of Corrections
	Agency/Group/Organization Type	Housing Publicly Funded Institution/System of Care Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Shawnee County Department of Corrections was consulted to assess the re-entry process. This is ongoing communication since they currently are releasing into homelessness. Ongoing communication will ensure better coordination of people being released from corrections.
10	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing Publicly Funded Institution/System of Care

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Rapid Re-Housing (primarily for rental and or utility deposits and or first month rent. Provide rental and utility assistance to establish housing or keep from becoming homeless. Catholic Charities of Topeka provides emergency assistance to those of low income, poor, immigrants, single moms, and others. Housing assistance involving homeless prevention, rehousing, budgeting, and financial aid is part of the emergency services provided. The Catholic Charities comprises several churches in the Shawnee County area. The clients in the Catholic Charities can get free food, basic needs, clothing, and vouchers for gasoline, medications, and other assistance.</p>
11	<p>Agency/Group/Organization</p>	<p>COMMUNITY ACTION</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Publicly Funded Institution/System of Care</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provide a youth development program that uses an evidence-based curriculum, based within the game of golf to instill life and character-building skills to children ages 7 through 18. Homeless Prevention (primarily for rental arrears, utility disconnects and staff salaries) Rapid Re-Housing (primarily for rental deposit and or first month rent). Community Action Partnership offers numerous services, including early childhood education, rental housing, and help with basic needs. Community Action offers Head Start and Early Start for children in the community. Community Action rental housing provides quality, safe, and affordable housing to families with lower incomes. The rental housing includes single-family homes, duplexes, and apartments. Community Action operates a permanent supportive housing project with partnerships with Valeo Behavioral Health Care. Community Action assists homeless individuals with a rapid re-housing program. This program can help with payment of first-month rent, security deposit, utility deposit(s), and certain utility arrears payments.</p>

12	Agency/Group/Organization	DOORSTEP INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Doorstep, Inc. provides short-term emergency aid to individuals in need and provides resources to promote long-term sufficiency. Doorstep Inc. provides the most vulnerable populations with food, clothing, rent, transportation (local gas vouchers/bus tickets), prescriptions, and utilities. Doorstep upfront emergency services are for those who need immediate assistance with critical needs while they wait for additional aid.

13	Agency/Group/Organization	Jayhawk Area on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provide unbiased education and assistance to new Medicare recipients informing them of the variety of supplemental insurance policies available to them.
14	Agency/Group/Organization	Let's Help Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provide rental and utility assistance to establish housing or keep from becoming homeless. Homeless Prevention (primarily for rental arrears, utility disconnects). Rapid Re-Housing (primarily for rental deposit and or first month rent).
15	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provide rental and utility assistance to establish housing or keep from becoming homeless. They serve those with mental and physical disabilities. The Salvation Army Topeka is a branch office of the Christian non-profit Salvation Army whose mission is aiding the poor and people in need. The Salvation Army offers human services through programs, including disaster relief, public emergency services, and veteran services. The Salvation Army provides the community with a meal program and community resources for the qualifying population. The Salvation Army offers social services, including food pantry access, rent and utility assistance, prescriptions, eye exams, and clothing vouchers. The Salvation Army Topeka is a branch office of the Christian non-profit Salvation Army whose mission is aiding the poor and people in need. The Salvation Army offers human services through programs, including disaster relief, public emergency services, and veteran services. The Salvation Army provides the community with a meal program and community resources for the qualifying population. The Salvation Army offers social services, including food pantry access, rent and utility assistance, prescriptions, eye exams, and clothing vouchers.</p>
16	<p>Agency/Group/Organization</p>	<p>Shawnee County District Court</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Health Other government - County</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Non-Homeless Special Needs</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>A program that combines problem-solving court sessions, community supervision and treatment into a public health approach towards helping substance-using offenders.</p>

17	Agency/Group/Organization	Shawnee Medical Society
	Agency/Group/Organization Type	Services - Housing Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides for assistance for low-income uninsured residents of Shawnee County in finding medical homes/preventative primary care with access to donated specialty care, hospital services and medication.
18	Agency/Group/Organization	Shawnee Regional Prevention & Recovery
	Agency/Group/Organization Type	Services-Health Services-Education Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conduct activities to prevent crime and substance use through citizen empowerment and mobilization by educating and empowering the community through presentations, trainings and meetings.

19	Agency/Group/Organization	City of Topeka Development Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Development Services Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.

20	Agency/Group/Organization	Department of Children and Families
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Child Welfare Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

21	Agency/Group/Organization	USD 501
	Agency/Group/Organization Type	Services-Children Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. Provides information for Impact Avenues Program to help homeless students.
22	Agency/Group/Organization	City of Topeka Planning Department
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Services - Victims Other government - Local Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.
23	Agency/Group/Organization	Topeka Habitat for Humanity, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Habitat for Humanity helps in the development of the Con Plan. They are the affordable housing provider in Topeka that focuses on low/moderate income individuals and families. They provide low rents to make the homes affordable. Their work with the Con Plan is important as it relates to affordable housing strategies.</p>
24	<p>Agency/Group/Organization</p>	<p>City of Topeka Emergency Management</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Grantee Department</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Emergency Management Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.
25	Agency/Group/Organization	Shawnee County Parks and Rec
	Agency/Group/Organization Type	Housing Services - Housing Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

26	Agency/Group/Organization	City of Topeka Utilities
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Utilities Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.
27	Agency/Group/Organization	Shawnee County Community Developmental Disability Organization
	Agency/Group/Organization Type	Services-Persons with Disabilities Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
28	Agency/Group/Organization	Cox Communications
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Broadband Specific: broadband internet service providers, organizations engaged in narrowing the digital divide.
29	Agency/Group/Organization	Shawnee County Emergency Management
	Agency/Group/Organization Type	Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Resilience Specific: agencies whose primary responsibilities include the management of flood prone areas, public land or water resources and emergency management agencies.
30	Agency/Group/Organization	UNIVERSITY OF KANSAS MEDICAL PRACTICE ASSOCIATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	KU Med provides the community with information on how the City can assist with the low-income population while assisting with health-related issues. This collaboration will give the City a more holistic approach to serving clientele.

31	Agency/Group/Organization	East Topeka Council of Aging
	Agency/Group/Organization Type	Housing Services-Elderly Persons Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provide transportation, check-up phone calls, senior companions, educational and recreational activities to senior citizens and adults with disability, so they may achieve and maintain an optimum level of physical, nutritional, social and mental function in order to maintain their health, dignity and independence.
32	Agency/Group/Organization	KANSAS HOUSING RESOURCES CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing Agency - Management of Public Land or Water Resources Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
33	Agency/Group/Organization	City of Lawrence
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

34	Agency/Group/Organization	City of Leavenworth
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
35	Agency/Group/Organization	Shawnee County Health Agency
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
36	Agency/Group/Organization	Greater Topeka Partnership
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
37	Agency/Group/Organization	Economic Recovery Task Force
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

38	Agency/Group/Organization	Community Resources Council
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
39	Agency/Group/Organization	Unified Government of Wyandotte County Kansas City, KS
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
40	Agency/Group/Organization	KANSAS DEPARTMENT OF COMMERCE
	Agency/Group/Organization Type	Other government - State Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
41	Agency/Group/Organization	KANSAS LEGAL SERVICES
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
42	Agency/Group/Organization	Topeka Rescue Mission
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. Provides emergency shelter, various homeless services, education, job training, assistance finding housing, food, and other services. The Topeka Rescue Mission (TRM) includes a men’s shelter, and family shelter and is the primary emergency shelter provider in Topeka. Overall, there are 150 beds for families and single persons. There are an additional 136 upper bunks with a total of 286 beds between the facilities.
43	Agency/Group/Organization	BIG BROTHERS & BIG SISTERS OF TOPEKA, INC.
	Agency/Group/Organization Type	Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

44	Agency/Group/Organization	Neighborhood Improvement Associations
	Agency/Group/Organization Type	Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. The City of Topeka has 21 NIAs that the City serves that are LMI and at-risk populations.
45	Agency/Group/Organization	Positive Connections
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
46	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

47	Agency/Group/Organization	Topeka Police Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
48	Agency/Group/Organization	Washburn University
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

49	Agency/Group/Organization	LULAC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
50	Agency/Group/Organization	Papans Landing
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
51	Agency/Group/Organization	EL CENTRO INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

52	Agency/Group/Organization	United Way
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. United Way of Greater Topeka brings together people, companies, and nonprofits to create positive change in the community. United Way of Greater Topeka is committed to the education, financial stability, and health of the community. United Way of Greater Topeka invests in Jackson, Jefferson, and Shawnee counties to assist with the basic needs of the most vulnerable populations. The basic needs include food, rent and utilities, protection from Domestic Violence, health care, and assistance with prescriptions.
53	Agency/Group/Organization	IBSA, Inc.
	Agency/Group/Organization Type	Services-Education Services-Employment Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development LMI Business Development and Support Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on public services, special needs and employment training.
54	Agency/Group/Organization	SENT, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SENT Topeka is committed to the revitalization and the redevelopment of the communities in Topeka. This mission will be achieved through economic and housing developments. SENT plans to purchase and repair homes in the Hi-Crest Neighborhood, providing resident jobs and helping families with housing through renting or ownership. SENT believes that part of a community transformation is addressing mental health and emotional needs. SENT offers mental health counseling from a licensed professional with training in depression, PTSD, sexual abuse, anxiety, domestic violence, and trauma.
55	Agency/Group/Organization	Topeka Youth Project
	Agency/Group/Organization Type	Services-Children

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Topeka Youth Project is a local organization that works to help young people to stay out of trouble by providing them opportunities around the community. The Topeka Youth Project has provided more than 75,000 hours of community service to Capital City and Shawnee County. The organization consists of two programs for people to choose from: The Jobs for Young Adults and Youth Court.
56	Agency/Group/Organization	Topeka Community Foundation
	Agency/Group/Organization Type	Business Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. The City of Topeka partnered with the Topeka Community Foundation to work on the 2020 Housing Study.
57	Agency/Group/Organization	FHLBank of Topeka
	Agency/Group/Organization Type	Business Leaders Community Development Financial Institution Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. The City of Topeka has partnered with FHLBank to work on Property Code Violation repairs for those LMI applicants that qualify under this program.
58	Agency/Group/Organization	Boys & Girls Club of Topeka
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
59	Agency/Group/Organization	BREAKTHROUGH HOUSE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Residential Living Program and Clubhouse. Freedom House provides prevocational activity, transitional employment and opportunities for friendship and peer support for individuals with mental illness.
60	Agency/Group/Organization	CASA-Child in Need of Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Use Court appointed special advocates (CASA) volunteers, appointed by the Court to help abused and neglected children by advocating for social services and legal decisions that are in the best interest of the children.
61	Agency/Group/Organization	Communities in Schools of Mid-America, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Integrated student support in Topeka Public Schools.
62	Agency/Group/Organization	Harvesters the Community Food Network
	Agency/Group/Organization Type	Services-Children Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Food program for families. Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
63	Agency/Group/Organization	Kansas Children's Service League
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Drug Endangered Child Program to operate as a point of early identification and referral for Drug Endangered Child case management services for pregnant women and families with children 0-5 years of age who are currently or have recently used substances. OASIS Program-Provides juvenile intake and assessment twenty-four hours, seven days a week to respond to children and youth taken into custody by law enforcement. Promotes good attendance and commitment to school as well as preventing poor attendance targeting USD 501 schools with the highest truancy rates.
64	Agency/Group/Organization	KANSAS DEPARTMENT OF CORRECTIONS
	Agency/Group/Organization Type	Services - Housing Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Management of Inmate Crews doing cleanup of Blight areas. Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
65	Agency/Group/Organization	MEALS ON WHEELS, INC
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
66	Agency/Group/Organization	Midland Care Connection, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.

67	Agency/Group/Organization	The Mirror, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
68	Agency/Group/Organization	Safe Kids Kansas, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
69	Agency/Group/Organization	Topeka Independent Living
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
70	Agency/Group/Organization	TDC LEARNING CENTERS, INC.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
71	Agency/Group/Organization	Topeka Center for Peace and Justice
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.

Identify any Agency Types not consulted and provide rationale for not consulting

None

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Topeka	The Continuum of Care plan is part of the strategic plan. The CoC partners have identified permanent supportive housing as a need and the city is aware of this need in the community. If grant opportunities present themselves, the City will make every effort to leverage more resources.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

All of our community partners are important in the process of obtaining citizen input.

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Topeka holds public meetings and public hearings to encourage citizen participation. Newspaper ads are created to announce meetings, hearings and public comment periods. In addition, E-mails are sent to Neighborhood leaders in the community as well as to Neighborhood Improvement Associations (NIA's).

A Public Hearing was held and the Notice of Public Hearing was advertised and attached to the SF-424's and is attached to AD-26. The Advertised Notice of Public Hearing included reasonable steps to allow for special accommodations or meaningful access to participation by non-English speaking residents of the community.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Citizens Advisory Council	Non-targeted/broad community	The Con Plan was presented at the Citizen's Advisory Council held on Wednesday, October 2, 2024 at 6:00 p.m.	All comments received are attached of AD-26 as an attachment.	All comments were evaluated and budgeted funding adjusted based on comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Homeless Task Force Meeting	Non-targeted/broad community	The Con Plan was presented at the Homeless Task Force Meeting held on Wednesday, October 9, 2024 at 9:00 a.m.	All comments received are attached to AD-26 as an attachment.	All comments were evaluated and budgeted funding adjusted based on comments.	
3	Internet Outreach	Non-targeted/broad community	Emails sent to neighborhood leaders in the community.	All comments received are attached to AD-26 as an attachment.	All comments were evaluated and budget funding adjusted based on comments.	
4	Public Hearing	Non-targeted/broad community	Public Hearing held Tuesday, February 11, 2025 at 600 p.m.	All comments received are attached to AD-26 as an attachment.	All comments were evaluated and budget funding adjusted based on comments.	
5	Public Meeting	Non-targeted/broad community	Public Meeting was held Friday, January 10, 2025 at 10:00 a.m..	All comments received are attached to AD-26 as an attachment.	All comments were evaluated and budget funding adjusted based on comments.	
6	Public Meeting	Non-targeted/broad community	Public Meeting was held Wednesday, January 15, 2025 at 6:00 p.m.	All comments received are attached to AD-26 as an attachment.	All comments were evaluated and budget funding adjusted based on comments.	
7	Public Meeting	Non-targeted/broad community	Public Meeting was held Monday, January 27, 2025 at 6:00 p.m.	All comments received are attached to AD-26 as an attachment.	All comments were evaluated and budget funding adjusted based on comments.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Department of Planning administers a variety of federally funded housing and neighborhood programs that have widespread economic impacts. Four of the primary funding sources are from the U.S. Department of Housing and Urban Development (HUD). They include: 1) Community Development Block Grant, 2) HOME Investment Partnership Grant, 3) Shelter Plus Care Grant, and 4) Emergency Shelter Grants. These programs are identified and administered through the City's approved 2021-2025 Consolidated Plan, the annual Consolidated Action Plans, and the Continuum of Care. In addition to the federal funds, Department of Planning receives matching funds for the HOME Program as well as funds for Youth & Social Services, Special Alcohol, the EAS program, and Impact Avenues from the City General Fund and private funds are received for the Property Maintenance Repair program KDADS Program and Impact Avenues Program. In addition, CIP funds are also allocated to identified Targets from the City's General Fund. For 2025, the City is looking at 3 additional Grants to leverage their current Accessibility Program, Weatherization program and for Lead Grant Remediation for the City's Rehab Programs and is hopeful those funds will be obtained to further leverage the current programs and expand them. The Accessibility Program Grant is for an additional \$2,000,000 for Accessibility projects in the Justice 40 Target Map area for Seniors and the grant application has been submitted. The Weatherization Program Grant is from EECBG for \$176,910 for 10 additional Weatherization projects in the Justice 40 Target Map area and was awarded for 2025. The Lead Grant is for \$4,000,000 for 180 households in the Justice 40 Target Map area over 4 years and has been awarded to the City to begin in

2025.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,801,396.00	0.00	0.00	1,801,396.00	0.00	CDBG funds will be used for administration, housing activities, public improvements, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	489,315.00	0.00	0.00	489,315.00	0.00	HOME funds will be used for homebuyer assistance, homeowner rehabilitation, new construction and tenant based rental assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	162,223.00	0.00	0.00	162,223.00	0.00	ESG will be used for rapid re-housing, homeless prevention and shelter activity.

Competitive McKinney-Vento Homeless Assistance Act	public - federal	Rental Assistance	1,397,584.00	0.00	0.00	1,397,584.00	0.00	Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance will provide the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly- adjusted income toward the rent. If TBRA assistance was more readily
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								available it would benefit the city's large percentage of low-income individuals. Planning Grant \$51,737
Other	public - local	Homeowner rehab Public Improvements Services	4,084,694.00	0.00	0.00	5,261,604.00	0.00	Capital Improvement program dollars for infrastructure, rehabilitation and replacement in LMI neighborhoods in the amount of \$1,700,000. General Fund for Social Services \$698,000. Matching funds for the HOME program \$100,000. Special Alcohol Program General Fund \$720,534. EAS Program General Fund \$261,760. Impact Avenues General Fund \$117,255. KDADS \$74,255 and Impact Avenues Grant \$162,890. FHLB Grant \$250,000. EECBG Grant for \$176,910 and Lead Grant for \$1,000,000

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The department's Dreams 1, 2 & 3 program leverages \$330,000 in federal housing funds to acquire \$1.7 million investment from the city's capital improvement funds. The combination of these funds is used to target housing and infrastructure needs in the city's most blighted and lowest income neighborhoods.

The City has been awarded \$750,000 from FHL Bank running from 2019 through 2021 and was awarded a new FHL Bank grant for another \$750,000 running 2022 through 2024. The City will use this money in combination with their current Rehab programs to address fixing existing Code Violations. The City was awarded a \$500,000 grant running from 2019 through 2023 from Advisors Excel for the Impact Avenues program that worked in conjunction with HESG activities for Homeless Prevention, and Rapid Rehousing. The City has expanded this program in 2024 and was awarded another \$150,000 for services from Topeka Community Foundation and \$150,000 from Advisors Excel in addition to a grant funded FTE from Topeka Community Foundation for \$62,890 and 1.5 FTE's funded through the City of \$117,255 to expand these services in 2024. The City received a grant from Topeka Housing Authority in 2021 for the Emergency Housing Voucher (EHV) program that worked in conjunction with HESG activities for Rapid Rehousing. The City received a grant from Kansas Department for Aging and Disability Services (KDADS) for \$222,765 that will also work in conjunction with the HESG activities for case management through the HMIS system and funds 1 FTE. The City approved a new program in 2023 called Equity Access Shelter (EAS) that was funded through the City's general fund for 2 FTE positions that created a single point of access to assist agencies with assessment and use coordinated Entry in the HMIS system for prioritization to coordinate more effectively with outreach teams, provide follow-up for those receiving assistance and reporting outcomes. The City has expanded this program in 2024 to 4 FTE's for outreach services totaling \$261,760. The City is providing \$698,000 in Social Service grants to agencies to provide social service activities as well as \$720,534 for the Special Alcohol Program.

The City uses our Shelter Plus Care Grant as match toward our ESG grant and all sub recipients provide match on what is awarded to them on each reimbursement request. Sub recipients receive ESG funds for Homelessness Prevention, Rapid Rehousing and Shelter activities. The City provides \$100,000 in HOME matching activities through the City's General Fund. The City provides Outreach match for our Shelter Plus Care Grant in the amount of 5.5 FTE's as well as case management service match with MOU's in place for 2025 with service providers for the Shelter Plus Care Grant.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City owned land is often converted to assist the department with infill housing for low to moderate income households. The land is also used for empowerment projects to build on, or create parks and sidewalks for neighborhoods.

Land is also used to help partner with service providers with the same mission to help provide affordable housing opportunities.

The City has set up a Landbank and it has begun operating in 2024. The City hopes to use the Landbank for donated property to help economic development for the LMI community. The City also has set up a Housing Trust Fund with \$1,000,000 and is currently working on strategic ways to make it self-sustaining.

Discussion

The City is leveraging federal, state, and local funds to enhance affordable housing opportunities in Topeka. In addition, we are using our partnerships with affordable housing and social service providers, as well as other community stakeholders and residents. These collaborations enable the City's Department of Planning to maximize the HUD objectives. The City has increased what they give to Social Services and new programs Impact Avenues and Equity Access Shelter in 2024. In addition, a Homeless initiative took place in 2024 through Bloomberg Consulting and has identified 3 major strategies to address the homeless population. The City will be collaborating with partners to implement these strategies in 2025.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infill Housing	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$30,000.00	Homeowner Housing Added: 1 Household Housing Unit
2	Major Rehabilitation	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$124,080.00 HOME: \$91,981.00 General Fund: \$1,033,500.00	Homeowner Housing Rehabilitated: 9 Household Housing Unit and 45 Lead Hazard Remediations
3	Exterior Rehabilitation	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$58,000.00 General Fund: \$33,500.00	Rental units rehabilitated: 7 Household Housing Unit
4	Emergency Rehabilitation	2021	2025	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$289,347.00 General Fund: \$250,000.00	Homeowner Housing Rehabilitated: 72 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Accessibility Modifications	2021	2025	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$100,000.00	Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
6	Voluntary Demolition	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$85,000.00	Buildings Demolished: 5 Buildings
7	Homeownership	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$31,000.00 HOME: \$180,000.00	Homeowner Housing Rehabilitated: 10 Household Housing Unit
8	Homeownership Counseling	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$45,500.00 General Fund: \$33,000.00	Other: 220 Other
9	CHDO Housing Development	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$61,629.00 HOME: \$90,248.00	Rental units constructed: 1 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
10	CHDO Operating Subsidy	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$20,590.00	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Tenant Based Rental Assistance	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$27,564.00	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
12	Program Delivery	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$380,000.00	Other: 1 Other
13	Weatherization	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$62,561.00 Other - General Fund: \$176,910.00	Homeowner Housing Rehabilitated: 28 Household Housing Unit 10 from EECBG Grant
14	NIA Support	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$35,000.00	Public service activities for Low/Moderate Income Housing Benefit: 44363 Households Assisted
15	Anti-Blight Activities	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$42,000.00	Public service activities for Low/Moderate Income Housing Benefit: 17816 Households Assisted
16	Social Service Grants	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	CDBG: \$67,000.00 General Fund: \$2,034,694.00	Public service activities for Low/Moderate Income Housing Benefit: 43495 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Emergency Solutions Grant	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	ESG: \$162,223.00	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 100 Persons Assisted
18	Shelter Plus Care	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	Competitive McKinney-Vento Homeless Assistance Act: \$1,345,836.00	Housing for Homeless added: 330 Household Housing Unit
19	Administration for CDBG	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$360,279.00	Other: 1 Other
20	HOME Administration	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	HOME: \$48,932.00	Other: 1 Other
21	Administration for Shelter Plus Care	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	Competitive McKinney-Vento Homeless Assistance Act: \$51,748.00	Other: 1 Other
22	SORT Infrastructure	2021	2025	Infrastructure Activities	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	General Fund: \$1,700,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	Empowerment	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	CDBG: \$60,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2447 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Infill Housing
	Goal Description	Infill Housing - The CDBG and HOME Grants provide infill housing opportunities in both at-risk and intensive care areas. These funds will be used to increase homeownership and rental housing in these areas for low-moderate income individuals in the community.
2	Goal Name	Major Rehabilitation
	Goal Description	Major Rehab - The CDBG, HOME Grants and City of Topeka's General Fund provide opportunities for Major Rehabilitation of existing homes in both at-risk and intensive care areas. These funds will be used for Major Rehabilitation projects for low-moderate income individuals in the community. Major Rehabilitation provides up to \$30,000 in funding with \$25,000 from the Grant and \$5,000 City Funded as HOME Match for home rehabilitation for owner occupied housing. After 5 years living in the home, 100% of the loan is forgiven.

3	Goal Name	Exterior Rehabilitation
	Goal Description	Exterior Rehab - The CDBG Grant and The City of Topeka's General Funds provide opportunities for Exterior Rehabilitation of existing rental units and homes in both at-risk and intensive care areas. These funds will be used for Exterior Rehabilitation projects for low-moderate income individuals in the community. Exterior Rehab provides up to \$15,000 in grant funding to rehabilitate rental units occupied by low-income individuals and families. A 10% match is required. After 5 years living in the home, 100% of the loan is forgiven.
4	Goal Name	Emergency Rehabilitation
	Goal Description	Emergency Rehab - The CDBG Grant provides opportunities for Emergency Rehabilitation of existing homes in both at-risk and intensive care areas. These funds will be used for Emergency Rehabilitation projects for low-moderate income individuals in the community. Emergency Rehabilitation provides repair for major life-safety concerns, like repairs and replacements for the roof, furnace and sewer and water lines, in low-income, owner-occupied housing.
5	Goal Name	Accessibility Modifications
	Goal Description	Accessibility - The CDBG Grant provides opportunities for Accessibility Modifications of existing rental units and homes in both at-risk and intensive care areas. These funds will be used for Accessibility projects for low-moderate income individuals in the community. The Accessibility Program funds modifications, like installing ramps and widening doors, to homes and rental units occupied by low-income individuals.
6	Goal Name	Voluntary Demolition
	Goal Description	Voluntary Demo - The CDBG Grant provides opportunities for Voluntary Demolition of blighted structures as part of the voluntary demolition program. These funds will be used for Demolition of existing buildings within the At-risk and Intensive Care Areas.

7	Goal Name	Homeownership
	Goal Description	Homeownership - The Topeka Opportunity to Own (TOTO) Homeownership Program is intended to help first time homebuyers purchase a home of up to the value of \$75,000. The homeowner will pay a \$500 down payment and receive homebuyer counseling from Housing and Credit Counseling, prior to purchasing their home. The homeowner finds the home they want to purchase and then the City inspects the home with the intention to make improvements to bring the appraisal value of the home up at closing. With the rehabilitation, that will be completed after closing, the home is appraised at a higher value and the home is then affordable to the homeowner. The rehabilitation is done after closing but the after-rehab value is used to make the home affordable to the homeowner. The closing of the home is done simultaneously with the bank, whom the City works closely. Topeka Opportunity to Own (TOTO) Home Ownership Program provides up to \$30,000 for low-income home buyers for rehabilitation of their newly acquired property with \$25,000 grant funded and \$5,000 funded through the City as HOME Match. After 10 years of living in the home, 100% of the loan is forgiven.
8	Goal Name	Homeownership Counseling
	Goal Description	Homeownership Counseling - The CDBG Grant and the City of Topeka's General Fund provides the opportunity for The City of Topeka to partner with Housing and Credit Counseling to provide homeownership and credit counseling to low-income buyers in the TOTO program, and to provide fair housing information and statistics on people experiencing difficulties with their landlord or renter; provide home ownership training for Topeka Opportunity to Own (TOTO) project clients and to provide services to council clients on their rights and responsibilities under the KS Residential Landlord and Tenant Act, City of Topeka Housing Code and Fair Housing Law. These funds also utilize community social service resources to retain housing and avoid homelessness and to help resolve tenant landlord issues.
9	Goal Name	CHDO Housing Development
	Goal Description	CHDO Housing Development - The HOME grant allows the City of Topeka to partner with Community Housing Development Organizations like Cornerstone, Topeka Habitat for Humanity and SENT to purchase and rehabilitate housing to make it more affordable and to develop new rental units. They are the affordable housing providers in Topeka that focus on low/moderate income individuals and families. They provide low rents to make homes affordable in the At Risk and Intensive Care areas.

10	Goal Name	CHDO Operating Subsidy
	Goal Description	CHDO Operating Subsidy - The HOME Grant funds the CHDO Operating Subsidy to increase home ownership and rental housing through Community Housing Development Organizations. The City of Topeka has partnered with Cornerstone, Topeka Habitat for Humanity and SENT for this purpose.
11	Goal Name	Tenant Based Rental Assistance
	Goal Description	Tenant Based Rental Assistance - The HOME grant provides funds for the Tenant Based Rental Assistance Program for a one-time deposit assistance payment for low income households.
12	Goal Name	Program Delivery
	Goal Description	Program Delivery - CDBG Grant funds are utilized for program delivery for all CDBG programs, Major Rehab, Exterior Rehab, Emergency Repair, Accessibility, Weatherization, Voluntary Demolition, Homeownership and Homeownership Counseling, CHDO, NIA Support, Empowerment Activities, Social Services and Anti-blight Activities.
13	Goal Name	Weatherization
	Goal Description	Weatherization - These funds will be spent on Insulation and high efficiency furnaces for LMI households for weatherization.
14	Goal Name	NIA Support
	Goal Description	NIA – Neighborhood Improvement Association – entities created by the City and tied to our HUD funding and Consolidated Action Plan – must be formed by residents in areas with at least 51% low-moderate income residents (based on census data). The CDBG Grant funds Neighborhood Improvement Associations (NIA) support. NIA support will aid 21 NIAs in the form of newsletters and operational support.
15	Goal Name	Anti-Blight Activities
	Goal Description	Blight - The CDBG Grant funds the Anti-Blight Program. Anti-Blight will assist the clean-ups of the 21 NIAs and remove approximately 15,000 bags of trash and debris and assist the Street department with dumping fees and any other blight related projects (Team Up to Cleanup).

16	Goal Name	Social Service Grants
	Goal Description	Social Service Grants - The City of Topeka utilizes their general funds and some CDBG funds for social service grants to fund agencies to provide contractual services to assist an estimated 25,000 individuals. Social Service programs include YWCA, Valeo Behavioral Health Care, CASA, Catholic Charities, Community Action, Doorstep, East Topeka Council on Aging, Jayhawk Area on Aging, Let's Help, the Salvation Army, Shawnee County District Court, Shawnee County Medical Society, Shawnee County Regional Prevention and Recovery, Big Brother Big Sisters serving Shawnee County, Boys and Girls Club, Breakthrough House, Communities in Schools of Mid-America, Inc., El Centro, Kansas Children's Service League, LULAC, Meals on Wheels, Midland Care Connections, NAMI, Papan's Landing, Positive Connections, Jobs for America's Graduates, Florence Crittenton Services of Topeka, and Mirror. The City will fund social service sub recipient awards for 2025 in the amount of \$470,000 with contracted services for \$228,000. The City will fund Special Alcohol Programs sub recipient awards for 2025 in the amount of \$720,534. In addition, the City is funding Impact Avenues in the amount of \$117,255 and Equity Access Shelter (EAS) in the amount of \$261,760. Both of these programs work with the homeless population with coordinated entry into HMIS for social service activities.
17	Goal Name	Emergency Solutions Grant
	Goal Description	Emergency Solutions Grant - The ESG Grant provides shelter and essential services to households who are or may be at-risk of homelessness. In addition, the ESG Grant provides rental deposit assistance and supportive services to low income households. In 2024, the City expanded their new program called Equity Access Shelter (EAS) from 2 FTE's to 4 FTE's to act as a single point of access to assist agencies with assessment, use coordinated entry for prioritization in the HMIS system, coordinate more effectively with outreach teams, provide follow-up for those receiving assistance and for reporting outcomes through the HMIS system. This City funded program leverages funding from the ESG Grant through coordinated entry.

18	Goal Name	Shelter Plus Care
	Goal Description	Shelter Plus Care - Continuum of Care: Dedicated to rent assistance for low income individuals who have been diagnosed with chronic mental illness or substance abuse. The City of Topeka serves as the lead agency for the Continuum of Care to provide affordable housing through the Shelter Plus Care Program. The Shelter Plus Care Program offers rental and utility assistance to Extremely low-income households. The CoC serves to coordinate efforts of all community stakeholders and service providers. As the lead agency, the city has ongoing constant communication with other providers who serve the chronically homeless, families with children, veterans, and unaccompanied youth. Examples of these providers include: Positive Connections, New Dawn, Kansas Service Children’s League, Veterans Administration, Valeo Behavioral Health Care, Valeo Recovery Center, Mirror, Topeka Rescue Mission, etc. These agencies also address persons at risk to help alleviate future homelessness.
19	Goal Name	Administration for CDBG
	Goal Description	Administration for CDBG -The CDBG Grant funds Administration costs for personnel salary, benefits and expenses to administer all CDBG programs.
20	Goal Name	HOME Administration
	Goal Description	HOME Administration - The HOME Grant funds Administration costs for personnel salary, benefits and expenses to administer all HOME programs.
21	Goal Name	Administration for Shelter Plus Care
	Goal Description	Administration for Shelter Plus Care -The Shelter Plus Care Grant funds Administration costs for personnel salary, benefits and expenses to administer the Shelter Plus Care program.
22	Goal Name	SORT Infrastructure
	Goal Description	SORT Infrastructure - The City of Topeka's General Funds provide Capital Improvement program dollars for infrastructure, rehabilitation and replacement in LMI neighborhoods. Dreams 1, 2 & 3 Provides housing rehabilitation funds over two years in targeted neighborhoods.

23	Goal Name	Empowerment
	Goal Description	Empowerment/Dreams Program: The CDBG grant funds the Dreams program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations.

Estimate the number of extremely low-income, low income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

The City of Topeka anticipates the estimate for providing low-income affordable housing for the 2025 Con Plan for Emergency Rehab, Exterior Rehab, Major Rehab, Topeka Opportunity to Own (TOTO) and Accessibility will be 106 low-income homeowners and an additional 27 for rental housing. The City of Topeka began a new Weatherization program in 2021 and it is anticipated that 28 low-income households will be helped with new high efficiency furnaces and insulation in 2025. It is anticipated these will all be low-income families. In addition, the City of Topeka anticipates Infill and CHDO projects will create new construction of 1 home and 1 Rental unit. It is anticipated these will all be low-income families. Homeownership counseling is estimated at 220 households through HCCI. The City of Topeka anticipates helping 21 Neighborhood Improvement Associations with a population of 53,304 with Anti-Blight, NIA Support and Social Service projects. The City of Topeka anticipates helping 530 Homeless persons through Shelter Plus Care and an additional 190 Homeless persons through the Emergency Solutions Grant for Deposit assistance, Shelter, Homelessness Prevention and Rapid Rehousing programs. It is anticipated all of these Homeless persons will be in the extremely low-income category. It is anticipated the total for Rentals will be 720 all in the Extremely Low-Income Category and the total for Rehab Homeowner will be 384 splits between the Low-Income Category and the Extremely Low-Income Category based on 2024 actuals.

Projects

AP-35 Projects – 91.220(d)

Introduction

Consolidated Action Plan projects to be carried out in 2024 include Infill Housing Development, Major Rehabilitation, Exterior Rehabilitation, Emergency Rehabilitation, Accessibility Modifications, Weatherization, Voluntary Demolition, Homeownership Topeka Opportunity to Own (TOTO) program, Tenant Landlord/Homeownership Counseling; CHDO Non Profit Set Aside for Housing Development, CHDO Operating Subsidy, TBRA Deposit Assistance, Empowerment/Dreams, NIA Support, Anti-Blight Activities, Social Services, Emergency Solutions Grant, Shelter + Care Grant and Administration for all programs.

Projects

#	Project Name
1	2025 In-Fill Housing Development
2	2025 Major Rehabilitation
3	2025 Exterior Rehabilitation
4	2025 Emergency Rehabilitation
5	2025 Accessibility
6	2025 Voluntary Demolition
7	2025 Homeownership
8	2025 Homeownership Counseling
9	2025 CHDO Housing Development
10	2025 CHDO Operating Subsidy
11	2025 TBRA Deposit Assistance
12	2025 Program Delivery
13	2025 Weatherization
14	2025 NIA Support
15	2025 Blight
16	2025 Social Services
17	2025 Emergency Solutions Grant
18	2025 Shelter Plus Care
19	2025 Administration for CDBG
20	2025 HOME Administration
21	2025 Shelter Plus Care Administration
22	2025 SORT Infrastructure
23	2025 Empowerment/DREAMS

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities are given to rehabilitation of homes in target areas with emergency and accessibility programs to supplement efforts.

Allocations were made based on the Citizen’s Advisory Council, City Council and the results of a Housing Study performed to show community needs. The only obstacles to addressing underserved needs were related to the need for increased funding. The City is worked with a consultant from Bloomberg in 2024 to address homelessness and developed a plan with 3 strategies to address underserved needs. The City will be working with partners to implement these strategies in 2025. In addition, the city will be working with Development Strategies to create a new Homeless Study, and a new 5-year Con Plan for 2026, along with a new Analysis of Impediments.

AP-38 Project Summary
Project Summary Information

1	Project Name	2025 In-Fill Housing Development
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Infill Housing
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$30,000.00
	Description	Infill program: The City of Topeka partners with Cornerstone of Topeka, Inc., Topeka Habitat for Humanity and SENT to provide new infill housing for low income residents. Both the CHDO and the Infill program agreements with Landlords include agreement to an affordability period applied to the Rental Rehab.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Activity will facilitate and support new housing and subdivision development. These funds may undertake demolition and reconstruction or new construction costs.
	Location Description	The City will partner with Habitat for Humanity to construct a new home. The City will do the foundation and Habitat will place a home on it. Address locations will be defined upon completion of Accomplishments for individual IDIS Activities.
Planned Activities	The City will work with partners Cornerstone, Habitat for Humanity and SENT to address infill projects needed.	
2	Project Name	2025 Major Rehabilitation
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Major Rehabilitation
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$124,080.00 HOME: \$91,981.00 General Fund: \$1,033,500.00

	Description	Major Rehab: Major Rehabilitation project provides funding for home rehabilitation for owner occupied housing. The CDBG, HOME Grants and City of Topeka's General Fund provide opportunities for Major Rehabilitation of existing homes in both at-risk and intensive care areas. These funds will be used for Major Rehabilitation projects for low-moderate income individuals in the community. Major Rehabilitation provides up to \$30,000 with \$25,000 in grant funding and \$5,000 in City funds HOME match for home rehabilitation for owner occupied housing.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project will rehabilitate owner-occupied housing units in selected areas with a plan to help 9 households.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Owner-occupied homes will be rehabbed in target areas.
3	Project Name	2025 Exterior Rehabilitation
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Exterior Rehabilitation
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$58,000.00 General Fund: \$33,500.00
	Description	Exterior Rehab: Rental properties will be rehabbed in target areas. The CDBG Grant and The City of Topeka's General Funds provide opportunities for Exterior Rehabilitation of existing rental units and homes in both at-risk and intensive care areas. These funds will be used for Exterior Rehabilitation projects for low-moderate income individuals in the community. Exterior Rehab provides up to \$15,000 in grant funding to rehabilitate rental units occupied by low-income individuals and families. A 10% match is required.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Rental properties will be rehabbed in target areas with a goal of helping 7 families. Project will rehabilitate LMI occupied rental units in designated areas that need significant exterior repairs.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Rental properties will be rehabbed in target areas.
4	Project Name	2025 Emergency Rehabilitation
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Emergency Rehabilitation
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$289,347.00 General Fund: \$250,000.00
	Description	Emergency Repair: Owner-occupied homes will be rehabbed that have concerns of immediate health and safety. Project will assist LMI owner-occupants with emergency housing rehabilitation that pose a health and safety hazard. The CDBG Grant provides opportunities for Emergency Rehabilitation of existing homes in both at-risk and intensive care areas. These funds will be used for Emergency Rehabilitation projects for low-moderate income individuals in the community. Emergency Rehabilitation provides repair for major life-safety concerns, like repairs and replacements for the roof, furnace and sewer and water lines, in low-income, owner-occupied housing.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist LMI owner-occupants with emergency housing rehabilitation that pose a health and safety hazard with a goal of serving 72 families.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.

	Planned Activities	Project will assist LMI owner-occupants with emergency housing rehabilitation that pose a health and safety hazard.
5	Project Name	2025 Accessibility
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Accessibility Modifications
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$100,000.00
	Description	Accessibility: Homes will be rehabbed to help families gain access to their home or modifications to their bathroom. Project will provide disability modifications to single family housing units. The CDBG Grant provides opportunities for Accessibility Modifications of existing rental units and homes in both at-risk and intensive care areas. These funds will be used for Accessibility projects for low-moderate income individuals in the community. The Accessibility Program funds modifications, like installing ramps and widening doors, to homes and rental units occupied by low-income individuals.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project will provide disability modifications to single family housing units with the goal of helping 20 families renting their homes and 25 families that own their home.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
Planned Activities	Homes will be rehabbed to help families gain access to their home or modifications to their bathroom. Project will provide disability modifications to single family housing units.	
6	Project Name	2025 Voluntary Demolition
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Voluntary Demolition
	Needs Addressed	Enhance Quality of Targeted Neighborhoods

	Funding	CDBG: \$85,000.00
	Description	Voluntary Demo: Project will demolish substantially deteriorated, vacant housing structures primarily located within the City's at-risk intensive care neighborhoods. The CDBG Grant provides opportunities for Voluntary Demolition of blighted structures as part of the voluntary demolition program. These funds will be used for Demolition of existing buildings within the At-risk and Intensive Care Areas.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project will demolish substantially deteriorated, vacant housing structures primarily located within the City's at-risk and intensive care neighborhoods with a goal of 5 households.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Homes will be demolished to remove blight from the neighborhoods.
7	Project Name	2025 Homeownership
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$31,000.00 HOME: \$180,000.00

	Description	Homeownership: Low income families will be assisted with rehabilitation on their newly purchased home. The Topeka Opportunity to Own (TOTO) Homeownership Program is intended to help first time homebuyers purchase a home of up to the value of \$65,000. The homeowner will pay a \$500 down payment and receive homebuyer counseling from Housing and Credit Counseling, prior to purchasing their home. The homeowner finds the home they want to purchase and then the City inspects the home with the intention to make improvements to bring the appraisal value of the home up at closing. With the rehabilitation, that will be completed after closing, the home is appraised at a higher value and the home is then affordable to the homeowner. The rehabilitation is done after closing but the after-rehab value is used to make the home affordable to the homeowner. The closing of the home is done simultaneously with the bank, whom the City works closely. Topeka Opportunity to Own (TOTO) Home Ownership Program provides up to \$30,000 for low-income home buyers for rehabilitation of their newly acquired property.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project will rehab newly purchased homes with a goal of helping 10 families.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Low income families will be assisted with rehabilitation on their newly purchased home. Project will assist with homeownership by providing deferred 2nd mortgages to subsidize the rehabilitation of newly purchased homes for LMI households.
8	Project Name	2025 Homeownership Counseling
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership Counseling
	Needs Addressed	Increase Homeownership and Rental Housing

	Funding	CDBG: \$45,500.00 General Fund: \$33,000.00
	Description	Homeownership Counseling: Counseling will be provided in regards to homeownership. Project will support the Homeownership project and assist LMI households with pre-ownership and post-ownership training in English and Spanish. The CDBG Grant and the City of Topeka's General Fund provides the opportunity for The City of Topeka to partner with Housing and Credit Counseling to provide homeownership and credit counseling to low-income buyers in the TOTO program, and to provide fair housing information and statistics on people experiencing difficulties with their landlord or renter; provide home ownership training for Topeka Opportunity to Own (TOTO) project clients and to provide services to council clients on their rights and responsibilities under the KS Residential Landlord and Tenant Act, City of Topeka Housing Code and Fair Housing Law. These funds also utilize community social service resources to retain housing and avoid homelessness and to help resolve tenant landlord issues.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Homeownership counseling with a goal of helping 220 families.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Project will support the Homeownership project and assist LMI households with pre-ownership and post-ownership training in English and Spanish. Counseling will be provided in regards to homeownership through HCCI.
9	Project Name	2025 CHDO Housing Development
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	CHDO Housing Development
	Needs Addressed	Increase Homeownership and Rental Housing

	Funding	CDBG: \$61,629.00 HOME: \$90,248.00
	Description	CHDO program: The City of Topeka partners with Cornerstone of Topeka, Inc., Topeka Habitat for Humanity and SENT to purchase and rehabilitate housing of rental units for low income residents. The HOME Grant funds the CHDO Operating Subsidy to increase home ownership and rental housing through Community Housing Development Organizations.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project will work with CHDO organizations Cornerstone, Topeka Habitat for Humanity and SENT with a goal of building 2 family unit.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Partnerships with Topeka Habitat for Humanity, Cornerstone and SENT to purchase and rehabilitate housing and to develop new rental units for LMI households.
10	Project Name	2025 CHDO Operating Subsidy
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	CHDO Operating Subsidy
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$20,590.00
	Description	CHDO Operating Subsidy: Project will create new CHDO Rental Housing Units for LMI. The HOME Grant funds the CHDO Operating Subsidy to increase home ownership and rental housing through Community Housing Development Organizations. The City of Topeka has partnered with Cornerstone and Habitat for Humanity for this purpose.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Project will assist CHDO Set Aside with Operational Costs.
	Location Description	Operational costs for CHDO Set Aside project.
	Planned Activities	Project will assist the CHDO with operational costs.
11	Project Name	2025 TBRA Deposit Assistance
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$27,564.00
	Description	TBRA Deposit Assistance: one-time deposit assistance for participants of the Shelter Plus Care low income applicants.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project assists LMI tenant based rental assistance through a one-time deposit for tenants that qualify with a goal of helping 50 families.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
Planned Activities	Project assists LMI tenant based rental assistance through a one-time deposit for tenants that qualify.	
12	Project Name	2025 Program Delivery
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Program Delivery
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$380,000.00

	Description	Program Delivery: Project provides funds for costs directly associated with administering the CDBG programs that rehabilitate residential housing units. CDBG Grant funds are utilized for program delivery for all CDBG programs, Infill, Major Rehab, Exterior Rehab, Emergency Repair, Accessibility, Voluntary Demolition, Homeownership and Homeownership Counseling, KDOC Affordable Housing, NIA Support, Empowerment Activities, and Anti-blight Activities.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Operational costs for CDBG program.
	Location Description	Operational costs for CDBG program in all at risk areas identified in AP-50 Geographic areas.
	Planned Activities	Project provides funds for costs directly associated with administering the CDBG programs that rehabilitate residential housing units.
13	Project Name	2025 Weatherization
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Weatherization
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$62,561.00 Other – General Fund: \$176,910 from EECBG Grant
	Description	Weatherization: These funds will be spent on insulation and high efficiency furnaces for LMI households for weatherization.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	These funds will be spent on Insulation and high efficiency furnaces for LMI households for weatherization with an estimate of helping 28 households.
	Location Description	All at risk areas identified in AP-50 Geographic areas.
	Planned Activities	Provide Weatherization for 28 households.
	Project Name	2025 NIA Support

14	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	NIA Support
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$35,000.00
	Description	NIA Support: Project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities. NIA Neighborhood Improvement Association entities created by the City and tied to our HUD funding and Consolidated Action Plan must be formed by residents in areas with at least 51% low-moderate income residents (based on census data). The CDBG Grant funds Neighborhood Improvement Associations (NIA) support. NIA support will aid 21 NIAs in the form of newsletters and operational support.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities for the 21 LMI areas.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	This fund will assist in the operations of NIA's for newsletter mailings and other qualified activities and support for neighborhood groups to improve capacity.
15	Project Name	2025 Blight
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Anti-Blight Activities
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$42,000.00
	Description	Blight: Project will support the clean-up of all LMI areas by providing dumpsters for LMI area clean-ups and Inmate crews for public right-of-way clean-ups in LMI areas. The CDBG Grant funds the Anti-Blight Program. Anti-Blight will assist the clean-ups of the 21 NIAs and remove approximately 15,000 bags of trash and debris.

	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Takeover/Makeover provides removal of 150 tons of trash in low income neighborhoods, helping a population of 17,816 people.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	Removal of an estimated 150 tons of trash in 21 LMI Neighborhoods.
16	Project Name	2025 Social Services
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Social Service Grants
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$67,000.00 General Fund: \$2,034,694.00
	Description	The City of Topeka utilizes their general funds and some CDBG funds for social service grants to fund agencies to provide contractual services. General Fund services include \$720,534 for the Special Alcohol Program; \$470,000 for Sub recipient Social Service Awards; \$228,000 for Contracted Social Services; \$261,760 for 4 FTE's for the Equity Access Shelter Program (EAS); \$117,255 for the Impact Avenues Program.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	The social service money helps with public services to address a variety of needs for LMI clientele by funding agencies to help with youth, seniors, mentally ill, victims of domestic violence and other social services. Numbers served will be documented in accomplishments of Activities attached to this project with a goal helping the NIA population of 43,495 and to help 60 households with Homeless Prevention.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.

	Planned Activities	Social Service grants will be issued to agencies to help LMI families with supportive services based on their needs. The City's General Funds will be used to fund 1.5 FTE's for the Impact Avenues Program and 4 FTE's for the Equity Access Shelter program to provide coordinated entry into HMIS for all applications.
17	Project Name	2025 Emergency Solutions Grant
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Emergency Solutions Grant
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	ESG: \$162,223.00
	Description	Homeless Prevention: Funds will be used to provide services for the homeless or for those in danger of becoming homeless. Services are provided by sub recipient agencies. Shelter: Funds will be used by YWCA Center for Safety and empowerment for shelter operations. The ESG Grant provides shelter and essential services to households who are or may be at-risk of homelessness. In addition, the ESG Grant provides rental deposit assistance and supportive services to low income households. Rapid Rehousing: Funds will be provided to sub recipient agencies to help agencies provide emergency services. The ESG Grant provides shelter and essential services to households who are or may be at-risk of homelessness. In addition, the ESG Grant provides rental deposit assistance and supportive services to low income households. HMIS: HMIS Data Collection System - pays for quarterly ASP Fees and license for 31 users.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Project will help agencies provide emergency services. HESG is used for Homelessness Prevention, Rapid Rehousing and Shelter Activities. 41% will be given to Sub recipients for Homelessness Prevention, 14% will be given to Sub recipients for Shelter and 10% will be given to Sub recipients for Rapid Rehousing. In addition, 7.5% is used for Administration and 27.5% is used for maintaining the HMIS system. In 2024, the City will continue to fund Equity Access Shelter (EAS) that will provide 4 FTE positions and Impact Avenues to provide 1.5 FTE positions to act as a single point of access to assist agencies with assessment, use coordinated entry for prioritization in the HMIS system, coordinate more effectively with outreach teams, provide follow-up for those receiving assistance and for reporting outcomes through the HMIS system.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Provides rent and deposit assistance to both homeless and at-risk of homeless households with a goal of rapid rehousing 30 families and homeless prevention for 100 families.
18	Project Name	2025 Shelter Plus Care
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Shelter Plus Care
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$1,345,836.00
	Description	Rent and utility subsidy to homeless individuals.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist with a rent and utility subsidy in the Shelter Plus Care program with a goal of helping 330 families.
Location Description	This project will assist with a rent subsidy in the Shelter Plus Care program assisting families in the AP-50 Geographic Areas.	

	Planned Activities	Rent and utility assistance is provided to homeless families who have been diagnosed with chronic mental illness or substance abuse.
19	Project Name	2025 Administration for CDBG
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Administration for CDBG
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$360,279.00
	Description	Assist with Administration for all CDBG Projects.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	CDBG Administration cost to administer all CDBG Activities.
	Location Description	CDBG Administration cost to administer all CDBG Activities.
	Planned Activities	Administration will assist with all CDBG projects.
20	Project Name	2025 HOME Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	HOME Administration
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	HOME: \$48,932.00
	Description	Administration for the HOME grant funds.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Operational costs to administer all HOME activities.
	Location Description	Operational costs to administer all HOME activities.

	Planned Activities	Operational costs to administer all HOME activities.
21	Project Name	2025 Shelter Plus Care Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Administration for Shelter Plus Care
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$51,748.00
	Description	Administration cost for the Shelter Plus Care Program.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Administration cost to support Shelter Plus Care Program.
	Location Description	Administration for the Shelter Plus Care program.
	Planned Activities	Administration support to help with Shelter Plus Care grant.
22	Project Name	2025 SORT Infrastructure
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	SORT Infrastructure
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	General Fund: \$1,700,000.00
	Description	CIP Infrastructure
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	This funding will help in specific target areas with infrastructure to help improve the area with a goal of serving 2,000 people.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	This funding will help in specific target areas with infrastructure to help improve the area.

23	Project Name	2025 Empowerment/DREAMS
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Empowerment
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$60,000.00
	Description	Empowerment/Dreams: The CDBG grant funds the Dreams program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	The CDBG grant funds the Empowerment Dreams Grant program. This program will improve public facilities (primarily sidewalks and parks) in approximately 21 Neighborhood Improvement Associations population of 2,447.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	Public facility grants will be issued to neighborhoods to do small infrastructure projects.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As adopted by the Neighborhood Element of the Comprehensive Plan, the City's goal is to commit up to 60% of annual Consolidated Plan funding for neighborhood development activities into high priority *intensive care* or *at-risk* neighborhoods or areas. Neighborhood development is defined as any combination of housing, economic, or capital investment that substantially leverages outside resources to advance the long-term revitalization of a neighborhood or portion thereof. Five-year funding targets are established to implement adopted neighborhood revitalization plans for each planning area. At a minimum, the total funds spent for housing development in high priority areas will be as indicated during the five-year period of this plan. With minor exceptions, spending in these areas will be concentrated in multi-block areas that have been strategically identified through a neighborhood/area plan process for multi-faceted housing in-fill development and rehabilitation.

At Risk Areas include:

NIA	Census Tracts
1 North Topeka East	8,40,7,10
2 North Topeka West	8,40,22,6,7,35
3 Central Park	40,4,18
4 Lykins Foster	29,28
5 Oakland	9,8,40,10,11
6 Eastend	9,10,11,31
7 Old town	40,5,22,6,21
8 East Topeka North	9,40,10,11,31
9 Tennessee Town	4,5,18,21
10 Ward Meade	40,22,6,7,21,
11 East Topeka South	40,11,12,31
12 Monroe	40,4,15
13 Central Highland Park	15,12,31,13,30.01
14 Chesney Park	40,4,15,18
15 Jefferson Square	40,15,12,13,29
16 Highland Crest	15,31,13,29,30.01,30.02
17 Quinton Heights Steel	4,15,16.01
18 Historic Holliday Park	40,4,5
19 Valley Park	4,15,16.01,18
20 Highland Acres	12,31,13,30.01
21 Downtown Topeka	8,40,10

Geographic Distribution

Target Area	Percentage of Funds
Intensive Care Areas	30
At-Risk Areas	30

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on the neighborhood health model of *intensive care*, *at risk*, *out patient*, and *healthy* neighborhoods, treatment for neighborhoods should be based on a “continuum of care” approach. Those neighborhoods that are most distressed (*intensive care*) require the most intervention and therefore, will require sizeable resources and attention. But if all relevant resources are devoted to an *intensive care* area, an *at-risk* neighborhood or an unstable *outpatient* neighborhood may fall prey to blighting influences themselves. To avoid “pushing the blight around”, a four-pronged approach, or continuum of care, should be employed (these neighborhoods are not inclusive of all neighborhoods in Topeka and do not represent an absolute commitment to funding).

Discussion

Based on the Strategic Plan, the City allocates its non-administrative CDBG and HOME to projects and activities that benefit low to moderate income people. Geographic distribution is used to determine where disasters are most likely to occur. With the increase of disasters due to climate change, the City has a plan in place to leverage dollars for future savings by building client resilient homes that will stand up to disasters, including going above building patterns for roofs with better nails to resist wind and rain, using energy efficiency and stud reinforced room design to withstand tornadoes.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Topeka develops annual goals for rehabilitating homes through major rehabilitation, Infill and CHDO activities. The City also provides Home Buyer Rehabilitation through their TOTO program. The Home program also provides Deposit assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	15
Special-Needs	75
Total	120

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	1
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	86

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Topeka has recognized the need of homeless services based on information gathered from the Topeka/Shawnee County Homeless Task Force (HTF) and census data. The HTF involves agencies who are sub recipients of ESG funds and others who are funded by the Continuum of Care. There has always been a level of assistance provided to address homelessness in the community.

AP-60 Public Housing – 91.220(h)

Introduction

The Topeka Housing Authority's mission is to successfully provide accessible, affordable housing. Success is defined as: Putting applicants, tenants and participants first; market competitiveness; and fiscal strength and integrity.

In general, THA is well respected in the Topeka community by elected officials, staff and provider agencies. In the past 5 years the stock of THA owned/supported housing has increased from 1,739 units to 2,231 units between HCV, THA, and THA, Inc.

THA typically maintains 95 to 100 percent occupancy for public housing units, meaning there are few units available at any given time. According to the 2023 annual report, 58 percent of public housing residents and 55 percent of voucher recipients are single-person households, indicating a strong need for one-bedroom units. Slightly more than 10 percent of residents and voucher holders are seniors 62 and older.

Actions planned during the next year to address the needs to public housing

Over the next year the Topeka Housing Authority hopes to increase the total number of Section 8 vouchers. Additionally, the THA hopes to increase their landlord base so participants have a better chance of finding affordable housing.

Another goal of the THA is to increase the number of employed adults by 5%, while taking affirmative measures to insure fair and equal access to affordable housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

THA encourages and supports Resident Associations at each public housing development. These groups provide valuable insight to staff and the THA Board of Commissioners on a number of different topics.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

THA was designated as Troubled as of October of 2023. This is largely due to low cash on hand as a result of increased cost of operations due to the economy. Another driving factor was decreased occupancy as a result of the large amount of Emergency Funding particularly for rent and utilities that many of THA's Public Housing Residents used to move to other homes outside of Public Housing. THA and THA's Board of Commissioners are working with HUD on a plan to get back to standard performer

designation.

THA has greatly improved their vacancy and are currently at 5%. This has had a positive impact on the financial side of THA as well and they anticipate receiving an updated PHAS score taking away their troubled status.

Discussion

Currently THA has 744 public housing units divided among 9 sites in Topeka. The oldest development was built between 1959-1963 and the newest developments were constructed in 2011. THA maintains our properties to the best of their ability with the funding that is available. Some of the older designed units need being redeveloped and we are exploring and competing for different funding options to rehabilitate or reconstruct the older units. All THA units are part of a PHA plan.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Topeka has implemented many successful strategies to prevent homelessness, encourage individuals living on the street to moving to housing, and provide services to those living in emergency shelters with the goal of successful permanent housing placements. The City leveraged the HMIS grant to update the HMIS system and begin coordinated entry and to bring the Topeka Rescue Mission on board to entering their data for 200 beds into HMIS to capture data that had never been captured in the past. The City implemented a new program called Equity. Access. Shelter. (EAS) that uses coordinated entry into HMIS as a single point of access to assist agencies with assessments. Coordinated Entry will be used for prioritization to more effectively coordinate with outreach teams and provide follow-up for those receiving assistance. Reporting outcomes will be enhanced through the Coordinated Entry into HMIS. This program is City funded and will leverage federal HUD HESG funds also going through the HMIS system. The City expanded the EAS program from 1 FTE to 4 FTE positions in 2024 to help with the increased need for good data going into HMIS to improve the City's scoring for the City's Shelter Plus Care Grant.

The City also entered into a Boundary Spanner Agreement with Kansas Department for Aging and Disability Services (KDADS) in 2022. The Boundary Spanner program is a collaboration between KDADS and the City of Topeka as the Continuum of Care Lead Agency. The Boundary Spanner takes referrals from KDADS and other State and Community agencies within Shawnee County for consumers that meet the federal block grant definitions of Serious Mental Illness, and/or Co-Occurring Disorder. This position ensures that Behavioral Health Consumers who are homeless or at risk of being homeless are connected to housing and services. This collaboration also leverages HUD HESG funds through the HMIS system.

The City received a grant from Advisors Excel and Topeka Community Foundation for the Impact Avenues program that was based on Impact KCK, a program in Wyandotte County. Impact Avenues helps to significantly reduce student homelessness in Topeka schools in an effort to assist qualifying students in attaining a high school diploma and to help their families retain stable housing and employment, among other key skills. The program in Topeka will be the first to use the Continuum of Care as a support network to assist these families. The Impact Avenues program was expanded in 2024 from 1.5 FTE's to 2.5 FTE's, 1 funded from the grant and 1.5 funded by the City.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Topeka has a partnership with the Topeka Rescue Mission (TRM), which is the homeless shelter. The TRM has an outreach team that goes out every day to find and assess homelessness in the

community. Once individuals have been identified as homeless an assessment of their needs is completed and appropriate referrals and guidance are provided. The City has routine contact with this outreach team and participates in the referral process when possible.

Outreach efforts are also recognized at the monthly Homeless Task Force meeting, in which the City plays a large role. This meeting is attended by all service providers who directly work with people who are homeless or near homelessness.

The City completed a Homeless study through Bloomberg that looked at Homeless strategies in 2024 and have identified 3 strategies to implement in 2025 to address the increasing homeless population in Topeka. The City is looking to partner with other agencies to implement these strategies.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Topeka uses Emergency Solutions Grant funds to help provide Rapid Re-Housing to eligible participants for deposit and first month's rent. The City of Topeka allows 100% of the cost to be funded through ESG funds. No funds are spent beyond the deposit and first month's rent. When participants apply for homeless prevention, the City can pay up to 100% of the eligible costs to prevent homelessness. The participant can receive ESG assistance only one time a year to be eligible.

In addition to this program from HESG Rapid Rehousing and Homeless Prevention, the City utilizes their Shelter Plus Care program for rental assistance and utility assistance for those that are homeless and have a disability and the Impact Avenues program for Rental assistance and utility assistance for homeless students.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Topeka utilizes ESG funds for rapid re-housing. In addition, the City offers social service agencies approximately \$430,000 in funding, of which 25% is spent on emergency services. These emergency services help to fund additional rapid re-housing activities. The transitional housing agencies in our community are very aware of these funds to help individuals transition into permanent housing. The goal of all our transitional housing agencies is to transition all individuals immediately into permanent housing. Our CoC and ESG funded agencies give priority to chronic homeless individuals. Veterans are referred to the HUD VASH program, which has been able to successfully house all the homeless Veterans. Families with children are given extra services at the mission so they can successfully transition to permanent housing and not return to homelessness, as well as the Impact

Avenues program. The HMIS system is used to identify homeless through coordinated entry through the EAS program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Topeka uses both ESG funds and general fund money for Homeless Prevention. An RFP process goes out and local agencies can apply for prevention funding. Each agency is required to income qualify and enter each applicant in the HMIS system. Homeless Prevention assistance is geared towards helping those from becoming homeless. The agencies work with the institutions to help people move into permanent housing and prevent them from entering into homelessness. The Emergency Aid meeting meets monthly to discuss who has available funding to help with prevention. The network of providers frequently discusses issues related to prevention and best practices for reaching other mainstream resources.

Discussion

The City of Topeka continues to monitor its goal to end homelessness in our community. It is well understood that this is a community effort and everyone must work together to maximize resources and to offer the best possible services. The City is looking to address homelessness by partnering with other agencies to initiate the 3 strategies identified in the Homeless Study through Bloomberg Consulting to help reduce the homeless population.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Barriers to Affordable Housing are as follows:

Public policies affect the low to moderate income households more dramatically. An increase in the sales tax rate has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

Demographics of the Community - The City of Topeka has a large majority of low to moderate income individuals.

Quality Housing Stock- Homes of quality sell and rent at higher rates that are not affordable to our low to moderate income constituents.

Lending Practices and Qualified Applicants - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has excessive credit problems that limit their ability to obtain private financing on the open market.

Lack of a down payment is also a problem.

The FHLB Grant is being used to help repair Code Compliance violations and Change Our Culture of Property Maintenance program is being implemented to help with the barrier of Code Compliance violations.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Despite new challenges associated with local and state economic conditions, the major Obstacles to comprehensively meeting the needs of a primarily low-income population are continuing underinvestment, and lack of job center locations.

The City of Topeka recognizes the need for more economic growth. Its collaboration with the Chamber of Commerce in getting new companies to locate in Topeka could help our low-income constituents obtain and maintain employment. This effort will continue this year in an effort to lower the unemployment rate.

Additionally, the City of Topeka will continue conversations with the Topeka Metro, the transportation

agency, in helping low income individuals receive low fair pricing to ride the bus. Conversation is continuing and the city recognizes that a larger transportation route could be beneficial to the low-income constituents.

Discussion:

Although lending practices and qualified applicants are one of the toughest barriers to overcome, the City of Topeka will continue its efforts to help first time homebuyers with homeownership assistance through their TOTO and Major Rehab programs. In addition, a Housing Trust Fund was established and the City will look to expand housing inventory in 2025 through the Housing Trust Fund and for ways to make it self-sustaining. The City has also established a Land Bank in 2023 and will look at ways to utilize this resource in 2025 for Housing inventory. At its June 25, 2024 meeting, the City of Topeka Land Bank Board of Trustees voted to approve the Land Bank budget and several lots for transfer to the Land Bank. The goal of the land Bank is to transform vacant and blighted properties into affordable housing. With the approval by the Board of Trustees to take in lots to the land bank, the process is moving forward. The five approved lots are already city-owned, but need to be formally added to the land bank to allow the city to place them for sale. Developers that are interested in purchasing property from the land bank can view available parcels on the City's public map portal. After finding a property, they will need to submit the proper application materials to the Board of Trustees. After submission, the Board of Trustees will review the application and select applicants based on the applicant selection rubric. Properties can also be donated to the land bank. Those interested in donating a property to the land bank will need to submit the proper application materials, and then undergo an inspection process on the property. After submission, the Board of Trustees will review the application and select applicants based on the property selection rubric.

AP-85 Other Actions – 91.220(k)

Introduction:

To help remove obstacles to meeting underserved needs and improve service delivery, the City of Topeka will facilitate the existing relationships with social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs.

The City of Topeka will continue to support the use of HMIS technology by all homeless service providers as a way to link the various categories of services provided in the community and has taken on the administration of HMIS from the CRC. In addition, in 2024, the City expanded funding the Equity Access Shelter (EAS) program from 1 FTE to 4 FTE's to provide a single point of access to assist agencies with assessment, use coordinated entry for prioritization, coordinate more effectively with outreach teams, provide follow-up for those receiving assistance and report on outcomes. Finally, Department of Planning will work with its various departments and divisions to find opportunities for collaboration between programs to leverage resources.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to meeting the identified needs is the lack of funding resources. Significant funding cuts in previous years have had an impact on all programming. The City of Topeka will continue to maintain existing, ongoing efforts to meet the underserved needs of the community. Additional funds have been obtained from the City's general fund to help in this effort. \$1,700,000 is being budgeted for SORT projects, and \$100,000 in matching funds for the HOME grant. The City expanded their social service contracts in 2024 to \$228,000. In 2024, the City also expanded their Social Service grants to \$470,000 being given out to sub recipients administered through United Way. The City will be making the same funding allocations for 2025. The EAS program for coordinated entry through the HMIS system continues to grow and was increased from 1 FTE to 4 FTE's in 2024 with the budgeted amount of \$267,760 for 2025. The City also expanded their Impact Avenues program in 2024 from 1.5 FTE's to 1.5 FTE's funded from the City and an additional 1 FTE funded through the grant received from Advisors Excel and the Topeka Community Foundation in the amount of \$117,255 which will remain in effect for 2025. In addition, the City is funding \$720,534 to the Special Alcohol program for 2025. All of these General Funded Activities are used to leverage funds received from HUD grants.

Actions planned to foster and maintain affordable housing

The City of Topeka will continue to support our CHDO and nonprofits, such as Habitat for Humanity, and Cornerstone, and SENT, Inc. to partner with the City of Topeka in housing projects. These organizations provide affordable housing to the constituents. The City will provide funding for owner occupied and renter occupied rehabilitation to assist low income families with maintaining

their homes.

The City continues to use HUD CDBG and HOME funds for Major Rehabilitation, Infill, Exterior Rehabilitation, Emergency Rehabilitation, Accessibility, Voluntary Demolition, Weatherization and Topeka Opportunity to Own (TOTO) Projects as well as for Tenant Landlord/Homeownership Counseling.

The City funded a Non-Congregant Shelter in 2024 and will be funding 3 new Construction and 8 rehabs with HOME-ARP funds with work to be performed in 2025 for the completion of these projects.

Actions planned to reduce lead-based paint hazards

All Rehabilitation projects require the use of formal paint testing, risk assessment and planning. Additionally, the paint repair work requires the use of “trained workers”. Since the City has a very large amount of homes that were built before 1970, it is imperative that we combat the issue of lead-based paint within the scope of our work. The City collaborates with the state that has a grant for lead remediation. The City will continue this collaboration and explore other options. The City has applied for grants to help with reducing lead-based paint hazards and will use them for this purpose if they receive future grants.

The City has applied for a Lead Grant in 2024 and if this grant is awarded, the City anticipates being able to do more lead remediation work in 2025 through 2028 in the Justice 40 Target area map.

Actions planned to reduce the number of poverty-level families

The City of Topeka will continue to combat the number of poverty-level families by supporting incentives to attract, retain, and expand businesses. Additionally, the city will support organizations and programs that provide job training, education, and placement services. The City began a new Job Training program project in 2022 for mowing services in the 21 Neighborhood Improvement Areas training individuals to work and own their own business with the goal of becoming self-sustaining.

CDBG and HOME funds are used to help increase the value of homes through Major Rehabilitation, Emergency Rehabilitation, Exterior Rehabilitation and Accessibility Modifications so that families can build equity in their homes.

Actions planned to develop institutional structure

The City of Topeka staff will continue to coordinate with various social service agencies, government departments, and businesses, to find opportunities to better serve the citizens within the City. These relationships are integral in streamlining the implementation of our CDBG and HOME projects in a time of limited funding. Communication will continue to be the key in the success of the programs. The City of Topeka will continue to foster these relationships to improve the success rate of our programs. The City has partnered with the Topeka Rescue Mission through the HMIS Grant received in 2019 to upgrade

the HMIS system and enter all data from the Topeka Rescue Mission into HMIS so that full data can be obtained for the first time. HMIS is now used by all organizations and Coordinated Entry began in 2023 through the Equity Access Shelter program funded by the City to provide a single point of access to assist agencies with assessment, use coordinated entry for prioritization, coordinate more effectively with outreach teams, provide follow-up for those receiving assistance and reporting outcomes.

Actions planned to enhance coordination between public and private housing and social service agencies

Although the City of Topeka does not own or operate any public housing development, it collaborates with the Topeka Housing Authority on housing issues. Additionally, the City contributes general fund money to support the social service agencies to meet the needs of the community.

The United Way is used to administer Sub recipient grants for social services to social service agencies in the need of assistance giving out \$67,000 in CDBG Sub recipient grants, and general fund grants with \$228,000 in social services contracts and \$470,000 in grants to social service agencies. The United Way works with the Coc and Homeless Task Force to select recipients for these grants every year and this partnership has proven to strengthen the partnerships between the social service agencies and the City to provide social services to LMI families.

Discussion:

The City of Topeka will continue to coordinate with social service partners and consultant agencies and organizations to better serve client constituents. HMIS training has been completed for partner agencies to ensure consistent data entry for good reporting to increase CoC scores and staffing has been increased to continue and enlarge this process so that the City can get a better picture of homelessness population and needs so that those needs can be addressed more efficiently and more effectively.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City will adhere to all referenced regulations.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Not Applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Topeka does not provide HUD Grant funds for a Direct Subsidy for down payment assistance or purchasing assistance to Homebuyers. Once the home is purchased by the homebuyer, the City provides Rehabilitation of the home. Therefore, the City goes by the Recapture Provisions for its HOME Major Rehab and CHDO Programs.

The City of Topeka limits the amount subject to recapture to the net proceeds available from the sale of the home.

The City is using a Pro-rate option and all the appreciation in the value of HOME is retained by the homebuyer.

The recapture provisions for a regulatory period in accordance with the "HOME Affordability Period" table are included in all funding contracts for homebuyer activities. The recapture provision happens if the housing does not continue to be the principle residence of the buyer for the duration of the HOME period of affordability then the HOME investment amount shall be recaptured on a prorated basis for the time the homeowner has owned and occupied the housing, following project completion, measured against the required affordability period. For the homebuyer program the mortgage is a deferred loan, payable upon sale according to the following conditions. The Borrower agrees to repay the principal under the following method:

The Second Mortgage shall be partially forgiven by **Five thousand No/100 dollars (\$5,000.00)**, upon the conclusion of the first year of ownership, The Second Mortgage, less the amount above, shall be forgiven by one-hundred percent (100%) upon the conclusion of the homeowner's tenth year of ownership.

If all or any part of the property or interest is sold or transferred by Borrower before the end of the tenth year of occupancy, payment shall be made in the original amount of the note less a credit for the forgivable portion of the loan as indicated above. Funds will only be recaptured from net proceeds available from the sale of the property.

A Fair Return on investment will be determined through a before and after value determined for the home based on fair market value before rehab and after rehab.

The City will ensure that homebuyers maintain the housing as their principal residence for the duration of the applicable affordability period through a City Mortgage against the property to

ensure it is not sold and by verifying utility services are maintained up to the time of payoff of the mortgage. If continued service cannot be verified, payoff will be calculated to the date services were shut off demonstrating the residence was unoccupied.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The homeowners must meet income guidelines and not pay more than 30% of their income towards housing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

HOME TBRA is used for a one-time security deposit for participants in the Shelter Plus Care program. The Shelter Plus Care program only serves the chronically homeless with special needs, persons with HIV/AIDS, chronic mental illness or disabled with rental assistance and utility assistance for those in the extremely low LMI category. No other HOME TBRA activities are performed by the City of Topeka.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The HOME TBRA Activity is used for one-time security deposit assistance for the participants in the Shelter Plus Care program to narrow the gap in benefits and preference as the Shelter Plus Care only serves individuals with disabilities, persons with HIV/AIDS or chronic mental illness. The City has improved the input of data by all organizations into the HMIS system to improve their scores in hopes of expanding the Shelter Plus Care Program with additional HUD funding to lower the waiting list and get more special needs applicants housed in 2025 and beyond as the City has seen a greater need for these services with the additional data obtained from HMIS through coordinated entry.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR

92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Topeka has many standards in regards to ESG assistance. Homeless Prevention is provided to individuals who are not yet homeless but are near homelessness. Rapid Re-Housing assistance is provided to those who are already homeless. ESG funds are given to multiple agencies and they disperse funds based on the required qualifications and on a first-come basis at each agency. Written ESG standards are attached to the 2021 to 2025 Consolidated Action Plan in attachments 1 through 34.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The HMIS is administered by the City of Topeka, Department of Planning. Department of Planning uses ESG funds for administration to enter services into the system. The City of Topeka has policies and procedures for use of the system that each agency must adhere to. The City of Topeka is monitored by the Homeless Task Force and any administrative procedures are created at this meeting. The City of Topeka currently is using the HMIS to make referrals to other agencies and to assess individual's needs. The City began using coordinated entry in 2023 and is expanded personnel in 2024 to increase the use of the HMIS system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

A request for proposal is sent out to the public to apply for ESG funds. The applications are reviewed by a committee and scored. Once the scores are established a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC. The HTF members vote on whether or not to fund the ESG agencies. Once approved by the HTF, the recommendation is made to the full city council for approval. This same process is used for the City funded Social Service grants, with the exception that they are scored through a third-party contract with the United Way.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

regarding facilities and services funded under ESG.

The City of Topeka is governed by an elected body; it is not possible to provide for the participation of a homeless individual or formerly homeless individual. However, the City of Topeka is the lead agency of the Topeka/Shawnee County Homeless Task Force which is the governing body of the CoC. The HTF is responsible for all aspects of the CoC including the ESG policies and procedures. This body has several formerly homeless individuals in attendance and they have the opportunity to vote on matters.

5. Describe performance standards for evaluating ESG.

The Chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards. Additionally, the monitoring committee meets quarterly to conduct on-site monitoring and establish the CoC funding priorities.

The City of Topeka has designated staff to make sure the Department of Planning is following all the federal and local regulations through the Housing Services Department.

The Topeka Metro News

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Topeka, KS 66612-1244
(785) 232-8600

CITY OF TOPEKA - HOUSING SERVICES
620 SE MADISON 1ST FL UNIT 8
TOPEKA KS 66607-1118

Proof of Publication

STATE OF KANSAS, SHAWNEE COUNTY, SS;
Maureen Gillespie, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Clerk for The Topeka Metro News which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Shawnee County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than one year prior to the first publication of the notice attached, and has been entered at the post office as Periodicals Class mail matter. That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by the following case number, if any) for 1 consecutive week(s), as follows:

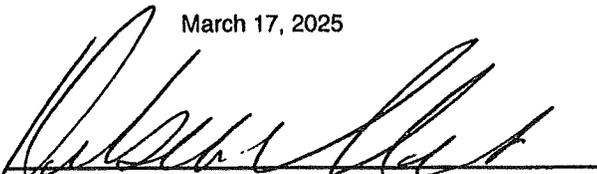
PUBLIC NOTICE - 2025 CONSOLIDATED ACTION PLAN
3/17/25



Maureen Gillespie, Legal Notices Billing Clerk

Subscribed and sworn to before me on this date:

March 17, 2025



Notary Public

DEBRA VALENTI

Notary Public-State of Kansas
My Appt. Expires Aug. 21, 2027

First published in The Topeka Metro News, Monday, March 17, 2025.

PUBLIC NOTICE

The City of Topeka's Division of Housing Services will make available for public review the City of Topeka's final **2025 Consolidated Action Plan** Tuesday, March 18, 2025. Written comments may be submitted, through Friday, April 16, 2025, to the Division of Housing Services.

The HUD Consolidated Action Plan is an initiative undertaken by the U.S. Department of Housing and Urban Development (HUD) which incorporated into a single submission the planning and application aspects of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (HESG) programs. The City must have an approved Consolidated Plan in order to receive funds from HOPE VI, Supportive Housing, Shelter Plus Care and other federal funds.

The proposed source of funding for the FY 2025 Consolidated Action Plan funding is as follows:

Proposed Source of Funding	
Community Development Block Grant Program	\$1,801,396
HOME Investment Partnership Program	\$489,315
Emergency Solutions Grant Program	\$162,223
Shelter Plus Care	\$1,345,847
Affordable Housing (CIP-GIF)	\$150,000
Youth and Social Service (CGF)	\$470,000
SORT (CIP-GIF)	\$1,500,000
TOTAL	\$5,918,781

Further information may be obtained or written comments may be submitted, by contacting the Division of Housing Services, 620 SE Madison, 1st Floor, Topeka, Kansas 66607, or by calling the office at (785) 368-3711.

3/17

PO# 67536
L22895

Publication Fees: \$20.50



**City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025**

DATE: April 1, 2025
CONTACT PERSON: Steve Groen, Public Works Director
DOCUMENT #:
SECOND PARTY/SUBJECT: 1600 block between Polk Street and Tyler Street
PROJECT #: 841201.04 and 291147.01
CATEGORY/SUBCATEGORY: 020 Resolutions / 004 Public Improvements
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by the Public Infrastructure Committee comprised of Councilmembers Sylvia Ortiz, David Banks and Neil Dobler recommending approval of Project Nos. 841201.04 and 291147.01 for alley repair in the 1600 block between Polk Street and Tyler Street. *(Public Infrastructure Committee recommended approval on March 18, 2025.)*

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Total project budget of \$448,868 for alley repair in the 1600 block between Polk Street and Tyler Street.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to adopt the Public Infrastructure Committee's recommendation.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

The Governing Body adopted a Resolution approving the 2024-2033 Capital Improvement Program and the 2024-2026 Capital Improvement Budget (Resolution No. 9425). The Resolution requires Governing Body approval for projects that are ready for construction and whose total project budget exceeds \$250,000. At its meeting on

March 18, 2025, the Public Infrastructure Committee recommended approval of project nos. 841201.04 and 291147.01 for alley repair in the 1600 block between Polk Street and Tyler Street.

BUDGETARY IMPACT:

\$448,868

SOURCE OF FUNDING:

Citywide Half-Cent Sales Tax \$208,118

Wastewater Operating Funds \$240,750

ATTACHMENTS:

Description

Resolution & Exhibit A

Projected map 1600 Block Alley

PI Committee Referral Report (March 18, 2025)

PI Committee Excerpt (March 18, 2025)

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by Public Infrastructure Committee comprised of
4 Councilmembers Sylvia Ortiz, David Banks and Neil Dobler
5 recommending approval of Project Nos. 841201.04 and 291147.01 for
6 alley repair in the 1600 block between Polk Street and Tyler Street.
7

8 WHEREAS, the Governing Body adopted a Resolution approving the 2025-2034
9 Capital Improvement Program and the 2025-2027 Capital Improvement Budget (Resolution
10 9520); and

11 WHEREAS, the Resolution requires Governing Body approval for projects that are
12 ready for construction and whose total project budget exceeds \$250,000; and

13 WHEREAS, on March 18, 2025, the Public Infrastructure Committee recommended
14 approval of the project(s).

15 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE
16 CITY OF TOPEKA, KANSAS, that Project Nos. 841201.04 and 291147.01 for alley repair,
17 including sanitary sewer replacement, in the 1600 block between Polk Street and Tyler
18 Street, as further described in Exhibit A is hereby approved.

19 ADOPTED and APPROVED by the Governing Body on _____.

20 CITY OF TOPEKA, KANSAS

21
22
23
24
25 _____
Michael A. Padilla, Mayor

26 ATTEST:

27
28
29
30 _____
31 Brenda Younger, City Clerk

EXHIBIT A

Capital Improvement Project Final Approval	
Project Name:	1600 Block – Between Polk and Tyler
Main Project Number:	841201.04; 291147.01
Project Manager:	Joseph Harrington
Event	Target Date
Estimated Construction Year	2025
Funding Source	
Citywide Half-Cent Sales Tax	\$ 208,118
Wastewater Operating Fund	\$ 240,750
Totals	\$ 448,868

This project is part of the 2025 Alley Repair program. It consists of removing and replacing the concrete pavement in the alley between Polk and Tyler, south of 16th St. The sanitary sewer below pavement will be replaced due to age and condition. Sanitary will be funded under project number 291147.01.

SW 1600 Block Alley

Project - 841201.04



COMMITTEE REFERRAL SHEET

COMMITTEE REPORT

Name of Committee: Public Infrastructure

Title: 1600 Block Between Polk and Tyler Project Nos. 841201.04 and 291147.01

Date referred from Council meeting:

Date referred from Committee: March 18, 2025

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

Comments:

Amendments:

Members of Committee: Councilmembers Sylvia Ortiz, David Banks (Chair), and Neil Dobler

Agenda Date Requested: April 1, 2025



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, March 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 recommend approval of Project Nos. 841201.04 and 291147.01 for alley repair in the 1600 block between Polk Street and Tyler Street.

1600 Block Between Polk and Tyler Project Nos. 841201.04 and 291147.01

Public Works Director Steve Groen spoke to the project that will consist of removing and replacing concrete pavement. It will also include the replacement of the sanitary sewer due to the age and condition. Funded through the Citywide Half-Cent Sales Tax and the Wastewater Operating Fund, totaling \$448,868.

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

BUDGETARY IMPACT:

\$4,000,000

SOURCE OF FUNDING:

Citywide Half-Cent Sales Tax \$2,000,000

General Obligation Bonds \$2,000,000

ATTACHMENTS:

Description

Resolution & Exhibit A

PI Committee Referral Report (March 18, 2025)

PI Committee Excerpt (March 18.2025)

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by the Public Infrastructure Committee amending the
4 2025-2034 CIP and the 2025-2027 CIB to add Project No. 701070.00
5 for street improvement and construction of a shared-use path on 45th
6 Street from Gage to Cambridge.
7

8 WHEREAS, the Governing Body adopted Resolution No. 9520 approving the 2025-
9 2034 Capital Improvement Program (CIP) and the 2025-2027 Capital Improvement Budget
10 (CIB); and

11 WHEREAS, project budgets have been revised requiring modification of the
12 CIP/CIB; and

13 WHEREAS, at its meeting on March 18, 2025, the Public Infrastructure Committee
14 favorably considered staff's request to amend the CIP/CIB.

15 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE
16 CITY OF TOPEKA, KANSAS, that the 2025-2034 CIP and 2025-2027 CIB, as approved by
17 Resolution No. 9520, be amended to add Project No. 701070.00 for street improvement
18 and construction of a shared-use path on 45th Street from Gage to Cambridge as further
19 described by the project summary attached herein and incorporated by reference in Exhibit

20 A.

21 ADOPTED and APPROVED by the Governing Body on _____.

22 CITY OF TOPEKA, KANSAS

23
24
25
26 _____
Michael A. Padilla, Mayor

27 ATTEST:

28
29
30 _____
31 Brenda Younger, City Clerk

EXHIBIT A

Capital Improvement Project Summary

Project Name:	45th Street: Gage to Cambridge	Department:	Public Works
Project Number:	701070.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Steven Groen
Multiple Funds:	Yes	New Project?	Yes
Council District(s):	7	1st CIP Year:	2026
Total Budget	\$ 4,000,000	Type:	Project

Project Description & Justification:

This project will involve road widening and resurfacing of 45th Street from Gage to Cambridge. Additionally, a shared-use path will be added to enhance accessibility within the neighborhood. Construction of a shared-use path will take place in 2026. Utility relocation will take place in 2027, while construction of the roadway will occur in 2028.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Right of Way	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Construction/Service Fees	\$ -	\$ 400,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,400,000
Totals	\$ 400,000	\$ 600,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,000,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ 400,000	\$ 600,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,000,000
Fix Our Streets Sales Tax	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000
Totals	\$ 400,000	\$ 600,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,000,000

COMMITTEE REFERRAL SHEET

COMMITTEE REPORT

Name of Committee: Public Infrastructure

Title: 45th Street Gage to Cambridge Project No. 701070.00

Date referred from Council meeting:

Date referred from Committee: March 18, 2025

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

Comments:

Amendments:

Members of Committee: Councilmembers Sylvia Ortiz, David Banks (Chair), and Neil Dobler

Agenda Date Requested: April 1, 2025



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, March 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 and amend the 2025-2034 CIP and the 2025-2027 CIB to add Project No. 701070.00 for street improvement and construction of a shared-use path on 45th Street from Gage to Cambridge.

45th Street Gage to Cambridge Project No. 701070.00

Public Works Director Steve Groen announced the project will be amending the 2025-2034 CIP and the 2025-2027 CIB for street improvement and construction of a shared use path on 45th Street from Gage Boulevard to Cambridge Avenue. The utility relocation will take place in 2027, which construction of the roadway will occur in 2028.

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



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025
CONTACT PERSON: Steve Groen, Public Works Director
DOCUMENT #:
SECOND PARTY/SUBJECT: SW Fairlawn Road from 23rd Street to 28th Street
PROJECT #: 701040.00, 281250.17, 291143.04, 502730.00, 502730.01 and 281250.17
CATEGORY/SUBCATEGORY: 020 Resolutions / 004 Public Improvements
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by the Public Infrastructure Committee comprised of Councilmembers Sylvia Ortiz, David Banks and Neil Dobler recommending approval of Project Nos. 701040.00, 281250.17, 291143.04, 502730.00, 502730.01 and 281250.17 for street rehabilitation, utility improvements and bridge maintenance for SW Fairlawn Road from 23rd Street to 28th Street. *(Public Infrastructure Committee recommended approval on March 18, 2025.)*

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Total project budget of \$8,139,961 for street rehabilitation, utility improvements and bridge maintenance for SW Fairlawn Road from 23rd Street to 28th Street.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to adopt the Public Infrastructure Committee's recommendation.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

The Governing Body adopted a Resolution approving the 2024-2033 Capital Improvement Program and the 2024-2026 Capital Improvement Budget (Resolution No. 9425). The Resolution requires Governing Body approval for projects that are ready for construction and whose total project budget exceeds \$250,000. At its meeting on March 18, 2025, the Public Infrastructure Committee recommended approval of project nos. 701040.00, 281250.17, 291143.04, 502730.00, 502730.01 and 281250.17 for street rehabilitation, utility improvements and bridge maintenance for SW Fairlawn Road from 23rd Street to 28th Street.

BUDGETARY IMPACT:

\$8,139,961

SOURCE OF FUNDING:

Citywide Half-Cent Sales Tax \$1,333,000

General Obligation Bonds \$473,000

Federal Funds \$168,000

Revenue Bonds and Operating Funds (Utilities) \$6,165,961

ATTACHMENTS:

Description

Resolution & Exhibit A

SW Fairlawn 70104 Map

PI Committee Referral Report (March 18, 2025)

PI Committee Excerpt (March 18, 2025)

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by Public Infrastructure Committee comprised of
4 Councilmembers Sylvia Ortiz, David Banks and Neil Dobler
5 recommending approval of Project No. 701040.00 et al for street
6 improvement for SW Fairlawn Road from 23rd Street to 28th Street and
7 rescinding Resolution No. 9618.
8

9 WHEREAS, on February 11, 2025, the Governing Body approved Resolution No.
10 9618 approving Project No. 701040.00 et all with a total project budget of \$7,253,865; and

11 WHEREAS, on March 18, 2025, the Public Infrastructure Committee recommended
12 approval of the project(s) with an amended project budget including approximately
13 \$900,000 of additional work.

14 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE
15 CITY OF TOPEKA, KANSAS, that Project Nos. 701040.00, 281250.17, 291143.04,
16 502730.00, 502730.01 and 281250.17 for street rehabilitation, utility improvements and
17 bridge maintenance for SW Fairlawn Road from 23rd Street to 28th Street, as further
18 described in Exhibit A is hereby approved and Resolution No. 9618 is hereby rescinded.

19 ADOPTED and APPROVED by the Governing Body on _____.

20 CITY OF TOPEKA, KANSAS

21
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25 _____
Michael A. Padilla, Mayor

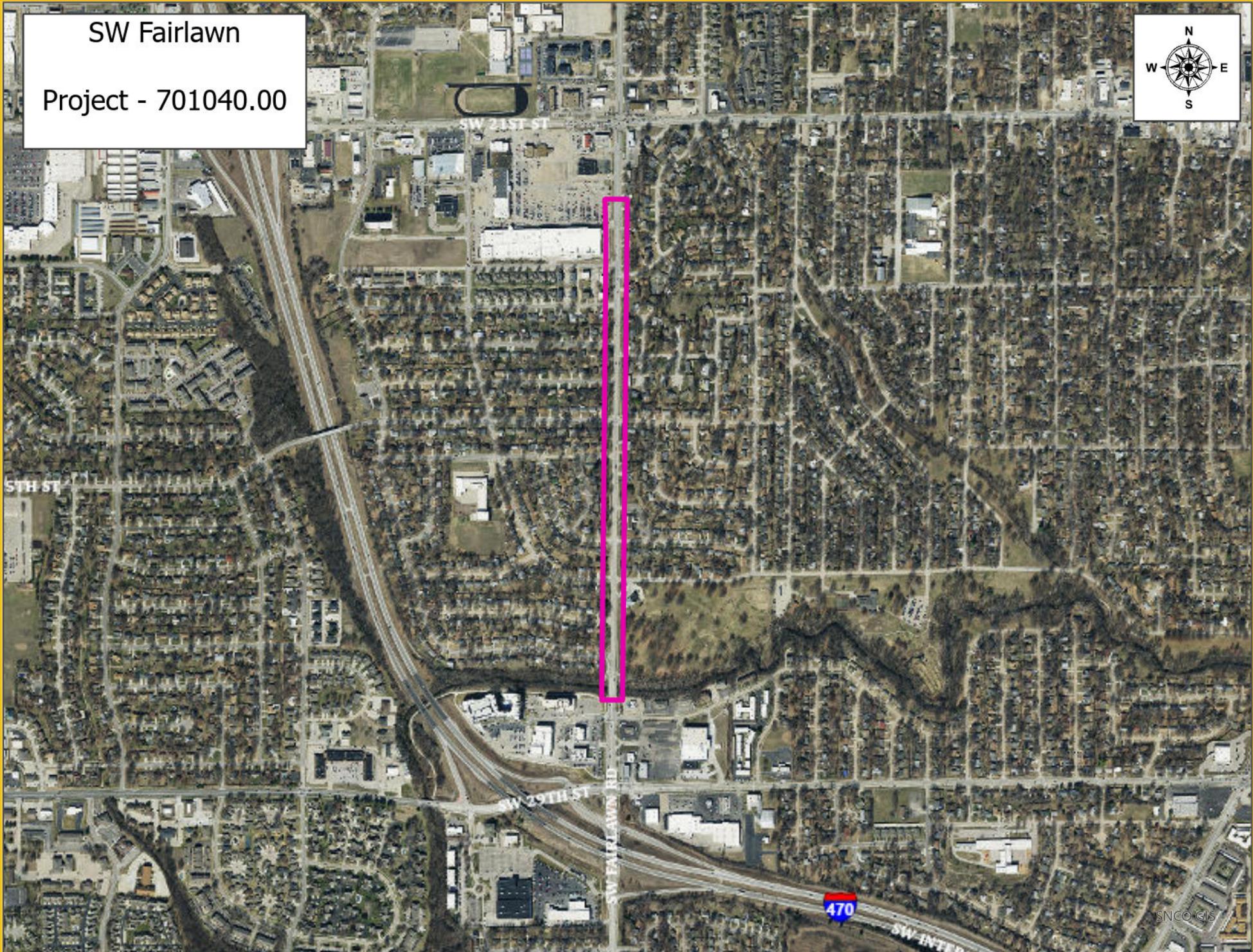
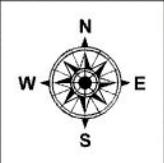
26 ATTEST:

27
28
29
30 _____
31 Brenda Younger, City Clerk

EXHIBIT A

Capital Improvement Project Final Approval		
Project Name:	SW Fairlawn Rd: 23rd St to 28th St	This project will rehabilitate the stretch of SW Fairlawn Rd from 23rd St to 28th St. The citywide half-cent funding will be used to replace existing pavement and the general obligation bond funding will be used for road widening at the intersection of 25th to accomodate the new turn lanes and signals. The project will also include water line relocation funded under 281250.17 - Water Main Replacement Program, sanitary sewer work funded under 291143.04 - Wastewater Lining & Replacement Program, in addition to stormwater work funded under 502730.00 and 502730.01 - Stormwater Conveyance System Rehabilitation and Replacement Program. Water, sanitary, and stormwater programs leverage operating funds and revenue bonds. It will additionally include polymer overlay and deck patching on Fairlawn over Shunga bridge, funded under the Bridge Maintenance Program.
Main Project Number(s):	701040.00; 281250.17; 291143.04; 502730.00	
Project Manager:	Joseph Harrington 502730.01; 281250.17	
Event	Target Date	
Estimated Construction Year	2025	
<hr/>		
Funding Source	Final Estimate	
Citywide Half-Cent Sales Tax	\$ 1,333,000	
GO Bonds	\$ 473,000	
Federal Funds Exchange	\$ 168,000	
Water - Revenue Bonds and Operating Funds	\$ 1,114,373	
Stormwater - Revenue Bonds and Operating Funds	\$ 4,397,906	
Sanitary - Revenue Bonds and Operating Funds	\$ 653,682	
Totals	\$ 8,139,961	

SW Fairlawn
Project - 701040.00



COMMITTEE REFERRAL SHEET

COMMITTEE REPORT

Name of Committee: Public Infrastructure

Title: SW Fairlawn Road 23rd Street to 28th Street Project No. 701040.00

Date referred from Council meeting:

Date referred from Committee: March 18, 2025

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

Comments:

Amendments:

Members of Committee: Councilmembers Sylvia Ortiz, David Banks (Chair), and Neil Dobler

Agenda Date Requested: April 1, 2025



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, March 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 recommend approval of Project No. 701040.00 for street improvement for SW Fairlawn Road from 23rd Street to 28th Street.

SW Fairlawn Road 23rd Street to 28th Street Project No. 701040.00

Public Works Director Steve Groen spoke to the project that will rehabilitate the stretch of SW Fairlawn Road from 23rd to 28th Street. The total project will be \$8,139,961 funded with Citywide Half-Cent Sales tax, GO Bonds, Federal Funds, Water, Stormwater, Sanitary Revenue Bonds and Operating Funds. He added the area between 23rd Street and 23rd Terrace will have a water main added.

Committee member Dobler spoke to the amount of the total project being nearly 8 million dollars for a half mile area.

Braxton Copley Assistant City Manager summarized that stormwater infrastructure, utilities, bridge repairs, mill and overlay plus a turning lane at 25th Street are the main benefit. He spoke to the existing corrugated metal pipe that is currently underneath the road and the emergency repairs that have taken place. He added that the timing of completing all the projects at the same time made sense.

Councilmember Hoferer spoke to the area at Fairlawn between 23rd Street and 28 Street and asked about the north end portion of the project. She also asked about corrugated metal pipe in the 21st Street area.

Braxton Copley Assistant City Manager confirmed the turning lane going into Dillon's at 5311 SW 22nd Street will be expanding and provide a safer area. He spoke to the corrugated metal pipe replacement for the project.

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



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025
CONTACT PERSON: Josh McAnarney, Division Director of Budget and Finance/Mandy Czechanski, Executive Director PARS
DOCUMENT #:
SECOND PARTY/SUBJECT: Prevention and Resiliency Services Inc. (PARS) **PROJECT #:**
CATEGORY/SUBCATEGORY: 004 Budgets or Appropriations / 001 Operating Budget - City
CIP PROJECT: No
ACTION OF COUNCIL: Discussion 03-18-25. **JOURNAL #:**
PAGE #:

DOCUMENT DESCRIPTION:

APPROVAL of an Agreement between the City of Topeka and Prevention and Resiliency Services Inc. (PARS) for the operation of the Safe Streets Program.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval would revise the Safe Streets 2025 budget reflecting a 25% reduction from the originally approved amount of \$61,000. The new contract amount will be \$45,750.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to accept the revised budget of the Safe Streets Program.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the contract when considered.

BACKGROUND:

As a follow-up to the PARS presentation to the Council on January 14, City staff has been working with Ms. Mandy Czechanski, Executive Director of PARS, to revise the previously approved 2025 budget. This revision stems from the PARS no longer hosting the National Night Out Event.

As a result, PARS will present a revised Safe Streets 2025 budget to the Council on March 18, reflecting a 25% reduction from the originally approved amount. A revised set of goals and outcomes is also attached. For reference, the original contract amount is \$61,000 per year.

BUDGETARY IMPACT:

2025 Budgeted Amount was \$61,000 new amount is 25% less which would be \$45,750.

SOURCE OF FUNDING:

General Fund Operating Budget

ATTACHMENTS:

Description

Contract PARS - 2025 Safe Streets

Safe Streets Goals

Safe Streets Budget

Safe Streets Presentation

CITY OF TOPEKA CONTRACT NO. _____

THIS AGREEMENT is entered into on this day, _____, by and between the City of Topeka, a duly organized municipal corporation hereinafter referred to as the "City" and Prevention and Resiliency Services Inc., hereinafter referred to as the "Contractor."

WHEREAS, the City deems it important that the community has access to neighborhood crime prevention activities/presentations/trainings; and

WHEREAS, The City is desirous of obtaining the service of the Contractor for the provision of its program Safe Streets – Neighborhood Crime Prevention.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS:

1. SCOPE OF SERVICES. The services rendered by Contractor shall be in conformance with the terms of this Agreement and the Goals and Outcomes which is attached hereto and incorporated as if fully set forth herein as Exhibit A.

A. Contractor shall conduct activities to prevent crime and substance abuse through citizen empowerment and mobilization by educating and empowering the community through presentations, trainings and meetings.

B. Services will be performed by Contractor or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.

2. PRICE AND PAYMENT. For 2025, the City shall pay Contractor an amount not to exceed \$45,750.00.

3. TERM OF AGREEMENT. This Agreement shall become effective from January 1, 2025, and shall remain in effect through December 31, 2025. This Agreement may be renewed for four (4) additional one (1) year terms by written agreement of the parties, subject to available funding. The amount paid to the Contractor for renewal periods shall be negotiated by the parties annually.

4. TERMINATION. The City reserves the right to terminate this Agreement if Contractor fails to provide the services specified herein. The City shall provide Contractor with written notice of said deficiencies. Contractor shall have thirty (30) days to cure said deficiencies. If Contractor fails to cure said deficiencies within thirty (30) days, City may exercise its right to terminate the Agreement. Contractor shall be entitled to all sums lawfully due and owing for services provided to the date of termination.

5. REPORTING. Contractor shall provide a quarterly report of services provided to the community throughout the contracted year of service. Reports shall include demographic information as required by the City. An annual summary report shall be provided no later the last day of the first quarter of the following year.

6. TIME IS OF THE ESSENCE. It is agreed by and between the parties that time and punctuality are essential elements of this Agreement and that the parties will perform the obligations assumed by them.

7. HOLD HARMLESS AND INDEMNIFICATION. Contractor agrees to hold harmless and indemnify the City and any of its agents or employees from any and all liability for claims or causes of action of any person, firm or corporation, or of any entity for damages of any type whatsoever that might be sustained or alleged to have been sustained by virtue of any activities carried out by Contractor.

8. NOTICES. All notices, demands, requests, approvals, reports, instructions, consents or other communications (collectively "notices") which may be required or desired to be given by either party to the other shall be in writing and shall be made by personal delivery or sent by United States certified mail, postage prepaid, return receipt requested, or by overnight delivery, prepaid, addressed as follows:

To the City:

Brenda Younger, City Clerk
City of Topeka
City Hall
215 SE 7th Street
Topeka, KS 66603

With a copy to:

April Hazen-Shaffer
Finance Department
215 SE 7th Street
Topeka, Kansas 66603

To the Contractor:

Mandy Czechanski, Executive Director
Prevention and Recovery Services Inc.
2209 SW 29th Street
Topeka, KS 66611

or to any other persons or addresses as may be designated by notice from one party to the other.

9. RELATIONSHIP OF PARTIES. It is understood by the parties that Contractor is an independent contractor with respect to City, and not an employee of City.

10. COMPLIANCE WITH LAWS. Contractor shall comply with all state and federal laws, ordinances, rules, regulations, policies, and directives relating to the services to be performed hereunder.

11. ASSIGNMENT. Neither City nor Contractor shall assign any rights or duties under this Agreement without the prior written consent of the other party. Nothing contained herein shall prevent Contractor from employing independent contractors, associates, or subcontractors; however, in such case, Contractor shall be responsible for performance of the Services.

12. INSURANCE.

A. Commercial General Liability. Contractor shall maintain a policy of comprehensive general liability insurance with minimum limits of One Million Dollars (\$1,000,000) per occurrence. The City of Topeka shall be named as an additional insured.

B. Automobile Liability. Contractor shall maintain automobile liability insurance with minimum combined single limit of five hundred thousand dollars (\$500,000) per accident for all owned, non-owned or hired automobiles used for services under this agreement.

C. Workers Compensation. Contractor shall maintain workers compensation insurance in an amount not less than required by Kansas Statutes.

13. AGREEMENT WITH KANSAS LAW. All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Kansas.

14. TERMINATION DUE TO LACK OF FUNDING APPROPRIATION. Notwithstanding Section 3, if, in the judgment of the City Manager, sufficient funds are not appropriated to continue the function performed in this Agreement or for the payment of the charges hereunder, City may terminate this Agreement at the end of its current fiscal year. City agrees to give written notice of termination to Contractor at least

thirty (30) days prior to the end of its current fiscal year, and shall give such notice for a greater period prior to the end of such fiscal year, if known. City will pay for services provided prior to termination. The termination of the Agreement pursuant to this paragraph shall not cause any penalty to be charged to City or to Contractor.

15. ANTI-DISCRIMINATION CLAUSE. - Contractor agrees to not unlawfully discriminate against any person because of race, religion, creed, color, age, sex, disability, national origin, ancestry or any other legally protected status. If it is determined that Contractor has violated this section of the Agreement, such violation shall constitute a breach of Agreement and the Agreement may be cancelled, terminated or suspended, in whole or in part, by the City of Topeka

16. ACCEPTANCE OF AGREEMENT. This Agreement shall not be considered accepted, approved or otherwise effective until the legally required approvals and certifications have been given.

17. REPRESENTATIVE'S AUTHORITY TO AGREEMENT. By signing this Agreement, the representative of Contractor represents that such person is duly authorized by Contractor to execute this Agreement on behalf of Contractor and that Contractor agrees to be bound by the provisions thereof.

18. RESPONSIBILITY FOR TAXES. City shall not be responsible for, nor indemnify Contractor for any federal, state or local taxes which may be imposed or levied upon the subject matter of this Agreement.

19. INSURANCE. City shall not be required to purchase any insurance against loss or damage to any personal property to which this Agreement relates. Subject to the provisions of the Kansas Tort Claims Act (K.S.A. 75-6101 et seq.), and

the claims provisions of the Code of the City of Topeka (§ 2-476 et seq.), Contractor shall bear the risk of any loss or damage to any personal property in which Contractor holds title.

20. ENTIRE AGREEMENT. The terms and conditions set forth herein constitute the final written expression of all the terms of this transaction and is a complete and exclusive statement of those terms. This Agreement supersedes any prior or contemporaneous oral or written agreement, proposed agreements, negotiations and discussions with respect to the subject matter hereof. Any representations, promises, warranties or statements by any employee or agent of Contractor that differ in any way from the terms of this written Agreement shall be given no force or effect.

21. WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

22. TERMS HEREIN CONTROLLING PROVISIONS. It is expressly agreed that the terms of each and every provision in this Agreement shall prevail and control over the terms of any conflicting provision in any Attachment or Exhibit incorporated into this Agreement.

23. SEVERABILITY. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would

become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

24. EXECUTION IN COUNTERPARTS. This Agreement may be signed by faxed or electronic signature, which will be deemed to be an original signature. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and all of which shall be deemed to constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF TOPEKA, KANSAS

Robert M. Perez, Ph.D., City Manager

ATTEST:

APPROVED AS TO FORM AND LEGALITY BY THE CITY'S LEGAL DEPARTMENT	
DATE _____	BY _____

Brenda Younger, City Clerk

PREVENTION AND RESILIENCY SERVICE
INC.

Mandy Czechanski, Executive Director

EXHIBIT A

2025 Proposed Safe Streets Goals

PARS will continue to develop the community resilience, "Block Talks" concept in collaboration with CIVIC and other community organizations in 2025.

2025 Goals

1. Continue a grassroots effort to identify and include additional neighborhoods in the program and support their efforts to determine their needs and create solutions.
2. Reach out to City Community Engagement, City Council members who have expressed interest in the program and the NIAs they represent to explore additional partnerships.
3. Support neighborhood meetings/programs by attending and providing education and information when requested.
4. Develop communications both print and in person to recruit the participation of community resources to support initiatives – private and government.
5. Promote/market the program and initiatives to build awareness, encourage participation, and share outcomes.

Outcomes

1. By the end of fiscal year 2025, we will create a partnership with 3 additional neighborhoods.
2. Meet with 4 NIAs to share the program individually and explore ways to work together or present at meetings where members of each NIA are present to share the program and potential collaboration. This will be attained by the end of fiscal year 2025.
3. Respond to at least 6 neighborhood requests for support and information and participate in those meetings as requested by the neighborhood.
4. Share information and encourage participation quarterly with currently identified resources and develop new resources as needs are identified by the neighborhoods.
5. Market the program and initiatives at least bi-weekly in social media and through other marketing activities. Include information about violence and substance use. With a goal of reaching 25,000 people.

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Safe Streets 2025 Proposed Budget

25% Decrease	Contractor	Prevention Spec.	Exec. Dir.	Prevention Spec.	IFO/Retailer Consultant	LAC	
Salaries	\$30,000	\$1,797.12	\$3,281.41	\$1,650.00	\$1,936.59	\$660.00	\$39,325.12
Health	0	\$266.76	\$-	\$266.76	\$665.20	\$87.32	\$1,286.04
Payroll taxes	0	\$137.00	\$251.02	\$126.23	\$148.18	\$50.49	\$712.92
Retirement	0	\$35.94	\$131.24	\$-	\$38.74	\$-	\$205.92
Local Trans	\$250.00						250
Supplies	\$250.00						\$250.00
Contractual	\$2,820.00	\$235.00/month					\$2,820.00
Copier	\$900.00	\$75.00/month					<u>\$900.00</u>
							\$45,750.00

The budget provided of \$45,750.00 was determined as outlined above. This budget number assumes a 25% decrease in previous amount funded of \$61,000.00. It supports a small portion of each employee's role as we all engage to some extent with a small staff. The Safe Streets Contractor takes the bulk of this work as she has been the lead on the program since mid-2024. The salaries cover the cost of covering phone calls, participation in neighborhood events including watch meetings, door knocking, preparation of materials for events, communication with neighbors, community members, building on existing relationships and partnerships, continuing the growth we have started with the block talks, participating in IFO and Retailers Meetings monthly with PD, Financial Institutions, and Retailers.

Benefits including health insurance, payroll taxes, and retirement were figured based on the percentage of time each employee spends on work within the grant.

Safe Streets 2025 Proposed Budget

Transportation covers mileage to events related to this grant at the rate of .70/cents per mile based on General Services Administration rates for 2025.

Supplies cover the cost of materials purchased for meetings, flyers, etc. that must be purchased in the operation of the program.

Contractual is divided amongst many areas and now includes "rent" or the cost of doing business but also includes the access to our marketing team and their support in materials needed for various events and activities, and our interpreter's time for use with the Spanish speaking population, and a portion of our accountant's fee as they assist with ensuring our bookkeeping is up to standard.

The copier is a portion of our bill each month. Many copies are made for communication with neighbors, paper resources for those without immediate access to technology, flyers for door knocking, etc.



Safe Streets 2025 Initiatives

A Program of Prevention and Resiliency Services
(PARS)



Why Block Talks?

- Residents in Topeka and Shawnee County want safer, more connected neighborhoods, but traditional engagement methods fall short.
- How do we know this?
 - Townhalls
 - Barriers
 - Lack of trust
 - Community Health Needs Assessment



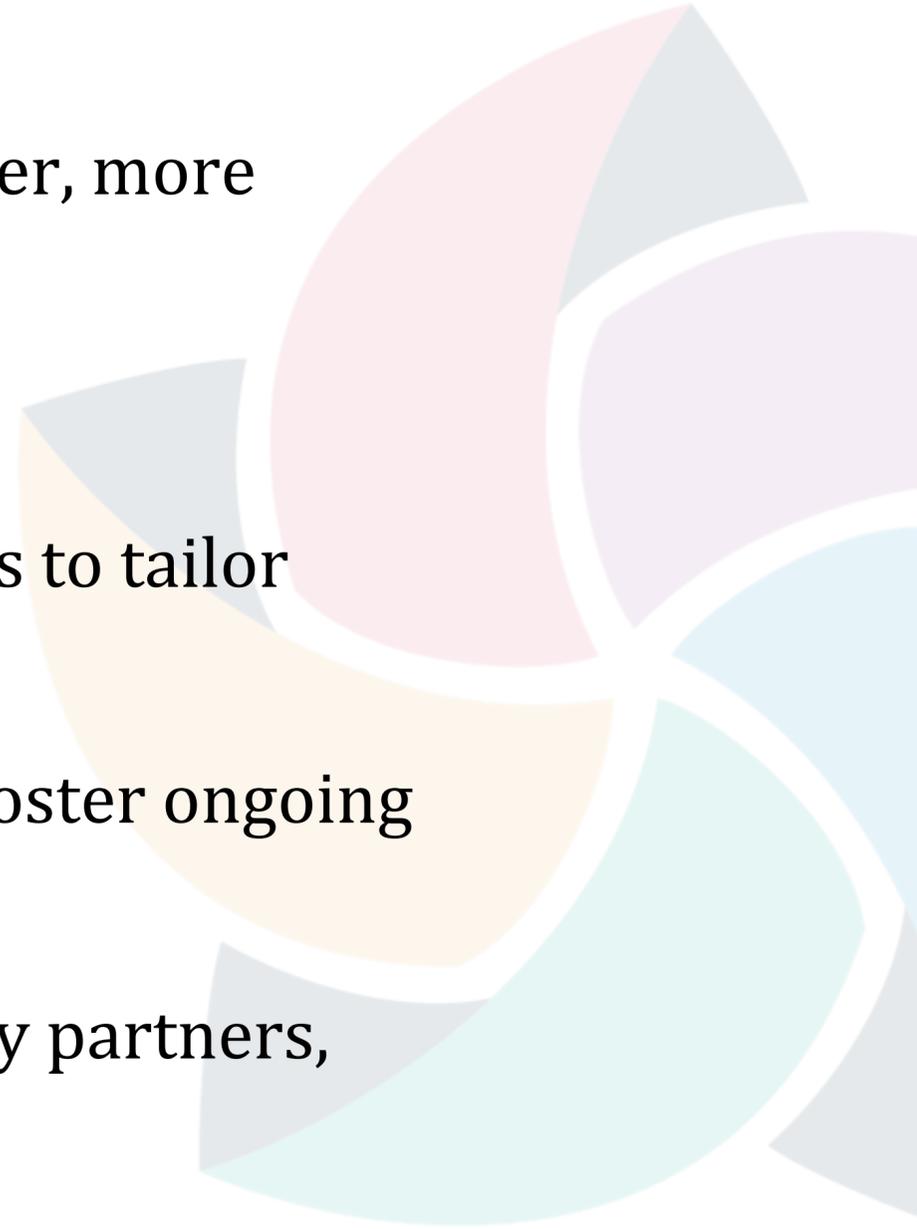


How Block Talks Work

Block Talks empower neighborhoods to take the lead in creating safer, more engaged communities.

This is done through:

1. **Resident-Led Gatherings:** Flexible formats allow neighborhoods to tailor discussion and activities.
2. **Continuous Engagement:** Unlike one-time events, Block Talks foster ongoing dialogue and building trust.
3. **Collaboration with Partners:** PARS, along with other community partners, provide tools, resources, and facilitation support.





Measuring Success and Impact

Block Talks create meaningful, long-term change by fostering trust, engagement, and safety.

Metrics for Success:

- Increased resident participation in community engagement activities.
- Forming unique Block Talk groups with resident-led goal development.
- Growth in participation in NIA meetings and activities.
- Strengthened trust between community members and local organizations.
- Improved Social Determinants of Health factors in the neighborhood reiterated by neighborhood health maps.



Measuring Success and Impact

Block Talks create meaningful, long-term change by fostering trust, engagement, and safety.

Metrics for Success (continued):

- Measurable reductions in safety concerns in participating neighborhoods
- CIVIC street team will have data collection on their program requirements
- Block Talk participants goals and feedback through direct engagement
- Integration into the broader Community Health Plan.





Budget Request for FY 2025

Safe Streets	Proposed Budget
Salaries	\$39,325.12
Fringe Benefits	\$2,204.88
Supplies	\$250.00
Local Transportation	\$250.00
Contractual	\$2820.00
Copier	\$900.00
Total	\$45,750.00



THANK YOU!



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025
CONTACT PERSON: Jason Tryon, Deputy Public Works Director
DOCUMENT #:
SECOND PARTY/SUBJECT: Kansas Homeland Security Hazard Mitigation Plan
PROJECT #:
CATEGORY/SUBCATEGORY: 020 Resolutions / 005 Miscellaneous
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION concerning the Kansas Homeland Security Region Hazard Mitigation Plan.

(Approval will adopt the multi-jurisdictional hazard mitigation plan which is a condition to applying for hazard mitigation grants from the Federal Emergency Management Agency (FEMA).)

VOTING REQUIREMENTS:

Discussion only. Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to adopt the Kansas Homeland Security Region J Hazard Mitigation Plan.

STAFF RECOMMENDATION:

Discussion only. Staff recommends the Governing move to approve the resolution when considered.

BACKGROUND:

City Staff participated with Shawnee County and other local jurisdictions to address and mitigate natural hazards. Shawnee County has approved the plan.

Approval of the plan will enable the City to apply for FEMA grants. The Plan can be accessed at: SEP 2024 Region J Hazard Mitigation Plan.pdf

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Resolution

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by City Manager Robert M. Perez, Ph.D., concerning the
4 Kansas Homeland Security Region J Hazard Mitigation Plan.

5
6 WHEREAS, the City of Topeka recognizes the threat that natural hazards pose to
7 people and property within our community; and

8 WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm
9 to people and property from future hazard occurrences; and

10 WHEREAS, the U.S. Congress passed the Disaster Mitigation Act of 2000
11 (“Disaster Mitigation Act”) emphasizing the need for pre-disaster mitigation of potential
12 hazards; and

13 WHEREAS, the Disaster Mitigation Act made available hazard mitigation grants to
14 state and local governments; and

15 WHEREAS, an adopted Hazard Mitigation Plan is required as a condition of future
16 funding for mitigation projects under multiple Federal Emergency Management Agency
17 (FEMA) pre- and post-disaster mitigation grant programs; and

18 WHEREAS, the City of Topeka fully participated in the FEMA prescribed mitigation
19 planning process to prepare this Multi-Hazard Mitigation Plan; and

20 WHEREAS, the Kansas Division of Emergency Management and FEMA Region VII
21 officials have reviewed the Kansas Homeland Security Region J Hazard Mitigation Plan,
22 and approved it contingent upon this official adoption of the participating governing body;
23 and

24 WHEREAS, the City of Topeka desires to comply with the requirements of the
25 Disaster Mitigation Act and to augment its emergency planning efforts by formally
26 adopting the Kansas Homeland Security Region J Hazard Mitigation Plan; and

27 WHEREAS, adoption by the Governing Body for the City of Topeka demonstrates
28 the jurisdictions' commitment to fulfilling the mitigation goals and objectives outlined in this
29 plan; and

30 WHEREAS, Shawnee County has adopted the plan; and

31 WHEREAS, adoption of this legitimizes the plan and authorizes responsible
32 agencies to carry out their responsibilities under the plan.

33 NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
34 CITY OF TOPEKA, KANSAS, that the City of Topeka adopts the Kansas Homeland
35 Security Region J Hazard Mitigation Plan as an official plan; and

36 BE IT FURTHER RESOLVED, that the City of Topeka will submit this Adoption
37 Resolution to the Kansas Division of Emergency Management and FEMA Region VII
38 officials to enable the plan's final approval.

39 ADOPTED and APPROVED by the Governing Body on_____.

40 CITY OF TOPEKA, KANSAS

41
42
43
44

45 _____
46 Michael A. Padilla, Mayor

47 ATTEST:

48
49
50
51

52 _____
Brenda Younger, City Clerk



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025

CONTACT PERSON: Josh McAnarney, Budget and Finance Division Manager **DOCUMENT #:**

SECOND PARTY/SUBJECT: 2026-2035 Capital Improvement Plan and 2026-2028 Capital Improvement Budget **PROJECT #:**

CATEGORY/SUBCATEGORY: 004 Budgets or Appropriations / 004 Project Budget - Capital Project

CIP PROJECT: Yes

ACTION OF COUNCIL: **JOURNAL #:**
PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION of the proposed 2026-2035 Capital Improvement Plan (CIP) and 2026-2028 Capital Improvement Budget (CIB).

(Discussions will continue through the month of April and May 2025.)

VOTING REQUIREMENTS:

Discussion item only. No action required by the Governing Body

POLICY ISSUE:

Discussions on the proposed 2026-2035 Capital Improvement Plan and 2026-2028 Capital Improvement Budget will continue through the month of April.

STAFF RECOMMENDATION:

Staff recommends the review and continued discussion of the proposed Capital Improvement Plan and Budget.

BACKGROUND:

The Governing Body will adopt a Capital Improvement Plan (CIP) covering a 10-year period and a Capital Improvement Budget (CIB) covering a three-year period. Discussions will continue through the month of April and May 2025.

BUDGETARY IMPACT:

The CIP and CIB are planning tools. Approval of the project budgets comprising the CIB will authorize expenditures of funds identified in the project budget and will be reflected in that year's operating budget in the appropriate fund.

SOURCE OF FUNDING:

General Obligation Bonds, Revenue Bonds, Enterprise Fund (Water, Wastewater and Stormwater) Cash, Cash on hand, Federal Funds, Citywide Half-Cent Sales Tax, Countywide Half-Cent Sales Tax, Information Technology Fund

ATTACHMENTS:

Description

CIP Presentation

Proposed 2026 - 2035 Capital Improvement Plan (CIP)



CITY OF
TOPEKA



CIP Overview

April 1st, 2025

CIP Overview

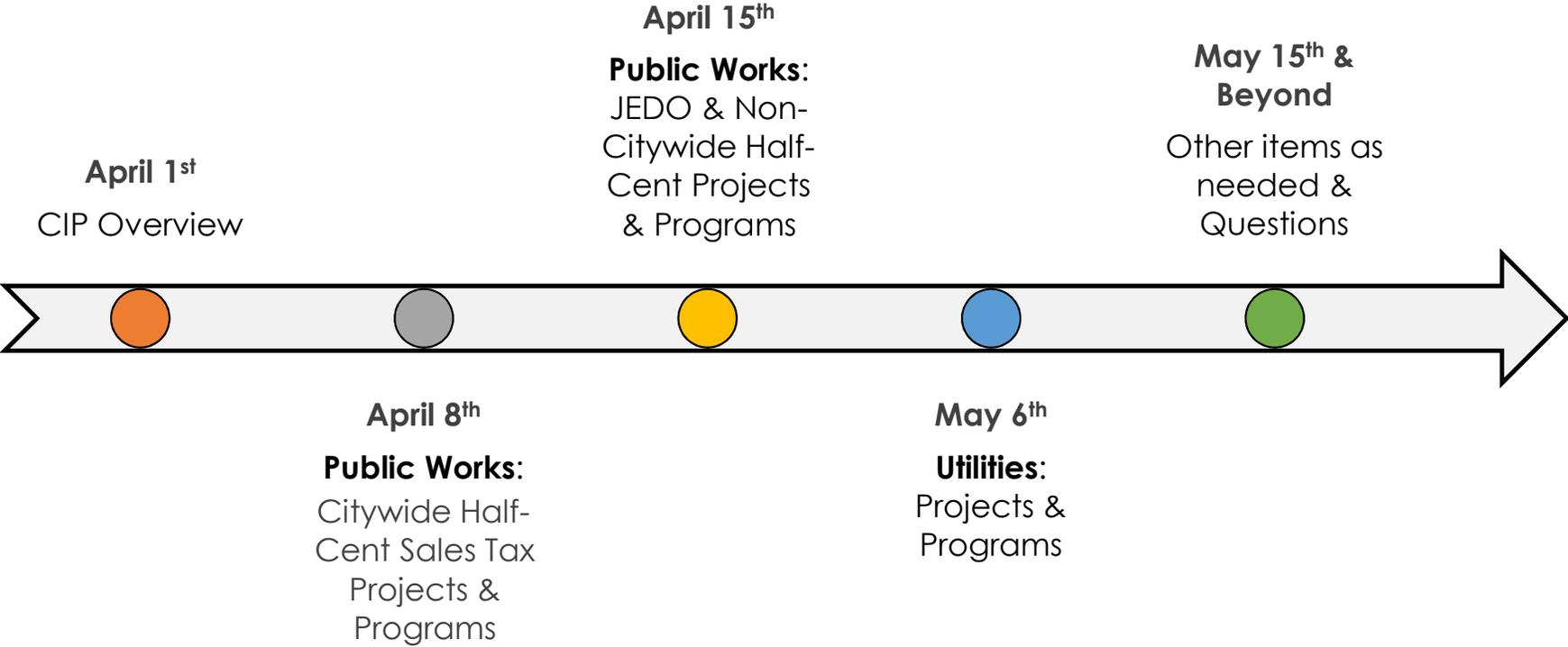
2

Today:

- Presentation Schedule
- CIP Overview & Policy
- Funding Sources
- Constraints and challenges in developing a CIP
- Page Guide



Presentation Schedule



CIP Overview

CIP Timeline

- Capital Improvement Budget (3 years) vs. Capital Improvement Plan (10 Years)
- Approved annually by Governing Body

Purpose

- Long Range Budgeting Plan for City's assets
- Coordination across departments in regards to life cycle asset management
- Communication document for external stakeholders of how investments align with priorities



CIP Overview - Continued

10-year Capital improvement Plan



1-3 Years:
Capital Improvement Budget
Projects and funding identified; plans in place for implementation in proposed year, 3-year budget is approved

4-10 Years:
Projects identified; as time progresses more detailed plans will be developed as they move towards the CIB

1st Year:
Projects continuing, being initiated and/or completed during the proposed operating budget year



CIP Policy

- Real property acquisition
- Construction of new facilities or additions to existing facilities costing a minimum of \$50,000
- Remodeling/repair of the interior/exterior of any facility exceeding \$25,000
- Information technology infrastructure or systems that require technology components or projects costing a minimum of \$50,000
- Multi-year phased projects
 - Not all spending fits into calendar years



CIP Policy - Continued

- A project over \$250,000 can be approved in the CIP, but the PWI Committee and the Governing Body still approve a final authorization of the project before it is put out for construction bid. If the project budget exceeds the amount approved by more than 15%, the project shall not continue unless the Governing Body approves an amended project budget.



CIP Funding Source Summary with Examples

8

- **Public Works Primary Funding Sources**

- **Citywide Half-Cent Sales Tax:** Topeka Boulevard: 21st – 29th
- **Countywide Half-Cent Sales Tax:** SW Huntoon Street: Gage to Harrison
- **Federal Funds Exchange:** Branner Bridge Repairs
- **GO Bonds:** 17th and Fairlawn Signal Repair

- **Utilities Primary Funding Sources**

- **Revenue Bonds:** Watermain Replacement Program
- **Operating Funds Water:** Meter Vault Replacement Program
- **Operating Funds Stormwater:** Levee Asset Repair/Rehab Program
- **Operating Funds Wastewater:** Odor Control Program



Staff Considerations

- **Financial:** Funds are not unlimited,
 - GO Bond cap is set at \$27,000,000 over 3 years
 - Operating funds are subject to budget availability
 - Revenue bonds must be backed by ability to generate revenue
- **Legal:** Regulatory limits on how funds can be spent
 - Citywide Half-Cent Sales tax cannot be spent on new assets; only existing
 - Countywide Sales Tax (JEDO) can only be for projects approved under the 2016 resolution
 - Infrastructure projects often involve multiple entities such as KDOT, Shawnee County, railroads
 - Projects have to be bonded within 3 years
- **Timing:** Committing to one project may delay other projects
 - Polk Quincy will delay other downtown repair projects because of detour routes



Project Pages

Refer to Pages 6 & 7 for full guide

Capital Improvement Project Summary									
Project Name:	2026 - 2030 PROWAG Sidewalk Ramp Programs	Department:	Public Works						
Project Number:	241085.00	Division:	Engineering						
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Vince Schuetz						
Multiple Funds:	No	New Project?	No						
Council District(s):	Multiple	1st CIP Year:							
Total Budget	\$ 3,000,000	Type:	Program						
Project Description & Justification:									
<p>The Public Right of Way Accessibility Guidelines (PROWAG) Ramp Program provides for the maintenance and installation of accessible curb cuts and sidewalk ramps at intersections throughout the city, in accordance with PROWAG. The city currently has a total of 13,220 ramps, of which 6,222 are PROWAG-compliant and 6,998 are non-compliant. Priority is given to areas identified for improvement under the Pedestrian Master Plan. Additionally, priority locations include those where citizens have identified specific needs and roads undergoing major street maintenance. The cost per ramp can range from \$2,500 to \$3,500, depending on surrounding conditions (grade, right-of-way availability, utilities). The more challenges associated with bringing the location into compliance with PROWAG guidelines (longitudinal and transverse slope), the higher the cost. The city is currently able to upgrade between 90 and 120 ramps per year at this funding level.</p>									
Project Estimates									
	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost	
Design/Admin Fees	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000	\$ 200,000	
Construction/Service Fees	\$ -	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 1,400,000	\$ 2,800,000	
Totals	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,000,000	
Financing Sources									
	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost	
Fix Our Streets Sales Tax	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,000,000	
Totals	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,000,000	

Details of the projects total cost, duration, funding source and department are summarized.

Departments provide short descriptions and justifications to provide context





CITY OF
TOPEKA



CIP Overview

April 1st, 2025



City of Topeka

2026-2035 CAPITAL IMPROVEMENT PLAN



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WHAT IS THE CIP?

The Capital Improvement Plan (CIP) is a long-range plan that helps ensure the annual operating budget, capital improvement budget, and long-term financial forecasts align and support the City's strategic goals. The CIP shows capital spending over the next ten years and is separate from the City's annual operating budget. The first three years of the CIP consists of projects adopted as part of the Capital Improvement Budget (CIB). The first year of the CIB reflects projects that will be initiated and/or completed during the upcoming operating budget year. The second- and third-year projects are those for which plans are in the preparation phase.

CIP PROJECTS CRITERIA

To be included in the CIP, capital projects should meet at least ONE of the following criteria:

- Real property acquisition
- Construction of new facilities and/or addition to an existing city facility costing a minimum of \$50,000
- Remodel/repair of any facility exceeding \$25,000
- Public infrastructure project
- Information technology projects costing a minimum of \$50,000

CONSIDERATIONS FOR LARGE SCALE PROJECTS

In 2023 the governing body passed the following measure to where a project over \$250,000 can be approved in the CIP, but the PWI Committee and the Governing Body still approve a final authorization of the project before it is put out for construction bid. The resolution is as outlined:

"With regard to a project that is ready for construction and whose total project budget exceeds \$250,000, the Governing Body, after considering a recommendation from the Public Infrastructure Committee, shall consider whether to authorize the project. If the project budget exceeds the amount approved by more than 15%, the project shall not continue unless the Governing Body approves an amended project budget"



CIP FUNDING SOURCES

The City uses a variety of funding sources to fund CIP projects. The City will not fund a project if available funding is not readily available. Funding sources are as follows:

General Obligation (G.O) Bonds

Type of debt security issued by a government or government agency to finance public projects. These bonds are typically backed by the full faith and credit of the issuer, meaning that they must be repaid using all available revenue sources.

Revenue Bonds

Backed by the revenue generated from a specific project or source, such as a toll road or bridge. The issuer of the bond pays back the bondholders with the revenue generated from the project or source, rather than from taxes.

Citywide Half-Cent Sales Tax

To be used exclusively for costs of maintenance and improvements of existing City streets, gutters, curbs, sidewalks, alleys and street lighting, provided such tax shall take effect on October 1, 2019 and expire on October 1, 2029. Below is a link to the official ordinance: https://s3.amazonaws.com/topeka-resolutions/02018/9032-citywide_half-cent_sales_tax_ballot_question_2018.pdf

Federal Funds Exchange

Voluntary program that allows local agencies to trade all or part of its federal fund allocation in a specific federal fiscal year with the Kansas Department of Transportation (KDOT) in exchange for state transportation dollars. Below is a link the guidelines: <https://www.ksdot.gov/Assets/wwwksdotorg/bureaus/burLocalProj/BLPDOcuments/FFE/Fund%20Exchange%20Program%20Guidelines.pdf>

Countywide Sales Tax (JEDO)

JEDO is funded through the half cent county wide retailers sales tax established by the inter-local agreement and is to be used for economic development. Below is a link to the guidelines:

<https://www.jedocodevo.com/Documents/JEDOInterlocalAgreementbetweenSNCOandCOT-2017salestax.pdf>



Operating Funds

Capital purchases over \$50,000 by departments must be listed in CIP; including if the purchases are located in operating budget



HOW TO READ THE CIP



- 1. Project Name:** The name of the program or project
- 2. Project Number:** The unique number that designates each CIP project
- 3. Funding Source:** The main funding source for the program or project. Some CIP projects are allocated funds from various sources
- 4. Multiple Funds:** This indicates whether the project receives funding from multiple sources
- 5. Council Districts:** The location of the project, indicated by the council district. Often, programs will span multiple districts as they are comprised of a few separate projects
- 6. Department:** The City department responsible for the project. The CIP includes projects from Public Works, Utilities, IT, Fire, and Police
- 7. Division:** The division within the City department
- 8. Contact:** The City staff person in charge of managing the project
- 9. New project?** Indicates whether the project is new and added during the current CIP cycle
- 10. 1st CIP Year:** The first year the project appeared in the CIP
- 11. Type:** Whether it is a program (recurring) or a project (one-time improvement)
- 12. Project Estimates:** The type of expenses incurred by the project by year
- 13. Financing Sources:** The amount of funding from each source by year

HOW TO READ THE CIP



Capital Improvement Project Summary

1 Project Name:	2025 ADA Sidewalk Ramp Program	6 Department:	Public Works
2 Project Number:	241084.00	7 Division:	Engineering
3 Primary Funding Source:	Fix Our Streets Sales Tax	8 Contact:	Vince Schuetz
4 Multiple Funds:	No	9 New Project?	No
5 Council District(s):	Multiple	10 1st CIP Year:	
		11 Type:	Program

Project Description & Justification:

The Americans with Disabilities Act (ADA) Ramp Program provides for the maintenance and installation of accessible curb cuts and sidewalk ramps at intersections throughout the city in accordance with the ADA Accessibility Guidelines. The City has approximately 8,000 existing sidewalk ramps with approximately 1,200 additional locations needed. Priority is given to the areas identified for improvement under the Pedestrian Master Plan. Additionally, priority locations are those where citizens have identified specific needs and along roads where major street maintenance is occurring. The cost per ramp can range from \$2,500 to \$3,500 depending on the surrounding conditions (grade, right of way availability, utilities). The more challenges associated with bringing the location into compliance with the ADA guidelines (longitudinal and transverse slope), the higher the cost. The city is currently able to upgrade between 90 and 120 ramps per year at this funding level.

12	Project Estimates	>2024	2025	2026	2027	2028	2029	2030 & Beyond	Total Cost
	Design/Admin Fees	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
	Construction/Service Fees	\$ -	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,000
	Totals	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000

13	Financing Sources	>2024	2025	2026	2027	2028	2029	2030 & Beyond	Total Cost
	Fix Our Streets Sales Tax	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
	Totals	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000



EXECUTIVE SUMMARY

2026 - 2035 CIP Funding Source Summary

	2026	2027	2028	2029	2030	2031-2035	CIB Totals	10-Year Totals	
Fix Our Streets Sales Tax	2025 Adopted CIP	\$ 21,076,020	\$ 19,186,768	\$ 21,820,053	\$ 23,118,060	\$ 18,400,000	\$ 87,129,026	\$ 62,082,841	\$ 190,729,927
	2026 Proposed CIP	\$ 24,946,116	\$ 26,308,509	\$ 27,839,225	\$ 24,255,000	\$ 22,680,828	\$ 111,192,086	\$ 79,093,850	\$ 237,221,764
	Variance	\$ 3,870,096	\$ 7,121,741	\$ 6,019,173	\$ 1,136,940	\$ 4,280,828	\$ 24,063,060	\$ 17,011,010	\$ 46,491,837
Countywide Sales Tax	2025 Adopted CIP	\$ 7,225,396	\$ 9,425,396	\$ 12,550,000	\$ 16,550,050	\$ 16,475,050	\$ 25,513,750	\$ 29,200,792	\$ 87,739,642
	2026 Proposed CIP	\$ 6,775,396	\$ 7,675,396	\$ 12,550,000	\$ 18,750,050	\$ 16,475,050	\$ 25,513,750	\$ 27,000,792	\$ 87,739,642
	Variance	\$ (450,000)	\$ (1,750,000)	\$ -	\$ 2,200,000	\$ -	\$ -	\$ (2,200,000)	\$ -
Federal Funds Exchange	2025 Adopted CIP	\$ 725,000	\$ 2,392,970	\$ 600,000	\$ 600,000	\$ 700,000	\$ 4,340,000	\$ 3,717,970	\$ 9,357,970
	2026 Proposed CIP	\$ 800,000	\$ 1,290,048	\$ 1,025,000	\$ 2,692,970	\$ 1,000,000	\$ 5,840,000	\$ 3,115,048	\$ 12,648,018
	Variance	\$ 75,000	\$ (1,102,922)	\$ 425,000	\$ 2,092,970	\$ 300,000	\$ 1,500,000	\$ (602,922)	\$ 3,290,048
G.O. Bonds	2025 Adopted CIP	\$ 13,746,513	\$ 8,082,379	\$ 34,377,133	\$ 18,007,998	\$ 11,545,100	\$ 63,089,817	\$ 56,206,025	\$ 148,848,939
	2026 Proposed CIP	\$ 15,595,513	\$ 9,722,879	\$ 45,236,750	\$ 17,763,131	\$ 34,857,704	\$ 59,413,893	\$ 70,555,142	\$ 182,589,869
	Variance	\$ 1,849,000	\$ 1,640,500	\$ 10,859,617	\$ (244,867)	\$ 23,312,604	\$ (3,675,924)	\$ 14,349,117	\$ 33,740,930

2026 - 2035 CIP Funding Source Summary

	2026	2027	2028	2029	2030	2031-2035	CIB Totals	10-Year Totals
Operating Fund General								
<i>2025 Adopted CIP</i>	\$ 1,750,849	\$ 1,803,089	\$ 2,182,042	\$ 2,239,593	\$ 2,299,999	\$ 9,852,152	\$ 5,735,979	\$ 20,127,723
<i>2026 Proposed CIP</i>	\$ 2,069,045	\$ 1,881,285	\$ 2,185,238	\$ 2,242,790	\$ 2,303,195	\$ 12,576,373	\$ 6,135,569	\$ 23,257,926
<i>Variance</i>	\$ 318,197	\$ 78,197	\$ 3,196	\$ 3,197	\$ 3,196	\$ 2,724,221	\$ 399,589	\$ 3,130,203
Operating Fund IT								
<i>2025 Adopted CIP</i>	\$ 780,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 780,000	\$ 780,000
<i>2026 Proposed CIP</i>	\$ 349,000	\$ 475,000	\$ 475,000	\$ 475,000	\$ 350,000	\$ 350,000	\$ 1,299,000	\$ 2,474,000
<i>Variance</i>	\$ (431,000)	\$ 475,000	\$ 475,000	\$ 475,000	\$ 350,000	\$ 350,000	\$ 519,000	\$ 1,694,000
CDBG								
<i>2025 Adopted CIP</i>	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 1,950,000	\$ 1,170,000	\$ 3,900,000
<i>2026 Proposed CIP</i>	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 1,950,000	\$ 1,170,000	\$ 3,900,000
<i>Variance</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2026 - 2035 CIP Funding Source Summary

	2026	2027	2028	2029	2030	2031-2035	CIB Totals	10-Year Totals	
Revenue Bonds	2025 Adopted CIP	\$ 32,777,360	\$ 25,306,400	\$ 26,874,512	\$ 53,104,232	\$ 21,995,271	\$ -	\$ 84,958,272	\$ 160,057,775
	2026 Proposed CIP	\$ 25,609,360	\$ 20,481,107	\$ 20,938,512	\$ 42,925,232	\$ 45,334,466	\$ -	\$ 67,028,979	\$ 155,288,677
	Variance	\$ (7,168,000)	\$ (4,825,293)	\$ (5,936,000)	\$ (10,179,000)	\$ 23,339,195	\$ -	\$ (17,929,293)	\$ (4,769,098)
Operating Fund Water	2025 Adopted CIP	\$ 5,412,566	\$ 11,190,268	\$ 5,393,079	\$ 7,936,002	\$ 8,024,502	\$ 22,035,000	\$ 21,995,913	\$ 59,991,417
	2026 Proposed CIP	\$ 5,415,000	\$ 11,190,000	\$ 4,990,000	\$ 4,315,000	\$ 8,290,000	\$ 87,572,321	\$ 21,595,000	\$ 121,772,321
	Variance	\$ 2,434	\$ (268)	\$ (403,079)	\$ (3,621,002)	\$ 265,498	\$ 65,537,321	\$ (400,913)	\$ 61,780,904
Operating Fund Stormwater	2025 Adopted CIP	\$ 3,937,000	\$ 3,512,500	\$ 2,862,400	\$ 2,373,900	\$ 7,415,000	\$ 18,800,000	\$ 10,311,900	\$ 38,900,800
	2026 Proposed CIP	\$ 5,144,500	\$ 3,512,500	\$ 2,562,400	\$ 2,373,900	\$ 8,288,200	\$ 42,550,000	\$ 11,219,400	\$ 64,431,500
	Variance	\$ 1,207,500	\$ -	\$ (300,000)	\$ -	\$ 873,200	\$ 23,750,000	\$ 907,500	\$ 25,530,700
Operating Fund Wastewater	2025 Adopted CIP	\$ 8,225,760	\$ 9,825,760	\$ 4,325,760	\$ 3,875,760	\$ 2,975,760	\$ 20,028,040	\$ 22,377,280	\$ 49,256,840
	2026 Proposed CIP	\$ 8,375,760	\$ 8,275,760	\$ 4,475,760	\$ 4,025,760	\$ 4,550,760	\$ 89,228,040	\$ 21,127,280	\$ 118,931,840
	Variance	\$ 150,000	\$ (1,550,000)	\$ 150,000	\$ 150,000	\$ 1,575,000	\$ 69,200,000	\$ (1,250,000)	\$ 69,675,000
Federal Funds (Other)	2025 Adopted CIP	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
	2026 Proposed CIP	\$ 4,000,000	\$ 1,500,000	\$ -	\$ -	\$ 7,962,500	\$ -	\$ 5,500,000	\$ 13,462,500
	Variance	\$ 3,000,000	\$ 1,500,000	\$ -	\$ -	\$ 7,962,500	\$ -	\$ 4,500,000	\$ 12,462,500
All Funding Sources Total	2025 Adopted CIP	\$ 97,046,464	\$ 91,115,530	\$ 111,374,978	\$ 128,195,595	\$ 90,220,682	\$ 252,737,785	\$ 299,536,971	\$ 770,691,033
	2026 Proposed CIP	\$ 99,469,690	\$ 92,702,484	\$ 122,667,885	\$ 120,208,832	\$ 152,482,702	\$ 436,186,463	\$ 314,840,059	\$ 1,023,718,057
	Variance	\$ 2,423,227	\$ 1,586,954	\$ 11,292,907	\$ (7,986,763)	\$ 62,262,021	\$ 183,448,678	\$ 15,303,088	\$ 253,027,024

Project Variances

Project Name	Type	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	3 Year - CIB	10 Year - CIP	Totals
2028-2030 Fire Department Fleet Replacement	2025 CIP	\$ -	\$ -	\$ -	\$ 2,235,544	\$ 2,347,322	\$ 2,896,721	\$ -	\$ 2,235,544	\$ 7,479,587	\$ 7,479,587
	2026 CIP	\$ -	\$ -	\$ -	\$ 2,675,000	\$ 2,422,322	\$ 2,971,721	\$ -	\$ 2,675,000	\$ 8,069,043	\$ 8,069,043
	Variance	\$ -	\$ -	\$ -	\$ 439,456	\$ 75,000	\$ 75,000	\$ -	\$ 439,456	\$ 589,456	\$ 589,456
2026 - 2030 Bridge Maintenance Program	2025 CIP	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 3,000,000	\$ 1,800,000	\$ 3,000,000	\$ 6,000,000
	2026 CIP	\$ -	\$ 800,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	\$ 2,600,000	\$ 4,400,000	\$ 8,900,000
	Variance	\$ -	\$ 200,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 800,000	\$ 1,400,000	\$ 2,900,000
2026 - 2030 FIRM	2025 CIP	\$ -	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000	\$ 11,500,000	\$ 6,900,000	\$ 11,500,000	\$ 23,000,000
	2026 CIP	\$ -	\$ 2,350,000	\$ 2,451,500	\$ 2,553,045	\$ 2,654,636	\$ 2,756,275	\$ 15,007,737	\$ 7,354,545	\$ 12,765,457	\$ 27,773,194
	Variance	\$ -	\$ 50,000	\$ 151,500	\$ 253,045	\$ 354,636	\$ 456,275	\$ 3,507,737	\$ 454,545	\$ 1,265,457	\$ 4,773,194
2026 - 2030 Traffic Signal Replacement Program	2025 CIP	\$ -	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 9,000,000	\$ 5,400,000	\$ 9,000,000	\$ 18,000,000
	2026 CIP	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 12,500,000	\$ 7,500,000	\$ 12,500,000	\$ 25,000,000
	Variance	\$ -	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 3,500,000	\$ 2,100,000	\$ 3,500,000	\$ 7,000,000
2026 - 2030 Traffic Safety Program	2025 CIP	\$ -	\$ 400,000	\$ 400,000	\$ 809,990	\$ 400,000	\$ 400,000	\$ 2,000,000	\$ 1,609,990	\$ 2,409,990	\$ 4,409,990
	2026 CIP	\$ -	\$ 300,000	\$ 300,000	\$ 700,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 1,300,000	\$ 1,900,000	\$ 3,400,000
	Variance	\$ -	\$ (100,000)	\$ (100,000)	\$ (109,990)	\$ (100,000)	\$ (100,000)	\$ (500,000)	\$ (309,990)	\$ (509,990)	\$ (1,009,990)
2026 - 2030 Alley Repair Programs	2025 CIP	\$ -	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	\$ 2,700,000	\$ 4,500,000	\$ 9,000,000
	2026 CIP	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	\$ 3,000,000	\$ 5,000,000	\$ 10,000,000
	Variance	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 300,000	\$ 500,000	\$ 1,000,000

Project Variances

Project Name	Type	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	3 Year - CIB	10 Year - CIP	Totals
2026 - 2030 Pavement Management Program	2025 CIP	\$ -	\$ 11,450,000	\$ 11,000,000	\$ 11,000,000	\$ 11,000,000	\$ 11,000,000	\$ 55,000,000	\$ 33,450,000	\$ 55,450,000	\$ 110,450,000
	2026 CIP	\$ -	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 70,000,000	\$ 42,000,000	\$ 70,000,000	\$ 140,000,000
	Variance	\$ -	\$ 2,550,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 15,000,000	\$ 8,550,000	\$ 14,550,000	\$ 29,550,000
2026 - 2030 Street Contract Preventative Maintenance Program	2025 CIP	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 15,000,000	\$ 9,000,000	\$ 15,000,000	\$ 30,000,000
	2026 CIP	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 20,000,000	\$ 12,000,000	\$ 20,000,000	\$ 40,000,000
	Variance	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	\$ 3,000,000	\$ 5,000,000	\$ 10,000,000
2026 - 2030 Fleet Replacement Program - Street	2025 CIP	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	\$ 3,000,000	\$ 5,000,000	\$ 10,000,000
	2026 CIP	\$ -	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 5,165,000	\$ 3,099,000	\$ 5,165,000	\$ 10,330,000
	Variance	\$ -	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 165,000	\$ 99,000	\$ 165,000	\$ 330,000
2026 - 2030 Water Main Replacement Program	2025 CIP	\$ -	\$ 10,666,400	\$ 10,483,400	\$ 11,221,400	\$ 11,309,600	\$ 12,151,580	\$ -	\$ 32,371,200	\$ 55,832,380	\$ 55,832,380
	2026 CIP	\$ -	\$ 10,666,400	\$ 10,483,400	\$ 9,429,400	\$ 11,666,000	\$ 11,997,800	\$ 59,462,321	\$ 30,579,200	\$ 54,243,000	\$ 113,705,321
	Variance	\$ -	\$ -	\$ -	\$ (1,792,000)	\$ 356,400	\$ (153,780)	\$ 59,462,321	\$ (1,792,000)	\$ (1,589,380)	\$ 57,872,941
2026 - 2030 Meter Vault Replacement Program	2025 CIP	\$ -	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ -	\$ 2,025,000	\$ 3,375,000	\$ 3,375,000
	2026 CIP	\$ -	\$ 675,000	\$ 675,000	\$ 675,000	\$ -	\$ -	\$ -	\$ 2,025,000	\$ 2,025,000	\$ 2,025,000
	Variance	\$ -	\$ -	\$ -	\$ -	\$ (675,000)	\$ (675,000)	\$ -	\$ -	\$ (1,350,000)	\$ (1,350,000)
2026 - 2030 Hydrant and Valve Rehab and Replacement Program	2025 CIP	\$ -	\$ 270,000	\$ 270,000	\$ 270,000	\$ 270,000	\$ 270,000	\$ 1,595,000	\$ 810,000	\$ 1,350,000	\$ 2,945,000
	2026 CIP	\$ -	\$ 270,000	\$ 270,000	\$ 270,000	\$ 300,000	\$ 310,000	\$ 1,595,000	\$ 810,000	\$ 1,420,000	\$ 3,015,000
	Variance	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 40,000	\$ -	\$ -	\$ 70,000	\$ 70,000

Project Variances

Project Name	Type	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	3 Year - CIB	10 Year - CIP	Totals
2026 - 2030 Water Tower Rehabilitation Program	2025 CIP	\$ -	\$ 400,000	\$ 400,000	\$ 400,000	\$ 525,000	\$ 335,000	\$ 2,765,000	\$ 1,200,000	\$ 2,060,000	\$ 4,825,000
	2026 CIP	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ 525,000	\$ 535,000	\$ 2,765,000	\$ 800,000	\$ 1,860,000	\$ 4,625,000
	Variance	\$ -	\$ -	\$ -	\$ (400,000)	\$ -	\$ 200,000	\$ -	\$ (400,000)	\$ (200,000)	\$ (200,000)
2026 - 2030 Wastewater Lining & Replacement Program	2025 CIP	\$ -	\$ 2,500,000	\$ 2,800,000	\$ 4,432,000	\$ 7,560,000	\$ 2,492,941	\$ -	\$ 9,732,000	\$ 19,784,941	\$ 19,784,941
	2026 CIP	\$ -	\$ 2,500,000	\$ 2,800,000	\$ 4,432,000	\$ 7,560,000	\$ 9,015,000	\$ 40,500,000	\$ 9,732,000	\$ 26,307,000	\$ 66,807,000
	Variance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,522,059	\$ 40,500,000	\$ -	\$ 6,522,059	\$ 47,022,059
2026 - 2030 Inflow & Infiltration Program	2025 CIP	\$ -	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 3,375,000	\$ 1,575,000	\$ 2,625,000	\$ 6,000,000
	2026 CIP	\$ -	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 3,375,000	\$ 2,025,000	\$ 3,375,000	\$ 6,750,000
	Variance	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 450,000	\$ 750,000	\$ 750,000
2026 - 2030 WPC Facility Rehabilitation Program	2025 CIP	\$ -	\$ 900,000	\$ 1,000,000	\$ 1,350,000	\$ 1,350,000	\$ 400,000	\$ 6,750,000	\$ 3,250,000	\$ 5,000,000	\$ 11,750,000
	2026 CIP	\$ -	\$ 900,000	\$ 1,000,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 3,250,000	\$ 5,950,000	\$ 12,700,000
	Variance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950,000	\$ -	\$ -	\$ 950,000	\$ 950,000
2026 - 2030 Stormwater Conveyance System Rehabilitation & Replacement Program	2025 CIP	\$ -	\$ 3,165,060	\$ 4,872,000	\$ 7,196,012	\$ 7,280,000	\$ 3,251,700	\$ -	\$ 15,233,072	\$ 25,764,772	\$ 25,764,772
	2026 CIP	\$ -	\$ 3,165,060	\$ 4,872,000	\$ 7,232,012	\$ 7,280,000	\$ 2,789,416	\$ 28,750,000	\$ 15,269,072	\$ 25,338,488	\$ 54,088,488
	Variance	\$ -	\$ -	\$ -	\$ 36,000	\$ -	\$ (462,284)	\$ 28,750,000	\$ 36,000	\$ (426,284)	\$ 28,323,716
2026 -2030 Wastewater Pump Station Rehabilitation & Replacement	2025 CIP	\$ -	\$ 2,240,000	\$ 2,520,000	\$ 2,800,000	\$ 2,800,000	\$ 2,750,050	\$ -	\$ 7,560,000	\$ 13,110,050	\$ 13,110,050
	2026 CIP	\$ -	\$ 2,036,000	\$ 2,288,862	\$ 2,800,000	\$ 2,800,000	\$ 2,750,050	\$ 12,500,000	\$ 7,124,862	\$ 12,674,912	\$ 25,174,912
	Variance	\$ -	\$ (204,000)	\$ (231,138)	\$ -	\$ -	\$ -	\$ 12,500,000	\$ (435,138)	\$ (435,138)	\$ 12,064,862

Project Variances

Project Name	Type	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	3 Year - CIB	10 Year - CIP	Totals
Sanitary Sewer Interceptor Maintenance & Rehabilitation Program	2025 CIP	\$ -	\$ -	\$ 6,048,000	\$ -	\$ 6,048,000	\$ -	\$ -	\$ 6,048,000	\$ 12,096,000	\$ 12,096,000
	2026 CIP	\$ -	\$ -	\$ 6,048,000	\$ -	\$ 6,048,000	\$ -	\$ 16,200,000	\$ 6,048,000	\$ 12,096,000	\$ 28,296,000
	Variance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,200,000	\$ -	\$ -	\$ 16,200,000
Sanitary Sewer Force Main Replacement Program	2025 CIP	\$ -	\$ 5,844,000	\$ 8,748,000	\$ -	\$ -	\$ -	\$ -	\$ 14,592,000	\$ 14,592,000	\$ 14,592,000
	2026 CIP	\$ -	\$ -	\$ 773,845	\$ -	\$ -	\$ -	\$ -	\$ 773,845	\$ 773,845	\$ 773,845
	Variance	\$ -	\$ (5,844,000)	\$ (7,974,155)	\$ -	\$ -	\$ -	\$ -	\$ (13,818,155)	\$ (13,818,155)	\$ (13,818,155)
Station Compressors	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2026 CIP	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ 240,000	\$ 240,000
	Variance	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ 240,000	\$ 240,000
HyperConverged Infrastructure Upgrade	2025 CIP	\$ -	\$ 780,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 780,000	\$ 780,000	\$ 780,000
	2026 CIP	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 375,000	\$ 500,000	\$ 500,000
	Variance	\$ -	\$ (655,000)	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ (405,000)	\$ (280,000)	\$ (280,000)
Wireless Access Points - Upgrade/Expansion	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2026 CIP	\$ -	\$ 224,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 924,000	\$ 1,624,000	\$ 1,974,000
	Variance	\$ -	\$ 224,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 924,000	\$ 1,624,000	\$ 1,974,000
Police Department Fleet Replacement	2025 CIP	\$ 1,504,507	\$ 1,003,040	\$ 1,053,192	\$ 1,105,852	\$ 1,161,145	\$ 1,219,202	\$ 5,517,658	\$ 3,162,085	\$ 5,542,431	\$ 12,564,596
	2026 CIP	\$ 1,504,507	\$ 1,003,040	\$ 1,053,192	\$ 1,105,852	\$ 1,161,145	\$ 1,219,202	\$ 7,073,703	\$ 3,162,085	\$ 5,542,431	\$ 14,120,641
	Variance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,556,045	\$ -	\$ -	\$ 1,556,045

Project Variances

Project Name	Type	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	3 Year - CIB	10 Year - CIP	Totals
Body Worn Camera/Taser Equipment Replacement Plan	2025 CIP	\$ 1,369,177	\$ 747,808	\$ 749,896	\$ 831,190	\$ 833,448	\$ 835,797	\$ 3,844,494	\$ 2,328,895	\$ 3,998,140	\$ 9,211,811
	2026 CIP	\$ 1,369,177	\$ 751,005	\$ 753,093	\$ 834,386	\$ 836,645	\$ 838,993	\$ 5,012,670	\$ 2,338,484	\$ 4,014,122	\$ 10,395,969
	Variance	\$ -	\$ 3,197	\$ 3,197	\$ 3,196	\$ 3,197	\$ 3,196	\$ 1,168,176	\$ 9,589	\$ 15,982	\$ 1,184,158
SW 29th St. - Burlingame Rd. to Topeka Blvd.	2025 CIP	\$ 1,337,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,337,000
	2026 CIP	\$ 250,000	\$ -	\$ 1,195,700	\$ -	\$ -	\$ -	\$ -	\$ 1,195,700	\$ 1,195,700	\$ 1,445,700
	Variance	\$ (1,087,000)	\$ -	\$ 1,195,700	\$ -	\$ -	\$ -	\$ -	\$ 1,195,700	\$ 1,195,700	\$ 108,700
S Kansas Ave. - 10th to 17th	2025 CIP	\$ -	\$ 106,000	\$ 279,500	\$ 3,085,650	\$ -	\$ -	\$ -	\$ 3,471,150	\$ 3,471,150	\$ 3,471,150
	2026 CIP	\$ -	\$ 106,000	\$ 279,500	\$ 3,224,000	\$ -	\$ -	\$ -	\$ 3,609,500	\$ 3,609,500	\$ 3,609,500
	Variance	\$ -	\$ -	\$ -	\$ 138,350	\$ -	\$ -	\$ -	\$ 138,350	\$ 138,350	\$ 138,350
NW Lyman Rd. - Vail Ave. to Tyler St. Sidewalk	2025 CIP	\$ 244,028	\$ 555,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 555,972	\$ 555,972	\$ 800,000
	2026 CIP	\$ 244,028	\$ 1,355,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,355,972	\$ 1,355,972	\$ 1,600,000
	Variance	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000	\$ 800,000
NW Lyman Rd. - Vail Ave. to Tyler St.	2025 CIP	\$ -	\$ -	\$ -	\$ 333,135	\$ 2,135,212	\$ -	\$ -	\$ 333,135	\$ 2,468,347	\$ 2,468,347
	2026 CIP	\$ -	\$ -	\$ -	\$ 366,449	\$ 2,348,733	\$ -	\$ -	\$ 366,449	\$ 2,715,182	\$ 2,715,182
	Variance	\$ -	\$ -	\$ -	\$ 33,314	\$ 213,521	\$ -	\$ -	\$ 33,314	\$ 246,835	\$ 246,835
SE 29th St./ Kansas Turnpike Authority Interchange	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,875,687	\$ -	\$ -	\$ 19,875,687
	2026 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,054,772	\$ -	\$ -	\$ 19,054,772	\$ 19,054,772
	Variance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,054,772	\$ (19,875,687)	\$ -	\$ 19,054,772	\$ (820,915)

Project Variances

Project Name	Type	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	3 Year - CIB	10 Year - CIP	Totals
SW Topeka Blvd. - 38th to 49th St.	2025 CIP	\$ -	\$ 652,500	\$ 225,000	\$ 3,059,397	\$ -	\$ -	\$ -	\$ 3,936,897	\$ 3,936,897	\$ 3,936,897
	2026 CIP	\$ -	\$ 750,000	\$ 225,000	\$ 3,259,397	\$ -	\$ -	\$ -	\$ 4,234,397	\$ 4,234,397	\$ 4,234,397
	Variance	\$ -	\$ 97,500	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 297,500	\$ 297,500	\$ 297,500
NW Menninger RD and N Topeka Blvd	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2026 CIP	\$ -	\$ 122,596	\$ 591,089	\$ -	\$ -	\$ -	\$ -	\$ 713,685	\$ 713,685	\$ 713,685
	Variance	\$ -	\$ 122,596	\$ 591,089	\$ -	\$ -	\$ -	\$ -	\$ 713,685	\$ 713,685	\$ 713,685
45th Street: Gage to Cambridge	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2026 CIP	\$ 400,000	\$ 600,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,600,000	\$ 3,600,000	\$ 4,000,000
	Variance	\$ 400,000	\$ 600,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,600,000	\$ 3,600,000	\$ 4,000,000
AVL: Automatic Vehicle Location	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2026 CIP	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 225,000
	Variance	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 225,000
Fire Station Replacement Cycle	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2026 CIP	\$ -	\$ 100,000	\$ -	\$ 11,260,000	\$ -	\$ -	\$ -	\$ 11,360,000	\$ 11,360,000	\$ 11,360,000
	Variance	\$ -	\$ 100,000	\$ -	\$ 11,260,000	\$ -	\$ -	\$ -	\$ 11,360,000	\$ 11,360,000	\$ 11,360,000
Heavy Duty Fleet Garage	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2026 CIP	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 8,000,000	\$ 100,000	\$ 100,000	\$ 8,100,000
	Variance	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 8,000,000	\$ 100,000	\$ 100,000	\$ 8,100,000

Project Variances

Project Name	Type	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	3 Year - CIB	10 Year - CIP	Totals
SE Quincy Street: 8th to 10th	2025 CIP	\$ 2,925,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,925,000
	2026 CIP	\$ 225,000	\$ -	\$ 3,100,000	\$ -	\$ -	\$ -	\$ -	\$ 3,100,000	\$ 3,100,000	\$ 3,325,000
	Variance	\$ (2,700,000)	\$ -	\$ 3,100,000	\$ -	\$ -	\$ -	\$ -	\$ 3,100,000	\$ 3,100,000	\$ 400,000
Shunga Creek Flood Mitigation	2025 CIP	\$ -	\$ 2,120,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 5,000,000	\$ 2,120,000	\$ 6,120,000	\$ 11,120,000
	2026 CIP	\$ -	\$ -	\$ 3,180,000	\$ -	\$ -	\$ 12,250,000	\$ -	\$ 3,180,000	\$ 15,430,000	\$ 15,430,000
	Variance	\$ -	\$ (2,120,000)	\$ 3,180,000	\$ -	\$ -	\$ 8,250,000	\$ (5,000,000)	\$ 1,060,000	\$ 9,310,000	\$ 4,310,000
West Zone Improvements & Optimizations	2025 CIP	\$ 4,256,000	\$ -	\$ -	\$ -	\$ -	\$ 3,375,000	\$ -	\$ -	\$ 3,375,000	\$ 7,631,000
	2026 CIP	\$ 4,256,000	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ -	\$ 3,780,000	\$ 8,036,000
	Variance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,000	\$ -	\$ -	\$ 405,000	\$ 405,000
Central Zone Improvements & Optimizations Phase II	2025 CIP	\$ 5,071,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,071,000
	2026 CIP	\$ 5,071,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,075,000	\$ -	\$ -	\$ 11,146,000
	Variance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,075,000	\$ -	\$ -	\$ 6,075,000
Utility Billing System	2025 CIP	\$ 127,435	\$ 67,566	\$ 70,268	\$ 73,079	\$ 76,002	\$ 76,002	\$ 350,000	\$ 210,913	\$ 362,917	\$ 840,352
	2026 CIP	\$ 127,435	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 350,000	\$ 210,000	\$ 350,000	\$ 827,435
	Variance	\$ -	\$ 2,434	\$ (268)	\$ (3,079)	\$ (6,002)	\$ (6,002)	\$ -	\$ (913)	\$ (12,917)	\$ (12,917)
Montara Zone Optimization	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,375,000	\$ -	\$ -	\$ 3,375,000	\$ 3,375,000
	2026 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ -	\$ 3,780,000	\$ 3,780,000
	Variance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,000	\$ -	\$ -	\$ 405,000	\$ 405,000

Project Variances

Project Name	Type	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	3 Year - CIB	10 Year - CIP	Totals
North Zone Optimization	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ 3,375,000	\$ -	\$ -	\$ -	\$ 3,375,000	\$ 3,375,000
	2026 CIP	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ -	\$ -	\$ 3,780,000	\$ 3,780,000
	Variance	\$ -	\$ -	\$ -	\$ -	\$ 405,000	\$ -	\$ -	\$ -	\$ 405,000	\$ 405,000
Menoken Road Tie Back	2025 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2026 CIP	\$ -	\$ 5,207,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,207,500	\$ 5,207,500	\$ 5,207,500
	Variance	\$ -	\$ 5,207,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,207,500	\$ 5,207,500	\$ 5,207,500

General Obligation Bonded Projects

Note: This only includes the bonding portion of a given project

Projects and Programs	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	Project Totals	Page Numbers
2026 - 2030 Citywide Infill Sidewalk	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 3,000,000	\$ 6,000,000	40
Neighborhood Infrastructure - DREAMS 1	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 3,000,000	\$ 7,500,000	41
Neighborhood Infrastructure - DREAMS 2	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ 4,500,000	\$ 7,500,000	42
Topeka DREAMS 3 Program	\$ -	\$ 148,379	\$ 148,379	\$ 148,379	\$ 148,379	\$ 148,379	\$ 741,895	\$ 1,483,790	43
2026 - 2030 Traffic Safety Program	\$ -	\$ 300,000	\$ 300,000	\$ 700,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,400,000	44
2026 - 2030 Traffic Signal Replacement Program	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 12,500,000	\$ 25,000,000	45
2026 - 2030 Fleet Replacement Program - Street	\$ -	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 5,165,000	\$ 10,330,000	46
2026 - 2030 FIRM	\$ -	\$ 2,350,000	\$ 2,451,500	\$ 2,553,045	\$ 2,654,636	\$ 2,756,275	\$ 15,007,737	\$ 27,773,194	47
TPAC Capital Improvements	\$ 850,000	\$ -	\$ 140,000	\$ 340,000	\$ 340,000	\$ -	\$ -	\$ 1,670,000	48
SW 29th St. - Wanamaker Rd. to Shunga Creek Bridge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 818,640	\$ 818,640	56
SE Quincy Street: 8th to 10th	\$ -	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	61
NW Lyman Rd. - Vail Ave. to Tyler St. Sidewalk	\$ 244,028	\$ 1,355,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	63
NW Lyman Rd. - Vail Ave. to Tyler St.	\$ -	\$ -	\$ -	\$ 366,449	\$ 2,348,733	\$ -	\$ -	\$ 2,715,182	64
S Kansas Ave. - 10th to 17th	\$ -	\$ -	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ 650,000	66
SE Adams St. - 37th to 45th St.	\$ -	\$ -	\$ -	\$ 77,497	\$ 900,000	\$ 900,000	\$ -	\$ 1,877,497	68
SW 10th Ave. - Gerald Ln. to Wanamaker Rd.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,919,775	\$ 1,919,775	69
SW 21st St. - Belle Ave. to Fairlawn Rd.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,733,820	\$ 1,733,820	71
SW Urish Rd. - 29th St. to 21st St.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,498	\$ 1,527,026	\$ 1,604,523	74
SW Topeka Blvd. - 38th to 49th St.	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000	75
Polk Quincy Viaduct - East	\$ -	\$ -	\$ -	\$ 19,033,380	\$ -	\$ -	\$ -	\$ 19,033,380	76
SW Wanamaker Rd./Huntoon St./I-470 Ramps	\$ 263,563	\$ -	\$ -	\$ -	\$ 3,016,060	\$ 3,016,059	\$ -	\$ 6,295,682	77
Parking Facilities Capital Repairs	\$ 6,973,529	\$ 5,108,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,081,691	78
SE 29th St./ Kansas Turnpike Authority Interchange	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,054,772	\$ -	\$ 19,054,772	79
45th Street: Gage to Cambridge	\$ 400,000	\$ 600,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	80
Fire Station Replacement Cycle	\$ -	\$ 100,000	\$ -	\$ 11,260,000	\$ -	\$ -	\$ -	\$ 11,360,000	82
Heavy Duty Fleet Garage	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 8,000,000	\$ 8,100,000	83
2028-2030 Fire Department Fleet Replacement	\$ -	\$ -	\$ -	\$ 2,675,000	\$ 2,422,322	\$ 2,971,721	\$ -	\$ 8,069,043	124
G.O. Bond Totals	\$ 8,731,120	\$ 15,595,513	\$ 9,722,879	\$ 45,236,750	\$ 17,763,131	\$ 34,857,704	\$ 59,413,893	\$ 191,320,989	

Citywide Half-Cent Sales Tax Programs

Notes: None

Programs	2026	2027	2028	2029	2030	5 - Year Totals	Page Numbers
2026 - 2030 PROWAG Sidewalk Ramp Programs	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	31
2026 - 2029 Curb and Gutter Programs	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	32
2026 - 2030 Alley Repair Programs	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	33
2026 - 2030 Pavement Management Program	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 70,000,000	34
2026 - 2030 Street Contract Preventative Maintenance Program	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 20,000,000	35
2026 - 2030 Sidewalk Repair Program	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	36
2026 - 2030 Street Light Replacement	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	37
Totals	\$ 20,400,000	\$ 102,000,000					

Non - Citywide Half-Cent Sales Tax Programs

Note: Please see specific project pages for funding sources (GO, FFE, Operating Funds, etc.)

Programs	2025	2026	2027	2028	2029	2030	5 - Year Totals	Page Numbers
2026 - 2030 Bridge Maintenance Program	\$ 600,000	\$ 800,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,400,000	39
2026 - 2030 Citywide Infill Sidewalk	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 3,000,000	40
Neighborhood Infrastructure - DREAMS 1	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ 5,940,000	41
Neighborhood Infrastructure - DREAMS 2	\$ 1,980,000	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ -	\$ 3,960,000	42
Topeka DREAMS 3 Program	\$ 208,379	\$ 208,379	\$ 208,379	\$ 208,379	\$ 208,379	\$ 208,379	\$ 1,041,895	43
2026 - 2030 Traffic Safety Program	\$ 400,000	\$ 300,000	\$ 300,000	\$ 700,000	\$ 300,000	\$ 300,000	\$ 1,900,000	44
2026 - 2030 Traffic Signal Replacement Program	\$ 1,800,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 12,500,000	45
2026 - 2030 Fleet Replacement Program - Street	\$ 1,000,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 5,165,000	46
2026 - 2030 FIRM	\$ 2,300,000	\$ 2,350,000	\$ 2,451,500	\$ 2,553,045	\$ 2,654,636	\$ 2,756,275	\$ 12,765,457	47
TPAC Capital Improvements	\$ 850,000	\$ -	\$ 140,000	\$ 340,000	\$ 340,000	\$ -	\$ 820,000	48
Bikeways Master Plan	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ 1,500,000	50
Totals	\$ 9,738,379	\$ 10,271,379	\$ 10,112,879	\$ 11,314,424	\$ 10,516,015	\$ 10,777,654	\$ 52,992,352	

Countywide Half-Cent Sales Tax Schedule

Note: For SW 29th St. - Wanamaker to Shunga Creek Bridge includes GO Bond Funding (\$818,640)

Projects	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	Project Totals	Page Numbers
Bikeways Master Plan	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 1,500,000	50
SW Huntoon St. - Gage Blvd. to Harrison St.	\$ 950,000	\$ 1,650,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ -	\$ -	\$ 18,500,000	51
NE Seward Ave. - Sumner St. to Forest Ave.	\$ -	\$ -	\$ 300,000	\$ 100,000	\$ 1,250,000	\$ 1,250,000	\$ -	\$ 2,900,000	52
SW Topeka Blvd. -15th - 21st St. Phase II	\$ 5,647,200	\$ 3,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,247,200	53
SW 17th St. - Washburn Ave. to Adams St.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425,000	\$ 15,000,000	\$ 16,425,000	54
SE 37th St. - Kansas Ave. to Adams St.	\$ -	\$ -	\$ -	\$ -	\$ 525,000	\$ 2,800,000	\$ 2,800,000	\$ 6,125,000	55
SW 29th St. - Wanamaker Rd. to Shunga Creek Bridge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025,000	\$ 7,713,750	\$ 8,738,750	56
SW 17th St. - I-470 to MacVicar Ave.	\$ 1,450,000	\$ -	\$ 600,000	\$ 4,450,000	\$ 9,475,050	\$ 9,475,050	\$ -	\$ 25,450,100	57
SW 37th St. - Burlingame Rd. to Scapa Place	\$ -	\$ -	\$ 450,000	\$ 2,200,000	\$ 2,200,000	\$ -	\$ -	\$ 4,850,000	58
Zoo Master Plan	\$ 7,949,208	\$ 1,025,396	\$ 1,025,396	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	59
Totals	\$ 15,996,408	\$ 6,775,396	\$ 7,675,396	\$ 12,550,000	\$ 18,750,050	\$ 16,475,050	\$ 25,513,750	\$ 103,736,050	

Public Works Projects

Note: Please see specific project pages for funding sources ; this page excludes the Countywide Half-Cent Sales Tax Projects

Projects	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	Project Totals	Page Numbers
SW 29th St. - Wanamaker Rd. to Shunga Creek Bridge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025,000	\$ 8,532,390	\$ 9,557,390	56
SE Quincy Street: 8th to 10th	\$ 225,000	\$ -	\$ 3,100,000	\$ -	\$ -	\$ -	\$ -	\$ 3,325,000	61
NW Menninger RD and N Topeka Blvd	\$ -	\$ 122,596	\$ 591,089	\$ -	\$ -	\$ -	\$ -	\$ 713,685	62
NW Lyman Rd. - Vail Ave. to Tyler St. Sidewalk	\$ 244,028	\$ 1,355,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	63
NW Lyman Rd. - Vail Ave. to Tyler St.	\$ -	\$ -	\$ -	\$ 366,449	\$ 2,348,733	\$ -	\$ -	\$ 2,715,182	64
S Kansas Ave. - 4th to 6th.	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,155,000	\$ -	\$ -	\$ 1,280,000	65
S Kansas Ave. - 10th to 17th	\$ -	\$ 106,000	\$ 279,500	\$ 3,224,000	\$ -	\$ -	\$ -	\$ 3,609,500	66
SW Topeka Blvd. - 29th St. - 38th	\$ 760,000	\$ 3,567,520	\$ 903,963	\$ -	\$ -	\$ -	\$ -	\$ 5,231,483	67
SE Adams St. - 37th to 45th St.	\$ -	\$ -	\$ 878,305	\$ 258,325	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 7,136,630	68
SW 10th Ave. - Gerald Ln. to Wanamaker Rd.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,919,775	\$ 1,919,775	69
Gerald Lane Bridge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,340,000	\$ 1,440,000	70
SW 21st St. - Belle Ave. to Fairlawn Rd.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,362,846	\$ 7,362,846	71
SW 29th St. - Burlingame Rd. to Topeka Blvd.	\$ 250,000	\$ -	\$ 1,195,700	\$ -	\$ -	\$ -	\$ -	\$ 1,445,700	72
SE Sardou Avenue over Union Pacific Railroad	\$ -	\$ -	\$ 175,000	\$ 125,000	\$ 1,792,970	\$ -	\$ -	\$ 2,092,970	73
SW Urish Rd. - 29th St. to 21st St.	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 258,325	\$ 5,090,086	\$ 5,948,411	74
SW Topeka Blvd. - 38th to 49th St.	\$ -	\$ 750,000	\$ 225,000	\$ 3,259,397	\$ -	\$ -	\$ -	\$ 4,234,397	75
Polk Quincy Viaduct - East	\$ -	\$ -	\$ -	\$ 19,033,380	\$ -	\$ -	\$ -	\$ 19,033,380	76
SW Wanamaker Rd./Huntoon St./I-470 Ramps	\$ 697,563	\$ -	\$ -	\$ -	\$ 3,016,060	\$ 3,016,059	\$ -	\$ 6,729,682	77
Parking Facilities Capital Repairs	\$ 17,973,529	\$ 5,108,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,081,691	78
SE 29th St./ Kansas Turnpike Authority Interchange	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,054,772	\$ -	\$ 19,054,772	79
45th Street: Gage to Cambridge	\$ 400,000	\$ 600,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	80
AVL: Automatic Vehicle Location	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	81
Fire Station Replacement Cycle	\$ -	\$ 100,000	\$ -	\$ 11,260,000	\$ -	\$ -	\$ -	\$ 11,360,000	82
Heavy Duty Fleet Garage	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 8,000,000	\$ 8,100,000	83
Totals	\$ 20,625,120	\$ 11,785,250	\$ 7,423,557	\$ 40,751,551	\$ 11,912,763	\$ 26,454,156	\$ 32,245,097	\$ 151,197,494	

Revenue Bonded Projects

Note: This only includes the revenue bonding portion of a given project

Projects and Programs	2026	2027	2028	2029	2030	Project Totals	Page Numbers
2026 - 2030 Water Main Replacement Program	\$ 9,486,400	\$ 4,978,400	\$ 7,274,400	\$ 10,416,000	\$ 10,572,800	\$ 42,728,000	85
West Zone Improvements & Optimizations	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ 3,780,000	93
North Zone Optimization	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ 3,780,000	95
Disinfection Modification	\$ -	\$ -	\$ -	\$ 4,480,000	\$ 18,390,400	\$ 22,870,400	97
West Filter Rehabilitation	\$ 5,090,400	\$ -	\$ -	\$ -	\$ -	\$ 5,090,400	98
East Intake Rehabilitation Water Treatment Plant	\$ 5,236,000	\$ -	\$ -	\$ -	\$ -	\$ 5,236,000	99
2026 - 2030 Stormwater Conveyance System Rehabilitation & Replacement Program	\$ 1,540,560	\$ 3,472,000	\$ 6,832,112	\$ 7,280,000	\$ 1,301,216	\$ 20,425,888	102
2026 - 2030 Levee Asset Repair/Rehab Program	\$ -	\$ -	\$ -	\$ 561,232	\$ -	\$ 561,232	103
Prairie Road	\$ 1,120,000	\$ -	\$ -	\$ -	\$ -	\$ 1,120,000	109
SE California Ave. & SE 4th St.	\$ 2,800,000	\$ 2,240,000	\$ -	\$ -	\$ -	\$ 5,040,000	110
Shunga Creek Flood Mitigation	\$ -	\$ 1,680,000	\$ -	\$ -	\$ -	\$ 1,680,000	111
2026 -2030 Wastewater Pump Station Rehabilitation & Replacement	\$ 336,000	\$ 362,707	\$ 2,800,000	\$ 2,800,000	\$ 2,750,050	\$ 9,048,757	113
2026 - 2030 Wastewater Lining & Replacement Program	\$ -	\$ 1,700,000	\$ 4,032,000	\$ 7,560,000	\$ 8,540,000	\$ 21,832,000	114
Sanitary Sewer Interceptor Maintenance & Rehabilitation Program	\$ -	\$ 6,048,000	\$ -	\$ 6,048,000	\$ -	\$ 12,096,000	116
Totals	\$ 25,609,360	\$ 20,481,107	\$ 20,938,512	\$ 42,925,232	\$ 45,334,466	\$ 155,288,677	

Water Projects

Note: Please see specific project pages for funding sources; 2030 & Beyond indicates years 6 - 10 projected funding for project numbers not yet created

Projects and Programs	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	Project Totals	Page Numbers
2026 - 2030 Water Main Replacement Program	\$ 12,151,580	\$ 10,666,400	\$ 10,483,400	\$ 9,429,400	\$ 11,666,000	\$ 11,997,800	\$ 59,462,321	\$ 125,856,901	85
2026 - 2030 Water Treatment Plant Rehabilitation Program	\$ 1,175,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 14,675,000	86
2026 - 2030 Water Tower Rehabilitation Program	\$ 335,000	\$ 400,000	\$ 400,000	\$ -	\$ 525,000	\$ 535,000	\$ 2,765,000	\$ 4,960,000	87
2026 - 2030 Meter Vault Replacement Program	\$ 375,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ -	\$ -	\$ -	\$ 2,400,000	88
2026 - 2030 Hydrant and Valve Rehab and Replacement Program	\$ 270,000	\$ 270,000	\$ 270,000	\$ 270,000	\$ 300,000	\$ 310,000	\$ 1,595,000	\$ 3,285,000	89
2026 - 2030 Water Plant Operations Equipment & Fleet Maintenance Program	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	\$ 4,400,000	90
2026 - 2030 Water Booster Pump Station Rehabilitation Program	\$ -	\$ 1,000,000	\$ 350,000	\$ -	\$ 350,000	\$ 350,000	\$ 2,150,000	\$ 4,200,000	91
Southeast Zone Improvements & Optimizations	\$ 1,400,000	\$ -	\$ 2,100,000	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 9,575,000	92
West Zone Improvements & Optimizations	\$ 4,256,000	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ 8,036,000	93
Central Zone Improvements & Optimizations Phase II	\$ 5,071,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 11,146,000	94
North Zone Optimization	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ -	\$ 3,780,000	95
Montara Zone Optimization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ 3,780,000	96
Disinfection Modification	\$ 2,136,642	\$ -	\$ -	\$ -	\$ 4,480,000	\$ 18,390,400	\$ -	\$ 25,007,042	97
West Filter Rehabilitation	\$ -	\$ 5,090,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,090,400	98
East Intake Rehabilitation Water Treatment Plant	\$ -	\$ 5,236,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,236,000	99
Neptune Meter Data Management	\$ 140,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 350,000	\$ 840,000	100
Utility Billing System	\$ 127,435	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 350,000	\$ 827,435	101
Totals	\$ 27,837,657	\$ 25,227,800	\$ 16,168,400	\$ 12,264,400	\$ 22,991,000	\$ 41,033,200	\$ 87,572,321	\$ 233,094,778	

Stormwater Projects

Note: Please see specific project pages for funding sources; 2030 & Beyond indicates years 6 - 10 projected funding for project numbers not yet created

Projects and Programs	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	Project Totals	Page Numbers
2026 - 2030 Stormwater Conveyance System Rehabilitation & Replacement Program	\$ 3,251,700	\$ 3,165,060	\$ 4,872,000	\$ 7,232,012	\$ 7,280,000	\$ 2,789,416	\$ 28,750,000	\$ 57,340,188	102
2026 - 2030 Levee Asset Repair/Rehab Program	\$ 337,500	\$ 337,500	\$ 337,500	\$ 337,500	\$ 810,132	\$ 337,500	\$ 3,750,000	\$ 6,247,632	103
2026 - 2030 Drainage Correction Program	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,300,000	104
2026 - 2030 Stormwater Pump Station Rehab/Replacement Program	\$ 1,350,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 2,700,000	\$ 7,425,000	105
2026 - 2030 Stream & Channel Restoration, Stabilization, & Rehab	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 550,000	\$ 550,000	\$ 2,750,000	\$ 4,650,000	106
2026 - 2030 Stormwater Operations Equipment & Fleet Maintenance	\$ 300,000	\$ 500,000	\$ 300,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,700,000	107
2026 - 2030 Best Management Practices Development & Construction	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,300,000	108
Prairie Road	\$ 2,240,000	\$ 1,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,360,000	109
SE California Ave. & SE 4th St.	\$ -	\$ 2,800,000	\$ 2,240,000	\$ -	\$ -	\$ -	\$ -	\$ 5,040,000	110
Shunga Creek Flood Mitigation	\$ -	\$ -	\$ 3,180,000	\$ -	\$ -	\$ 12,250,000	\$ -	\$ 15,430,000	111
Menoken Road Tie Back	\$ -	\$ 5,207,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,207,500	112
Totals	\$ 8,279,200	\$ 14,605,060	\$ 12,404,500	\$ 9,394,512	\$ 10,215,132	\$ 17,551,916	\$ 42,550,000	\$ 115,000,320	

Wastewater Projects

Note: Please see specific project pages for funding sources; 2030 & Beyond indicates years 6 - 10 projected funding for project numbers not yet created

Projects and Programs	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	Project Totals	Page Numbers
2026 -2030 Wastewater Pump Station Rehabilitation & Replacement	\$ 2,240,000	\$ 2,036,000	\$ 2,288,862	\$ 2,800,000	\$ 2,800,000	\$ 2,750,050	\$ 12,500,000	\$ 25,174,912	113
2026 - 2030 Wastewater Lining & Replacement Program	\$ 2,492,941	\$ 2,500,000	\$ 2,800,000	\$ 4,432,000	\$ 7,560,000	\$ 9,015,000	\$ 40,500,000	\$ 66,807,000	114
2026 - 2030 WPC Facility Rehabilitation Program	\$ 400,000	\$ 900,000	\$ 1,000,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 12,700,000	115
Sanitary Sewer Interceptor Maintenance & Rehabilitation Program	\$ 6,048,000	\$ -	\$ 6,048,000	\$ -	\$ 6,048,000	\$ -	\$ 16,200,000	\$ 28,296,000	116
Sanitary Sewer Force Main Replacement Program	\$ 4,317,753	\$ -	\$ 773,845	\$ -	\$ -	\$ -	\$ -	\$ 773,845	117
2026 - 2030 Odor Control Program	\$ 675,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 13,500,000	118
2026 - 2030 Inflow & Infiltration Program	\$ 525,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 3,375,000	\$ 6,750,000	119
2026 -2030 Wastewater Plant Operations Equipment & Fleet Maintenance Program	\$ 300,000	\$ 300,000	\$ 500,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000	120
SCADA WPC Pump Station Requirements & Server	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	121
Stormwater/Wastewater Flow Monitoring	\$ 200,760	\$ 200,760	\$ 200,760	\$ 200,760	\$ 200,760	\$ 200,760	\$ 803,040	\$ 1,806,840	122
Totals	\$ 17,799,454	\$ 8,561,760	\$ 16,236,467	\$ 11,157,760	\$ 20,283,760	\$ 15,690,810	\$ 88,478,040	\$ 160,408,597	

Non- Public Works & Utility Projects

Note: Please see specific project pages for funding sources

Projects and Programs	2025 & Prior	2026	2027	2028	2029	2030	2031 & Beyond	Project Totals	Page Numbers
2028-2030 Fire Department Fleet Replacement	\$ -	\$ -	\$ -	\$ 2,675,000	\$ 2,422,322	\$ 2,971,721	\$ -	\$ 8,069,043	124
Self Contained Breathing Apparatus	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000	\$ 245,000	\$ 490,000	\$ 1,225,000	125
Body Worn Camera/Taser Equipment Replacement Plan	\$ 1,369,177	\$ 751,005	\$ 753,093	\$ 834,386	\$ 836,645	\$ 838,993	\$ 5,012,670	\$ 10,395,969	126
Police Department Fleet Replacement	\$ 1,504,507	\$ 1,003,040	\$ 1,053,192	\$ 1,105,852	\$ 1,161,145	\$ 1,219,202	\$ 7,073,703	\$ 14,120,641	127
HyperConverged Infrastructrue Upgrade	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 500,000	128
Wireless Access Points - Upgrade/Expansion	\$ -	\$ 224,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,974,000	129
AVL: Automatic Vehicle Location	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	81
Station Compressors	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	130
Totals	\$ 2,948,683	\$ 2,418,045	\$ 2,356,285	\$ 5,335,238	\$ 5,140,112	\$ 5,624,916	\$ 12,926,373	\$ 36,749,653	



CITYWIDE HALF-CENT SALES TAX PROGRAMS

Capital Improvement Project Summary

Project Name:	2026 - 2030 PROWAG Sidewalk Ramp Programs	Department:	Public Works
Project Number:	241085.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Vince Schuetz
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 3,000,000	Type:	Program

Project Description & Justification:

The Public Right of Way Accessibility Guidelines (PROWAG) Ramp Program provides for the maintenance and installation of accessible curb cuts and sidewalk ramps at intersections throughout the city, in accordance with PROWAG. The city currently has a total of 13,220 ramps, of which 6,222 are PROWAG-compliant and 6,998 are non-compliant. Priority is given to areas identified for improvement under the Pedestrian Master Plan. Additionally, priority locations include those where citizens have identified specific needs and roads undergoing major street maintenance. The cost per ramp can range from \$2,500 to \$3,500, depending on surrounding conditions (grade, right-of-way availability, utilities). The more challenges associated with bringing the location into compliance with PROWAG guidelines (longitudinal and transverse slope), the higher the cost. The city is currently able to upgrade between 90 and 120 ramps per year at this funding level.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000	\$ 200,000
Construction/Service Fees	\$ -	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 1,400,000	\$ 2,800,000
Totals	\$ -	\$ 300,000	\$ 1,500,000	\$ 3,000,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,000,000
Totals	\$ -	\$ 300,000	\$ 1,500,000	\$ 3,000,000				

Capital Improvement Project Summary

Project Name:	2026 - 2029 Curb and Gutter Programs	Department:	Public Works
Project Number:	841102.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Vince Schuetz
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 9,000,000	Type:	Program

Project Description & Justification:

This project addresses reported or staff-identified defective curbs and gutters citywide. Additionally, it supports other maintenance programs by providing curb and gutter repairs and replacements within various street repair projects throughout the city.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	\$ 9,000,000
Totals	\$ -	\$ 900,000	\$ 4,500,000	\$ 9,000,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ -	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	\$ 9,000,000
Totals	\$ -	\$ 900,000	\$ 4,500,000	\$ 9,000,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Alley Repair Programs	Department:	Public Works
Project Number:	841096.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Vince Schuetz
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 10,000,000	Type:	Program

Project Description & Justification:

The Alley Repair Program refurbishes requested and approved paved alleys citywide. The average cost of an alley replacement is \$170k, thus at the current funding level, we can do approximately 5 alleys per year. Staff developed a data driven approach based on rating all alleys on factors including pavement condition, utilities, land use, etc.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 2,000,000
Construction/Service Fees	\$ -	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 4,000,000	\$ 8,000,000
Totals	\$ -	\$ 1,000,000	\$ 5,000,000	\$ 10,000,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	\$ 10,000,000
Totals	\$ -	\$ 1,000,000	\$ 5,000,000	\$ 10,000,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Pavement Management Program	Department:	Public Works
Project Number:	841099.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Robert Bidwell
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 140,000,000	Type:	Program

Project Description & Justification:

Funded by the citywide 1/2 cent sales tax, this program focuses on the rehabilitation and reconstruction of existing streets. The city's road network spans 1,622 lane miles, with an estimated cost of \$250,000 per lane mile for a mill and overlay. The Pavement Management Program has been instrumental in improving the Pavement Condition Index (PCI) of the city's streets. In 2016, the average PCI was 54; in 2019, it rose to 61.80, and the latest results from 2022 show a PCI of 67.71. Staff based the selection of streets for the program and the treatment method based on the PCI.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 10,000,000	\$ 20,000,000
Construction/Service Fees	\$ -	\$ 12,000,000	\$ 12,000,000	\$ 12,000,000	\$ 12,000,000	\$ 12,000,000	\$ 60,000,000	\$ 120,000,000
Totals	\$ -	\$ 14,000,000	\$ 70,000,000	\$ 140,000,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ -	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 70,000,000	\$ 140,000,000
Totals	\$ -	\$ 14,000,000	\$ 70,000,000	\$ 140,000,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Street Contract Preventative Maintenance Program	Department:	Public Works
Project Number:	841106.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Joe Harrington
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 40,000,000	Type:	Program

Project Description & Justification:

The program facilitates pavement management activities, focusing on ongoing preventative maintenance such as crack sealing and surface sealing, with an estimated cost of approximately \$60,000 per lane mile for Microsurfacing and \$90,000 per mile for UBAS. These are cost effective means of keeping the good streets in a good condition. The 2026 Crack Sealing project will take place in the northeast quadrant of the city (from SW 21st Street north to the northern city limits and from NW/SW Topeka Boulevard east to the eastern city limits), while the 2026 Micro Surfacing project will be conducted in the southeast quadrant of the city (from SW 21st Street south to the southern city limits and from SW Topeka Boulevard east to the eastern city limits). This program also includes UBAS (Ultrathin Bonded Asphalt Surface) treatment for arterials and collector roads.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 20,000,000	\$ 40,000,000
Totals	\$ -	\$ 4,000,000	\$ 20,000,000	\$ 40,000,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 20,000,000	\$ 40,000,000
Totals	\$ -	\$ 4,000,000	\$ 20,000,000	\$ 40,000,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Sidewalk Repair Program	Department:	Public Works
Project Number:	241089.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Vince Schuetz
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 1,000,000	Type:	Program

Project Description & Justification:

The Sidewalk Repair Program addresses defective public sidewalks across the City, specifically targeting those not meeting PROWAG standards and COT property codes. The program adopts a "50/50" model, with the City covering 50% of repair costs and residential property owners responsible for the remaining 50%. Income-qualified individuals may have their share of repair costs covered by the city. Project selection is application-based.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	\$ 100,000
Construction/Service Fees	\$ -	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 450,000	\$ 900,000
Totals	\$ -	\$ 100,000	\$ 500,000	\$ 1,000,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 1,000,000
Totals	\$ -	\$ 100,000	\$ 500,000	\$ 1,000,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Street Light Replacement	Department:	Public Works
Project Number:	861044.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 1,000,000	Type:	Program

Project Description & Justification:

This program is for repairing and replacing street lights owned by the City. Funding would additionally allow staff to conduct solar light pilot projects. The poles from electrical street lights that are swapped for solar would be added back to inventory for reuse when street poles are knocked down or damaged unexpectedly.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 1,000,000
Totals	\$ -	\$ 100,000	\$ 500,000	\$ 1,000,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 1,000,000
Totals	\$ -	\$ 100,000	\$ 500,000	\$ 1,000,000				



NON-CITYWIDE HALF-CENT SALES TAX PROGRAMS

Capital Improvement Project Summary

Project Name:	2026 - 2030 Bridge Maintenance Program	Department:	Public Works
Project Number:	121023.00	Division:	Engineering
Primary Funding Source:	Federal Funds Exchange	Contact:	Mark Schreiner
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 8,900,000	Type:	Program

Project Description & Justification:

The Bridge Maintenance Program addresses the deterioration of approximately 101 city bridges with spans of 20 feet or more. Biennial inspections identify maintenance needs. Historically, staff have utilized bridge funds as matching contributions for Federal and State grants for bridge maintenance.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 2,000,000
Construction/Service Fees	\$ -	\$ 600,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 3,500,000	\$ 6,900,000
Totals	\$ -	\$ 800,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	\$ 8,900,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Federal Funds Exchange	\$ -	\$ 800,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	\$ 8,900,000
Totals	\$ -	\$ 800,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	\$ 8,900,000

Capital Improvement Project Summary

Project Name:	2026 - 2030 Citywide Infill Sidewalk	Department:	Public Works
Project Number:	241088.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Vince Schuetz
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 6,000,000	Type:	Program

Project Description & Justification:

The program builds new sidewalks and restores existing ones, in alignment with the Pedestrian Master Plan and public requests. It enhances pedestrian connectivity by expanding the route network, contributing to the city's multi-modal transportation system. Priority projects focus on areas of high pedestrian demand identified in the Pedestrian Master Plan. The City is currently updating the Pedestrian Plan that will identify and prioritize sidewalk segments for replacement based on pavement condition and social justice factors including providing safe routes for children to attend schools and residents to reach employment, and public sidewalks such as transit.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 225,000	\$ 450,000
Construction/Service Fees	\$ -	\$ 538,000	\$ 538,000	\$ 538,000	\$ 538,000	\$ 538,000	\$ 2,690,000	\$ 5,380,000
Financing Costs (Temp Notes)	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 10,000	\$ 20,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 150,000
Totals	\$ -	\$ 600,000	\$ 3,000,000	\$ 6,000,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 3,000,000	\$ 6,000,000
Totals	\$ -	\$ 600,000	\$ 3,000,000	\$ 6,000,000				

Capital Improvement Project Summary

Project Name:	Neighborhood Infrastructure - DREAMS 1	Department:	Public Works
Project Number:	601162.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Bianca Burnett
Multiple Funds:	Yes	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 9,900,000	Type:	Program

Project Description & Justification:

This program is a component of the Topeka DREAMS Neighborhood Improvement Initiatives Program. The City will target a majority of neighborhood infrastructure resources in one redevelopment area or neighborhood every two years. Infrastructure funding invested in this program will allow for improvements such as rebuilding deteriorated streets, curb/gutter, alleys, and sidewalks and the replacement of impacted wastewater structures. Included is a funding component for the replacement of wastewater structures that are impacted by the improvements. These funds are leveraged with the Community Development Block Grant (CDBG) and HOME Investment Partnership funds that are utilized for housing rehabilitation (\$300,000). DREAMS 1 uses an application process with the Citizen Advisory Council to determine which neighborhood is selected for redevelopment. Individual projects are prioritized and selected by stakeholders in the redevelopment neighborhood during the City's Neighborhood Planning process.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 200,000	\$ 500,000
Construction/Service Fees	\$ -	\$ 1,738,000	\$ -	\$ 1,738,000	\$ -	\$ 1,738,000	\$ 3,476,000	\$ 8,690,000
Contingency	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 200,000	\$ 500,000
Financing Costs (Temp Notes)	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ 12,000	\$ 30,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 36,000	\$ -	\$ 36,000	\$ -	\$ 36,000	\$ 72,000	\$ 180,000
Totals	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ 3,960,000	\$ 9,900,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 3,000,000	\$ 7,500,000
Operating Fund Wastewater	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ 300,000	\$ 750,000
CDBG	\$ -	\$ 330,000	\$ -	\$ 330,000	\$ -	\$ 330,000	\$ 660,000	\$ 1,650,000
Totals	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ 3,960,000	\$ 9,900,000

Capital Improvement Project Summary

Project Name:	Neighborhood Infrastructure - DREAMS 2	Department:	Public Works
Project Number:	601168.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Bianca Burnett
Multiple Funds:	Yes	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 9,900,000	Type:	Program

Project Description & Justification:

This program is a component of the Topeka DREAMS Neighborhood Improvement Initiatives Program. The City will target a majority of neighborhood infrastructure resources into public infrastructure projects within multiple redevelopment areas or neighborhoods for selected public projects every two years. Infrastructure funding invested in this program will allow for improvements such as rebuilding deteriorated streets, curb/gutter, alleys, and sidewalks. Included is a funding component for the replacement of wastewater structures that are impacted by the improvements. These funds are leveraged with the Community Development Block Grant (CDBG) and HOME Investment Partnership funds that are utilized for housing rehabilitation (\$300,000). DREAMS 2 uses an application process with the Citizen Advisory Council to determine what projects should be completed.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 300,000	\$ 500,000
Construction/Service Fees	\$ -	\$ -	\$ 1,030,000	\$ -	\$ 1,738,000	\$ -	\$ 5,214,000	\$ 7,982,000
Contingency	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 300,000	\$ 500,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ 18,000	\$ 30,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ 36,000	\$ -	\$ 36,000	\$ -	\$ 108,000	\$ 180,000
Totals	\$ -	\$ -	\$ 1,272,000	\$ -	\$ 1,980,000	\$ -	\$ 5,940,000	\$ 9,192,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ 4,500,000	\$ 7,500,000
Operating Fund Wastewater	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 450,000	\$ 750,000
CDBG	\$ -	\$ -	\$ 330,000	\$ -	\$ 330,000	\$ -	\$ 990,000	\$ 1,650,000
Totals	\$ -	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ -	\$ 5,940,000	\$ 9,900,000

Capital Improvement Project Summary

Project Name: Topeka DREAMS 3 Program
Project Number: 261008.00
Primary Funding Source: G.O. Bonds
Multiple Funds: Yes
Council District(s): Multiple
Total Budget \$ 2,083,790

Department: Public Works
Division: Engineering
Contact: Bianca Burnett
New Project? No
1st CIP Year:
Type: Program

Project Description & Justification:

The Topeka Dreams 3 Grant program offers mini-grants, technical assistance, and city support to neighborhood improvement association groups. It enables them to address public concerns locally, focusing on community engagement, infrastructure enhancements, public accessibility, neighborhood beautification, and other quality-of-life improvements. Grant awards vary from \$2,000 to \$50,000.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 205,000	\$ 205,000	\$ 205,000	\$ 205,000	\$ 205,000	\$ 1,025,000	\$ 2,050,000
Financing Costs (Temp Notes)	\$ -	\$ 479	\$ 479	\$ 479	\$ 479	\$ 479	\$ 2,395	\$ 4,790
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 2,900	\$ 2,900	\$ 2,900	\$ 2,900	\$ 2,900	\$ 14,500	\$ 29,000
Totals	\$ -	\$ 208,379	\$ 1,041,895	\$ 2,083,790				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ 148,379	\$ 148,379	\$ 148,379	\$ 148,379	\$ 148,379	\$ 741,895	\$ 1,483,790
CDBG	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 600,000
Totals	\$ -	\$ 208,379	\$ 1,041,895	\$ 2,083,790				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Traffic Safety Program	Department:	Public Works
Project Number:	601201.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Mark Schreiner
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 3,400,000	Type:	Program

Project Description & Justification:

The Traffic Safety Program aims to enhance safety in the City's transportation network. Projects may involve new traffic signals, synchronized signal equipment, elimination of free-flowing right turn lanes, construction of turn lanes or medians, and installation of pedestrian flashers/crosswalks. Additionally, the program may contribute to the city's share of State and/or Federal traffic safety enhancement grants, supporting initiatives like long-life pavement markings, ITS cameras, or school flashing light systems.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000	\$ 300,000
Construction/Service Fees	\$ -	\$ 260,000	\$ 260,000	\$ 660,000	\$ 260,000	\$ 260,000	\$ 1,300,000	\$ 3,000,000
Financing Costs (Temp Notes)	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 6,000	\$ 12,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 8,800	\$ 8,800	\$ 8,800	\$ 8,800	\$ 8,800	\$ 44,000	\$ 88,000
Totals	\$ -	\$ 300,000	\$ 300,000	\$ 700,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,400,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ 300,000	\$ 300,000	\$ 700,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,400,000
Totals	\$ -	\$ 300,000	\$ 300,000	\$ 700,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,400,000

Capital Improvement Project Summary

Project Name:	2026 - 2030 Traffic Signal Replacement Program	Department:	Public Works
Project Number:	141038.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Mark Schreiner
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 25,000,000	Type:	Program

Project Description & Justification:

The Traffic Signal Replacement Program involves replacing traffic signals citywide. With approximately 186 signalized intersections, the proposed funding allows for the replacement of three signals annually, resulting in a replacement cycle of about 60 years. Signal selection for replacement is based on physical condition, operational issues, and the capabilities of electronic components to detect vehicles, bicycles, and pedestrians. As part of the design work for any traffic signal replacement project, an analysis will be performed to determine whether the signal is warranted under the Manual on Uniform Traffic Control Devices (MUTCD). New systems will incorporate the latest technology and comply with the MUTCD and PROWAG. Despite technological advancements and wear and tear, this replacement cycle helps extend the useful life of signal components.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 450,000	\$ 900,000
Construction/Service Fees	\$ -	\$ 2,390,000	\$ 2,390,000	\$ 2,390,000	\$ 2,390,000	\$ 2,390,000	\$ 11,950,000	\$ 23,900,000
Financing Costs (Temp Notes)	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 15,000	\$ 30,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 85,000	\$ 170,000
Totals	\$ -	\$ 2,500,000	\$ 12,500,000	\$ 25,000,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 12,500,000	\$ 25,000,000
Totals	\$ -	\$ 2,500,000	\$ 12,500,000	\$ 25,000,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Fleet Replacement Program - Street	Department:	Public Works
Project Number:	861040.00	Division:	Street
Primary Funding Source:	G.O. Bonds	Contact:	Tony Trower
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 10,330,000	Type:	Program

Project Description & Justification:

This project secures funding to maintain the heavy equipment replacement cycle within the Transportation Operations Division, based on condition. Heavy equipment includes, but is not limited to, items such as dump trucks, street sweepers, bucket trucks, and motor graders.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	\$ 10,000,000
Financing Costs (Temp Notes)	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 15,000	\$ 30,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000	\$ 300,000
Totals	\$ -	\$ 1,033,000	\$ 5,165,000	\$ 10,330,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 5,165,000	\$ 10,330,000
Totals	\$ -	\$ 1,033,000	\$ 5,165,000	\$ 10,330,000				

Capital Improvement Project Summary

Project Name: 2026 - 2030 FIRM
Project Number: 131089.00
Primary Funding Source: G.O. Bonds
Multiple Funds: No
Council District(s): Multiple
Total Budget \$ 27,773,194

Department: Public Works
Division: Facilities
Contact: Jason Tryon
New Project? No
1st CIP Year:
Type: Program

Project Description & Justification:

The Facilities Improvement Replacement and Maintenance Program (FIRM) involves planning, designing, repairing, and constructing administrative, operations, fire, and other facilities. Infrastructure improvements cover mechanical, electrical, and plumbing projects, including engineering. Additionally, it may address building envelopes, roofs, interior renovations, and other necessary items to maintain City facilities in a serviceable condition and in compliance with City codes.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 2,300,000	\$ 2,400,000	\$ 2,500,000	\$ 2,600,000	\$ 2,700,000	\$ 14,700,000	\$ 27,200,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 50,000	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275	\$ 307,737	\$ 573,194
Totals	\$ -	\$ 2,350,000	\$ 2,451,500	\$ 2,553,045	\$ 2,654,636	\$ 2,756,275	\$ 15,007,737	\$ 27,773,194
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ 2,350,000	\$ 2,451,500	\$ 2,553,045	\$ 2,654,636	\$ 2,756,275	\$ 15,007,737	\$ 27,773,194
Totals	\$ -	\$ 2,350,000	\$ 2,451,500	\$ 2,553,045	\$ 2,654,636	\$ 2,756,275	\$ 15,007,737	\$ 27,773,194

Capital Improvement Project Summary

Project Name: TPAC Capital Improvements
Project Number: 861411.00
Primary Funding Source: G.O. Bonds
Multiple Funds: No
Council District(s): 1
Total Budget \$ 1,670,000

Department: Public Works
Division: Facilities
Contact: 0
New Project? No
1st CIP Year:
Type: Program

Project Description & Justification:

The Board of Trustees of TPAC, along with relevant city staff, will develop plans outlining the specific capital improvement projects to be undertaken each fiscal year, including costs and timelines. These improvements will be presented to the City Council Infrastructure Committee by the Board of Trustees for approval before any expenditures are made. The estimated design cost for 2025 is \$98,315 for the following items:

1. Basement Upgrades for the Hill's Room: upgraded lighting features, dimmable Red, Green, & Blue (RGB) lighting, upgraded speakers, and wall control.
2. First Floor Upgrades: two lobby box office locations, climate-controlled booths, upgraded security, enhanced power locations in the promenade hall, increased vendor opportunities, and a new serving bar in the Fleming Room.
3. Upgraded Finishes: improved lighting and speakers in the VIP area

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ 850,000	\$ -	\$ 125,000	\$ 325,000	\$ 325,000	\$ -	\$ -	\$ 1,625,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 3,000
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ -	\$ 42,000
Totals	\$ 850,000	\$ -	\$ 140,000	\$ 340,000	\$ 340,000	\$ -	\$ -	\$ 1,670,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ 850,000	\$ -	\$ 140,000	\$ 340,000	\$ 340,000	\$ -	\$ -	\$ 1,670,000
Totals	\$ 850,000	\$ -	\$ 140,000	\$ 340,000	\$ 340,000	\$ -	\$ -	\$ 1,670,000



COUNTYWIDE HALF-CENT SALES TAX PROJECTS

Capital Improvement Project Summary

Project Name:	Bikeways Master Plan	Department:	Public Works
Project Number:	861041.00	Division:	Engineering
Primary Funding Source:	Countywide Sales Tax	Contact:	Joe Harrington/Alleigh Weems
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 1,500,000	Type:	Program

Project Description & Justification:

This program implements bikeway routes outlined in the Topeka Bikeways Master Plan, enhancing the city's bicycle network with features such as side paths, shared routes, connecting links, and bike lanes. Construction occurs in biennial phases, beginning in 2018 and continuing in 2020, 2022, 2024, 2026, 2028, and 2030. Project selection is based on studies of potential street segments recommended by the Complete Streets Advisory Committee. Additionally, these funds may be used as the City's matching share for Federal and State grants for Bikeways Safety Projects.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 120,000
Construction/Service Fees	\$ -	\$ 435,000	\$ -	\$ 435,000	\$ -	\$ 435,000	\$ -	\$ 1,305,000
Contingency	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 75,000
Totals	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 1,500,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Countywide Sales Tax	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 1,500,000
Totals	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 1,500,000

Capital Improvement Project Summary

Project Name:	SW Huntoon St. - Gage Blvd. to Harrison St.	Department:	Public Works
Project Number:	701028.00	Division:	Engineering
Primary Funding Source:	Countywide Sales Tax	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	5	1st CIP Year:	2022
Total Budget	\$ 18,500,000	Type:	Project

Project Description & Justification:

This project was identified in 2016 by the Joint Economic Development Organization (JEDO) as an infrastructure improvement and quality-of-life initiative to be funded through the Countywide Half-Cent sales tax. It spans SW Huntoon St. from Gage Blvd. to Harrison St. The scope of the project may include options ranging from mill and overlay with full-depth base patching to comprehensive street reconstruction, utility replacement, and the addition of complete street features, including lighting, shared-use paths, sidewalks, and bike lanes. The final scope will be determined by the governing body based on construction costs and the projected revenue from the Countywide Half-Cent sales tax. Design of the project will occur in 2025, right-of-way and utility relocations in 2026, and construction from 2027 to 2029.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 950,000	\$ 1,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,350,000
Right of Way	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Construction/Service Fees	\$ -	\$ -	\$ 4,770,000	\$ 4,770,000	\$ 4,770,000	\$ -	\$ -	\$ 14,310,000
Contingency	\$ -	\$ -	\$ 530,000	\$ 530,000	\$ 530,000	\$ -	\$ -	\$ 1,590,000
Totals	\$ 950,000	\$ 1,650,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ -	\$ -	\$ 18,500,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Countywide Sales Tax	\$ 950,000	\$ 1,650,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ -	\$ -	\$ 18,500,000
Totals	\$ 950,000	\$ 1,650,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ -	\$ -	\$ 18,500,000

Capital Improvement Project Summary

Project Name:	NE Seward Ave. - Sumner St. to Forest Ave.	Department:	Public Works
Project Number:	701057.00	Division:	Engineering
Primary Funding Source:	Countywide Sales Tax	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	1	1st CIP Year:	2022
Total Budget	\$ 2,900,000	Type:	Project

Project Description & Justification:

This project was identified in 2016 by the Joint Economic Development Organization (JEDO) as an infrastructure improvement and quality-of-life initiative to be funded through the allocation of Countywide Half-Cent sales tax dollars. The project may include extending the three-lane pavement section on NE Seward Ave. from Sumner St. east to Forest Ave. The scope may range from mill and overlay with full-depth base patching to comprehensive street reconstruction, utility replacement, and the addition of complete street features, including lighting, shared-use paths, sidewalks, and bike lanes. The final scope will be determined by the governing body based on construction costs and the projected revenue from the Countywide Half-Cent sales tax.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Right of Way	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 2,000,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ 500,000
Totals	\$ -	\$ -	\$ 300,000	\$ 100,000	\$ 1,250,000	\$ 1,250,000	\$ -	\$ 2,900,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Countywide Sales Tax	\$ -	\$ -	\$ 300,000	\$ 100,000	\$ 1,250,000	\$ 1,250,000	\$ -	\$ 2,900,000
Totals	\$ -	\$ -	\$ 300,000	\$ 100,000	\$ 1,250,000	\$ 1,250,000	\$ -	\$ 2,900,000

Capital Improvement Project Summary

Project Name:	SW Topeka Blvd. -15th - 21st St. Phase II	Department:	Public Works
Project Number:	701049.00	Division:	Engineering
Primary Funding Source:	Countywide Sales Tax	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	1	1st CIP Year:	2022
Total Budget	\$ 9,247,200	Type:	Project

Project Description & Justification:

This project was identified in 2016 by the Joint Economic Development Organization (JEDO) as an infrastructure improvement and quality-of-life initiative, slated for completion using Countywide Half-Cent sales tax dollars. The project specifically involves pavement rehabilitation on SW Topeka Blvd., spanning from 15th St. to 21st St. The scope determined by the Public Infrastructure Committee will include full-depth reconstruction of the road and replacement of the storm sewer system. The missing segment of shared use path will be added by the Stormont Vail Events Center. Notably, in 2023, the project timeline was expedited, advancing the construction commencement from the originally projected start year of 2028 to a revised date of 2025. The project will be constructed in 2025 and 2026.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 1,584,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,584,200
Right of Way	\$ 463,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 463,000
Construction/Service Fees	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000
Contingency	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
Totals	\$ 5,647,200	\$ 3,600,000	\$ -	\$ 9,247,200				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Countywide Sales Tax	\$ 5,647,200	\$ 3,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,247,200
Totals	\$ 5,647,200	\$ 3,600,000	\$ -	\$ 9,247,200				

Capital Improvement Project Summary

Project Name:	SW 17th St. - Washburn Ave. to Adams St.	Department:	Public Works
Project Number:	701056.00	Division:	Engineering
Primary Funding Source:	Countywide Sales Tax	Contact:	Mark Schreiner
Multiple Funds:	No	New Project?	No
Council District(s):	5	1st CIP Year:	2022
Total Budget	\$ 16,425,000	Type:	Project

Project Description & Justification:

In 2016, the Joint Economic Development Organization (JEDO) identified this project as a vital infrastructure enhancement and quality-of-life initiative, slated for completion through the allocation of Countywide Half-Cent sales tax funds. The project may include mill and overlay or the comprehensive replacement of pavement on SW 17th Street, encompassing the stretch between Adams St. and Washburn Ave. The revitalized roadway may include curb and gutter elements, sidewalks, and a drainage system. The full scope of the project will depend on the Governing Body's decisions based on estimates of various options. The project is strategically structured to unfold in three distinct phases. Design activities are anticipated to commence in 2030, followed by utility relocation and easement acquisition in 2031. Subsequently, the construction phase is projected to occur between 2032 and 2033, ensuring efficient execution of the project.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425,000	\$ -	\$ 1,425,000
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,250,000	\$ 13,250,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Totals	\$ -	\$ 1,425,000	\$ 15,000,000	\$ 16,425,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Countywide Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425,000	\$ 15,000,000	\$ 16,425,000
Totals	\$ -	\$ 1,425,000	\$ 15,000,000	\$ 16,425,000				

Capital Improvement Project Summary

Project Name:	SE 37th St. - Kansas Ave. to Adams St.	Department:	Public Works
Project Number:	701058.00	Division:	Engineering
Primary Funding Source:	Countywide Sales Tax	Contact:	Mark Schreiner
Multiple Funds:	No	New Project?	No
Council District(s):	3	1st CIP Year:	2022
Total Budget	\$ 6,125,000	Type:	Project

Project Description & Justification:

In 2016, the Joint Economic Development Organization (JEDO) identified this project as a significant infrastructure enhancement and quality-of-life initiative, designated for completion through the allocation of Countywide Half-Cent sales tax funds. The scope may range from mill and overlay with full-depth base patching to comprehensive street reconstruction, utility replacement, and the addition of complete street features, including lighting, shared-use paths, sidewalks, and bike lanes. The final scope will be determined by the governing body based on construction costs and the projected revenue from the Countywide Half-Cent sales tax.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ 525,000	\$ -	\$ -	\$ 525,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000	\$ 2,300,000	\$ 4,600,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 1,000,000
Totals	\$ -	\$ -	\$ -	\$ -	\$ 525,000	\$ 2,800,000	\$ 2,800,000	\$ 6,125,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Countywide Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ 525,000	\$ 2,800,000	\$ 2,800,000	\$ 6,125,000
Totals	\$ -	\$ -	\$ -	\$ -	\$ 525,000	\$ 2,800,000	\$ 2,800,000	\$ 6,125,000

Capital Improvement Project Summary

Project Name:	SW 29th St. - Wanamaker Rd. to Shunga Creek Bridge	Department:	Public Works
Project Number:	701033.00	Division:	Engineering
Primary Funding Source:	Countywide Sales Tax	Contact:	Mark Schreiner
Multiple Funds:	Yes	New Project?	No
Council District(s):	1	1st CIP Year:	2022
Total Budget	\$ 9,557,390	Type:	Project

Project Description & Justification:

In 2016, the Joint Economic Development Organization (JEDO) designated this initiative as a pivotal infrastructure improvement and quality-of-life project, set for completion through the use of Countywide Half-Cent sales tax dollars. The project involves a section of SW 29th St., stretching from Wanamaker Rd. to the Shunga Creek Bridge. The scope may range from mill and overlay with full-depth base patching to comprehensive street reconstruction, utility replacement, and the addition of complete street features, including lighting, shared-use paths, sidewalks, and bike lanes. The final scope will be determined by the governing body based on construction costs and the projected revenue from the Countywide Half-Cent sales tax. Due to the deteriorated pavement condition, staff performed a mill and overlay on this section of road in 2023, which typically extends the pavement life by about 10 years. Consequently, we are targeting this project for construction in 2032 and 2033.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025,000	\$ 124,000	\$ 1,149,000
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,897,390	\$ 6,897,390
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996,000	\$ 996,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000
Totals	\$ -	\$ 1,025,000	\$ 8,532,390	\$ 9,557,390				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 818,640	\$ 818,640
Countywide Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025,000	\$ 7,713,750	\$ 8,738,750
Totals	\$ -	\$ 1,025,000	\$ 8,532,390	\$ 9,557,390				

Capital Improvement Project Summary

Project Name: SW 17th St. - I-470 to MacVicar Ave.
Project Number: 701025.00
Primary Funding Source: Countywide Sales Tax
Multiple Funds: No
Council District(s): 5
Total Budget \$ 25,450,100

Department: Public Works
Division: Engineering
Contact: Mark Schreiner
New Project? No
1st CIP Year: 2022
Type: Project

Project Description & Justification:

In 2016, the Joint Economic Development Organization (JEDO) designated this project as a vital infrastructure improvement and quality-of-life initiative to be executed through the use of Countywide Half-Cent sales tax funds. The scope may range from mill and overlay with full-depth base patching to comprehensive street reconstruction, utility replacement, and the addition of complete street features, including lighting, shared-use paths, sidewalks, and bike lanes. The final scope will be determined by the governing body based on construction costs and the projected revenue from the Countywide Half-Cent sales tax. Conceptual groundwork, including layout planning, phasing considerations, and identification of utility issues, began in 2019. Notably, this project may also include water line replacement and sanitary sewer point repairs. Originally scheduled for construction between 2023 and 2025, the project timeline was subsequently adjusted by the governing body due to cost estimates, reprioritization of JEDO projects, and the current condition of the pavement.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 1,450,000	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 2,050,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 8,725,050	\$ 8,725,050	\$ -	\$ 21,450,100
Contingency	\$ -	\$ -	\$ -	\$ 450,000	\$ 750,000	\$ 750,000	\$ -	\$ 1,950,000
Totals	\$ 1,450,000	\$ -	\$ 600,000	\$ 4,450,000	\$ 9,475,050	\$ 9,475,050	\$ -	\$ 25,450,100

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Countywide Sales Tax	\$ 1,450,000	\$ -	\$ 600,000	\$ 4,450,000	\$ 9,475,050	\$ 9,475,050	\$ -	\$ 25,450,100
Totals	\$ 1,450,000	\$ -	\$ 600,000	\$ 4,450,000	\$ 9,475,050	\$ 9,475,050	\$ -	\$ 25,450,100

Capital Improvement Project Summary

Project Name:	SW 37th St. - Burlingame Rd. to Scapa Place	Department:	Public Works
Project Number:	701055.00	Division:	Engineering
Primary Funding Source:	Countywide Sales Tax	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	3	1st CIP Year:	2022
Total Budget	\$ 4,850,000	Type:	Project

Project Description & Justification:

In 2016, the Joint Economic Development Organization (JEDO) identified this project as a crucial infrastructure improvement and quality-of-life initiative, slated for completion through the use of Countywide Half-Cent sales tax funds. The scope may range from mill and overlay with full-depth base patching to comprehensive street reconstruction, utility replacement, and the addition of complete street features, including lighting, shared-use paths, sidewalks, and bike lanes. The final scope will be determined by the governing body based on construction costs and the projected revenue from the Countywide Half-Cent sales tax.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000	\$ -	\$ -	\$ 3,600,000
Contingency	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ 800,000
Totals	\$ -	\$ -	\$ 450,000	\$ 2,200,000	\$ 2,200,000	\$ -	\$ -	\$ 4,850,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Countywide Sales Tax	\$ -	\$ -	\$ 450,000	\$ 2,200,000	\$ 2,200,000	\$ -	\$ -	\$ 4,850,000
Totals	\$ -	\$ -	\$ 450,000	\$ 2,200,000	\$ 2,200,000	\$ -	\$ -	\$ 4,850,000

Capital Improvement Project Summary

Project Name:	Zoo Master Plan	Department:	Public Works
Project Number:	301047.00	Division:	Engineering
Primary Funding Source:	Countywide Sales Tax	Contact:	Josh McAnarney
Multiple Funds:	No	New Project?	No
Council District(s):	5	1st CIP Year:	
Total Budget	\$ 10,000,000	Type:	Program

Project Description & Justification:

The JEDO interlocal agreement, initiated on April 19th, 2016, between the City of Topeka and Shawnee County, incorporates a half-cent sales tax dedicated to economic development and infrastructure projects. Under this agreement, the City committed to allocating \$10 million in capital improvement funds from its share of the JEDO sales tax to the Topeka Zoo. This project outlines the funding schedule for the implementation of the Topeka Zoo and Conservation Center Master Plan.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ 7,949,208	\$ 1,025,396	\$ 1,025,396	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
Totals	\$ 7,949,208	\$ 1,025,396	\$ 1,025,396	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Countywide Sales Tax	\$ 7,949,208	\$ 1,025,396	\$ 1,025,396	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
Totals	\$ 7,949,208	\$ 1,025,396	\$ 1,025,396	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000



PUBLIC WORKS PROJECTS

Capital Improvement Project Summary

Project Name: SE Quincy Street: 8th to 10th
Project Number: 601098.00
Primary Funding Source: Fix Our Streets Sales Tax
Multiple Funds: Yes
Council District(s): 1
Total Budget \$ 3,325,000

Department: Public Works
Division: Engineering
Contact: Mark Schreiner
New Project? No
1st CIP Year: 2022
Type: Project

Project Description & Justification:

This project provides funding for the reconstruction of this segment of Quincy. Construction is scheduled to begin in 2024. Potential changes include lane reductions, the addition of bike paths, and the implementation of back-in parking.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Construction/Service Fees	\$ -	\$ -	\$ 3,078,000	\$ -	\$ -	\$ -	\$ -	\$ 3,078,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Totals	\$ 225,000	\$ -	\$ 3,100,000	\$ -	\$ -	\$ -	\$ -	\$ 3,325,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -	\$ 1,050,000
Fix Our Streets Sales Tax	\$ 225,000	\$ -	\$ 2,050,000	\$ -	\$ -	\$ -	\$ -	\$ 2,275,000
Totals	\$ 225,000	\$ -	\$ 3,100,000	\$ -	\$ -	\$ -	\$ -	\$ 3,325,000

Capital Improvement Project Summary

Project Name: NW Menninger RD and N Topeka Blvd
Project Number: 601174.00
Primary Funding Source: Fix Our Streets Sales Tax
Multiple Funds: Yes
Council District(s): 7
Total Budget \$ 713,685

Department: Public Works
Division: Engineering
Contact: Mark Schreiner
New Project? Yes
1st CIP Year: 2026
Type: Project

Project Description & Justification:

This project will re-align the intersection of NW Menninger Rd and Topeka Blvd. This will include geometric modifications to Menninger Rd for re-alignment in addition to widening N Topeka Blvd and Menninger Rd intersection to add an additional turning lane for both westbound and eastbound traffic. This project will be a cost share agreement with Shawnee County covering 35% budget.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 116,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,596
Right of Way	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Construction/Service Fees	\$ -	\$ -	\$ 529,980	\$ -	\$ -	\$ -	\$ -	\$ 529,980
Contingency	\$ -	\$ -	\$ 52,998	\$ -	\$ -	\$ -	\$ -	\$ 52,998
Financing Costs (Temp Notes)	\$ -	\$ -	\$ 8,111	\$ -	\$ -	\$ -	\$ -	\$ 8,111
Totals	\$ -	\$ 122,596	\$ 591,089	\$ -	\$ -	\$ -	\$ -	\$ 713,685

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ -	\$ 122,596	\$ 376,041	\$ -	\$ -	\$ -	\$ -	\$ 498,637
Federal Funds Exchange	\$ -	\$ -	\$ 215,048	\$ -	\$ -	\$ -	\$ -	\$ 215,048
Totals	\$ -	\$ 122,596	\$ 591,089	\$ -	\$ -	\$ -	\$ -	\$ 713,685

Capital Improvement Project Summary

Project Name:	NW Lyman Rd. - Vail Ave. to Tyler St. Sidewalk	Department:	Public Works
Project Number:	701050.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	1	1st CIP Year:	2024
Total Budget	\$ 1,600,000	Type:	Project

Project Description & Justification:

This project involves the construction of a sidewalk from Vail to Tyler. It will require extensive coordination and collaboration with the Union Pacific Railroad, particularly regarding proposed enhancements around the railroad crossing. Design and study for the sidewalk project began in 2024 with a traffic study which recommended a 2-lane roadway, followed by right-of-way acquisition in 2025 and sidewalk construction in 2026. The roadway portion will be addressed in subsequent years. It is important to note that the project number specifically pertains to the sidewalk portion along NW Lyman Road, referencing project number 701066.00 for the road segment.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 160,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,500
Right of Way	\$ 75,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000
Construction/Service Fees	\$ -	\$ 1,139,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,139,972
Financing Costs (Temp Notes)	\$ 1,448	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,448
Cost of Issuance (Rev/GO Bonds)	\$ 7,080	\$ 14,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,080
Totals	\$ 244,028	\$ 1,355,972	\$ -	\$ 1,600,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ 244,028	\$ 1,355,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000
Totals	\$ 244,028	\$ 1,355,972	\$ -	\$ 1,600,000				

Capital Improvement Project Summary

Project Name:	NW Lyman Rd. - Vail Ave. to Tyler St.	Department:	Public Works
Project Number:	701066.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	1	1st CIP Year:	2024
Total Budget	\$ 2,715,182	Type:	Project

Project Description & Justification:

This project involves the reconstruction of NW Lyman Rd. from Lane St. (Union Pacific Railroad crossing) to Tyler St. While maintaining a two-lane configuration, enhancements will include curb and gutter installations and an enclosed storm sewer system. Notably, no pavement improvements are planned for the section from Vail Ave. to Lane St., which will retain its two-lane rural character. Successful execution of this project will require extensive coordination and collaboration with the Union Pacific Railroad, particularly regarding proposed enhancements around the railroad crossing. Initially slated for design in 2027, right-of-way acquisition and utility relocation in 2028, and construction in 2029, the project timeline has been adjusted. Design of the road project will now occur in 2028, with construction scheduled for 2029. This project number specifically pertains to the road portion.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ 275,000
Right of Way	\$ -	\$ -	\$ -	\$ 82,500	\$ -	\$ -	\$ -	\$ 82,500
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ 2,035,501	\$ -	\$ -	\$ 2,035,501
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 238,659	\$ -	\$ -	\$ 238,659
Financing Costs (Temp Notes)	\$ -	\$ -	\$ -	\$ 1,184	\$ 9,867	\$ -	\$ -	\$ 11,051
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ 7,765	\$ 64,706	\$ -	\$ -	\$ 72,471
Totals	\$ -	\$ -	\$ -	\$ 366,449	\$ 2,348,733	\$ -	\$ -	\$ 2,715,182

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ 366,449	\$ 2,348,733	\$ -	\$ -	\$ 2,715,182
Totals	\$ -	\$ -	\$ -	\$ 366,449	\$ 2,348,733	\$ -	\$ -	\$ 2,715,182

Capital Improvement Project Summary

Project Name:	S Kansas Ave. - 4th to 6th.	Department:	Public Works
Project Number:	841095.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	1	1st CIP Year:	2022
Total Budget	\$ 1,280,000	Type:	Project

Project Description & Justification:

This initiative is part of the Downtown Master Plan proposal and includes a mill and overlay, removal of median planters, and minor roadway reconstruction. No right-of-way acquisition is anticipated. The goal is to replicate the improvements made along 6th and 10th Streets. Coordination with the Polk Quincy Viaduct has prompted a delay in this project. While public input was gathered during the development of the Downtown Master Plan, additional feedback is needed for this project due to the impact the Polk Quincy Viaduct will have on this section of Kansas.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ 800,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 355,000	\$ -	\$ -	\$ 355,000
Totals	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,155,000	\$ -	\$ -	\$ 1,280,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,155,000	\$ -	\$ -	\$ 1,280,000
Totals	\$ -	\$ -	\$ -	\$ 125,000	\$ 1,155,000	\$ -	\$ -	\$ 1,280,000

Capital Improvement Project Summary

Project Name:	S Kansas Ave. - 10th to 17th	Department:	Public Works
Project Number:	701037.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Steven Groen
Multiple Funds:	Yes	New Project?	No
Council District(s):	1	1st CIP Year:	2022
Total Budget	\$ 3,609,500	Type:	Project

Project Description & Justification:

This project encompasses mill and overlay, median work, and the reconstruction of intersections at 10th and 17th. Construction is slated for 2028. Currently, the road features a mix of diagonal and parallel parking and varies in width from approximately 56' to 86'. No right-of-way acquisition is anticipated, as the road width is expected to decrease. The project will cover the entirety of the stretch from 10th to 17th, including full-depth reconstruction of the intersections with concrete. Given the potential narrowing of this section of Kansas Ave., substantial public input is anticipated.

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Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 106,000	\$ 279,500	\$ -	\$ -	\$ -	\$ -	\$ 385,500
Construction/Service Fees	\$ -	\$ -	\$ -	\$ 2,938,350	\$ -	\$ -	\$ -	\$ 2,938,350
Contingency	\$ -	\$ -	\$ -	\$ 274,000	\$ -	\$ -	\$ -	\$ 274,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ -	\$ 1,650	\$ -	\$ -	\$ -	\$ 1,650
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Totals	\$ -	\$ 106,000	\$ 279,500	\$ 3,224,000	\$ -	\$ -	\$ -	\$ 3,609,500

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ 650,000
Fix Our Streets Sales Tax	\$ -	\$ 106,000	\$ 279,500	\$ 2,574,000	\$ -	\$ -	\$ -	\$ 2,959,500
Totals	\$ -	\$ 106,000	\$ 279,500	\$ 3,224,000	\$ -	\$ -	\$ -	\$ 3,609,500

Capital Improvement Project Summary

Project Name: SW Topeka Blvd. - 29th St. - 38th
Project Number: 701038.00
Primary Funding Source: Fix Our Streets Sales Tax
Multiple Funds: No
Council District(s): 1
Total Budget \$ 5,231,483

Department: Public Works
Division: Engineering
Contact: Mark Schreiner
New Project? No
1st CIP Year: 2022
Type: Project

Project Description & Justification:

This project will involve mill and overlay, localized base patching, and curb replacement. Additionally, upgrades to traffic signals at both SW 29th and SW 37th are planned, with funding secured through general obligation bonds. Minor right-of-way acquisition is anticipated in 2025, and there will be minimal impact on utilities during construction. Construction is scheduled for FY2026 and FY2027, encompassing comprehensive work on curb and gutter, signals at 29th and 37th, and medians. Two intersections will undergo complete reconstruction: 29th and Topeka Blvd., and 37th and Topeka Blvd.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 760,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760,000
Right of Way	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Construction/Service Fees	\$ -	\$ 3,232,520	\$ 668,963	\$ -	\$ -	\$ -	\$ -	\$ 3,901,483
Contingency	\$ -	\$ 235,000	\$ 235,000	\$ -	\$ -	\$ -	\$ -	\$ 470,000
Totals	\$ 760,000	\$ 3,567,520	\$ 903,963	\$ -	\$ -	\$ -	\$ -	\$ 5,231,483

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ 760,000	\$ 3,567,520	\$ 903,963	\$ -	\$ -	\$ -	\$ -	\$ 5,231,483
Totals	\$ 760,000	\$ 3,567,520	\$ 903,963	\$ -	\$ -	\$ -	\$ -	\$ 5,231,483

Capital Improvement Project Summary

Project Name:	SE Adams St. - 37th to 45th St.	Department:	Public Works
Project Number:	701051.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Mark Schreiner
Multiple Funds:	Yes	New Project?	No
Council District(s):	3	1st CIP Year:	2022
Total Budget	\$ 7,136,630	Type:	Project

Project Description & Justification:

This project entails a comprehensive reconstruction of SE Adams, spanning from SE 37th to SE 45th. The proposed transformation involves converting the existing 2-lane rural section with open ditches into a 3-lane urban configuration, featuring an enclosed storm drainage system. It is important to note that width constraints beneath the I-470 bridge may limit the area under the overpass to a 2-lane section. The final design, scheduled for completion in 2027, will determine whether a 3-lane roadway is feasible for the entire stretch (from 37th to 45th) or if a 2-lane configuration with turn lanes at intersections would be more appropriate.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000
Right of Way	\$ -	\$ -	\$ -	\$ 256,508	\$ -	\$ -	\$ -	\$ 256,508
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ 2,679,030	\$ 2,679,030	\$ -	\$ 5,358,060
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ 600,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ 2,805	\$ 257	\$ 2,970	\$ 2,970	\$ -	\$ 9,002
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ 25,500	\$ 1,560	\$ 18,000	\$ 18,000	\$ -	\$ 63,060
Totals	\$ -	\$ -	\$ 878,305	\$ 258,325	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 7,136,630

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ 77,497	\$ 900,000	\$ 900,000	\$ -	\$ 1,877,497
Fix Our Streets Sales Tax	\$ -	\$ -	\$ 878,305	\$ 180,828	\$ 2,100,000	\$ 2,100,000	\$ -	\$ 5,259,133
Totals	\$ -	\$ -	\$ 878,305	\$ 258,325	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 7,136,630

Capital Improvement Project Summary

Project Name:	SW 10th Ave. - Gerald Ln. to Wanamaker Rd.	Department:	Public Works
Project Number:	701023.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Mark Schreiner
Multiple Funds:	No	New Project?	No
Council District(s):	3	1st CIP Year:	2022
Total Budget	\$ 1,919,775	Type:	Project

Project Description & Justification:

The SW 10th Avenue project aims to enhance SW 10th Street from just west of Wanamaker to Gerald Lane. This area transitions from commercial development near Wanamaker to residential housing to the west. The proposed upgrade involves converting the road into a 3-lane section up to Gerald Lane, with potential future expansion further west. However, a drainage structure (bridge) just east of Gerald Lane limits the width to only 2 lanes. Two options are being considered: narrowing to a 2-lane section at the bridge and reverting to a 3-lane configuration further west, or widening the bridge to allow for a continuous 3-lane road. The final lane configuration will be determined during the design phase, based on traffic projections and growth potential.

The project spans approximately 1,200 feet and will be executed in two stages. The first stage involves a mill and overlay in 2023, funded by Citywide Sales Tax. The second phase, focused on reconstruction design, is scheduled for 2030 and beyond, ensuring a thorough review of traffic projections before finalizing the design.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174,525	\$ 174,525
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,605,250	\$ 1,605,250
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000	\$ 140,000
Totals	\$ -	\$ 1,919,775	\$ 1,919,775					

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,919,775	\$ 1,919,775
Totals	\$ -	\$ 1,919,775	\$ 1,919,775					

Capital Improvement Project Summary

Project Name: Gerald Lane Bridge
Project Number: 121018.00
Primary Funding Source: Federal Funds Exchange
Multiple Funds: No
Council District(s): 3
Total Budget \$ 1,440,000

Department: Public Works
Division: Engineering
Contact: Mark Schreiner
New Project? No
1st CIP Year: 2022
Type: Project

Project Description & Justification:

The drainage structure (bridge) located approximately 100 feet east of Gerald Lane currently accommodates only 2 lanes of travel. The decision on whether to completely replace the structure or extend the existing one to facilitate 3-lane travel with pedestrian access will be made during the final design phase. This project is being coordinated with the Gerald Lane street project. The road, serving as an entryway for hotels and restaurants, is experiencing rapid deterioration.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ 240,000
Totals	\$ -	\$ 100,000	\$ 1,340,000	\$ 1,440,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Federal Funds Exchange	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,340,000	\$ 1,440,000
Totals	\$ -	\$ 100,000	\$ 1,340,000	\$ 1,440,000				

Capital Improvement Project Summary

Project Name:	SW 21st St. - Belle Ave. to Fairlawn Rd.	Department:	Public Works
Project Number:	701052.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Steven Groen
Multiple Funds:	Yes	New Project?	No
Council District(s):	3	1st CIP Year:	2022
Total Budget	\$ 7,362,846	Type:	Project

Project Description & Justification:

This project involves the replacement of pavement on SW 21st Street between Belle and Fairlawn. The revamped roadway will feature curb and gutter installations along with a storm drainage system. The reconstruction will cover 5 lanes of 21st Street from Belle to Fairlawn, with the design phase scheduled for 2028.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427,567	\$ 427,567
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,925,317	\$ 6,925,317
Financing Costs (Temp Notes)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,411	\$ 1,411
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,551	\$ 8,551
Totals	\$ -	\$ 7,362,846	\$ 7,362,846					

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,733,820	\$ 1,733,820
Fix Our Streets Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,629,026	\$ 5,629,026
Totals	\$ -	\$ 7,362,846	\$ 7,362,846					

Capital Improvement Project Summary

Project Name:	SW 29th St. - Burlingame Rd. to Topeka Blvd.	Department:	Public Works
Project Number:	701032.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Mark Schreiner
Multiple Funds:	No	New Project?	No
Council District(s):	5	1st CIP Year:	2022
Total Budget	\$ 1,445,700	Type:	Project

Project Description & Justification:

This project involves curb replacement, localized base patching, and mill/overlay of SW 29th St. from Burlingame Road to Topeka Blvd. The design is scheduled for 2024 with construction planned for 2026 when the intersection of 29th and Topeka will be closed for reconstruction. There will also be storm drainage improvements with the project.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Right of Way	\$ -	\$ -	\$ 27,500	\$ -	\$ -	\$ -	\$ -	\$ 27,500
Construction/Service Fees	\$ -	\$ -	\$ 1,058,200	\$ -	\$ -	\$ -	\$ -	\$ 1,058,200
Contingency	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 110,000
Totals	\$ 250,000	\$ -	\$ 1,195,700	\$ -	\$ -	\$ -	\$ -	\$ 1,445,700

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Fix Our Streets Sales Tax	\$ 250,000	\$ -	\$ 1,195,700	\$ -	\$ -	\$ -	\$ -	\$ 1,445,700
Totals	\$ 250,000	\$ -	\$ 1,195,700	\$ -	\$ -	\$ -	\$ -	\$ 1,445,700

Capital Improvement Project Summary

Project Name:	SE Sardou Avenue over Union Pacific Railroad	Department:	Public Works
Project Number:	121999.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	1	1st CIP Year:	2025
Total Budget	\$ 2,092,970	Type:	Project

Project Description & Justification:

Replace existing concrete deck and add sidewalk to north side, new structural steel, repair concrete riprap on berms, replace approach slabs and concrete barrier transitions.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ 175,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 300,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,492,970	\$ -	\$ -	\$ 1,492,970
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
Totals	\$ -	\$ -	\$ 175,000	\$ 125,000	\$ 1,792,970	\$ -	\$ -	\$ 2,092,970

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Federal Funds Exchange	\$ -	\$ -	\$ 175,000	\$ 125,000	\$ 1,792,970	\$ -	\$ -	\$ 2,092,970
Totals	\$ -	\$ -	\$ 175,000	\$ 125,000	\$ 1,792,970	\$ -	\$ -	\$ 2,092,970

Capital Improvement Project Summary

Project Name: SW Urish Rd. - 29th St. to 21st St.
Project Number: 701030.00
Primary Funding Source: Fix Our Streets Sales Tax
Multiple Funds: Yes
Council District(s): 7
Total Budget \$ 5,948,411

Department: Public Works
Division: Engineering
Contact: Robert Bidwell
New Project? No
1st CIP Year: 2024
Type: Project

Project Description & Justification:

The SW Urish Road project, spanning from SW 21st to SW 29th Street, entails a comprehensive reconstruction of this segment. Although other sections of Urish Road in the County have 5 lanes, it is recommended to restrict this stretch to 3 lanes, incorporating enclosed storm infrastructure and sidewalk/shared use path enhancements.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ 600,000
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,455,000	\$ 4,455,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495,000	\$ 495,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825	\$ 16,336	\$ 17,161
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 123,750	\$ 131,250
Totals	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 258,325	\$ 5,090,086	\$ 5,948,411

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,498	\$ 1,527,026	\$ 1,604,523
Fix Our Streets Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 180,828	\$ 3,563,060	\$ 4,343,888
Totals	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 258,325	\$ 5,090,086	\$ 5,948,411

Capital Improvement Project Summary

Project Name:	SW Topeka Blvd. - 38th to 49th St.	Department:	Public Works
Project Number:	741084.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Steven Groen
Multiple Funds:	Yes	New Project?	No
Council District(s):	4	1st CIP Year:	2024
Total Budget	\$ 4,234,397	Type:	Project

Project Description & Justification:

The scope of this project encompasses a mill and overlay, along with localized base patching, on South Topeka Blvd between 38th and 49th streets. Design activities are scheduled for 2026, with utility relocation and minor right-of-way acquisition anticipated in 2027. The construction phase is planned for 2028. There will be replacement of the traffic signal at 38th and Topeka Blvd.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000
Right of Way	\$ -	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ 2,900,000	\$ -	\$ -	\$ -	\$ 2,900,000
Contingency	\$ -	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ 270,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ -	\$ 12,661	\$ -	\$ -	\$ -	\$ 12,661
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ 76,736	\$ -	\$ -	\$ -	\$ 76,736
Totals	\$ -	\$ 750,000	\$ 225,000	\$ 3,259,397	\$ -	\$ -	\$ -	\$ 4,234,397

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000
Fix Our Streets Sales Tax	\$ -	\$ 750,000	\$ 225,000	\$ 2,559,397	\$ -	\$ -	\$ -	\$ 3,534,397
Totals	\$ -	\$ 750,000	\$ 225,000	\$ 3,259,397	\$ -	\$ -	\$ -	\$ 4,234,397

Capital Improvement Project Summary

Project Name: Polk Quincy Viaduct - East
Project Number: 121041.00
Primary Funding Source: G.O. Bonds
Multiple Funds: No
Council District(s): 1
Total Budget \$ 19,033,380

Department: Public Works
Division: Engineering
Contact: Steven Groen
New Project? No
1st CIP Year: 2024
Type: Project

Project Description & Justification:

The project necessitates a complete reconstruction of I-70 from the termination point of the PQV West project to approximately SE Indiana, encompassing the bridges over Adams St. and Shunga Creek. While KDOT will handle the project's design, the City is expected to commit to funding a 10% share of the construction phase. Replacement of the bridges will reduce the cost of ongoing costly maintenance as the bridges reach the end of their useful life. This project constitutes a 10% match towards the total project cost, with the City's share currently estimated at \$18,600,000, exclusive of bonding cost issuances.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ -	\$ -	\$ 18,600,000	\$ -	\$ -	\$ -	\$ 18,600,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ -	\$ 61,380	\$ -	\$ -	\$ -	\$ 61,380
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ 372,000	\$ -	\$ -	\$ -	\$ 372,000
Totals	\$ -	\$ -	\$ -	\$ 19,033,380	\$ -	\$ -	\$ -	\$ 19,033,380

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ 19,033,380	\$ -	\$ -	\$ -	\$ 19,033,380
Totals	\$ -	\$ -	\$ -	\$ 19,033,380	\$ -	\$ -	\$ -	\$ 19,033,380

Capital Improvement Project Summary

Project Name:	SW Wanamaker Rd./Huntoon St./I-470 Ramps	Department:	Public Works
Project Number:	701018.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Steven Groen
Multiple Funds:	Yes	New Project?	No
Council District(s):	5	1st CIP Year:	2024
Total Budget	\$ 6,729,682	Type:	Project

Project Description & Justification:

This project aims to enhance traffic operations, safety, and the level of service in the SW Wanamaker Road, SW Huntoon Street, I-470/Wanamaker Exit Ramp, and I-470/Winding Road entrance ramp areas. Currently, this region faces congestion and operates at a low level of service. The existing roadway network within the bounded area of SW Huntoon Street, SW Urish Road, SW 17th Street, and SW Wanamaker Road is operating at or near capacity in multiple locations. Previous traffic impact studies for proposed developments in the area have indicated potential traffic operation failures at several intersections due to further development. City staff, in collaboration with the Kansas Department of Transportation and a consultant, conducted a Traffic Impact Study to determine necessary geometric and intersection improvements, as well as access control measures required to accommodate the anticipated increase in traffic from future developments. There is a possibility of this being a joint City and KDOT project.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 675,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ 2,661,990	\$ 2,664,958	\$ -	\$ 5,326,948
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 306,761	\$ 303,792	\$ -	\$ 610,553
Financing Costs (Temp Notes)	\$ 2,812	\$ -	\$ -	\$ -	\$ 7,569	\$ 7,569	\$ -	\$ 17,950
Cost of Issuance (Rev/GO Bonds)	\$ 19,751	\$ -	\$ -	\$ -	\$ 39,740	\$ 39,740	\$ -	\$ 99,231
Totals	\$ 697,563	\$ -	\$ -	\$ -	\$ 3,016,060	\$ 3,016,059	\$ -	\$ 6,729,682

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ 263,563	\$ -	\$ -	\$ -	\$ 3,016,060	\$ 3,016,059	\$ -	\$ 6,295,682
Federal Funds Exchange	\$ 434,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 434,000
Totals	\$ 697,563	\$ -	\$ -	\$ -	\$ 3,016,060	\$ 3,016,059	\$ -	\$ 6,729,682

Capital Improvement Project Summary

Project Name:	Parking Facilities Capital Repairs	Department:	Public Works
Project Number:	131081.00	Division:	Facilities
Primary Funding Source:	G.O. Bonds	Contact:	Jason Tryon
Multiple Funds:	Yes	New Project?	No
Council District(s):	1	1st CIP Year:	2023
Total Budget	\$ 23,081,691	Type:	Project

Project Description & Justification:

The Walter P. Moore study highlighted several areas of deficiency within the garages caused by deferred maintenance and overdue repairs. The following type of repairs are scheduled from 2023 - 2026: structural, waterproofing, mechanical, plumbing, electrical, fire protection, and façade. This is an ongoing project. Work continues on the Uptowner and Townsite garages.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ 17,514,620	\$ 4,924,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,439,043
Financing Costs (Temp Notes)	\$ 37,344	\$ 16,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,595
Cost of Issuance (Rev/GO Bonds)	\$ 421,565	\$ 167,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 589,053
Totals	\$ 17,973,529	\$ 5,108,162	\$ -	\$ 23,081,691				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ 6,973,529	\$ 5,108,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,081,691
ARPA	\$ 11,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000,000
Totals	\$ 17,973,529	\$ 5,108,162	\$ -	\$ 23,081,691				

Capital Improvement Project Summary

Project Name:	SE 29th St./ Kansas Turnpike Authority Interchange	Department:	Public Works
Project Number:	701053.00	Division:	Engineering
Primary Funding Source:	G.O. Bonds	Contact:	Steven Groen
Multiple Funds:	No	New Project?	No
Council District(s):	3	1st CIP Year:	2022
Total Budget	\$ 19,054,772	Type:	Project

Project Description & Justification:

This project will construct a new interchange on the Kansas Turnpike at SE 29th Street. The 2023 CIB was amended to provide funding for an initial feasibility study of the exit from I-470 at 29th St. including off ramps and toll interchange. The City and KTA have jointly partnered to do an updated concept plan including high level cost estimates given the construction cost inflation we have seen over the last 3 years. Additionally the new cashless tolling system that KTA was implemented in 2024 eliminated the need for toll booths at this interchange. The study has been completed and estimates a total project cost in 2025 of \$19,054,772.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,544,000	\$ -	\$ 2,544,000
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,049,400	\$ -	\$ 1,049,400
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,250,544	\$ -	\$ 13,250,544
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,696,000	\$ -	\$ 1,696,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,826	\$ -	\$ 67,826
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447,002	\$ -	\$ 447,002
Totals	\$ -	\$ 19,054,772	\$ -	\$ 19,054,772				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,054,772	\$ -	\$ 19,054,772
Totals	\$ -	\$ 19,054,772	\$ -	\$ 19,054,772				

Capital Improvement Project Summary

Project Name:	45th Street: Gage to Cambridge	Department:	Public Works
Project Number:	701070.00	Division:	Engineering
Primary Funding Source:	Fix Our Streets Sales Tax	Contact:	Steven Groen
Multiple Funds:	Yes	New Project?	Yes
Council District(s):	7	1st CIP Year:	2025
Total Budget	\$ 4,000,000	Type:	Project

Project Description & Justification:

This project will involve road widening and resurfacing of 45th Street from Gage to Cambridge. Additionally, a shared-use path will be added to enhance accessibility within the neighborhood. Construction of a shared-use path will take place in 2026. Utility relocation will take place in 2027, while construction of the roadway will occur in 2028.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Right of Way	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Construction/Service Fees	\$ -	\$ 400,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,400,000
Totals	\$ 400,000	\$ 600,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,000,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ 400,000	\$ 600,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,000,000
Fix Our Streets Sales Tax	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000
Totals	\$ 400,000	\$ 600,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,000,000

Capital Improvement Project Summary

Project Name:	AVL: Automatic Vehicle Location	Department:	Public Works
Project Number:	701065.00	Division:	Fleet
Primary Funding Source:	Operating Fund General	Contact:	Jason Tryon
Multiple Funds:	No	New Project?	Yes
Council District(s):	Multiple	1st CIP Year:	2026
Total Budget	\$ 225,000	Type:	Project

Project Description & Justification:

The City of Topeka is soliciting proposals from qualified firms to replace all necessary hardware, firmware, and software necessary for existing Automated Vehicle Location System (AVL) used in City owned vehicles and equipment. Inclusive, but not limited to, the acquisition will be the implementation, removal of current GPS units, installation, configuration, training, and maintenance of software and related hardware and devices, test and acceptance plans, and associated documentation.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Totals	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund General	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Totals	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000

Capital Improvement Project Summary

Project Name:	Fire Station Replacement Cycle	Department:	Public Works
Project Number:	131100.00	Division:	Facilities
Primary Funding Source:	G.O. Bonds	Contact:	Jason Tryon
Multiple Funds:	No	New Project?	Yes
Council District(s):	Multiple	1st CIP Year:	2026
Total Budget	\$ 11,360,000	Type:	Project

Project Description & Justification:

The project aims to design and construct a state-of-the-art fire station to enhance emergency response times, improve safety, and meet the growing needs of the local community. The new fire station will be strategically located to serve a wide geographic area, ensuring quick and efficient access. The facility will include modern amenities for firefighters, advanced firefighting equipment, and energy-efficient technologies.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ 11,000,000	\$ -	\$ -	\$ -	\$ 11,000,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ -	\$ 37,000	\$ -	\$ -	\$ -	\$ 37,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ 223,000	\$ -	\$ -	\$ -	\$ 223,000
Totals	\$ -	\$ 100,000	\$ -	\$ 11,260,000	\$ -	\$ -	\$ -	\$ 11,360,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ 100,000	\$ -	\$ 11,260,000	\$ -	\$ -	\$ -	\$ 11,360,000
Totals	\$ -	\$ 100,000	\$ -	\$ 11,260,000	\$ -	\$ -	\$ -	\$ 11,360,000

Capital Improvement Project Summary

Project Name: Heavy Duty Fleet Garage
Project Number: 131101.00
Primary Funding Source: G.O. Bonds
Multiple Funds: No
Council District(s): Multiple
Total Budget \$ 8,100,000

Department: Public Works
Division: Facilities
Contact: Jason Tryon
New Project? Yes
1st CIP Year: 2026
Type: Project

Project Description & Justification:

The Heavy Duty Fleet Garage project aims to design and construct a specialized facility to accommodate the maintenance, repair, and storage of a fleet of heavy-duty vehicles and equipment. This facility will support a wide range of vehicles, including trucks, construction equipment, buses, and other large machinery, ensuring they remain in optimal working condition for continuous operations. The garage will be designed for efficiency, durability, and safety, providing a fully equipped environment for both routine and emergency repairs. A study will be done to determine if current facility can be revamped to meet needs or if a facility relocation is needed.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000,000	\$ 8,000,000
Totals	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 8,000,000	\$ 8,100,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 8,000,000	\$ 8,100,000
Totals	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 8,000,000	\$ 8,100,000



UTILITIES PROJECTS

Capital Improvement Project Summary

Project Name:	2026 - 2030 Water Main Replacement Program	Department:	Utilities
Project Number:	281301.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Duncan Theuri
Multiple Funds:	Yes	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2015 and Prior
Total Budget	\$ 113,705,321	Type:	Program

Project Description & Justification:

The Water Main Replacement Program focuses on upgrading water mains in areas with frequent breaks due to aging infrastructure. We utilize Fracta, a technology that analyzes pipeline data to assess failure risks, guiding our project selection. Our efforts align with half-cent sales tax initiatives and priority street improvements managed by the City Engineering Division. Upgrading water infrastructure enhances water quality and fire flow protection while reducing operational costs by minimizing emergency repairs. This project will also include public education on lead risks and assessments of distribution materials to ensure high water quality. The Lead and Copper Rule Revisions (LCRR) will guide evaluations, material assessments, and replacements of public and private water service lines.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 1,254,500	\$ 1,300,000	\$ 1,124,500	\$ 1,371,500	\$ 1,847,050	\$ -	\$ 6,897,550
Right of Way	\$ -	\$ 868,500	\$ 890,000	\$ 778,500	\$ 960,050	\$ 977,850	\$ -	\$ 4,474,900
Construction/Service Fees	\$ -	\$ 7,527,000	\$ 7,760,000	\$ 6,747,000	\$ 8,218,450	\$ 8,040,100	\$ 59,462,321	\$ 97,754,871
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 169,400	\$ 88,900	\$ 129,900	\$ 186,000	\$ 188,800	\$ -	\$ 763,000
Debt Reserve Fund (Rev Bond)	\$ -	\$ 847,000	\$ 444,500	\$ 649,500	\$ 930,000	\$ 944,000	\$ -	\$ 3,815,000
Totals	\$ -	\$ 10,666,400	\$ 10,483,400	\$ 9,429,400	\$ 11,666,000	\$ 11,997,800	\$ 59,462,321	\$ 113,705,321

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ 9,486,400	\$ 4,978,400	\$ 7,274,400	\$ 10,416,000	\$ 10,572,800	\$ -	\$ 42,728,000
Operating Fund Water	\$ -	\$ 1,180,000	\$ 5,505,000	\$ 2,155,000	\$ 1,250,000	\$ 1,425,000	\$ 59,462,321	\$ 70,977,321
Totals	\$ -	\$ 10,666,400	\$ 10,483,400	\$ 9,429,400	\$ 11,666,000	\$ 11,997,800	\$ 59,462,321	\$ 113,705,321

Capital Improvement Project Summary

Project Name:	2026 - 2030 Water Treatment Plant Rehabilitation Program	Department:	Utilities
Project Number:	281304.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Duncan Theuri
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2015 and Prior
Total Budget	\$ 13,500,000	Type:	Program

Project Description & Justification:

This project involves rehabilitating six filters, maintaining motor control centers, and repairing electronic and mechanical equipment. It also addresses concrete deterioration, leaking roofs, and the replacement of inoperative valves, focusing on critical structures and equipment that are aging or failing. These efforts will reduce maintenance costs, extend the lifespan of the existing Water Treatment Plant facilities, and ensure a reliable water supply for city residents, commercial developments, and wholesale customers. Project priorities are reviewed annually, and sub-projects will be assigned based on their importance.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 202,500	\$ 202,500	\$ 202,500	\$ 202,500	\$ 202,500	\$ -	\$ 1,012,500
Construction/Service Fees	\$ -	\$ 1,012,500	\$ 1,012,500	\$ 1,012,500	\$ 1,012,500	\$ 1,012,500	\$ 6,750,000	\$ 11,812,500
Contingency	\$ -	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ -	\$ 675,000
Totals	\$ -	\$ 1,350,000	\$ 6,750,000	\$ 13,500,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ -	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 13,500,000
Totals	\$ -	\$ 1,350,000	\$ 6,750,000	\$ 13,500,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Water Tower Rehabilitation Program	Department:	Utilities
Project Number:	281337.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Duncan Theuri
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2020
Total Budget	\$ 4,625,000	Type:	Program

Project Description & Justification:

Water towers provide essential water supply to the citizens and customers of Topeka. To maintain these assets, it is recommended that both interior and exterior tower coatings be applied every 15 years. Regular inspection, cleaning, repair, and coating of the City's water storage facilities will help prevent structural damage, preserve valuable capital assets, and ensure decades of reliable service. This project focuses on rehabilitating existing water storage facilities within the distribution system. Rehabilitation efforts may include structural and safety improvements, regulatory updates, coating, interior and exterior cleaning, and other necessary repairs.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ 52,500	\$ 52,500	\$ -	\$ 185,000
Construction/Service Fees	\$ -	\$ 360,000	\$ 360,000	\$ -	\$ 472,500	\$ 482,500	\$ 2,765,000	\$ 4,440,000
Totals	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ 525,000	\$ 535,000	\$ 2,765,000	\$ 4,625,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ 525,000	\$ 535,000	\$ 2,765,000	\$ 4,625,000
Totals	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ 525,000	\$ 535,000	\$ 2,765,000	\$ 4,625,000

Capital Improvement Project Summary

Project Name:	2026 - 2030 Meter Vault Replacement Program	Department:	Utilities
Project Number:	281303.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Duncan Theuri
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2022
Total Budget	\$ 2,025,000	Type:	Program

Project Description & Justification:

This program aims to eliminate hazards and ensure compliance with OSHA and City of Topeka standards for replaced assets. Recent surveys by the Meter Services Large Meter Crew identified multiple large meter accounts needing vault replacements due to hazardous conditions, such as collapsing pit structures and restricted openings. These issues prevent the Large Meter Crew from conducting annual accuracy testing and maintenance, leading to lost revenue. The Utility Billing section has also faced challenges with estimating multiple accounts due to these conditions. The Utilities Department services 206 large meters (3" to 8"), primarily used by wholesale, industrial, multi-family, and commercial customers, who collectively use about 1.7 billion gallons of water annually. Meter Services identified 145 applications for this project, with 10 posing potential hazards, 31 being faulty or untestable, and 104 not meeting installation standards.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 675,000	\$ 675,000	\$ 675,000	\$ -	\$ -	\$ -	\$ 2,025,000
Totals	\$ -	\$ 675,000	\$ 675,000	\$ 675,000	\$ -	\$ -	\$ -	\$ 2,025,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ -	\$ 675,000	\$ 675,000	\$ 675,000	\$ -	\$ -	\$ -	\$ 2,025,000
Totals	\$ -	\$ 675,000	\$ 675,000	\$ 675,000	\$ -	\$ -	\$ -	\$ 2,025,000

Capital Improvement Project Summary

Project Name:	2026 - 2030 Hydrant and Valve Rehab and Replacement Program	Department:	Utilities
Project Number:	281306.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Duncan Theuri
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2021
Total Budget	\$ 3,015,000	Type:	Program

Project Description & Justification:

Properly functioning hydrants are essential for maximizing available fire flow (AFF) during firefighting and are used daily for flushing and maintenance of the water distribution system. Operational valves are critical for minimizing service disruptions to customers during system work. Currently, citizens frequently contact Utilities about out-of-service hydrants. Failing to address this issue could result in more service disruptions, longer repair times, lower water quality, and reduced fire protection. An annual program will ensure consistent funding for hydrant and valve maintenance, involving the rehabilitation and replacement of non-functioning or deteriorating hydrants and valves in the water distribution system.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 27,000	\$ 27,000	\$ 27,000	\$ 30,000	\$ 31,000	\$ -	\$ 142,000
Construction/Service Fees	\$ -	\$ 243,000	\$ 243,000	\$ 243,000	\$ 270,000	\$ 279,000	\$ 1,595,000	\$ 2,873,000
Totals	\$ -	\$ 270,000	\$ 270,000	\$ 270,000	\$ 300,000	\$ 310,000	\$ 1,595,000	\$ 3,015,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ -	\$ 270,000	\$ 270,000	\$ 270,000	\$ 300,000	\$ 310,000	\$ 1,595,000	\$ 3,015,000
Totals	\$ -	\$ 270,000	\$ 270,000	\$ 270,000	\$ 300,000	\$ 310,000	\$ 1,595,000	\$ 3,015,000

Capital Improvement Project Summary

Project Name:	2026 - 2030 Water Plant Operations Equipment & Fleet Maintenance	Department:	Utilities
Project Number:	281305.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Duncan Theuri
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	Prior to 2018
Total Budget	\$ 4,000,000	Type:	Program

Project Description & Justification:

The purpose of this program is to create a plan for the repair and replacement of City Water Plant equipment and vehicles, reducing the risk of costly emergency repairs and extending their useful life. By implementing this program, we aim to limit unexpected large capital expenditures and control overall operating and maintenance costs. Additionally, the program ensures that equipment remains current and is maintained effectively, enhancing reliability and productivity while reducing maintenance costs. Ultimately, this program will help minimize annual operating cost increases related to fleet and plant equipment assets.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	\$ 4,000,000
Totals	\$ -	\$ 400,000	\$ 2,000,000	\$ 4,000,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ -	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	\$ 4,000,000
Totals	\$ -	\$ 400,000	\$ 2,000,000	\$ 4,000,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Water Booster Pump Station Rehabilitation Program	Department:	Utilities
Project Number:	281237.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Duncan Theuri
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2015 and Prior
Total Budget	\$ 4,200,000	Type:	Project

Project Description & Justification:

The Booster Pump Station (BPS) rehabilitation projects focus on upgrading existing in-service Water Booster Pump Stations to meet water distribution needs. This effort may involve replacing or rehabilitating pumps, motors, valves, variable frequency drives, and electrical, communication, and control systems. Given the critical nature of in-service pump station infrastructure, these updates are essential. Implementing variable frequency drives (VFDs) will enhance pumping efficiency, prolong asset lifespan by reducing energy consumption and wear, and decrease the likelihood of costly emergency repairs.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 200,000	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ -	\$ 410,000
Construction/Service Fees	\$ -	\$ 800,000	\$ 280,000	\$ -	\$ 280,000	\$ 280,000	\$ 2,150,000	\$ 3,790,000
Totals	\$ -	\$ 1,000,000	\$ 350,000	\$ -	\$ 350,000	\$ 350,000	\$ 2,150,000	\$ 4,200,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ -	\$ 1,000,000	\$ 350,000	\$ -	\$ 350,000	\$ 350,000	\$ 2,150,000	\$ 4,200,000
Totals	\$ -	\$ 1,000,000	\$ 350,000	\$ -	\$ 350,000	\$ 350,000	\$ 2,150,000	\$ 4,200,000

Capital Improvement Project Summary

Project Name:	Southeast Zone Improvements & Optimizations	Department:	Utilities
Project Number:	281162.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Duncan Theuri
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2022
Total Budget	\$ 9,575,000	Type:	Project

Project Description & Justification:

Improvements to the transmission system will involve creating looped water lines to enhance water distribution and fire protection. Additionally, when feasible, portions of the Southeast Zone will be shifted to the Montara Zone, which has a higher hydraulic grade line, allowing the City to increase pressure to customers by 25 to 30 psi. The Utilities Department frequently receives inquiries about low pressure concerns. These projects are currently in the planning phase and will be coordinated with other Utilities and City initiatives.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 210,000	\$ -	\$ 273,000	\$ -	\$ -	\$ -	\$ -	\$ 483,000
Construction/Service Fees	\$ 1,064,000	\$ -	\$ 1,638,000	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 8,777,000
Contingency	\$ 126,000	\$ -	\$ 189,000	\$ -	\$ -	\$ -	\$ -	\$ 315,000
Totals	\$ 1,400,000	\$ -	\$ 2,100,000	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 9,575,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ 1,400,000	\$ -	\$ 2,100,000	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 9,575,000
Totals	\$ 1,400,000	\$ -	\$ 2,100,000	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 9,575,000

Capital Improvement Project Summary

Project Name:	West Zone Improvements & Optimizations	Department:	Utilities
Project Number:	281163.00	Division:	Water
Primary Funding Source:	Revenue Bonds	Contact:	Duncan Theuri
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2021
Total Budget	\$ 8,036,000	Type:	Project

Project Description & Justification:

This project aims to replace transmission mains and upsize existing lines for increased capacity in the West Pressure Zone, alongside other Water Distribution initiatives. These projects were identified in the 2017 Water Distribution System Master Plan. Improvements will include creating looped water lines to enhance water distribution and fire protection. Currently, the projects are in the planning phase and will be coordinated with other Utilities and City efforts.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 494,000	\$ -	\$ -	\$ -	\$ -	\$ 438,750	\$ -	\$ 932,750
Construction/Service Fees	\$ 2,964,000	\$ -	\$ -	\$ -	\$ -	\$ 2,430,000	\$ -	\$ 5,394,000
Contingency	\$ 342,000	\$ -	\$ -	\$ -	\$ -	\$ 506,250	\$ -	\$ 848,250
Cost of Issuance (Rev/GO Bonds)	\$ 76,000	\$ -	\$ -	\$ -	\$ -	\$ 67,500	\$ -	\$ 143,500
Debt Reserve Fund (Rev Bond)	\$ 380,000	\$ -	\$ -	\$ -	\$ -	\$ 337,500	\$ -	\$ 717,500
Totals	\$ 4,256,000	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ 8,036,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ 4,256,000	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ 8,036,000
Totals	\$ 4,256,000	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ 8,036,000

Capital Improvement Project Summary

Project Name:	Central Zone Improvements & Optimizations Phase II	Department:	Utilities
Project Number:	281293.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Joey Filby
Multiple Funds:	Yes	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2015 and Prior
Total Budget	\$ 11,146,000	Type:	Project

Project Description & Justification:

Projects under this program will replace transmission mains, construct new lines, and upsize existing lines to enhance the hydraulic characteristics of the Central Pressure Zone. Planned sub-projects during the CIP period include: 21st Street between Washburn Avenue and Western Avenue; areas northwest of HWY 24 and Topeka Boulevard between 24th Street and Reo Street; Quincy Street between Laurent Street and Morse Street; 6th Avenue between Fairlawn Road and Governor's Lake; and 21st Street between Randolph Avenue and Washburn Avenue. Additionally, the Central-Southeast Boundary Optimization will cover 37th Street between Burlingame Road and Plaza Drive, areas east of 35th Terrace and south of MacVicar Avenue, and I-470 between 37th Street and Burlingame Road, as well as 37th Street east of Gage Boulevard.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 419,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 419,978
Right of Way	\$ 127,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,114
Construction/Service Fees	\$ 4,052,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 10,127,713
Contingency	\$ 75,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,195
Cost of Issuance (Rev/GO Bonds)	\$ 66,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,000
Debt Reserve Fund (Rev Bond)	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000
Totals	\$ 5,071,000	\$ -	\$ 6,075,000	\$ 11,146,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ 3,696,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,696,000
Operating Fund Water	\$ 1,375,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 7,450,000
Totals	\$ 5,071,000	\$ -	\$ 6,075,000	\$ 11,146,000				

Capital Improvement Project Summary

Project Name: North Zone Optimization
Project Number: 281248.00
Primary Funding Source: Revenue Bonds
Multiple Funds: No
Council District(s): Multiple
Total Budget \$ 3,780,000

Department: Utilities
Division: Water
Contact: Duncan Theuri
New Project? No
1st CIP Year: 2015 and Prior
Type: Project

Project Description & Justification:

This program will include projects to replace transmission mains, construct new lines, and upsize existing lines to enhance hydraulic characteristics in the North Pressure Zone. Improvements will involve creating looped water lines to boost water distribution and fire protection. The 2017 Water Distribution System Master Plan identified key areas needing pressure improvements within the North Pressure Zone. Completing this project will enhance water pressure, distribution, and fire protection, with customers potentially experiencing pressure increases of 25 to 30 psi. The Utilities Department frequently receives inquiries from customers regarding low pressure concerns. These projects are currently in the planning phase and will be coordinated with other Utilities and City initiatives.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ 438,750	\$ -	\$ -	\$ 438,750
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ 2,629,125	\$ -	\$ -	\$ 2,629,125
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ 307,125	\$ -	\$ -	\$ 307,125
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ -	\$ 67,500	\$ -	\$ -	\$ 67,500
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ -	\$ -	\$ 337,500	\$ -	\$ -	\$ 337,500
Totals	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ -	\$ 3,780,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ -	\$ 3,780,000
Totals	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ -	\$ 3,780,000

Capital Improvement Project Summary

Project Name: Montara Zone Optimization
Project Number: 281249.00
Primary Funding Source: Operating Fund Water
Multiple Funds: No
Council District(s): Multiple
Total Budget \$ 3,780,000

Department: Utilities
Division: Water
Contact: Duncan Theuri
New Project? No
1st CIP Year: 2015 and Prior
Type: Project

Project Description & Justification:

Projects under this program will replace transmission mains, construct new lines, and upsize existing lines to enhance hydraulic characteristics in the Montara Pressure Zone. Improvements will include creating looped water lines to boost water distribution and fire protection. The 2017 Water Distribution System Master Plan identified key areas needing pressure improvements, particularly within the Montara Pressure Zone. Customers may experience pressure increases of 25 to 30 psi. The Utilities Department frequently receives inquiries about low pressure concerns. These projects are currently in the planning phase and will be coordinated with other Utilities and City initiatives.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438,750	\$ -	\$ 438,750
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,629,125	\$ -	\$ 2,629,125
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 307,125	\$ -	\$ 307,125
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,500	\$ -	\$ 67,500
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337,500	\$ -	\$ 337,500
Totals	\$ -	\$ 3,780,000	\$ -	\$ 3,780,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ 3,780,000
Totals	\$ -	\$ 3,780,000	\$ -	\$ 3,780,000				

Capital Improvement Project Summary

Project Name: Disinfection Modification
Project Number: 281236.00
Primary Funding Source: Revenue Bonds
Multiple Funds: No
Council District(s): Multiple
Total Budget \$ 25,007,042

Department: Utilities
Division: Water
Contact: Duncan Theuri
New Project? No
1st CIP Year: 2015 and Prior
Type: Project

Project Description & Justification:

This project funds the evaluation of necessary disinfection modifications at the Water Treatment Plant. Initially, it focused on adding powdered activated carbon (PAC) and relocating chlorine contact basins for the east and west treatment trains. Enhancing the treatment process is crucial for improving water quality, reducing harmful disinfection byproducts, and ensuring compliance with regulatory standards. However, after engineering assessments, the proposed additions of PAC and modifications to the chlorine contact basins were found to be prohibitively expensive and unsuccessful in obtaining regulatory approval for discharging carbon into the Kansas River.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 2,136,642	\$ -	\$ -	\$ -	\$ 440,000	\$ 1,600,000	\$ -	\$ 4,176,642
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,200,000	\$ 13,428,315	\$ -	\$ 16,628,315
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 360,000	\$ 1,440,893	\$ -	\$ 1,800,893
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 320,199	\$ -	\$ 400,199
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 1,600,993	\$ -	\$ 2,000,993
Totals	\$ 2,136,642	\$ -	\$ -	\$ -	\$ 4,480,000	\$ 18,390,400	\$ -	\$ 25,007,042
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ 2,136,642	\$ -	\$ -	\$ -	\$ 4,480,000	\$ 18,390,400	\$ -	\$ 25,007,042
Totals	\$ 2,136,642	\$ -	\$ -	\$ -	\$ 4,480,000	\$ 18,390,400	\$ -	\$ 25,007,042

Capital Improvement Project Summary

Project Name: West Filter Rehabilitation
Project Number: 281240.00
Primary Funding Source: Revenue Bonds
Multiple Funds: No
Council District(s): Multiple
Total Budget \$ 5,090,400

Department: Utilities
Division: Water
Contact: Joey Filby
New Project? No
1st CIP Year: 2015 and Prior
Type: Project

Project Description & Justification:

This project may involve the rehabilitation or replacement of the dual media, air wash, and underdrain system for the west filters at the Water Treatment Plant, along with enhancements to electrical, lighting, HVAC, and operational control systems. The design lifespan of the filter media has been exceeded, leading to issues with specific agglomerates that can foul the filters. Replacing the media will eliminate existing agglomeration, and an upgraded air wash system can help prevent future agglomeration, extending the lifecycle of any newly installed media. Completing this project will improve overall water quality.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 590,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,850
Construction/Service Fees	\$ -	\$ 3,545,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,545,100
Contingency	\$ -	\$ 409,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409,050
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 90,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,900
Debt Reserve Fund (Rev Bond)	\$ -	\$ 454,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 454,500
Totals	\$ -	\$ 5,090,400	\$ -	\$ 5,090,400				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ 5,090,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,090,400
Totals	\$ -	\$ 5,090,400	\$ -	\$ 5,090,400				

Capital Improvement Project Summary

Project Name:	East Intake Rehabilitation Water Treatment Plant	Department:	Utilities
Project Number:	281214.00	Division:	Water
Primary Funding Source:	Revenue Bonds	Contact:	Duncan Theuri
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2015 and Prior
Total Budget	\$ 5,236,000	Type:	Project

Project Description & Justification:

This project will involve structural repairs and modifications, as well as mechanical equipment repairs and replacements, at the East Intake of the Water Treatment Plant. Structural work will include concrete crack and spall repairs throughout the structure, structural steel repairs, replacement of the access bridge's top slab, grouting and pinning of sheet piling at the leading edge of the bank, and replacement of grating, grating support structures, stairs, ladders, and guardrails. Mechanical repairs and replacements will encompass the screen housing, external jib crane, screens and frames, sluice gate operators, valves and actuators in the lower level, piping, miscellaneous metals, motor control center, and electrical and lighting systems.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 607,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 607,750
Construction/Service Fees	\$ -	\$ 3,646,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,646,500
Contingency	\$ -	\$ 420,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,750
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 93,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,500
Debt Reserve Fund (Rev Bond)	\$ -	\$ 467,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467,500
Totals	\$ -	\$ 5,236,000	\$ -	\$ 5,236,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ 5,236,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,236,000
Totals	\$ -	\$ 5,236,000	\$ -	\$ 5,236,000				

Capital Improvement Project Summary

Project Name:	Neptune Meter Data Management	Department:	Utilities
Project Number:	900012.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Sylvia Davis
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2022
Total Budget	\$ 840,000	Type:	Project

Project Description & Justification:

This is the annual lease for software used for reading water meters for usage, storing historical usage data, alerting notifications, and reporting.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ 140,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 350,000	\$ 840,000
Totals	\$ 140,000	\$ 70,000	\$ 350,000	\$ 840,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ 140,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 350,000	\$ 840,000
Totals	\$ 140,000	\$ 70,000	\$ 350,000	\$ 840,000				

Capital Improvement Project Summary

Project Name:	Utility Billing System	Department:	Utilities
Project Number:	900011.00	Division:	Water
Primary Funding Source:	Operating Fund Water	Contact:	Sylvia Davis
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2022
Total Budget	\$ 827,435	Type:	Project

Project Description & Justification:

This is the annual lease for the utility billing software that is used to generate monthly utility bills, maintain customer information, and create service work orders.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ 127,435	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 350,000	\$ 827,435
Totals	\$ 127,435	\$ 70,000	\$ 350,000	\$ 827,435				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Water	\$ 127,435	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 350,000	\$ 827,435
Totals	\$ 127,435	\$ 70,000	\$ 350,000	\$ 827,435				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Stormwater Conveyance System Rehabilitation & Replacement Program	Department:	Utilities
Project Number:	501107	Division:	Stormwater
Primary Funding Source:	Operating Fund Stormwater	Contact:	Zachary Stueve
Multiple Funds:	Yes	New Project?	No
Council District(s):	Multiple	1st CIP Year:	Prior to 2014
Total Budget	\$ 54,088,488	Type:	Program

Project Description & Justification:

This ongoing program focuses on rehabilitating or replacing existing stormwater conveyance system assets (inlets, pipes, channels, etc.) to ensure continued operation, reduce maintenance needs, and support other infrastructure improvements. It is designed to maintain a consistent citywide level of service for the stormwater system. In some cases, smaller improvements may be made to meet current standards or address localized issues too minor for standalone capital projects. When feasible and cost-effective, innovative rehabilitation methods such as plastic or cement pipe lining will be pursued. This annual program often supports Citywide Half Cent sales tax projects and is crucial for timely replacement of failed pipes identified through CCTV inspections or other indicators, such as sinkholes. Most assets targeted by this program are expected to be 50-100 years old unless their lifespan has been reduced by external factors. Rehabilitation or replacement of these assets is essential for protecting life and property throughout the City.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 390,000	\$ 585,000	\$ 845,000	\$ 845,000	\$ 344,500	\$ -	\$ 3,009,500
Construction/Service Fees	\$ -	\$ 2,610,000	\$ 3,915,000	\$ 5,655,000	\$ 5,655,000	\$ 2,305,500	\$ 28,750,000	\$ 48,890,500
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 27,510	\$ 62,000	\$ 122,002	\$ 130,000	\$ 23,236	\$ -	\$ 364,748
Debt Reserve Fund (Rev Bond)	\$ -	\$ 137,550	\$ 310,000	\$ 610,010	\$ 650,000	\$ 116,180	\$ -	\$ 1,823,740
Totals	\$ -	\$ 3,165,060	\$ 4,872,000	\$ 7,232,012	\$ 7,280,000	\$ 2,789,416	\$ 28,750,000	\$ 54,088,488

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ 1,540,560	\$ 3,472,000	\$ 6,832,112	\$ 7,280,000	\$ 1,301,216	\$ -	\$ 20,425,888
Operating Fund Stormwater	\$ -	\$ 1,624,500	\$ 1,400,000	\$ 399,900	\$ -	\$ 1,488,200	\$ 28,750,000	\$ 33,662,600
Totals	\$ -	\$ 3,165,060	\$ 4,872,000	\$ 7,232,012	\$ 7,280,000	\$ 2,789,416	\$ 28,750,000	\$ 54,088,488

Capital Improvement Project Summary

Project Name: 2026 - 2030 Levee Asset Repair/Rehab Program
Project Number: 161021
Primary Funding Source: Operating Fund Stormwater
Multiple Funds: Yes
Council District(s): Multiple
Total Budget \$ 5,910,132

Department: Utilities
Division: Stormwater
Contact: Zachary Stueve
New Project? No
1st CIP Year: Prior to 2017
Type: Program

Project Description & Justification:

This annual program focuses on the non-routine replacement or major rehabilitation of levee assets, including 22 miles of earthen levee, 4,122 linear feet of concrete floodwall, 8 stormwater pump stations, 14 pumped relief wells, 70 gravity relief wells, 58 interior drainage structures, 6 closure structures, and 3 ponding areas. While these assets are regularly maintained, their average age exceeds 50 years, making replacement or rehabilitation necessary. This program enables staff to proactively address these needs, with funds potentially reserved for several years to support major projects, assessments, studies, designs, or construction. By doing so, it mitigates the risk of catastrophic failure of critical infrastructure. Given the advanced age of the existing assets, proactive maintenance is essential. Failing to complete these projects could jeopardize private property and lives.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 337,500	\$ 337,500	\$ 337,500	\$ 750,000	\$ 337,500	\$ 3,750,000	\$ 5,850,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ -	\$ 10,022	\$ -	\$ -	\$ 10,022
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ -	\$ -	\$ 50,110	\$ -	\$ -	\$ 50,110
Totals	\$ -	\$ 337,500	\$ 337,500	\$ 337,500	\$ 810,132	\$ 337,500	\$ 3,750,000	\$ 5,910,132

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ -	\$ -	\$ -	\$ 561,232	\$ -	\$ -	\$ 561,232
Operating Fund Stormwater	\$ -	\$ 337,500	\$ 337,500	\$ 337,500	\$ 248,900	\$ 337,500	\$ 3,750,000	\$ 5,348,900
Totals	\$ -	\$ 337,500	\$ 337,500	\$ 337,500	\$ 810,132	\$ 337,500	\$ 3,750,000	\$ 5,910,132

Capital Improvement Project Summary

Project Name: 2026 - 2030 Drainage Correction Program
Project Number: 501104
Primary Funding Source: Operating Fund Stormwater
Multiple Funds: No
Council District(s): Multiple
Total Budget \$ 3,000,000

Department: Utilities
Division: Stormwater
Contact: Zachary Stueve
New Project? No
1st CIP Year: Prior to 2016
Type: Program

Project Description & Justification:

This ongoing program aims to address small-scale drainage problems. It funds 3-4 stormwater improvement projects each year, targeting areas where drainage issues impact at least two private properties or where defects or obstructions hinder the functionality of existing facilities within the right-of-way or dedicated easements. Individual project budgets are capped at \$300,000. This program responds to drainage issues identified through citizen requests, helping to protect private properties.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 150,000
Construction/Service Fees	\$ -	\$ 270,000	\$ 270,000	\$ 270,000	\$ 270,000	\$ 270,000	\$ 1,500,000	\$ 2,850,000
Totals	\$ -	\$ 300,000	\$ 1,500,000	\$ 3,000,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Stormwater	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,000,000
Totals	\$ -	\$ 300,000	\$ 1,500,000	\$ 3,000,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Stormwater Pump Station Rehab/Replacement Program	Department:	Utilities
Project Number:	501139	Division:	Stormwater
Primary Funding Source:	Operating Fund Stormwater	Contact:	Zachary Stueve
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2020
Total Budget	\$ 6,075,000	Type:	Program

Project Description & Justification:

This annual program focuses on the non-routine replacement or major rehabilitation of stormwater pump stations, including Waite Street, Ward-Martin, City Park, Kansas Avenue, Madison, East Oakland, Quincy, and Soldier Creek. While these stations are regularly maintained, their ages of 40-50 years necessitate eventual replacement or rehabilitation. This program enables staff to proactively address these needs, with funds potentially reserved for several years before initiating a major project. Planned sub-projects during the CIP period include, but are not limited to, the Oakland Stormwater Pump Station. The proactive rehabilitation and replacement efforts provided by this program help prevent catastrophic failures of critical infrastructure. Neglecting this maintenance could lead to costly emergency repairs and pose risks to the health and safety of private citizens.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 87,750	\$ 87,750	\$ 87,750	\$ 87,750	\$ -	\$ -	\$ 351,000
Construction/Service Fees	\$ -	\$ 587,250	\$ 587,250	\$ 587,250	\$ 587,250	\$ 675,000	\$ 2,700,000	\$ 5,724,000
Totals	\$ -	\$ 675,000	\$ 2,700,000	\$ 6,075,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Stormwater	\$ -	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 2,700,000	\$ 6,075,000
Totals	\$ -	\$ 675,000	\$ 2,700,000	\$ 6,075,000				

Capital Improvement Project Summary

Project Name:	2026 - 2030 Stream & Channel Restoration, Stabilization, & Rehab	Department:	Utilities
Project Number:	501110	Division:	Stormwater
Primary Funding Source:	Operating Fund Stormwater	Contact:	Zachary Stueve
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2020
Total Budget	\$ 4,450,000	Type:	Program

Project Description & Justification:

This program focuses on the identification, design, and construction of rehabilitations, stabilizations, and restorations of streams and channels throughout the City. The goal is to alleviate current erosion, prevent future erosion, and ensure uninterrupted water flow. As an annual initiative, it aims to protect channels from further erosion that could threaten underground infrastructure and existing structures along the banks.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 26,000	\$ 26,000	\$ 26,000	\$ 71,500	\$ 71,500	\$ -	\$ 221,000
Construction/Service Fees	\$ -	\$ 174,000	\$ 174,000	\$ 174,000	\$ 478,500	\$ 478,500	\$ 2,750,000	\$ 4,229,000
Totals	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 550,000	\$ 550,000	\$ 2,750,000	\$ 4,450,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Stormwater	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 550,000	\$ 550,000	\$ 2,750,000	\$ 4,450,000
Totals	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 550,000	\$ 550,000	\$ 2,750,000	\$ 4,450,000

Capital Improvement Project Summary

Project Name:	2026 - 2030 Stormwater Operations Equipment & Fleet Maintenance	Department:	Utilities
Project Number:	501114	Division:	Stormwater
Primary Funding Source:	Operating Fund Stormwater	Contact:	Sylvia Davis
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	Prior to 2018
Total Budget	\$ 3,400,000	Type:	Program

Project Description & Justification:

The purpose of this program is to establish a capital plan for the repair and replacement of City Stormwater Utility equipment and vehicles. This initiative aims to limit unexpected large capital expenditures and control overall operating and maintenance costs. It ensures that equipment remains up-to-date, is properly maintained to extend its useful life, and reduces maintenance costs through improved reliability. The ultimate goal is to lower operational expenses by minimizing repair costs and maximizing trade-in values. By proactively maintaining existing equipment and vehicles, the program helps save taxpayer dollars by reducing the likelihood of costly emergency repairs and increasing the trade-in value of the assets.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 500,000	\$ 300,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000
Totals	\$ -	\$ 500,000	\$ 300,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Stormwater	\$ -	\$ 500,000	\$ 300,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000
Totals	\$ -	\$ 500,000	\$ 300,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000

Capital Improvement Project Summary

Project Name:	2026 - 2030 Best Management Practices Development & Construction	Department:	Utilities
Project Number:	501116	Division:	Stormwater
Primary Funding Source:	Operating Fund Stormwater	Contact:	Zachary Stueve
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	Prior to 2018
Total Budget	\$ 3,000,000	Type:	Program

Project Description & Justification:

This ongoing program aims to develop and implement stormwater Best Management Practices (BMPs) throughout the City. The development and implementation of BMPs comply with Federal Permit No. KS0093327 (KS Permit No. M-KS72-So01), the National Pollutant Discharge Elimination System (NPDES), and the Municipal Separate Storm Sewer System (MS4) permit. BMPs may include the construction of physical systems, such as rain gardens or baffle boxes, and may also involve land acquisition for BMP facilities. This program ensures the City remains compliant with federal permits while enabling continued investment in water quality infrastructure. When feasible, the program integrates the construction of water quality BMPs with street projects, such as the Seward Avenue project.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 150,000
Construction/Service Fees	\$ -	\$ 270,000	\$ 270,000	\$ 270,000	\$ 270,000	\$ 270,000	\$ 1,500,000	\$ 2,850,000
Totals	\$ -	\$ 300,000	\$ 1,500,000	\$ 3,000,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Stormwater	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,000,000
Totals	\$ -	\$ 300,000	\$ 1,500,000	\$ 3,000,000				

Capital Improvement Project Summary

Project Name: Prairie Road
Project Number: 501131.00
Primary Funding Source: Revenue Bonds
Multiple Funds: No
Council District(s): 8
Total Budget \$ 3,360,000

Department: Utilities
Division: Stormwater
Contact: Zach Stueve
New Project? No
1st CIP Year: 2025
Type: Project

Project Description & Justification:

This project will upsize approximately 2,600 feet of storm sewer along SW Prairie Road between SW 21st and SW 23rd Streets. This upgrade follows recommendations from a drainage study conducted after a significant rain event in July 2020, which revealed substantial flooding impacts in the area. The study indicated potential damage to 21 homes during a 100-year flood event, and this project aims to mitigate those risks.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ 260,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,000
Construction/Service Fees	\$ 1,740,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,640,000
Cost of Issuance (Rev/GO Bonds)	\$ 40,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Debt Reserve Fund (Rev Bond)	\$ 200,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Totals	\$ 2,240,000	\$ 1,120,000	\$ -	\$ 3,360,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ 2,240,000	\$ 1,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,360,000
Totals	\$ 2,240,000	\$ 1,120,000	\$ -	\$ 3,360,000				

Capital Improvement Project Summary

Project Name:	SE California Ave. & SE 4th St.	Department:	Utilities
Project Number:	501132.00	Division:	Stormwater
Primary Funding Source:	Revenue Bonds	Contact:	Zach Stueve
Multiple Funds:	No	New Project?	No
Council District(s):	2	1st CIP Year:	2025
Total Budget	\$ 5,040,000	Type:	Project

Project Description & Justification:

This project is based on recommendations from the Stormwater Master Planning efforts, which identified capacity concerns in this basin. It involves the construction of a parallel 9x7 reinforced concrete box to alleviate flooding issues along 4th and 5th Streets and to minimize impacts on the nearby elementary school during a 100-year flood event.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 325,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 525,000
Construction/Service Fees	\$ -	\$ 2,175,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ 3,975,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 50,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000
Debt Reserve Fund (Rev Bond)	\$ -	\$ 250,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Totals	\$ -	\$ 2,800,000	\$ 2,240,000	\$ -	\$ -	\$ -	\$ -	\$ 5,040,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ 2,800,000	\$ 2,240,000	\$ -	\$ -	\$ -	\$ -	\$ 5,040,000
Totals	\$ -	\$ 2,800,000	\$ 2,240,000	\$ -	\$ -	\$ -	\$ -	\$ 5,040,000

Capital Improvement Project Summary

Project Name:	Shunga Creek Flood Mitigation	Department:	Utilities
Project Number:	161008.00	Division:	Stormwater
Primary Funding Source:	Federal Funds (Other)	Contact:	Zach Stueve
Multiple Funds:	Yes	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2022
Total Budget	\$ 15,430,000	Type:	Project

Project Description & Justification:

This is a cost-shared project with the US Army Corps of Engineers (35% City / 65% Federal) to design and construct drainage improvements along Shunganunga Creek. The proposed enhancements include one mile of levee construction from MacVicar to Buchanan and 1.5 miles of channel modification from Buchanan to I-70. If necessary, additional improvements may be made to the spoil levee downstream on the right bank, including studies, geotechnical assessments, construction, and rehabilitation efforts. The project aims to provide a flood protection level equivalent to a 25-year event, as outlined in the Shunga Flood Mitigation Study.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ 400,000
Construction/Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,850,000	\$ -	\$ 11,850,000
Financing Costs (Temp Notes)	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Totals	\$ -	\$ -	\$ 3,180,000	\$ -	\$ -	\$ 12,250,000	\$ -	\$ 15,430,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ -	\$ 1,680,000	\$ -	\$ -	\$ -	\$ -	\$ 1,680,000
Operating Fund Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,287,500	\$ -	\$ 4,287,500
Federal Funds (Other)	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 7,962,500	\$ -	\$ 9,462,500
Totals	\$ -	\$ -	\$ 3,180,000	\$ -	\$ -	\$ 12,250,000	\$ -	\$ 15,430,000

Capital Improvement Project Summary

Project Name: Menoken Road Tie Back
Project Number: 502731.00
Primary Funding Source: Federal Funds (Other)
Multiple Funds: Yes
Council District(s): Multiple
Total Budget \$ 5,207,500

Department: Utilities
Division: Stormwater
Contact: Zach Stueve
New Project? Yes
1st CIP Year: 2026
Type: Project

Project Description & Justification:

This project will address flood mitigation along the North Topeka-Soldier Creek RB2 levee system. A tie back levee to be constructed between the North Topeka Levee and the Soldier Creek RB2 levee units so that both systems meet FEMA levee certification requirements and both levee units can be accredited and will reduce flood risk in the area. If the levees are not certified the flood zone categorization will change causing flood insurance rates to increase dramatically. The sub-application for project has been selected to apply for the Building Resilient Infrastructure and Communities which is a Four Million Dollar grant with a 25% cost share for the City. This will be funded by canceling and using the funds from five prior Annual Levee Asset and Repair programs, which are built up until there are enough funds to complete a project.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 5,207,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,207,500
Totals	\$ -	\$ 5,207,500	\$ -	\$ 5,207,500				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Stormwater	\$ -	\$ 1,207,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,207,500
Federal Funds (Other)	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
Totals	\$ -	\$ 5,207,500	\$ -	\$ 5,207,500				

Capital Improvement Project Summary

Project Name:	2026 -2030 Wastewater Pump Station Rehabilitation & Replacement	Department:	Utilities
Project Number:	291142.00	Division:	Wastewater
Primary Funding Source:	Operating Fund Wastewater	Contact:	Michelle Neiswender
Multiple Funds:	Yes	New Project?	No
Council District(s):	Multiple	1st CIP Year:	Prior to 2014
Total Budget	\$ 25,174,912	Type:	Program

Project Description & Justification:

This program focuses on the complete or partial replacement, rehabilitation, or elimination of pump stations in the city, along with all necessary appurtenances, to ensure safe and consistent functionality. Rehabilitation projects may include enhancements to odor control components of the pump stations. Investing in pump station infrastructure helps prevent catastrophic failures and optimizes operational costs. Over the past two years, a condition assessment of the City-owned wastewater pump stations was conducted, resulting in recommendations for the next 15 years.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 200,000	\$ 225,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 1,175,000
Construction/Service Fees	\$ -	\$ 1,800,000	\$ 2,025,000	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000	\$ 12,500,000	\$ 23,075,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 6,000	\$ 6,477	\$ 50,000	\$ 50,000	\$ 50	\$ -	\$ 112,527
Debt Reserve Fund (Rev Bond)	\$ -	\$ 30,000	\$ 32,385	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 812,385
Totals	\$ -	\$ 2,036,000	\$ 2,288,862	\$ 2,800,000	\$ 2,800,000	\$ 2,750,050	\$ 12,500,000	\$ 25,174,912

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ 336,000	\$ 362,707	\$ 2,800,000	\$ 2,800,000	\$ 2,750,050	\$ -	\$ 9,048,757
Operating Fund Wastewater	\$ -	\$ 1,700,000	\$ 1,926,155	\$ -	\$ -	\$ -	\$ 12,500,000	\$ 16,126,155
Totals	\$ -	\$ 2,036,000	\$ 2,288,862	\$ 2,800,000	\$ 2,800,000	\$ 2,750,050	\$ 12,500,000	\$ 25,174,912

Capital Improvement Project Summary

Project Name:	2026 - 2030 Wastewater Lining & Replacement Program	Department:	Utilities
Project Number:	291130.00	Division:	Wastewater
Primary Funding Source:	Operating Fund Wastewater	Contact:	Michelle Neiswender
Multiple Funds:	Yes	New Project?	No
Council District(s):	Multiple	1st CIP Year:	Prior to 2014
Total Budget	\$ 66,807,000	Type:	Program

Project Description & Justification:

To avoid a reactive approach to asset failure, the City is proactively identifying pipes that can be rehabilitated before they deteriorate to the point of requiring expensive emergency repairs or open-cut replacements. This investigation and assessment are based on asset management principles, with prioritization determined by the Business Risk Exposure (BRE) score, which considers both asset defects and criticality. Criticality takes into account the pipe's characteristics as well as social and environmental factors, such as proximity to water bodies, major roadways, and critical infrastructure. This program also supports the City's Neighborhood Improvement efforts by proactively conducting rehabilitation, replacement, observation, and analysis of sanitary infrastructure in relevant areas. Each year, the program includes evaluation, design, and construction administration services to implement rehabilitation strategies for the sanitary interceptor sewer system, prioritized through the City's asset management program. This replacement and rehabilitation initiative enhances the integrity of our sanitary infrastructure while ensuring regulatory compliance and meeting established service level thresholds. Individual projects may be grouped or administered separately as needed, supporting compliance with the Consent Agreement from the Kansas Department of Health and Environment.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 325,000	\$ 325,000	\$ 520,000	\$ 877,500	\$ -	\$ -	\$ 2,047,500
Construction/Service Fees	\$ -	\$ 2,175,000	\$ 2,175,000	\$ 3,480,000	\$ 5,872,500	\$ 8,100,000	\$ 40,500,000	\$ 62,302,500
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ 50,000	\$ 72,000	\$ 135,000	\$ 152,500	\$ -	\$ 409,500
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ 250,000	\$ 360,000	\$ 675,000	\$ 762,500	\$ -	\$ 2,047,500
Totals	\$ -	\$ 2,500,000	\$ 2,800,000	\$ 4,432,000	\$ 7,560,000	\$ 9,015,000	\$ 40,500,000	\$ 66,807,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ -	\$ 1,700,000	\$ 4,032,000	\$ 7,560,000	\$ 8,540,000	\$ -	\$ 21,832,000
Operating Fund Wastewater	\$ -	\$ 2,500,000	\$ 1,100,000	\$ 400,000	\$ -	\$ 475,000	\$ 40,500,000	\$ 44,975,000
Totals	\$ -	\$ 2,500,000	\$ 2,800,000	\$ 4,432,000	\$ 7,560,000	\$ 9,015,000	\$ 40,500,000	\$ 66,807,000

Capital Improvement Project Summary

Project Name:	2026 - 2030 WPC Facility Rehabilitation Program	Department:	Utilities
Project Number:	291151.00	Division:	Wastewater
Primary Funding Source:	Operating Fund Wastewater	Contact:	Dan Zeller
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2017
Total Budget	\$ 12,700,000	Type:	Program

Project Description & Justification:

This program focuses on the repair, rehabilitation, and replacement of aged and failing structures and equipment that are essential to the wastewater treatment process. Key items include roofs, HVAC and mechanical equipment, facilities containing asbestos and lead-based paints, structural facades, stairways, railings, elevators, and accessibility features impacted by the facility's age. Additionally, the program addresses necessary repairs and rehabilitation of wastewater facilities to ensure safety and operational efficiency. This includes components such as valves, screens, gates, weirs, pumps, motors, and piping. Completing these projects will reduce maintenance costs and prolong the useful life of the water pollution control treatment plants, ensuring compliance with State and Federal regulations while maintaining system integrity and public health. A risk score, developed from a condition assessment of the Oakland and North Topeka wastewater treatment plants, serves as a guide for prioritizing maintenance and replacement of equipment and assets, maximizing useful life, efficiency, and cost savings.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 115,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 565,000
Construction/Service Fees	\$ -	\$ 695,000	\$ 750,000	\$ 1,050,000	\$ 1,050,000	\$ 1,350,000	\$ 6,750,000	\$ 11,645,000
Contingency	\$ -	\$ 90,000	\$ 100,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 490,000
Totals	\$ -	\$ 900,000	\$ 1,000,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 12,700,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Wastewater	\$ -	\$ 900,000	\$ 1,000,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 12,700,000
Totals	\$ -	\$ 900,000	\$ 1,000,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 12,700,000

Capital Improvement Project Summary

Project Name:	Sanitary Sewer Interceptor Maintenance & Rehabilitation Program	Department:	Utilities
Project Number:	291163.00	Division:	Wastewater
Primary Funding Source:	Operating Fund Wastewater	Contact:	Michelle Neiswender
Multiple Funds:	Yes	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2017
Total Budget	\$ 28,296,000	Type:	Program

Project Description & Justification:

This annual program encompasses evaluation, design, and construction administration services for implementing rehabilitation strategies for the sanitary interceptor sewer system, prioritized through the City's asset management program. This replacement and rehabilitation initiative enhances the integrity of our sanitary infrastructure while ensuring regulatory compliance and meeting established service level thresholds. Individual projects may be grouped or managed separately as needed. These efforts will support compliance with the Consent Agreement from the Kansas Department of Health and Environment. Planned sub-projects during the CIP period include, but are not limited to, Chandler-Lake-State and 17th Street.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ -	\$ 702,000	\$ -	\$ 702,000	\$ -	\$ -	\$ 1,404,000
Construction/Service Fees	\$ -	\$ -	\$ 4,158,000	\$ -	\$ 4,158,000	\$ -	\$ 16,200,000	\$ 24,516,000
Contingency	\$ -	\$ -	\$ 540,000	\$ -	\$ 540,000	\$ -	\$ -	\$ 1,080,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ 108,000	\$ -	\$ 108,000	\$ -	\$ -	\$ 216,000
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ 540,000	\$ -	\$ 540,000	\$ -	\$ -	\$ 1,080,000
Totals	\$ -	\$ -	\$ 6,048,000	\$ -	\$ 6,048,000	\$ -	\$ 16,200,000	\$ 28,296,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Revenue Bonds	\$ -	\$ -	\$ 6,048,000	\$ -	\$ 6,048,000	\$ -	\$ -	\$ 12,096,000
Operating Fund Wastewater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,200,000	\$ 16,200,000
Totals	\$ -	\$ -	\$ 6,048,000	\$ -	\$ 6,048,000	\$ -	\$ 16,200,000	\$ 28,296,000

Capital Improvement Project Summary

Project Name:	Sanitary Sewer Force Main Replacement Program	Department:	Utilities
Project Number:	291132.00	Division:	Wastewater
Primary Funding Source:	Operating Fund Wastewater	Contact:	Michelle Neiswender
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2021
Total Budget	\$ 773,845	Type:	Program

Project Description & Justification:

This program involves the system evaluations required to determine the appropriate design, rehabilitation, or replacement strategies for the sanitary force mains. Individual projects may be grouped or managed separately as needed. This replacement and rehabilitation initiative will enhance the integrity and efficiency of the City's sanitary infrastructure while ensuring regulatory compliance. Specifically, these actions will support adherence to the Federal and State regulatory standards established by the Clean Water Act. Prioritization of this program was based on evaluations of the Shunga Forcemain and Grant Jefferson pump stations.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ -	\$ 773,845	\$ -	\$ -	\$ -	\$ -	\$ 773,845
Totals	\$ -	\$ -	\$ 773,845	\$ -	\$ -	\$ -	\$ -	\$ 773,845

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Wastewater	\$ -	\$ -	\$ 773,845	\$ -	\$ -	\$ -	\$ -	\$ 773,845
Totals	\$ -	\$ -	\$ 773,845	\$ -	\$ -	\$ -	\$ -	\$ 773,845

Capital Improvement Project Summary

Project Name:	2026 - 2030 Odor Control Program	Department:	Utilities
Project Number:	291139.00	Division:	Wastewater
Primary Funding Source:	Operating Fund Wastewater	Contact:	Michelle Neiswender
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	2021
Total Budget	\$ 13,500,000	Type:	Program

Project Description & Justification:

This project aims to reduce odors from the city's sanitary collection system and prevent asset degradation from hydrogen sulfide (H₂S) gas. It recommends a liquid phase treatment at major pump stations, combined with potential vapor phase treatment downstream, using a phased approach to optimize effectiveness. The installation of a super oxygenation liquid phase system at the Central Park pump station will enhance odor conditions at downstream stations. Monitoring H₂S levels after implementation will inform further improvements. Currently, the city's odor control system includes Bioxide, carbon absorber units, a dual-stage air pollution control system, and biofilters; however, some methods need updates for consistent efficacy. Successful project execution will improve odor control and help prevent corrosion of collection system assets.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ -	\$ 675,000
Construction/Service Fees	\$ -	\$ 1,215,000	\$ 1,215,000	\$ 1,215,000	\$ 1,215,000	\$ 1,215,000	\$ 6,750,000	\$ 12,825,000
Totals	\$ -	\$ 1,350,000	\$ 6,750,000	\$ 13,500,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Wastewater	\$ -	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 13,500,000
Totals	\$ -	\$ 1,350,000	\$ 6,750,000	\$ 13,500,000				

Capital Improvement Project Summary

Project Name: 2026 - 2030 Inflow & Infiltration Program
Project Number: 291148.00
Primary Funding Source: Operating Fund Wastewater
Multiple Funds: No
Council District(s): Multiple
Total Budget \$ 6,750,000

Department: Utilities
Division: Wastewater
Contact: Michelle Neiswender
New Project? No
1st CIP Year: Prior to 2014
Type: Program

Project Description & Justification:

Inflow and Infiltration (I&I) projects focus on cleaning, repairing, and replacing damaged or inoperative manholes and sewer lines to prevent groundwater and tree roots from entering the Sanitary Sewer System. This program helps eliminate excess water that can lead to overflows, sewer backups, and contamination of waterways. By providing preventative maintenance, it extends the life of the sewer lines, reduces operation and maintenance costs, and identifies assets at risk of imminent failure that may require larger-scale replacement. Sub-projects in this program have a total cost of less than \$100,000.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Design/Admin Fees	\$ -	\$ 52,500	\$ 52,500	\$ 52,500	\$ 52,500	\$ 52,500	\$ -	\$ 262,500
Construction/Service Fees	\$ -	\$ 622,500	\$ 622,500	\$ 622,500	\$ 622,500	\$ 622,500	\$ 3,375,000	\$ 6,487,500
Totals	\$ -	\$ 675,000	\$ 3,375,000	\$ 6,750,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Wastewater	\$ -	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 3,375,000	\$ 6,750,000
Totals	\$ -	\$ 675,000	\$ 3,375,000	\$ 6,750,000				

Capital Improvement Project Summary

Project Name:	2026 -2030 Wastewater Plant Operations Equipment & Fleet Maintenance Program	Department:	Utilities
Project Number:	291154.00	Division:	Wastewater
Primary Funding Source:	Operating Fund Wastewater	Contact:	Syliva Davis
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	Prior to 2018
Total Budget	\$ 3,400,000	Type:	Program

Project Description & Justification:

This program aims to establish a capital equipment plan for the repair and replacement of City Wastewater Utility equipment and vehicles. It seeks to limit unexpected large capital expenditures and control operating and maintenance costs. By ensuring that equipment remains current and is well-maintained, the program extends the useful life of assets and reduces maintenance costs through improved reliability. Ultimately, the goal is to lower repair costs and maximize trade-in values. Failing to maintain or replace these assets can lead to delays in emergency and routine maintenance due to equipment failures.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 300,000	\$ 500,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000
Totals	\$ -	\$ 300,000	\$ 500,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Wastewater	\$ -	\$ 300,000	\$ 500,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000
Totals	\$ -	\$ 300,000	\$ 500,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000

Capital Improvement Project Summary

Project Name:	SCADA WPC Pump Station Requirements & Server	Department:	Utilities
Project Number:	291300.00	Division:	Wastewater
Primary Funding Source:	Operating Fund Wastewater	Contact:	Eric Carman
Multiple Funds:	No	New Project?	Yes
Council District(s):	Multiple	1st CIP Year:	2025
Total Budget	\$ 1,800,000	Type:	Project

Project Description & Justification:

This project focuses on improvements identified in the 2020 SCADA Master Plan, specifically upgrading and standardizing the Supervisory Control and Data Acquisition (SCADA) system and associated appurtenances for Water Pollution Control assets. These assets include controls, server hardware, and radio mesh networks that facilitate communication at various pump stations, including the Oakland and North Topeka Wastewater Treatment Plants. Currently, many pump stations lack continuous monitoring, posing risks to public health and hindering performance analysis of the Wastewater Collections system. Effective performance monitoring is crucial for maintaining efficient industrial automation environments. Additionally, the SCADA database interface with Wastewater reporting systems is essential for accurate reporting under the NPDES permit and for performance analysis of the treatment plants.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Construction/Service Fees	\$ 450,000	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 1,350,000
Contingency	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Totals	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Wastewater	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
Totals	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000

Capital Improvement Project Summary

Project Name: Stormwater/Wastewater Flow Monitoring
Project Number: 501160.00
Primary Funding Source: Operating Fund Wastewater
Multiple Funds: No
Council District(s): Multiple
Total Budget \$ 2,810,640

Department: Utilities
Division: Wastewater
Contact: Michelle Neiswender
New Project? No
1st CIP Year: 2015 and Prior
Type: Project

Project Description & Justification:

Stormwater/Wastewater Flow Monitoring is an annual lease on technology used to monitor stormwater and wastewater flows.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ 1,003,800	\$ 200,760	\$ 200,760	\$ 200,760	\$ 200,760	\$ 200,760	\$ 803,040	\$ 2,810,640
Totals	\$ 1,003,800	\$ 200,760	\$ 803,040	\$ 2,810,640				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund Wastewater	\$ 1,003,800	\$ 200,760	\$ 200,760	\$ 200,760	\$ 200,760	\$ 200,760	\$ 803,040	\$ 2,810,640
Totals	\$ 1,003,800	\$ 200,760	\$ 803,040	\$ 2,810,640				



OTHER PROJECTS

Capital Improvement Project Summary

Project Name:	2028-2030 Fire Department Fleet Replacement	Department:	Fire
Project Number:	900035.00	Division:	0
Primary Funding Source:	G.O. Bonds	Contact:	Randy Phillips
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 8,069,043	Type:	Program

Project Description & Justification:

This project finances the replacement of Fire apparatus vehicles, including engines, trucks, aerials, and specialty vehicles. Ensuring the availability of reliable apparatus at all times is crucial, as mechanical failures or damage can result in delayed service to the community. The department recommends transferring each front-line vehicle to the reserve pool after ten years of service and replacing reserve pool vehicles after fifteen years. Fire apparatus stands as one of the fire department's most vital and visible components. It not only transports staff to incidents but also carries the necessary tools and equipment for their tasks. Keeping the apparatus up to date is essential to ensure that staff can promptly and safely respond to each call.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ -	\$ -	\$ -	\$ 2,600,000	\$ 2,347,322	\$ 2,896,721	\$ -	\$ 7,844,043
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ 225,000
Totals	\$ -	\$ -	\$ -	\$ 2,675,000	\$ 2,422,322	\$ 2,971,721	\$ -	\$ 8,069,043
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ -	\$ -	\$ 2,675,000	\$ 2,422,322	\$ 2,971,721	\$ -	\$ 8,069,043
Totals	\$ -	\$ -	\$ -	\$ 2,675,000	\$ 2,422,322	\$ 2,971,721	\$ -	\$ 8,069,043

Capital Improvement Project Summary

Project Name:	Self Contained Breathing Apparatus	Department:	Fire
Project Number:	900040.00	Division:	0
Primary Funding Source:	Operating Fund General	Contact:	Randy Phillips
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 1,225,000	Type:	Project

Project Description & Justification:

This project is for the purchase of Supply Self Contained Breathing Apparatus (SCBA) for the fire department. A 2028-2032 lease purchase agreement will be utilized for the acquisition of this equipment. SCBA are the literal life of a firefighter. They provide the oxygen needed to staff when fighting fires. Advanced technologies has also made the SCBA valuable for tracking the vitals while wearing as well as providing communications between staff. The National Fire Protection Association (NFPA) recommends replacement of SCBA equipment every ten (10) years.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000	\$ 245,000	\$ 490,000	\$ 1,225,000
Totals	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000	\$ 245,000	\$ 490,000	\$ 1,225,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund General	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000	\$ 245,000	\$ 490,000	\$ 1,225,000
Totals	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000	\$ 245,000	\$ 490,000	\$ 1,225,000

Capital Improvement Project Summary

Project Name:	Body Worn Camera/Taser Equipment Replacement Plan	Department:	Police
Project Number:	801021.00	Division:	0
Primary Funding Source:	Operating Fund General	Contact:	0
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 10,395,969	Type:	Project

Project Description & Justification:

Body Worn Cameras (BWCs) are essential in law enforcement, often mandated by the Department of Justice post-investigation. To uphold best practices, this ongoing project ensures the replacement of Body Worn Cameras, Tasers, and provides unlimited storage for digital evidence. With evolving technology, Axon continually upgrades equipment and software for law enforcement agencies. The current plan includes replacing the Taser model, incorporating live streaming and administrative/accountability tools. Additionally, Axon Interview, the latest in interview room recording technology, will streamline workflow and sharing through Axon Evidence.com.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ 1,369,177	\$ 751,005	\$ 753,093	\$ 834,386	\$ 836,645	\$ 838,993	\$ 5,012,670	\$ 10,395,969
Totals	\$ 1,369,177	\$ 751,005	\$ 753,093	\$ 834,386	\$ 836,645	\$ 838,993	\$ 5,012,670	\$ 10,395,969
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund General	\$ 1,369,177	\$ 751,005	\$ 753,093	\$ 834,386	\$ 836,645	\$ 838,993	\$ 5,012,670	\$ 10,395,969
Totals	\$ 1,369,177	\$ 751,005	\$ 753,093	\$ 834,386	\$ 836,645	\$ 838,993	\$ 5,012,670	\$ 10,395,969

Capital Improvement Project Summary

Project Name:	Police Department Fleet Replacement	Department:	Police
Project Number:	801020.00	Division:	0
Primary Funding Source:	Operating Fund General	Contact:	0
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 14,120,641	Type:	Project

Project Description & Justification:

This project supports the purchase of essential police vehicles for community-wide service. Maintaining a viable fleet is crucial, as the majority of Police Department vehicles are consistently in use across city territories. To prevent disruptions in service, older fleet vehicles are reassigned to officers with special functions. This approach ensures efficient utilization of department assets, contributing to a workable number of vehicles for all public safety functions.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ 1,504,507	\$ 1,003,040	\$ 1,053,192	\$ 1,105,852	\$ 1,161,145	\$ 1,219,202	\$ 7,073,703	\$ 14,120,641
Totals	\$ 1,504,507	\$ 1,003,040	\$ 1,053,192	\$ 1,105,852	\$ 1,161,145	\$ 1,219,202	\$ 7,073,703	\$ 14,120,641

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund General	\$ 1,504,507	\$ 1,003,040	\$ 1,053,192	\$ 1,105,852	\$ 1,161,145	\$ 1,219,202	\$ 7,073,703	\$ 14,120,641
Totals	\$ 1,504,507	\$ 1,003,040	\$ 1,053,192	\$ 1,105,852	\$ 1,161,145	\$ 1,219,202	\$ 7,073,703	\$ 14,120,641

Capital Improvement Project Summary

Project Name:	HyperConverged Infrastructure Upgrade	Department:	IT
Project Number:	900052.00	Division:	IT
Primary Funding Source:	Operating Fund IT	Contact:	Randi Stahl
Multiple Funds:	No	New Project?	No
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 500,000	Type:	Project

Project Description & Justification:

The City has moved away from a server/storage area network infrastructure to a Hyper Converged Infrastructure (HCI). In a HCI, all the servers and storage are converged into one hardware platform. The purpose of this project is to refresh the HCI hardware infrastructure. The HCI infrastructure hosts all 100-servers and storage for all 100-servers across the City. Server hardware operates continuously and has an average lifespan of 4-years or 35,040 hours. A hardware failure of the HCI platform could lead to a loss of all 100-servers across the enterprise resulting in the loss of business operations across the City. Project total cost is estimated at \$500,000 with a funding strategy of financing through Dell Financial Services for a 48 month term. At the 4-year mark of 2029, the project will need to be repeated as we will again be at end of life. Assessment of future needs and costs (beyond current 4-year cycle) are deferred at this time due to expectations of cost structure changes and technology changes in the interim.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 500,000
Totals	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 500,000

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund IT	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 500,000
Totals	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 500,000

Capital Improvement Project Summary

Project Name:	Wireless Access Points - Upgrade/Expansion	Department:	IT
Project Number:	900055.00	Division:	IT
Primary Funding Source:	Operating Fund IT	Contact:	Randi Stahl
Multiple Funds:	No	New Project?	Yes
Council District(s):	Multiple	1st CIP Year:	
Total Budget	\$ 1,974,000	Type:	Project

Project Description & Justification:

The purpose of this project is to replace all 80 Wireless Access Points (WAP) and expand to additional 25% (n=20) WAP to meet wireless connectivity demand to facilitate mobile in-facility computing needs. Approximately 16 WAPs remains to be replaced in 2026 and 20 for additional are planned in 2027. Existing, non-replaced WAP are aging, are beyond expected lifecycle, and are near or beyond end-of-life support. This leads to an increased risk of failure. A failure of Wireless Access Points would result in loss of network and internet services in areas across the enterprise when employees are tethered to a physical network cable. Over the past 4 years, 64 WAP have been replaced leaving an additional 16 to complete the replacements and 20 for expansion for a total of 100 across the city entity. Beginning in 2028, the 5-year replacement cycle of 20% per year begins. Non-discounted price for WAP presently stands at \$28,000 per device with license. We anticipate a 50% discounted similar to past. Anticipated life span of each WAP is approximately 5 years; we anticipate replacement cycle is at 20% per year starting in 2028. We anticipate 25% tariff cost pass-on in years 2027 forward.

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ -	\$ 224,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,974,000
Totals	\$ -	\$ 224,000	\$ 350,000	\$ 1,974,000				
Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund IT	\$ -	\$ 224,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,974,000
Totals	\$ -	\$ 224,000	\$ 350,000	\$ 1,974,000				

Capital Improvement Project Summary

Project Name:	Station Compressors	Department:	Fire
Project Number:	900069.00	Division:	0
Primary Funding Source:	Operating Fund General	Contact:	Randall Phillips
Multiple Funds:	No	New Project?	Yes
Council District(s):	Multiple	1st CIP Year:	2026
Total Budget	\$ 240,000	Type:	Project

Project Description & Justification:

This is to replace the station air compressors at station's #3 & #5. These are used to refill the SCBA (Self-Contained Breathing Apparatus) bottles that are essential to firefighting operations

Project Estimates	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Technology	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000
Totals	\$ -	\$ 240,000	\$ -	\$ 240,000				

Financing Sources	>2025	2026	2027	2028	2029	2030	2031 & Beyond	Total Cost
Operating Fund General	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000
Totals	\$ -	\$ 240,000	\$ -	\$ 240,000				

Full Project Number & Name Listing	2026	2027	2028	2028	2030	2031 & Beyond	Totals	Page Numbers
2026 - 2030 PROWAG Sidewalk Ramp Programs	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,000,000	31
2026 - 2029 Curb and Gutter Programs	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	\$ 9,000,000	32
2026 - 2030 Alley Repair Programs	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	\$ 10,000,000	33
2026 - 2030 Pavement Management Program	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 70,000,000	\$ 140,000,000	34
2026 - 2030 Street Contract Preventative Maintenance Program	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 20,000,000	\$ 40,000,000	35
2026 - 2030 Sidewalk Repair Program	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 1,000,000	36
2026 - 2030 Street Light Replacement	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 1,000,000	37
2026 - 2030 Bridge Maintenance Program	\$ 800,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000	\$ 8,900,000	39
2026 - 2030 Citywide Infill Sidewalk	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 3,000,000	\$ 6,000,000	40
Neighborhood Infrastructure - DREAMS 1	\$ 1,980,000	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ 3,960,000	\$ 9,900,000	41
Neighborhood Infrastructure - DREAMS 2	\$ -	\$ 1,980,000	\$ -	\$ 1,980,000	\$ -	\$ 5,940,000	\$ 9,900,000	42
Topeka DREAMS 3 Program	\$ 208,379	\$ 208,379	\$ 208,379	\$ 208,379	\$ 208,379	\$ 1,041,895	\$ 2,083,790	43
2026 - 2030 Traffic Safety Program	\$ 300,000	\$ 300,000	\$ 700,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,400,000	44
2026 - 2030 Traffic Signal Replacement Program	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 12,500,000	\$ 25,000,000	45
2026 - 2030 Fleet Replacement Program - Street	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 1,033,000	\$ 5,165,000	\$ 10,330,000	46
2026 - 2030 FIRM	\$ 2,350,000	\$ 2,451,500	\$ 2,553,045	\$ 2,654,636	\$ 2,756,275	\$ 15,007,737	\$ 27,773,194	47
TPAC Capital Improvements	\$ -	\$ 140,000	\$ 340,000	\$ 340,000	\$ -	\$ -	\$ 820,000	48
Bikeways Master Plan	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 1,500,000	50
SW Huntoon St. - Gage Blvd. to Harrison St.	\$ 1,650,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ -	\$ -	\$ 17,550,000	51
NE Seward Ave. - Sumner St. to Forest Ave.	\$ -	\$ 300,000	\$ 100,000	\$ 1,250,000	\$ 1,250,000	\$ -	\$ 2,900,000	52
SW Topeka Blvd. - 15th - 21st St. Phase II	\$ 3,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600,000	53
SW 17th St. - Washburn Ave. to Adams St.	\$ -	\$ -	\$ -	\$ -	\$ 1,425,000	\$ 15,000,000	\$ 16,425,000	54
SE 37th St. - Kansas Ave. to Adams St.	\$ -	\$ -	\$ -	\$ 525,000	\$ 2,800,000	\$ 2,800,000	\$ 6,125,000	55
SW 29th St. - Wanamaker Rd. to Shunga Creek Bridge	\$ -	\$ -	\$ -	\$ -	\$ 1,025,000	\$ 8,532,390	\$ 9,557,390	56
SW 17th St. - I-470 to MacVicar Ave.	\$ -	\$ 600,000	\$ 4,450,000	\$ 9,475,050	\$ 9,475,050	\$ -	\$ 24,000,100	57
SW 37th St. - Burlingame Rd. to Scapa Place	\$ -	\$ 450,000	\$ 2,200,000	\$ 2,200,000	\$ -	\$ -	\$ 4,850,000	58
Zoo Master Plan	\$ 1,025,396	\$ 1,025,396	\$ -	\$ -	\$ -	\$ -	\$ 2,050,792	59
SE Quincy Street: 8th to 10th	\$ -	\$ 3,100,000	\$ -	\$ -	\$ -	\$ -	\$ 3,100,000	61
NW Menninger RD and N Topeka Blvd	\$ 122,596	\$ 591,089	\$ -	\$ -	\$ -	\$ -	\$ 713,685	62
NW Lyman Rd. - Vail Ave. to Tyler St. Sidewalk	\$ 1,355,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,355,972	63
NW Lyman Rd. - Vail Ave. to Tyler St.	\$ -	\$ -	\$ 366,449	\$ 2,348,733	\$ -	\$ -	\$ 2,715,182	64
S Kansas Ave. - 4th to 6th.	\$ -	\$ -	\$ 125,000	\$ 1,155,000	\$ -	\$ -	\$ 1,280,000	65
S Kansas Ave. - 10th to 17th	\$ 106,000	\$ 279,500	\$ 3,224,000	\$ -	\$ -	\$ -	\$ 3,609,500	66

Full Project Number & Name Listing	2026	2027	2028	2028	2030	2031 & Beyond	Totals	Page Numbers
SW Topeka Blvd. - 29th St. - 38th	\$ 3,567,520	\$ 903,963	\$ -	\$ -	\$ -	\$ -	\$ 4,471,483	67
SE Adams St. - 37th to 45th St.	\$ -	\$ 878,305	\$ 258,325	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 7,136,630	68
SW 10th Ave. - Gerald Ln. to Wanamaker Rd.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,919,775	\$ 1,919,775	69
Gerald Lane Bridge	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,340,000	\$ 1,440,000	70
SW 21st St. - Belle Ave. to Fairlawn Rd.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,362,846	\$ 7,362,846	71
SW 29th St. - Burlingame Rd. to Topeka Blvd.	\$ -	\$ 1,195,700	\$ -	\$ -	\$ -	\$ -	\$ 1,195,700	72
SE Sardou Avenue over Union Pacific Railroad	\$ -	\$ 175,000	\$ 125,000	\$ 1,792,970	\$ -	\$ -	\$ 2,092,970	73
SW Urish Rd. - 29th St. to 21st St.	\$ -	\$ -	\$ -	\$ 600,000	\$ 258,325	\$ 5,090,086	\$ 5,948,411	74
SW Topeka Blvd. - 38th to 49th St.	\$ 750,000	\$ 225,000	\$ 3,259,397	\$ -	\$ -	\$ -	\$ 4,234,397	75
Polk Quincy Viaduct - East	\$ -	\$ -	\$ 19,033,380	\$ -	\$ -	\$ -	\$ 19,033,380	76
SW Wanamaker Rd./Huntoon St./I-470 Ramps	\$ -	\$ -	\$ -	\$ 3,016,060	\$ 3,016,059	\$ -	\$ 6,032,119	77
Parking Facilities Capital Repairs	\$ 5,108,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,108,162	78
SE 29th St./ Kansas Turnpike Authority Interchange	\$ -	\$ -	\$ -	\$ -	\$ 19,054,772	\$ -	\$ 19,054,772	79
45th Street: Gage to Cambridge	\$ 600,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,600,000	80
AVL: Automatic Vehicle Location	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	81
Fire Station Replacement Cycle	\$ 100,000	\$ -	\$ 11,260,000	\$ -	\$ -	\$ -	\$ 11,360,000	82
Heavy Duty Fleet Garage	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 8,000,000	\$ 8,100,000	83
2026 - 2030 Water Main Replacement Program	\$ 10,666,400	\$ 10,483,400	\$ 9,429,400	\$ 11,666,000	\$ 11,997,800	\$ 59,462,321	\$ 113,705,321	85
2026 - 2030 Water Treatment Plant Rehabilitation Program	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 13,500,000	86
2026 - 2030 Water Tower Rehabilitation Program	\$ 400,000	\$ 400,000	\$ -	\$ 525,000	\$ 535,000	\$ 2,765,000	\$ 4,625,000	87
2026 - 2030 Meter Vault Replacement Program	\$ 675,000	\$ 675,000	\$ 675,000	\$ -	\$ -	\$ -	\$ 2,025,000	88
2026 - 2030 Hydrant and Valve Rehab and Replacement Program	\$ 270,000	\$ 270,000	\$ 270,000	\$ 300,000	\$ 310,000	\$ 1,595,000	\$ 3,015,000	89
2026 - 2030 Water Plant Operations Equipment & Fleet Maintenance Program	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	\$ 4,000,000	90
2026 - 2030 Water Booster Pump Station Rehabilitation Program	\$ 1,000,000	\$ 350,000	\$ -	\$ 350,000	\$ 350,000	\$ 2,150,000	\$ 4,200,000	91
Southeast Zone Improvements & Optimizations	\$ -	\$ 2,100,000	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 8,175,000	92
West Zone Improvements & Optimizations	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ 3,780,000	93
Central Zone Improvements & Optimizations Phase II	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,075,000	\$ 6,075,000	94
North Zone Optimization	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ -	\$ 3,780,000	95
Montara Zone Optimization	\$ -	\$ -	\$ -	\$ -	\$ 3,780,000	\$ -	\$ 3,780,000	96
Disinfection Modification	\$ -	\$ -	\$ -	\$ 4,480,000	\$ 18,390,400	\$ -	\$ 22,870,400	97
West Filter Rehabilitation	\$ 5,090,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,090,400	98
East Intake Rehabilitation Water Treatment Plant	\$ 5,236,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,236,000	99
Neptune Meter Data Management	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 350,000	\$ 700,000	100

Full Project Number & Name Listing	2026	2027	2028	2028	2030	2031 & Beyond	Totals	Page Numbers
Utility Billing System	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 350,000	\$ 700,000	101
2026 - 2030 Stormwater Conveyance System Rehabilitation & Replacement Program	\$ 3,165,060	\$ 4,872,000	\$ 7,232,012	\$ 7,280,000	\$ 2,789,416	\$ 28,750,000	\$ 54,088,488	102
2026 - 2030 Levee Asset Repair/Rehab Program	\$ 337,500	\$ 337,500	\$ 337,500	\$ 810,132	\$ 337,500	\$ 3,750,000	\$ 5,910,132	103
2026 - 2030 Drainage Correction Program	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,000,000	104
2026 - 2030 Stormwater Pump Station Rehab/Replacement Program	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 2,700,000	\$ 6,075,000	105
2026 - 2030 Stream & Channel Restoration, Stabilization, & Rehab	\$ 200,000	\$ 200,000	\$ 200,000	\$ 550,000	\$ 550,000	\$ 2,750,000	\$ 4,450,000	106
2026 - 2030 Stormwater Operations Equipment & Fleet Maintenance	\$ 500,000	\$ 300,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000	107
2026 - 2030 Best Management Practices Development & Construction	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 3,000,000	108
Prairie Road	\$ 1,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,120,000	109
SE California Ave. & SE 4th St.	\$ 2,800,000	\$ 2,240,000	\$ -	\$ -	\$ -	\$ -	\$ 5,040,000	110
Shunga Creek Flood Mitigation	\$ -	\$ 3,180,000	\$ -	\$ -	\$ 12,250,000	\$ -	\$ 15,430,000	111
Menoken Road Tie Back	\$ 5,207,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,207,500	112
2026 -2030 Wastewater Pump Station Rehabilitation & Replacement	\$ 2,036,000	\$ 2,288,862	\$ 2,800,000	\$ 2,800,000	\$ 2,750,050	\$ 12,500,000	\$ 25,174,912	113
2026 - 2030 Wastewater Lining & Replacement Program	\$ 2,500,000	\$ 2,800,000	\$ 4,432,000	\$ 7,560,000	\$ 9,015,000	\$ 40,500,000	\$ 66,807,000	114
2026 - 2030 WPC Facility Rehabilitation Program	\$ 900,000	\$ 1,000,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 12,700,000	115
Sanitary Sewer Interceptor Maintenance & Rehabilitation Program	\$ -	\$ 6,048,000	\$ -	\$ 6,048,000	\$ -	\$ 16,200,000	\$ 28,296,000	116
Sanitary Sewer Force Main Replacement Program	\$ -	\$ 773,845	\$ -	\$ -	\$ -	\$ -	\$ 773,845	117
2026 - 2030 Odor Control Program	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000	\$ 6,750,000	\$ 13,500,000	118
2026 - 2030 Inflow & Infiltration Program	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 3,375,000	\$ 6,750,000	119
2026 -2030 Wastewater Plant Operations Equipment & Fleet Maintenance Program	\$ 300,000	\$ 500,000	\$ 350,000	\$ 300,000	\$ 350,000	\$ 1,600,000	\$ 3,400,000	120
SCADA WPC Pump Station Requirements & Server	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	121
Stormwater/Wastewater Flow Monitoring	\$ 200,760	\$ 200,760	\$ 200,760	\$ 200,760	\$ 200,760	\$ 803,040	\$ 1,806,840	122
2028-2030 Fire Department Fleet Replacement	\$ -	\$ -	\$ 2,675,000	\$ 2,422,322	\$ 2,971,721	\$ -	\$ 8,069,043	124
Self Contained Breathing Apparatus	\$ -	\$ -	\$ 245,000	\$ 245,000	\$ 245,000	\$ 490,000	\$ 1,225,000	125
Body Worn Camera/Taser Equipment Replacement Plan	\$ 751,005	\$ 753,093	\$ 834,386	\$ 836,645	\$ 838,993	\$ 5,012,670	\$ 9,026,792	126
Police Department Fleet Replacement	\$ 1,003,040	\$ 1,053,192	\$ 1,105,852	\$ 1,161,145	\$ 1,219,202	\$ 7,073,703	\$ 12,616,134	127
HyperConverged Infrastructure Upgrade	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 500,000	128
Wireless Access Points - Upgrade/Expansion	\$ 224,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,974,000	129
Station Compressors	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	130



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 1, 2025

DATE: April 1, 2025
CONTACT PERSON: **DOCUMENT #:**
SECOND PARTY/SUBJECT: Public Comment **PROJECT #:**
Protocol
CATEGORY/SUBCATEGORY
CIP PROJECT: No
ACTION OF COUNCIL: **JOURNAL #:**
PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC COMMENT PROTOCOL

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

Governing Body Rule 5.5

(c) **Public Comment on a specific agenda item:** Comments from members of the public concerning a specific agenda item will be heard at the time the item is considered. Persons will be limited to addressing the governing body one (1) time on a particular matter unless otherwise allowed by a vote of six (6) or more members of the governing body.

(d) **General public comment:** Requests by members of the public to speak during the public comment portion of a regular governing body meeting will be placed on the agenda on a "first-come, first-served" basis. The request should state the name of the individual(s) desiring to be heard. Each such individual shall be limited to addressing the governing body one (1) time and his or her comments shall be limited to topics directly relevant to business of the governing body; provided however, that comments pertaining to personnel and litigation matters shall not be allowed.

Procedures for Addressing the Governing Body

In accordance with Governing Body Rules 5.6 and 5.7, the following protocols for public comment apply:

- Each person shall state his or her name and city of residence in an audible tone for the record.
- All remarks shall be addressed to the Governing Body as a whole -- not to any individual member.
- In order to provide additional time for as many individuals as possible to address the Governing Body, each individual signed up to speak will need to complete his or her comments within four minutes.

The following behavior will not be tolerated from any speaker:

- Uttering fighting words
- Slander
- Speeches invasive of the privacy of individuals (no mention of names) Unreasonably Loud Speech
- Repetitious Speech or Debate
- Speeches so disruptive of proceedings that the legislative process is substantially interrupted

Any speaker who engages in this type of behavior will be warned once by the presiding office (Mayor). If the behavior continues, the speaker will be ordered to cease his or her behavior. If the speaker persists in interfering with the ability of the Governing Body to carry out its function, he or she will be removed from the City Council Chambers or Zoom meeting room.

Members of the public, Governing Body and staff are expected to treat one another with respect at all times.

Zoom Meeting Protocol

- Make sure your Zoom name, email and/or phone number matches what was submitted to the City Clerk when you signed up for public comment. Any misnamed or unauthorized users will not be admitted to Zoom.
- Please keep your mic muted and your camera off until you are called by the Mayor to give your comment.
- If you are cut off during your comment time due to an internet connection or technical issue, you will need to submit your comments in writing to the City Clerk at atcclerk@topeka.org 215 SE 7th Street, Room 012B, Topeka, KS 66603 for attachment to the minutes.
- If you break any of the public comment rules, you will receive one warning from the Mayor. If you continue any prohibited behavior, you will be removed from the Zoom meeting room and will not be allowed to rejoin.
- Public comment is limited to four minutes. You may receive an extension at the discretion of the Governing Body. The timer will be visible to you in the 'City of Topeka Admin' window on the Zoom app. Call-in users will hear one beep when a minute is remaining and then another beep when time has expired.
- Please do not share the Zoom login information with anyone. Any unauthorized users will not be admitted to the Zoom meeting room.

BUDGETARY IMPACT:

SOURCE OF FUNDING: