



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

Governing Body Agenda

June 10, 2025
6:00 PM

PRELIMINARY

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:

1. ROLL CALL:

2. CERTIFICATE OF RECOGNITION:

- **Topeka Renaissance Festival**

3. APPOINTMENTS:

A. Board Appointment - Board of Mechanical Examiners Appeals

BOARD APPOINTMENT recommending the reappointment of Greg DeBacker to the Board of Mechanical Examiners for a term ending June 20, 2027. *(Council District No. 2)*

B. Board Appointment - Washburn University Board of Regents

BOARD APPOINTMENT recommending the reappointment of John Dietrick to the Washburn University Board of Regents for a term ending June 30, 2029. *(Council District No. 7)*

C. Board Appointment - NOTO Business Improvement District Advisory Board

BOARD APPOINTMENT recommending the appointment of Denise Selbee-Koch to the NOTO Business Improvement District Advisory Board to fill a term ending June 13, 2027. *(Council District No. 2)*

4. PRESENTATIONS:

- **2022 - 2025 Citywide Housing Investment Summary Report**

5. CONSENT AGENDA:

A. MINUTES of the Joint City-County meeting of June 3, 2025; and the regular Governing Body meeting of June 3, 2025.

B. APPLICATIONS:

C. Resolution - Westboro Spring Progressive Dinner - Noise Exception

RESOLUTION introduced by Councilmember Marcus Miller granting Westboro Homeowners Association an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions. *(Council District No. 3)*

(Approval would allow for amplified music and sound during the hours of 4:00 p.m. and 9:00 p.m. on June 21, 2025, at Harland Court from Oakley to Pembroke.)

6. ACTION ITEMS:

A. Resolution - Setting July 15, 2025 Public Hearing Date - 30th and Topeka Blvd CID

RESOLUTION introduced by City Manager Dr. Robert M. Perez, setting the public hearing to consider the advisability of establishing a Community Improvement District (CID) at 30th and Topeka Boulevard, pursuant to K.S.A. 12-6a26 et seq.

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

(Approval of the resolution would set a public hearing date of July 15, 2025, to entertain public comment.)

B. Resolution - Setting July 15, 2025 Public Hearing Date - 30th and Topeka Blvd TIF

RESOLUTION introduced by City Manager Dr. Robert M. Perez, providing notice of a public hearing concerning the establishment of a Tax Increment Financing (TIF) Redevelopment District within the City (30th and Topeka Boulevard) pursuant to K.S.A. 12 1770 et seq., as amended.

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

(Approval of the resolution would set a public hearing date of July 15, 2025, to entertain public comment.)

C. Ordinance - Creating TMC Section 3.35.070 - City Claims

ORDINANCE introduced by City Manager Dr. Robert M. Perez, concerning claims made by the City, authorizing the City Attorney to initiate lawsuits up to \$35,000, creating Section 3.35.070 of the Topeka Municipal Code. *(Approved by the Policy and Finance Committee on May 14, 2025.)*

Voting Requirement: Action requires five (5) votes of the City Council. The Mayor does not vote. The proposed ordinance involves a matter of home rule on which the Mayor has veto authority.

(Approval will allow City Attorney to initiate lawsuits in limited circumstances regarding property and contract claims below a certain dollar threshold.)

D. Ordinance - Amending TMC Chapter 10 - Downtown Parking

ORDINANCE introduced by City Manager Dr. Robert M. Perez, concerning parking in the downtown central business district, amending Sections 10.05.010, 10.60.320, 10.60.330, 10.60.340, 10.60.150, 10.60.160, 10.60.200, 10.60.220, 10.60.230 10.60.010, 10.60.060, 10.60.170, 10.60.180, 10.60.210, 10.60.350, 10.60.360 and 10.60.370 of the Topeka Municipal Code and repealing original sections. *(Policy and Finance Committee recommended approval on May 14, 2025.)*

Voting Requirement: Action requires at least six (5) votes of the City Council. The Mayor does not vote. The proposed ordinance involves a matter of home rule on which the Mayor has veto authority.

(The proposed ordinance would amend downtown parking provisions and pricing.)

7. NON-ACTION ITEMS:

A. Discussion - Utility Bill Real Estate Liens Ordinance

DISCUSSION related to the imposition of real estate liens on properties that have received utility services and failed to pay for such services.

(Imposing real estate liens, pursuant to K.S.A. 12-808c, upon certain lots and pieces of ground in Shawnee County, Kansas.)

8. PUBLIC COMMENT:

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9. ANNOUNCEMENTS:

10. 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.)

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(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.)

11. ADJOURNMENT:



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Jane Murray, Executive Assistant to the Mayor
DOCUMENT #:
SECOND PARTY/SUBJECT: PROJECT #:
CATEGORY/SUBCATEGORY:
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

- Topeka Renaissance Festival

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

Description

Certificate of Recognition Topeka Renaissance Festival

Certificate of Recognition

For

Topeka Renaissance Festival

Hear ye, hear ye!

Let it be known throughout the realm of the City of Topeka, in the Year of Our Lord Two Thousand and Twenty-Five, doth declare and recognize the joyous commencement of the First Annual Topeka Renaissance Festival to begin on June 21st through June 22, 2025.

Ye ask what is a Renaissance Festival, Medieval Faire? It is an event that aims to recreate and celebrate the culture, arts and activities of the European Renaissance period, which spanned roughly from the 14th to the 17th century.

Let the spirit of chivalry, merriment, and noble celebration doth awaken once more in the hearts of our fair citizens. It is right ye honor the arts, music, craftsmanship, and valor of ages past, bringing forth a gathering of knights, jesters, maidens, and merchants within the bounds of our beloved city.

This grand festival shall serve as a time for community, revelry, and learning, drawing forth visitors from far and near to partake in this noble endeavor being held at 1901 N. Kansas Ave.

Now, therefore, I, Michael A. Padilla, Mayor of the City of Topeka, do hereby recognize the city's first Renaissance festival, and call upon all citizens and travelers to step back in time to don their finest garb, raise their voices in song, and celebrate with mirth and good cheer.

Let the banners fly, let the trumpets sound, and let the festivities begin!

In Witness Whereof, I do hereby affix my official signature, and the Official Seal of the City of Topeka, Kansas, on this 10th day of June 2025.

Michael A. Padilla, Mayor



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Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Mayor Michael A. Padilla
DOCUMENT #:
SECOND PARTY/SUBJECT: Board of Mechanical Examiners Appeals
PROJECT #:
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the reappointment of Greg DeBacker to the Board of Mechanical Examiners for a term ending June 20, 2027. *(Council District No. 2)*

VOTING REQUIREMENTS:

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

POLICY ISSUE:

The Board of Mechanical Examiners reviews applications and approves the issuance of licenses in accordance with City Code. The board is empowered to hear and determine interpretations of applicable codes and to permit exceptions, variances or waivers.

STAFF RECOMMENDATION:

Councilmember Valdivia-Alcala nominates and Mayor Padilla recommends the appointment of Greg DeBacker to the Board of Mechanical Examiners for a two-year term ending June 20, 2027. The position requires the member hold a mechanical master license and live within the city. Mr. DeBacker meets these requirements.

BACKGROUND:

This is a City-created board where the City Council nominates and the Mayor appoints. The board shall be comprised of five members; two masters licensed in the particular trade, one engineer or equivalent practicing in the particular trade, and two persons who shall be a licensed journeyman, licensed master, or an engineer practicing in the particular trade. Members shall be appointed by the mayor and serve two-year terms.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

G. DeBacker - Application

City of Topeka Boards and Commissions Application

Submitted on	28 March 2025, 10:22AM
Receipt number	356
Related form version	9

Profile

First Name	Greg
Last Name	DeBacker
Email Address	debackerg@aol.com
Street Address	2907 NW Topeka Blvd
Suite or Apt	
City	TOPEKA
State	Kansas
Zip	66617
Are you a resident of the City of Topeka?	Yes
What district do you live in?	District 2
Primary Phone	7852322916
Alternate Phone	7852322916
Employer	DeBacker's Inc
Job Title	Owner
Which Board would you like to apply for?	Board of Mechanical Appeals
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:	My current term on the Board of Mechanical Examiners Appeals (BMA) is ending on 6/20/2025.

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.	Washburn University, Optimist club, Seaman Alumni,
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.)	Mechanical and Electrical City of Topeka Licenses.
**Please upload a resume or any additional information you believe may be helpful in considering your application.	

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	

Greg DeBake

[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.



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Topeka, Kansas 66603
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June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Mayor Michael A. Padilla
DOCUMENT #:
SECOND PARTY/SUBJECT: Washburn University Board of Regents
PROJECT #:
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the reappointment of John Dietrick to the Washburn University Board of Regents for a term ending June 30, 2029. *(Council District No. 7)*

VOTING REQUIREMENTS:

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

POLICY ISSUE:

The Board works to improve the quality of educational policies, programs and services in an effort to improve and maintain the quality of learning.

STAFF RECOMMENDATION:

Mayor Padilla is recommending the reappointment of John Dietrick to the Washburn University Board of Regents for a term ending June 30, 2029. Mr. Dietrick resides in Senate District 20.

BACKGROUND:

Membership. In accordance with TMC Section 2.05.050, the Board of Regents of Washburn University shall consist of nine members appointed as follows:

- Three members shall be appointed by the mayor with the approval of the council and shall hold office as provided in K.S.A. 13-3a05 and amendments thereto. Members appointed under this subsection shall be registered voters and residents of the city, one from each of the three districts from which state senators are elected by residents of the city. (Senate districts: 18, 19, 20)
- Three members shall be appointed by the governor and shall hold office as provided in K.S.A. 13-13a06 and amendments thereto.

- Members appointed under this subsection shall be residents of the state.
- One member shall be appointed by the Board of County Commissioners of Shawnee County and shall hold office as provided in K.S.A. 13-13a06 and amendments thereto; such member shall reside in Shawnee County, but outside the city.
- One member shall be the mayor or another member of the council who is selected by the mayor.
- One member shall be a member of the state board of regents selected by the state board at its regular meeting in September of each year, to serve as a member of the board of regents for the ensuing year.

Council nominations not required.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

J. Dietrick - Application

City of Topeka Boards and Commissions Application

Submitted on	28 March 2025, 11:07AM
Receipt number	357
Related form version	9

Profile

First Name	John
Last Name	Dietrick
Email Address	john@dietricklaw.com
Street Address	3320 SW Spring Creek Place
Suite or Apt	
City	Topeka
State	Kansas
Zip	66604
Are you a resident of the City of Topeka?	Yes
What district do you live in?	District 7
Primary Phone	7856333755
Alternate Phone	7857302700
Employer	The Law Offices of John R. Dietrick, P.A.
Job Title	Managing Partner
Which Board would you like to apply for?	Washburn Board of Regents
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 currently serve as Chair of the Washburn Board of Regents and would like to be reappointed to the Board for the following reasons. First and foremost, I would like to continue my term(s) as Chair. Second, the Board, the President and Leadership are in the midst of many exciting, inspiring, and transformational projects, programs and initiatives that I want to continue to be involved with and, hopefully, have an impact on. These include issues critical to Washburn, its faculty and students, such as: continuing to implement the strategic plan; ensuring continued enrollment growth; maintaining a strong, sustainable budget; overseeing the many new construction projects, including our new Washburn Tech North campus; and continuing to work in close collaboration with the Board and the President to ensure the continued success of Washburn, Washburn Law, and Washburn Tech. In short, there is much work left to be done, and my reappointment to the Board of Regents would afford me the tremendous and sincerely appreciated opportunity to continue giving back to my alma mater.

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.	<p>B.A. - Washburn University M.P.A - Kansas University J.D. - Washburn School of Law</p> <p>I have served as Chair of many organization boards, including Washburn University, Topeka Country Club, Kansas Children's Discovery Center, Capper Foundation, Topeka Collegiate School, as well as a member of the Law School Board of Governors. Each of these positions has enabled me to become a better leader, including as Chair of the Washburn Board of Regents.</p>
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.)	<p>Kansas Bar Association (Bar #11887) - current. Topeka Bar Association - current. I am also a member of the Louisiana Bar, the American Bar, and the U.S. Supreme Court.</p>
**Please upload a resume or any additional information you believe may be helpful in considering your application.	Resume John R. Dietrick 3.2025.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



[Link to signature](#)

Alternative electronic signature

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June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Mayor Michael A. Padilla DOCUMENT #:
SECOND PARTY/SUBJECT: Noto Business PROJECT #:
Improvement District
Advisory Board
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the appointment of Denise Selbee-Koch to the **NOTO Business Improvement District Advisory Board** to fill a term ending June 13, 2027. *(Council District No. 2)*

VOTING REQUIREMENTS:

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

POLICY ISSUE:

The purpose of the NOTO Business Improvement District Advisory board (BID) is to monitor and oversee services provided pursuant to the business improvement district act. The board shall conduct its business in accordance with City Code.

STAFF RECOMMENDATION:

Mayor Padilla nominates and recommends the appointment of Denise Selbee-Koch to the NOTO Business Improvement District Advisory Board (BID) to fill a term ending on June 13, 2027.

BACKGROUND:

This is a statutory board wherein the Mayor nominates and the Council has final approval. The NOTO Business Improvement District Advisory Board shall consist of five members representing businesses located in the district. Two members shall serve a one year term and three members shall serve a two year term and there are no term limits.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

D. Selbee-Koch - Application

City of Topeka Boards and Commissions Application

Submitted on	28 March 2025, 1:46PM
Receipt number	358
Related form version	9

Profile

First Name	Denise
Last Name	Selbee-Koch
Email Address	adventure@dirtygirladventures.net
Street Address	12103 Western Heights Drive
Suite or Apt	
City	Oskaloosa
State	Kansas
Zip	66066
Are you a resident of the City of Topeka?	No
What district do you live in?	District 2
Primary Phone	7856087888
Alternate Phone	
Employer	Keystone Learning Services
Job Title	Social Worker
Which Board would you like to apply for?	NOTO Business Improvement District 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 am personally invested in the city of Topeka and NOTO growing and developing. I own a business in NOTO, Compass Point home of Dirty Girl Adventures and I love the city of Topeka and hope that it will grow and shine.

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 am a masters level social worker and have been employed as a school social worker for 26 years. Prior to that I worked in other social work roles predominantly in child and family welfare. I served as a 4H leader for 12 years, a church youth group leader for 6 years, a Board of Education Member for 10 years and was honored in each of these roles. I have also served on the NOTO BID for the last 3 years.
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 have a current license to practice social work in the state of Kansas LMSW 2807
**Please upload a resume or any additional information you believe may be helpful in considering your application.	DASK Resume.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	



[Link to signature](#)

Alternative electronic signature

Denise A. Selbee-Koch

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DATE: June 10, 2025
CONTACT PERSON: Carrie Higgins, Housing Services Division
Director; and Quinn Cole, Senior Management Analyst
SECOND PARTY/SUBJECT: Citywide Housing Investment Report 2022-2025
PROJECT #:
CATEGORY/SUBCATEGORY
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

- 2022 - 2025 Citywide Housing Investment Summary Report

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

This presentation provides a district by district summary of housing investment in the City of Topeka from 2022 - 2025. Staff presented this at the May 14th Policy and Finance Committee. The report includes the following programs:

Planning & Development Services:

- Residential New Build Permits
- NRP Residential Applications
- LIHTC Units Developed
- RHID Units Developed

Housing Services Division:

- Accessibility
- Community Housing Development Organization (CHDO)
- Emergency Repairs
- Property Maintenance Rehab
- SORT/DREAMS
- Topeka Opportunity to Own (TOTO)
- Weatherization

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

Description

Presentation - Citywide Housing Investment '22 - '25

Draft Policy & Finance Committee Meeting Minutes 5.14.25



CITY OF
TOPEKA



Summary Report on Housing Investment In Topeka 2022 - 2025

Table of Contents

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5-13 | By-District Summary of Housing Investment

14 | City Summary of Housing Investment



Defining the Need

- Market-Rate Multifamily
- Missing Middle Infill
- New Single Family
- Affordable Housing
- Rehab & Renovation

Demand by Type

- 4,000 units of affordable housing
- 3,650 units of workforce-affordable housing
- 4,500 units of market-rate
- 2,250 units of senior housing



Programs Glossary

Income Based

- Accessibility
- Property Maintenance Rehab **(PMR)**
- Emergency Repair
- Weatherization
- Topeka Opportunity to Own **(TOTO)**
- Community Housing Development Organizations **(CHDO)**

Location Based

- SORT/DREAMS
- Neighborhood Revitalization Program **(NRP)**

Other

- New Build Permits
- Reinvestment Housing Incentive District **(RHID)**
- Low-Income Housing Tax Credits **(LIHTC)**





Housing Services

- Accessibility – 6 homes
- Community Housing Development Organization (CHDO) - 2 homes
- Emergency Repairs – 23 homes
- Property Maintenance Rehab – 9 homes
- SORT/DREAMS - 3 homes
- Topeka Opportunity to Own (TOTO) - 5 homes
- Weatherization- 11 homes

Cornerstone of Topeka

Planning and Development Services

- New Builds – 6 permits
- RHID & LIHTC – 190 units
- NRP - 4 properties



Union at Tower District





Housing Services

- Accessibility – 13 homes
- Emergency Repairs – 27 homes
- Property Maintenance Rehab – 6 homes
- Topeka Opportunity to Own (TOTO) - 2 homes
- Weatherization- 15 homes

Riverstone Subdivision RHID

Planning and Development Services

- New Builds – 43 permits
- RHID – 15 units
- NRP - 2 properties





Cornerstone of Topeka

Housing Services

- Accessibility – 17 homes
- Community Housing Development Organization (CHDO) – 10 homes
- Emergency Repairs – 40 homes
- Property Maintenance Rehab – 7 homes
- SORT/DREAMS- 1 home
- Topeka Opportunity to Own (TOTO) – 1 home
- Weatherization – 30 homes

Planning and Development Services

- New Builds – 58 permits
- RHID & LIHTC – 60 units
- RHID – 42 units
- NRP – 5 properties



Eastgate Subdivision RHID



TOTO House – Colorado Ave

Planning and Development Services

- New Builds – 42 permits
- NRP – 1 property

Housing Services

- Accessibility – 14 homes
- Emergency Repairs - 21 homes
- Property Maintenance Rehab – 1 home
- SORT/DREAMS - 6 homes
- Topeka Opportunity to Own (TOTO) – 3 homes
- Weatherization – 14 homes





Housing Services

- Accessibility – 7 homes
- Community Housing Development Organization (CHDO) – 4 homes
- Emergency Repairs – 25 homes
- Property Maintenance Rehab – 4 homes
- SORT/DREAMS - 4 homes
- Topeka Opportunity to Own (TOTO) - 1 home
- Weatherization 8 homes

CHDO – SENT Net Zero Homes

Planning and Development Services

- New Builds - 69 permits
- LIHTC - 24 units





Housing Services

- Accessibility – 3 homes
- Emergency Repairs – 18 homes
- SORT/DREAMS - 7 homes
- Topeka Opportunity to Own (TOTO) – 1 home
- Weatherization – 5 homes

TOTO Program

Planning and Development Services

- New Builds – 9 permits





Housing Services

- Accessibility – 2 homes
- Emergency Repairs – 4 homes

Emergency Repair – Sewer and Waterlines

Planning and Development Services

- New Builds – 20 permits





Emergency Repair – Furnace Replacement

Planning and Development Services

- New Builds – 23 permits
- RHID – 20 units

Housing Services

- Accessibility – 1 home
- Emergency Repairs – 5 homes
- Weatherization – 4 homes



Sherwood Prof Park RHID



Housing Services

- Accessibility - 3 homes
- Emergency Repairs – 6 homes
- Property Maintenance Repair – 1 home
- Topeka Opportunity to Own (TOTO) - 1 home
- Weatherization – 2 homes

Weatherization – Door and Window Repairs

Planning and Development Services

- New Builds – 18 permits



Citywide Summary: January 2022-May 2025

14

Housing Services

- **Accessibility** – 66 homes
- **Community Housing Development Organization (CHDO)** – 16 homes
- **Emergency Repairs** – 169 homes
- **Property Maintenance Rehab** – 28 homes
- **SORT/DREAMS**- 21 homes
- **Topeka Opportunity to Own (TOTO)** – 14 homes
- **Weatherization** – 89 homes

Planning and Development Services


- **New Build Permits** - 288 permits
- **RHID & LIHTC** – 250 units
- **RHID** – 77 units
- **LIHTC** – 24 units



Visual Summary – Housing Service Programs

Legend

Accessibility Upgrades

-  Serviced Once
-  Serviced Twice



Capitol Housing Projects



CHODO Locations



Emergency Repairs

-  Serviced Once
-  Serviced Twice



PRM Locations





SORT-DREAMS Locations

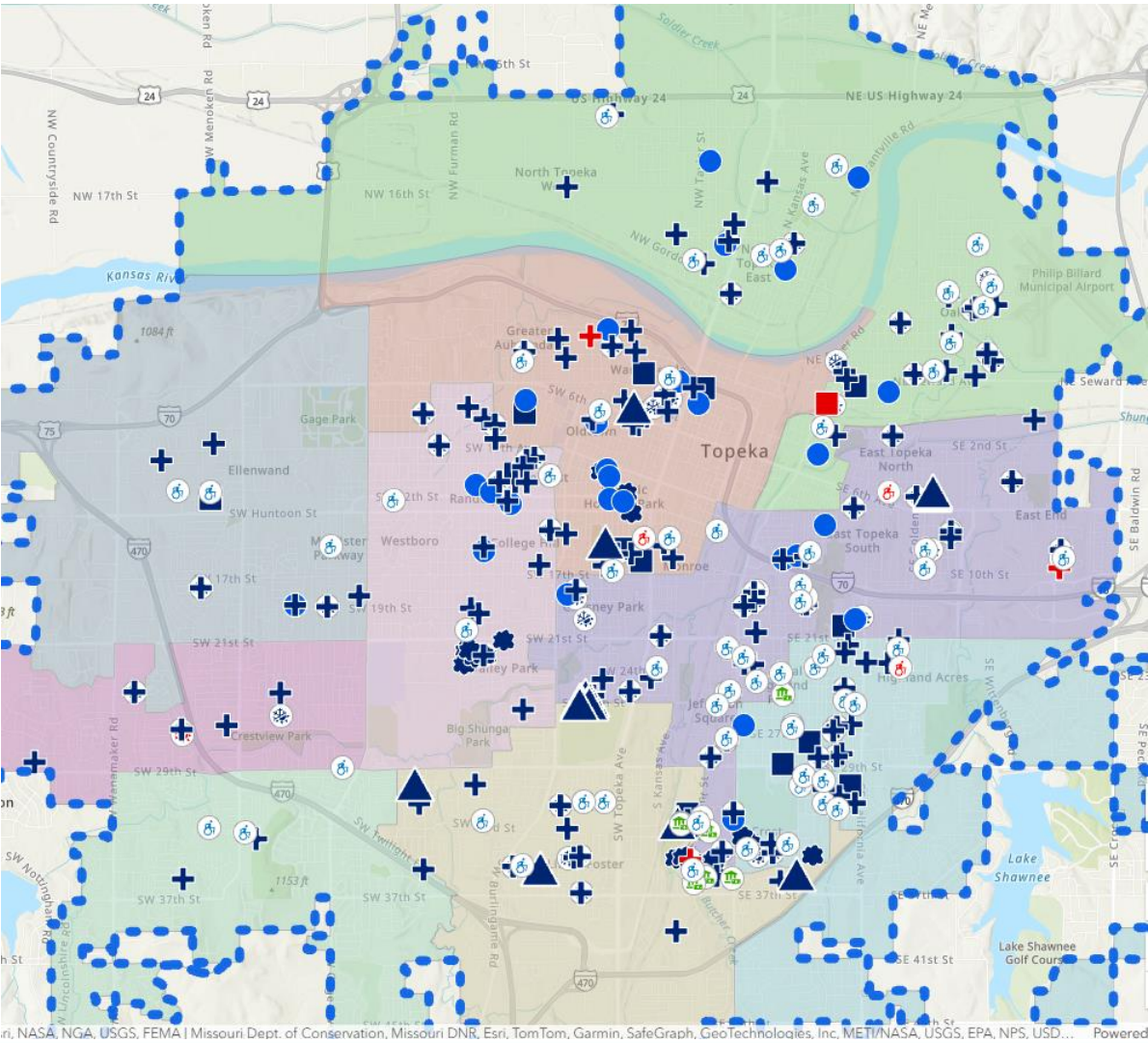


TOTO Locations


-  Serviced Once
-  Serviced Twice


Weatherization

-  Serviced Once
-  Serviced Twice





Visual Summary – Planning & Development


 City Council Districts


 Topeka City Limits

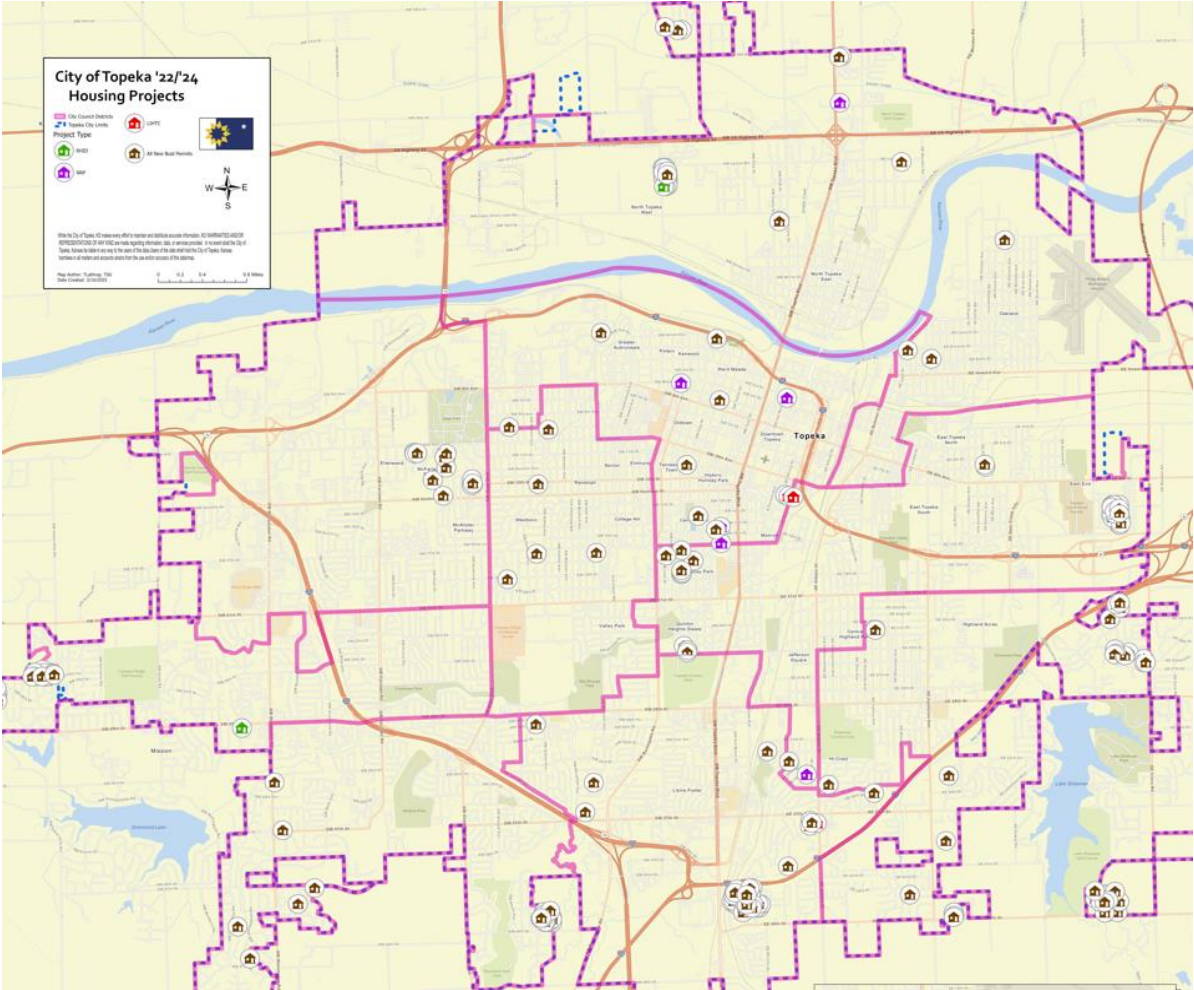
Project Type

 RHID

 NRP

 LIHTC

 All New Buid Permits





CITY OF
TOPEKA



Summary Report on Housing Investment In Topeka 2022 - 2025



CITY OF TOPEKA

CITY COUNCIL COMMITTEE MEETING MINUTES

POLICY AND FINANCE COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
www.topeka.org

Date: May 14, 2025

Time: 11:00am

Location: 1st Floor Conference Room, Cyrus K. Holliday Bldg. 620 SE Madison (*a virtual attendance option is available*)

Committee members Present: Spencer Duncan (chair), Marcus Miller, Michelle Hoferer

City Staff Present: City Attorney Amanda Stanley, Senior Attorney Geoff Lydick, Deputy Director Public Works Jason Tryon, Division Director Development Services Richard Faulkner, Planning & Development Director Rhiannon Friedman, Division Director Housing Services Carrie Higgins, Management Analyst Planning & Development Quinn Cole

1) Call to Order

Committee Chair Duncan called the meeting to order at 11:00am.

2) Approve March 25, 2025 Meeting Minutes

Committee member Hoferer made a motion to approve the minutes from the previous meeting. Committee member Miller seconded. Motion approved 3-0-0.

3) Presentation: Affordable Housing

Planning & Development Director Rhiannon Friedman spoke to the presentation on affordable housing with rehabilitation programs and the economic development for incentive housing. She spoke to the 2020 Citywide Housing study that defined the need for (1) Market Rate Multifamily (2) Missing middle infill (3) New single family (4) Affordable housing (5) Rehab and renovation.

Division Director Housing Services Carrie Higgins, Management Analyst Planning & Development Quinn Cole spoke to each Council District and gave a detailed summary giving a three-year funding and how many units/homes are impacted by Housing Service programs.

District 1: Housing Services: Accessibility-13 homes, Emergency Repairs-27 homes, Property Maintenance Rehab-6 homes, Topeka Opportunity to Own (TOTO)-2 homes, Weatherization-15 homes. Planning and Development Services: New builds-6 permits, RHID & LIHTC-190 units, NRP-4 properties. Project: Cornerstone of Topeka.

District 2: Housing Services: Accessibility -13 homes, Emergency Repairs-27 homes, Property Maintenance Rehab-6 homes, Topeka Opportunity to Own (TOTO)-2 homes, Weatherization-15 homes. Planning and Development Services: New Builds-43 permits, RHID-15 units, NRP-2 properties. Project: Riverstone Subdivision RHID.

District 3: Housing Services: Accessibility-17 homes, Community Housing Development Organization (CHDO) - 10 homes, Emergency Repairs-40 homes, Property Maintenance Rehab-7 homes, SORT/DREAMS-1 home, Topeka Opportunity to Own (TOTO)-1 home, Weatherization-30

1 - Policy and Finance Committee

Minutes Taken: May 14, 2025

Minutes Approved:

Minutes Submitted By: TLB

homes. Planning and Development Services: · New Builds-58 permits, RHID & LIHTC-60 units, RHID - 42 units, NRP - 5 properties. Project: Cornerstone of Topeka and Eastgate Subdivision RHID.

District 4: Housing Services: Accessibility-14 homes, Emergency Repairs -21 homes, Property Maintenance Rehab-1 home, SORT/DREAMS-6 homes, Topeka Opportunity to Own (TOTO)-3 homes, Weatherization-14 homes. Planning and Development Services: New Builds-42 permits, NRP - 1 property. Project: TOTO House-Colorado Avenue.

District 5: Housing Services: Accessibility-7 homes, Community Housing Development Organization (CHDO)-4 homes, Emergency Repairs-25 homes, Property Maintenance Rehab-4 homes, SORT/DREAMS-4 homes, Topeka Opportunity to Own (TOTO)-1 home, Weatherization 8 homes. Planning and Development Services: New Builds-69 permits, LIHTC-24. Project: CHDO-SENT Net Zero Homes.

District 6: Housing Services: Accessibility-3 homes, Emergency Repairs-18 homes, SORT/DREAMS-7 homes, Topeka Opportunity to Own (TOTO)-1 home, Weatherization-5 homes. Planning and Development Services: New Builds-9 permits. Project: TOTO Program.

District 7: Housing Services: Accessibility-2 homes, Emergency Repairs-4 homes. Planning and Development Services: New Builds-20 permits. Project: Emergency Repair-Sewer and waterlines.

District 8: Housing Services: Accessibility-1 home, Emergency Repairs-5 homes, Weatherization-4 homes. Planning and Development Services: New Builds-23 permits, RHID-20 units. Projects: Emergency Repair-Furnace Replacement and Sherwood Professional Park RHID.

District 9: Housing Services: Accessibility-3 homes, Emergency Repairs-6 homes, Property Maintenance Repair-1 home, Topeka Opportunity to Own (TOTO)-1 home, Weatherization-2 homes. Planning and Development Services: New Builds-18 permits. Project: Weatherization-Door and window repairs.

Planning & Development Director Rhiannon Friedman provided the Citywide Summary and a visual summary for January 2022-May 2025. Housing Services: Accessibility-66 homes, Community Housing Development Organization (CHDO)-16 homes. Emergency Repairs-169 homes. Property Maintenance Rehab-28 homes. SORT/DREAMS-21 homes. Topeka Opportunity to Own (TOTO)-14 homes. Weatherization-89 homes. Planning and Development Services-New Build Permits-288 permits (represents 700 units). RHID & LIHTC- 250 units. RHID-77 units. LIHTC-24 units.

Committee member Marcus Miller requested a visual summary of District 6 to show Planning & Development.

Committee chair Spencer Duncan referenced the 2020 Housing Study. He requested to have Planning & Development Director Rhiannon Friedman provide a presentation update for the Policy & Finance committee.

4) Action Items:

a.) 2024 Uniform Plumbing Code (UPC) Proposed Adoption

Division Director of Development Services Richard Faulkner spoke to the Board of Plumbing Appeals; the 2024 Uniform Plumbing Code is recommending the City of Topeka adopt the code. The code is the most current code and addresses changes in the industry and will improve safety in the community. He added that best practice is to update within 9 years of the latest code. He spoke to neighboring cities in Kansas are using the International Code and the City of Topeka uses the Uniform Code. The International Code tends to refer to an additional code books

for a complete implementation of the regulation. The Uniform Code gives more comprehensive information for contractors.

Richard Faulkner added information on the Board Plumbing Appeals and the review process. Plumbing inspectors also serve as liaisons to the board as they conduct the review. He expressed the importance to have a board made up of people in the field and inspectors. He continued to add the recommendation includes a 50% cut incorporated into the code and believes it reflects on positively on the plumbing board and their commitment to their trade. Lastly, he added staff supports the board's recommendation to adopt the 2024 UPC.

Committee chair Spencer Duncan asked if the Plumbing Board is full. Richard Faulkner confirmed it is full.

Committee chair Spencer Duncan referenced two codes that are reaching 15 years. He referenced the International Energy Conservation Code for residential and ADA Standards for Accessible Design. Faulkner stated that due to concern from residential builders from increases in construction costs it was determined to stay with the 2009 Energy Conservation Code. He continued to add that the ADA Standards for Accessible Design does not have an updated version.

Committee chair Spencer Duncan and Committee member Marcus Miller concurred the importance to review the exceptions to the 2009 Energy Conservation Code codes for developers and homeowners. Faulkner stated that he would report back to the Policy and Finance Committee on a review.

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

b.) Downtown Parking

City Attorney Amanda Stanley stated at the Governing Body meeting May 6, 2025 the proposed Downtown Parking ordinance and resolution was voted to return to the Policy & Finance Committee for review of codes and review suggestions by Councilmembers Karen Hiller and Neil Dobler.

Deputy Director Public Works Jason Tryon spoke to the proposed ordinance amended version dated May 6, 2025 Line 142 stating 'No parking meter zones shall be established on Kansas Avenue Between 6th Avenue and 10th Street'. He added that currently there is no parking meters on Kansas Avenue and is restricted to a 2-hour parking limit. He continued to speak to the suggestions by Councilmember Hiller and summarized (1) elimination of the College Hill TIFF district (2) eliminating language of physical meters and hoods and using terms for appropriate signage for time restricted parking (3) using words where appropriate "payment or payment method" (4) using language to state how much parking you are getting for the amount of money is being paid (5) increase cost range to \$120.

City Attorney Stanley stated that there should be consideration of whether a resolution is needed and for the ordinance include specifics for dates.

Committee chair Duncan asked for confirmation on the current ordinance as written allows the City to move forward the parking garage rates. Stanley responded there was no action needed to clarify the garage rates.

Committee chair Duncan supports the proposed ordinance amendments that Councilmember Karen Hiller provided; besides College Hill language.

MOTION: Committee chair Duncan made a motion to adopt the ordinance, with Hillers amendments, and move forward to the Governing Body for action. Committee chair Miller seconded. Motion approved 3-0-0.

Committee chair Duncan supports Councilmember Neil Dobler proposed amendment regulating parking downtown for no metered parking zones on Kansas Avenue between 6th Avenue and 10th Street.

Committee member Hoferer asked for clarification on Food Truck parking and reserved loading zones. Tryon stated space can be reserved for the purpose of operating a food truck provided the applicant has a downtown business address. He added there would be stalls with signage to allow a 15-minute zone specified for loading and unloading. The proposal is to have one 15-minute zone stall every half block, not directly in front of a particular business.

City Attorney Stanley stated the proposed amendments from Councilmember Hiller and Dobler that there will need to have some changes for language in regards to referencing the amendments to ensure there are no conflicts.

Councilmember Hiller spoke to having the proposed ordinance give City staff the authority to set prices on particular parking stall rates. She added her support for City Attorney Stanley's suggestion to have the ordinance only. She also expressed the importance to keep in mind the pricing to benefit the businesses to help them thrive.

MOTION: Committee chair Duncan made a motion to adopt the language of no parking meter zones shall be established on Kansas Avenue between 6th and 10th Street, subject to wordsmithing the changes from proposed Hiller amendments, and move forward to the Governing Body for action. Committee chair Miller seconded. Motion approved 3-0-0.

Deputy Director Public Works Tryon spoke to the implementation date which is currently set by City staff. The proposed start date would be January 1, 2026 on 100 blocks east and west of Kansas Avenue. He spoke to parking garages that are currently under renovation; once they are fully accessible then rates would go into force.

City Attorney Stanley stated the ordinance directs staff to have an implementation date, but the resolution sets the dates.

Committee chair Duncan supports the Governing Body having the opportunity to have discussion for the resolution implementation date.

MOTION: Committee chair Duncan made a motion to approve the amendment to add January 1, 2026 start date for parking meters on the blocks on the 100 blocks of Kansas and move forward to the Governing Body for action. Committee member seconded. Motion approved 3-0-0.

5.) Discussion: Claims made by the City of Topeka

Senior Attorney Geoffrey Lydick spoke to the consideration of an ordinance for a policy change to allow the City of Topeka to file lawsuits and pursue claims for damages caused to City property. The ordinance would give authority to initiate, file and prosecute a civil lawsuit, in the name of and on behalf of the City, so long as the initial damages claimed by the City do not exceed \$35,000.00 at the time of filing. He continued to speak to the process of approval from the Governing Body if there is litigation on a small claim and stated the benefit to having strategy and efficiencies for the Governing Body and staff to help with recovery results. He provided common examples of claims of damage to water/sewer lines from contractors or a car driver knocks down a street light.

Committee chair Duncan spoke to the language of the ordinance. He confirmed it would apply to any civil litigation and a threshold of \$35,000. He referenced certain lawsuits and cited the Christopher Imming case from 2015; he believes such litigation cases should not be tied to a dollar amount and should go before the Governing Body. He requested the language be clarified.

City Attorney Amanda Stanley supports clarifying the language and added that the emphasis is on tort claims for the proposed ordinance.

Committee member Miller thanked Geoffrey Lydick for his presentation.

City Attorney Amanda Stanley thanked staff member Geoffrey Lydick for the suggestion of the ordinance to the Legal team to help the City of Topeka save money and have more efficiencies.

MOTION: Committee chair Duncan made a motion to approve, with adding clarifying legal language, and move forward to the Governing Body for action. Committee member Miller seconded. Motion approved 3-0-0.

6.) Other Items

Committee chair Duncan stated there will be a Policy & Finance Committee meeting the end May or early June 2025 concerning the proposed ordinance updating anti-discrimination policies in the Topeka Municipal code.

7.) Public Comment

No individuals signed up for Public Comment.

Committee chair Duncan adjourned the meeting at 12:09 p.m.

The video of this meeting can be viewed at: <https://youtu.be/mhDlzbH2vbg>



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Councilmember Ortiz DOCUMENT #:
SECOND PARTY/SUBJECT: Westboro Homeowners PROJECT #:
Association, Lance
Royer
CATEGORY/SUBCATEGORY 020 Resolutions / 005 Miscellaneous
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by Councilmember Marcus Miller granting Westboro Homeowners Association an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions. *(Council District No. 3)*

(Approval would allow for amplified music and sound during the hours of 4:00 p.m. and 9:00 p.m. on June 21, 2025, at Harland Court from Oakley to Pembroke.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

City of Topeka Code Section 9.45.170, et seq., authorizes the Governing Body to grant noise exceptions. Approval grants a noise exception to Westboro Homeowners Association for the Westboro Spring Progressive Dinner on June 21, 2025.

STAFF RECOMMENDATION:

Staff is recommending the Governing Body approve the resolution as part of the consent agenda.

BACKGROUND:

Lance Royer is requesting the noise exception due to amplified music and sound at the Westboro Spring Progressive Dinner located at Harland Court from Oakley to Pembroke during specified dates and times.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Resolution - Fellowship Hi-Crest - Noise Exception

1 RESOLUTION NO. _____
2

3 A RESOLUTION introduced by Councilmember Ortiz granting Fellowship Hi-Crest
4 an exception to the provisions of City of Topeka Code
5 Section 9.45.150. et seq. concerning noise prohibitions.
6

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

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

17 WHEREAS, Fellowship Hi-Crest has requested that they be granted an
18 exception to the provisions of City of Topeka Code Section 9.45.150, et seq. for
19 the purposes, dates and times described herein, and

20 WHEREAS, upon review of the application of Fellowship Hi-Crest, the
21 Governing Body of the City of Topeka does hereby find that the requested
22 activity does not offend the spirit of the findings of City of Topeka Code Section
23 9.45.150, et seq.

24 NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the
25 City of Topeka that Fellowship Hi-Crest is hereby granted an exception from the
26 provisions of City of Topeka Code Section 9.45.150, et seq. for amplified music

27 and sound during its Summer Firework Extravaganza at 455 SE Golf Park Boulevard
28 during the hours of 7:00 p.m. and 10:00 p.m. on June 28, 2025.

29
30 ADOPTED and APPROVED by the Governing Body_____.

31
32
33 _____
34 Michael A. Padilla, Mayor

35
36 ATTEST:

37
38 _____
39 Brenda Younger, City Clerk
40



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Rhiannon Friedman, Planning and Development Director DOCUMENT #:
SECOND PARTY/SUBJECT: BDC - 30th and Topeka, LLC PROJECT #:
CATEGORY/SUBCATEGORY 020 Resolutions / 005 Miscellaneous
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Dr. Robert M. Perez, setting the public hearing to consider the advisability of establishing a Community Improvement District (CID) at 30th and Topeka Boulevard, pursuant to K.S.A. 12-6a26 et seq.

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

(Approval of the resolution would set a public hearing date of July 15, 2025, to entertain public comment.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to set a Public Hearing to consider the establishment of a CID at 30th and Topeka Boulevard for BDC - 30th and Topeka, LLC as required under state statute. This Resolution simply sets the public hearing. It does not establish the District.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

The general nature of the proposed CID Project is to promote the redevelopment and revitalization of a commercial development of approximately 2.66 acres located at the NEQ of Topeka Boulevard and 30th Street.

The next step in the process is to set a public hearing to consider public comment and publish required notice.

BUDGETARY IMPACT:

There is no budgetary impact to the City setting the public hearing date.

SOURCE OF FUNDING:

The proposed method of financing the CID Project is from a CID sales tax in the amount of 1.0% through a Pay-as-You-Go financing.

ATTACHMENTS:

Description

Resolution

CID Application - BDC - 30th & Topeka, LLC

CID Petition - BDC - 30th & Topeka, LLC

COT CID Policy Resolution No. 9625

COT CID Procedures Doc

1 (Published in the Topeka Metro News _____ & _____)
2

3 RESOLUTION NO. _____
4

5 A RESOLUTION introduced by City Manager Dr. Robert M. Perez, setting the
6 public hearing to consider the advisability of establishing a
7 Community Improvement District (CID) at 30th and Topeka
8 Boulevard, pursuant to K.S.A. 12-6a26 et seq.
9

10 WHEREAS, K.S.A. 12-6a26 *et seq.*, as amended establishes the Community
11 Improvement District Act (the "Act") for economic development and any other purpose for
12 which public money may be expended; and

13 WHEREAS, cities are authorized to create a community improvement district (CID)
14 to assist with the financing of eligible projects provided cities comply with the procedures
15 set forth in the Act; and

16 WHEREAS, the City received a petition from the owners of record of more than 55%
17 of the land within the proposed CID district and the owners collectively owning more than
18 55% by assessed value of the land area within the proposed CID district; and

19 WHEREAS, in order to assist in the redevelopment of this area , the City desires to
20 consider the establishment of a CID as requested by Petitioners and in accordance with the
21 Act; and

22 WHEREAS, K.S.A. 12-6a29 provides that any city proposing to establish a CID
23 must adopt a resolution stating that the city is considering the establishment of a CID and
24 include in such resolution notice that a public hearing will be held to consider the
25 establishment of the CID.

26 NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY that a public
27 hearing shall be held to consider the advisability of creating a Community Improvement
28 District ("CID district") in the City Council Chambers of City Hall, 214 SE 8th Street, on July

15, 2025, at 6:00 p.m.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Governing Body shall meet for the purpose of holding a public hearing in the City Council Chambers of City Hall, 214 E. 8th Street, at 6:00 p.m. on July 15, 2025, to consider the advisability of creating a Community Improvement District, more specifically described as follows:

A. GENERAL NATURE OF IMPROVEMENT:

The general nature of the proposed CID Project is to promote the redevelopment and revitalization of a commercial development of approximately 2.66 acres located at the NEQ of Topeka Boulevard and 30th Street.

B. ESTIMATED OR PROBABLE COST:

\$768,241

C. PROPOSED METHOD OF FINANCING:

The proposed method of financing the CID Project is from a CID sales tax in the amount of 1.0% through a Pay-as-You-Go financing

D. MAP OF THE PROPOSED CID DISTRICT.

The map of the proposed district is contained in **Exhibit A** which is attached herein and incorporated by reference.

E. LEGAL DESCRIPTION OF THE PROPOSED CID DISTRICT.

A legal description of the proposed district is contained in **Exhibit B** which is attached herein and incorporated by reference.

The hearing may be adjourned from time to time and until the Governing Body shall have made findings by resolution as to the advisability of establishing a Community Improvement District and levying a 1.0% sales tax within the District. All persons desiring to be heard with reference to the creation of the District shall be heard at this hearing.

Upon adoption of this Resolution, the City Clerk shall mail a copy, by certified mail, return receipt requested, to each owner within the proposed District at least 10 days prior to the date of the public hearing. The City Clerk shall publish this resolution at least once each week for two consecutive weeks in the official city newspaper with the second publication occurring at least seven days prior to the date fixed for the public hearing.

ADOPTED and APPROVED by the Governing Body on _____.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

EXHIBIT A (Map)



EXHIBIT B (Legal Description)

MEADOW ACRES COURT, S18, T12, R16, Lot 1, LOT 1 LESS S 4.5 MEADOW ACRES
COURT SUB SECTION 18 TOWNSHIP 12 RANGE 16

CITY OF TOPEKA
APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT

'24 DEC 16 AM 9:48
REC'D TOPEKA CITY CLERK

Complete all information and if necessary, please attach additional sheets to fully answer each question and include attachments described in Appendix 1

1. Applicant Information

- a. Company Name: BDC - 30th & Topeka, LLC and assigns Phone: 785-272-4400
Address: 2933 SW Woodside Dr, Ste 200, Topeka, KS 66614
Contact Person (if an entity): Matthew McNary
Email: mattm@batisdev.com Fax: N/A
- b. Applicant's Legal Counsel Name: Robert C. Johnson Phone: 816-360-4359
Address: 900 W. 48th Place, Suite 900, Kansas City, MO 64112
Email: rjohnson@polsinelli.com Fax: N/A
- c. Applicant's Engineer: SBB Engineering, LLC Phone: 785-215-8630
Address: 101 S Kansas Ave, Topeka, KS 66603
Email: jeff.laubach@sbbeng.com Fax: N/A

2. Applicant's Business Information

- a. Corporation Partnership Sole Proprietorship Other
- b. State of incorporation/organization and year: Kansas / 2024
- c. If the Applicant is a corporation, list the officers, directors and stockholders holding more than 5% of the corporation's stock. (State the name, address, telephone and relationship to Applicant. If a company is not yet formed, include as much data as possible concerning potential officers, directors and stockholders):
Entity is a wholly-owned subsidiary of Batis Development Company, a Kansas Corporation
James Mark Wittenburg, President of Batis Development, 7161 SW Fountaindale Rd, Topeka, KS 66614, 785-272-4400 x3
Matthew D Werner, Vice President of Batis Development, 6401 SW 24th St. Topeka, KS 66614, 785-272-4400 x2

- d. If the Applicant is a general partnership, list the general partners; and if a limited partnership, list the general partners and limited partners; with more than 5% of the partnership.

(State the name, address, telephone and relationship to Applicant. If a partnership is not yet formed, include as much data as possible concerning potential partners): _____

e. Has the Applicant, or any partner, officer, member or director of the Applicant; or any entity in which any partner, officer, member or director of the Applicant is or was a partner, officer, member or director, ever been charged with and/or convicted of a criminal offense (other than traffic violations) or charged by any regulatory agency with violations of financial or professional regulations?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, court and year in which it was filed, and its disposition and/or status: _____

f. Within the last ten (10) years, has the Applicant or any partner, officer, member or director of the Applicant; or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, been a debtor in bankruptcy?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, the court and year in which it was filed, and its disposition and/or status: _____

g. Has the Applicant, or any officer, member, director, or partner of the Applicant; or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, ever defaulted on any bond or mortgage commitment?

Yes

No

If yes, state the name of business or individual, year and any relevant circumstances: _____

3. General CID Project Information

a. Description of the underlying CID Project for which financing is requested: _____

Commercial development of approximately 2.66 acres located at the NEQ of Topeka Boulevard and 30th Street.

b. General Location of CID Project: NEQ of Topeka Boulevard and 30th Street.

c. Total sq. feet in proposed District, excluding right of way and other common area:

Total = approximately 115,867 SF.

d. Legal description of the proposed District: _____

As available on Shawnee County GIS: MEADOW ACRES COURT, S18, T12, R16, Lot 1, LOT 1 LESS S 4.5 MEADOW ACRES COURT SUB SECTION 18 TOWNSHIP 12 RANGE 16. To be updated upon closing of land purchase.

e. Number of Tracts, Parcels or Lots in proposed District: One.

f. Does Applicant own all the Property in the District? Yes ☐ No ☒

If not, provide the name, address and phone number of the Owner(s) in the District and evidence of their willingness to participate in the Petition. Or if Applicant intends to own 100% of the property, provide evidence of site control (i.e. deed, option to purchase or purchase contract). Site is under contract for purchase. See attached Purchase & Sale Agreement.

g. Are all areas within the proposed District platted? Yes ☐ No ☒

If yes, provide the County parcel ID numbers: 1341802003005000; Site will be re-platted to accommodate separate ownership of finished buildings/sites.

If no, identify the number without County parcel ID numbers and the status of any pending plats: _____

h. Will the proposed District have 100% participation?

Yes

No

i. If the project has current tenants or leases, please provide the contact information (business name; contact person; address, and phone number) for each:

Current Owner of Motel: Topeka Management Inc., Divyesh Patel, 2950 S Topeka Blvd, Topeka, KS
66611, dpatel129@aol.com, 785-220-8929

(Notification of owners, tenants and lessees of any request for a CID sales tax is required prior to the public hearing)

4. Financing

a. Description of CID Project and costs to be financed and estimated cost for each component:

Land Acquisition	\$	
Demo/Site Work/ Infrastructure	\$	768,241
Design Costs (architectural and engineering)	\$	
Soft Costs (legal/ commissions/etc.)	\$	
	\$	
	\$	
	\$	
	\$	
Total Estimated Cost of CID Improvements	\$	768,241

b. Estimated cost of total project in which CID is proposed: \$ 14,737,937

c. Proposed methods of financing. If more than one, please indicate:

(i) Special Assessments: Yes No

(ii) Paid in full or part by sales tax or only by assessments? Paid in full by 1%
CID Sales Tax

(iii) Assessment and Amount:

Front Footage _____ Estimated Cost per F.F. \$ _____

Square Footage _____ Estimated Cost per S.F. \$ _____

(vi) Note: there cannot be any assessment against the City at large.

- d CID Sales Tax: ☒ Yes ☐ No
- (i) Amount of increment (increments of .10 or .25, not to exceed 2%): ^{1%} _____
- (ii) Note: Dept of Revenue shall keep 2% of amount collected up to \$60,000/year for administration.

5. Financing/Bonds:

- a. Do you request the City issue special obligation bonds?

Yes

☒ No

If yes, what is the requested term of the bonds? (maximum is 22 years): _____

- b. Do you plan to use pay-as-you-go (maximum is 22 years for sales tax)?

☒ Yes

☐ No

- c. Estimated dates to commence and complete construction: _____

Commencement in Q2 of 2025, completion as listed below.

- d. Will there be a phasing plan? If so, describe the phasing plan including the proposed improvements, their estimated cost, and date construction of each will be commenced and complete: _____

CID will be activated at start of 2027 in accordance with the following completion schedule for different components of development:

QSR 1 - 3/31/26; QSR 2 - 12/31/26; Retail - 12/31/26

6. Additional Information:

Any additional information you believe is relevant or helpful to the consideration of this application: _____

Please check the box if the petition includes the following requirements:

- | | |
|---|-------------------------------------|
| 1. General description of the proposed project | <input checked="" type="checkbox"/> |
| 2. Estimated cost of the project | <input checked="" type="checkbox"/> |
| 3. Proposed method of financing the project | <input checked="" type="checkbox"/> |
| 4. Proposed amount and method of assessment | <input checked="" type="checkbox"/> |
| 5. Map of the proposed district; and | <input checked="" type="checkbox"/> |
| 6. Legal description of the boundaries of the proposed district | <input checked="" type="checkbox"/> |

APPENDIX I to CID APPLICATION

Documentation of the following will be helpful to the Review Committee:

- Evidence of site control.
- Current financial statements of the applicant and owner and/or operating entity if different from the Applicant (2 years); P&L (2 years); and Balance Sheet (2 years)
- Market studies which identify target markets, analysis of competition, demographics, market rents and sales prices, letters of intent/interest from prospective tenants.
- Financial analysis (projected revenue is sufficient to pay costs)
- Approved site plans or plan submissions for the Project Plan area.
- Renderings of the project, if available.
- Any other data or information the Applicant deems pertinent to the City's consideration of the application.

EVIDENCE OF SITE CONTROL

PURCHASE AGREEMENT

REAL ESTATE CONTRACT

THIS REAL ESTATE CONTRACT (the "Agreement") dated this 18th day of October, 2024 (the "Effective Date"), by and between Topeka Management, Inc., a Kansas corporation (the "Seller") and BDC - 30th & Topeka, LLC, a Kansas limited liability company (the "Purchaser").

1. **Conveyance:** Seller agrees to sell and convey to Purchaser (or its nominee), and Purchaser agrees to purchase from Seller certain real property and improvements located at 2950 S. Topeka Blvd, Topeka, Kansas 66611 (Parcel ID 089-134-18-0-20-03-005.00-0), together with all rights, title and interest, if any, of Seller in and to (i) all adjacent streets, alleys and rights-of-way and any strips or gores lying between such real property and adjacent properties, (ii) all rights (including all mineral, water and irrigation rights), privileges, tenements, hereditaments, access rights, common area rights, and easements appurtenant to, benefitting, or belonging to such real property; and (iii) all buildings and improvements located on the real property (collectively, the "Property").

2. **Price:** [REDACTED] (the "Purchase Price")

3. **Earnest Money:** Purchaser shall deposit with the Escrow Agent referred to in Section 4, within one (1) business day after the Effective Date, [REDACTED] (the "Earnest Money"), to be credited against the Purchase Price at Closing and refundable as set forth herein. Unless Purchaser terminates this Agreement as set forth hereinafter: (i) on Monday, March 3, 2025 at 5:00 p.m. local time in Topeka, Kansas, the Earnest Money shall become non-refundable to Purchaser (except in the case of a Seller default), but shall be credited against the Purchase Price at Closing (ii) on March 15, 2025, Purchaser shall deposit with the Escrow Agent an additional [REDACTED] of Earnest Money, which shall be non-refundable to Purchaser (except in the case of a Seller default), but shall be credited against the Purchase Price at Closing; and (ii) on the date that is three (3) business days after the City of Topeka and all other required governmental entities execute all documents relating to Purchaser's public incentives ("Approval of Incentives"), Purchaser shall deposit with the Escrow Agent an additional [REDACTED] of Earnest Money, which shall be non-refundable to Purchaser (except in the case of a Seller default), but shall be credited against the Purchase Price at Closing.

4. **Due Diligence:** This Agreement is subject to the following conditions:

- A. Within ten (10) days after the Effective Date, Seller shall, at Seller's sole cost and expense, obtain a title commitment for the Property for an ALTA extended coverage title insurance owner's policy in the amount of the Purchase Price (the "Title Policy") from Lawyers Title of Kansas, 5715 SW 21st Street, Topeka, Kansas 66604, Attention: Kyle Mead (the "Escrow Agent") and deliver a copy thereof, together with all documents listed in Schedule B to Purchaser. At least ten (10) days prior to expiration of the Due Diligence Period ("Title Objection Date"), Purchaser shall deliver written notice to Seller of any objections to matters set forth in the title commitment, any survey obtained by Purchaser and/or the Schedule B documents (collectively, the "Title Objection Notice"). Within five (5) days after receipt of the Title Objection Notice, Seller shall advise Purchaser in writing ("Title Response Notice") whether: (i) Seller will remove or endorse over (at Seller's expense) the objectionable exceptions on or before the Closing (in which case, such exceptions shall not be Permitted Encumbrances and shall be either removed or endorsed over by Seller on or before the Closing); or (ii) Seller elects not to cause such exceptions to be removed or endorsed over. Seller's failure to timely and properly give notice to Purchaser on or before such date shall be deemed to be Seller's election not to cause such exceptions to be removed or endorsed over. If Seller gives Purchaser notice or is otherwise deemed to have elected not to cause such exceptions to be removed, Purchaser shall, prior to expiration of the Due Diligence Period, elect to: (i) proceed with the purchase and accept title to the Property subject to

the exceptions to title to which Purchaser objected, or (ii) terminate this Agreement. If Purchaser fails to give Seller notice of its election on or before the end of the Due Diligence Period, Purchaser shall be deemed to have elected to proceed with the purchase and to have waived its objections to such exceptions. Any exceptions to title approved by Purchaser are referred to in this Agreement as the "Permitted Encumbrances." Notwithstanding anything to the contrary set forth herein, any and all monetary liens (including mechanics liens) shown on the title commitment, and any delinquent taxes and assessments, shall be removed by Seller from title on or before the Closing and shall not constitute Permitted Encumbrances (regardless of whether or not Purchaser objects to such exception).

- B. Within ten (10) days after the Effective Date, Seller shall deliver all surveys, prior title commitments/policies or title abstracts, environmental reports, leases encumbering the Property, income on the Property, expenses impacting the Property, geotechnical reports, all utility plans including grading and drainage plans, such other reports or inspections in Seller's possession or reasonably obtainable by Seller (the "Seller Due Diligence Materials"). If Purchaser is not satisfied with Purchaser's investigations and inspections with respect to the Property by April 30, 2025 (the "Due Diligence Period"), Purchaser will have the absolute right to cancel this Agreement for any reason whatsoever or no reason, in Purchaser's sole and absolute discretion and Seller. Upon such termination, Purchaser and Seller shall be released under this Agreement and, if Purchaser's termination occurs on or before Monday, March 3, 2025, at 5:00 p.m. local time in Topeka, Kansas, the Earnest Money shall be returned to Purchaser. Unless Purchaser gives written notice of cancellation prior to expiration of the Due Diligence Period then Purchaser will be deemed to have elected not to cancel the Agreement under this provision and the parties shall move to Closing.
- C. During the Due Diligence Period Purchaser shall be entitled to obtain boring, percolation, and other soil tests determining the physical characteristics of the sub-strata of the Property and showing that the soil and ground water are not contaminated, and that the Property is satisfactory, in Purchaser's sole judgment. Seller hereby grants to Purchaser, its agents and contractors, the right to enter upon the Property for such testing.

5. **Closing:** This sale shall be closed in escrow with the Escrow Agent listed in Section 4, upon the later of: (i) fifteen (15) days following expiration of the Due Diligence Period; and (ii) thirty (30) days after Purchaser's receives the Approval of Incentives (the "Closing"). Real property taxes will be pro-rated as of the date of Closing based on customary standards for the County in which the Property is located. If the amount of such taxes for the year Closing occurs are not then ascertainable, the amount of taxes shall be prorated based on the amount of the most recent ascertainable taxes. All transfer and conveyance taxes or documentary stamps and special real estate taxes and assessments shall be paid for by Seller. Seller agrees to pay all costs related to preparation of the Deed (defined below), the premium for a basic owner's title policy and commissions payable by Seller. Purchaser agrees to pay the premium for any extended coverage owner's title policy and any title endorsements desired by Purchaser, and for any lender's policy of title insurance. All monthly prorations (including rental income and expenses, if any) will be made on the basis of a thirty (30) day month. All escrow fees, recording fees and other escrow-related charges are to be split equally between Seller and Purchaser. Should Seller be required to renew the insurance policy on the Property and pay the premium for same prior to Closing, at Closing Purchaser shall reimburse Seller for any pro-rated amounts of the insurance premium that will not be reimbursed by insurer, but not to exceed \$50,000.00.

In addition to the foregoing, at Closing, Seller shall execute and/or deliver to Escrow Agent the following: (i) a Warranty Deed ("Deed") conveying all of Seller's right, title and interest in and to the Property to Purchaser, free and clear of all encumbrances, except the Permitted Encumbrances; (ii) an

Affidavit of Seller indicating that on the date of Closing, to the best of Seller's knowledge, there are no outstanding, unsatisfied judgments, tax liens (other than the lien of real estate taxes not yet due and payable) or bankruptcies against or involving Seller or the Property; (iii) a non-foreign affidavit properly containing such information as is required by IRC Section 1445(b)(2) and its regulations; (iv) a closing and disbursement statement showing the Purchase Price, the costs and expenses of the Closing attributable to each of Purchaser and Seller, and the disbursement of funds; and (v) such other documents required by the Escrow Agent required to record the Deed and issue the Title Policy.

At Closing Purchaser will execute and/or deliver or cause to be executed to Escrow Agent the following: (i) the Purchase Price, by wire transfer of immediately available funds; (ii) a closing and disbursement statement showing the Purchase Price, the costs and expenses of the Closing attributable to each of Purchaser and Seller; and (iii) such other documents, instruments and affidavits as shall be necessary to consummate the transaction contemplated hereby.

6. **Possession:** Seller promises to deliver sole and actual possession of the Property to Purchaser, free and clear of all tenancies and parties in possession at Closing.

7. **Brokerage:** Seller represents and warrants that Seller has not engaged a broker in connection with this transaction. Purchaser represents and warrants that Purchaser has not engaged a broker on behalf of Purchaser. Additionally, each party warrants and represents to the other that no real estate sales or brokerage commissions or like commissions are or may be due in connection with this transaction. Each party agrees to indemnify, defend (with legal counsel reasonably acceptable to the indemnitee) and hold harmless the other party for, from and against any claims by third parties made by or through the acts of such party, for real estate or brokerage commissions, or a finder's fee, in connection with the transactions provided herein, and all costs and expenses incurred by the indemnitee in connection therewith including, but not limited to, reasonable attorneys' fees.

8. **Default.** (a) If Purchaser defaults in its obligation to consummate this Agreement, Seller shall deliver written notice of such default and Purchaser shall have five (5) days to cure the default. Should Purchaser fail to timely cure the default, Seller, as its sole and exclusive remedy, shall be entitled to terminate this Agreement and all of the Earnest Money shall be forfeited to Seller, and, if such default relates to Purchaser's failure to close on the Property on the date of Closing, Purchaser shall reimburse Seller for its reasonable out-of-pocket expenses not to exceed \$7,500.00; (b) if Seller defaults in its obligation to consummate this Agreement, Purchaser shall deliver written notice of such default and Seller shall have five (5) days to cure the default. Should Seller fail to timely cure the default, Purchaser shall be entitled to terminate this Agreement and have the Earnest Money returned and be reimbursed for Purchaser's costs and expenses incurred in connection with this transaction and/or to enforce specific performance of the terms and provisions of this Agreement.


9. **Notices.** Any notice or other communication in connection with this Agreement shall be in writing and shall be sent by United States certified mail, return receipt requested, postage prepaid, by nationally recognized overnight courier guarantee next day delivery, by email, or by personal delivery, properly addressed as follows:

If to Seller:



If to Purchaser:





All notices shall be deemed given three (3) business days following deposit in the United States mail with respect to certified or registered letters, one (1) business day following deposit if delivered to an overnight courier guaranteeing next day delivery, and on the same day if sent by personal delivery or email. Attorneys for each party shall be authorized to give notices for each such party. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified.

10. Counterparts; Entire Agreement/Modification: This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. It is understood that there are no oral or written agreements or representations between Seller and Purchaser affecting this contract, and this contract supersedes and cancels any and all previous negotiations, arrangements and understandings between the parties. This Agreement may be modified or altered only by an agreement in writing between the parties.

11. Assignment. At any time prior to the Closing, Purchaser may assign its rights under this Agreement to an assignee of Purchaser's free choice, provided that Seller is given notice of such assignment at least three (3) business days prior to the date of Closing. Upon execution by the assignee of a document whereby the assignee assumes the obligations of Purchaser and agrees to perform such obligations, Seller hereby agrees that the assignor shall be released from all obligation and liability as Purchaser under this Agreement and that Seller will accept performance of all of Purchaser's obligations by the assignee.

12. Representations, Covenants and Warranties by Seller. In addition to the express warranties under the Deed and other conveyance, assignment and transfer documents to be delivered to Purchaser at Closing, Seller hereby represents and warrants to, and covenants with, Purchaser that:

- a. Authority and Binding Agreement. Seller has full right, power, and authority to execute and deliver this Agreement and to consummate the purchase and sale transactions provided for herein without obtaining any further consents or approvals from, or the taking of any other actions with respect to, any third parties. This Agreement, when executed and delivered by Seller and Purchaser, will constitute the valid and binding agreement of Seller, enforceable against Seller in accordance with its terms.
- b. Operation of the Property. From the date hereof until the Closing Date, Seller covenants to:
 - (i) maintain and operate the Property in the same manner as Seller has heretofore done; and
 - (ii) and not, without the prior written consent of Purchaser, enter into any agreement or instrument or take any action that would encumber the Property after Closing, that would bind Purchaser or the Property after Closing, or that would be outside the normal scope of maintaining and operating the Property.
- c. No Litigation; No Notice of Violation. There is no litigation or proceeding pending or threatened against or relating to any portion of the Property. Seller has not received any notice of violation of any law, rule or ordinance concerning any portion of the Property or the business being operated thereon.

- d. Hazardous Wastes. (i) the Property is not in violation nor has it been during Seller's ownership or is it currently under investigation for violation of any federal, state or local law, ordinance or regulation relating to environmental conditions in, at, on or under or about the Property (collectively, "Environmental Laws"); (ii) no portion of the Property is contaminated with, nor threatened with contamination from outside sources by, any chemical, material or substance to which exposure is prohibited, limited or regulated by any federal, state, local or regional authority, or which is known to pose a hazard to health and safety; (iii) Seller has not used, generated, manufactured, stored or disposed in, at, on or under the Property any Hazardous Substance (defined below); and (iv) there is not now in, on or under the Property any underground or above ground storage tanks or surface impoundments, any asbestos containing materials or any polychlorinated biphenyls used in hydraulic oils, electrical transformers or other equipment. For purpose of this Agreement, the term "Hazardous Substance" shall be deemed to include any wastes, materials, substances, pollutants and other matters regulated by Environmental Laws.
- e. No Undisclosed Liens or Assessments; All Assessments Paid. There are no: (i) assessments (special, general or otherwise) or benefits of any nature affecting the Property, or any portion thereof; and (ii) except as disclosed by the Title Commitment, there are no unrecorded liens or encumbrances. All obligations applicable to the Property under any declaration, easement agreement, restriction agreement or similar agreement of record are paid current.
- f. Bills Paid. All bills and other payments due with respect to the ownership, operation, construction and maintenance of the Property are paid in the ordinary course of the operation of the Property.
- g. Rights of First Refusal or Rights of First Offer. No party has a first of first refusal or right of first offer to purchase the Property.

All representations and warranties of Seller contained in this Agreement are true and correct in all material respects as of the date hereof and will be true and correct in all material respects on the date of the Closing. Warranties of Seller shall survive Closing.

13. **Time of the Essence; Binding Effect.** Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

14. **Controlling Law.** This Agreement shall be governed by and construed in accordance with the laws of the State in which the Property is located. If either party shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the substantially prevailing party that percentage of the substantially prevailing party's costs and expenses, including reasonable attorneys' fees, equal to the percentage that the value of the judgment or award received by the substantially prevailing party bears to the total value of the judgment or award claimed by such party.

15. **Severability.** The unenforceability or invalidity of any provisions hereof shall not render any other provision herein contained unenforceable or invalid.

16. **Condemnation and Casualty.** If, prior to the Closing, a casualty occurs on the Property or eminent domain proceedings are commenced against all or any substantial part of the Property, Seller shall immediately give notice to Purchaser of such fact and at Purchaser's option Purchaser may terminate this Agreement and the Earnest Money shall be returned to Purchaser; or, if no termination, Seller shall

assign to Purchaser at the Closing all of Seller's right, title and interest in and to any insurance proceeds or award made or to be made in the condemnation proceedings.

17. **Exchange Facilitation.** At the option of either party, upon not less than five calendar (5) days written notice to the other party prior to Closing, a party may require the Closing to be achieved pursuant to an escrow created to effectuate an exchange pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended. In such event, the other party agrees to cooperate with the party giving such notice; provided, however, that (a) the Closing will not be delayed thereby, (b) the other party will not incur any liability, undertake any additional obligation or have any obligation to acquire or convey any other property as a result of any such tax deferred exchange, and (c) the party making the exchange will pay all costs and expenses associated with effectuating such tax deferred exchange.

18. **Calculation of Days.** As used herein, "business day" means day other than Saturday, Sunday, or a day which is, in the city and state in which Escrow Agent is located, a legal holiday. The provisions of this Agreement relative to number of days shall be deemed to refer to calendar days, unless otherwise specified. If the date of performance or the last day for performance of an obligation under this Agreement occurs on a day that is not a business day, then performance of such obligation shall be extended to the next business day. The foregoing shall apply only to the performance of an obligation or act, but not to the calculation of any time period that is dependent upon such date.

19. **Seller Carryback.** Seller agrees to finance a portion of the Purchaser Price, which shall be evidenced by a promissory note ("Note") to be signed by Purchaser at Closing. The Note shall provide for the following: (i) principal amount of [REDACTED] (ii) maturity date shall be 12 months after the date of Closing; (iii) five percent (5%) interest compounded yearly; (iv) interest only quarterly payments with a balloon payment of the balance on the maturity date.

SELLER AND PURCHASER, by their execution below, indicate their consent to the terms of this Agreement as of the date set forth above.

PURCHASER:

BDC - 30th & Topeka, LLC, a
Kansas limited liability company



SELLER:

Topeka Management, Inc., a
Kansas corporation



FINANCIAL ANALYSIS

CATEGORY	TOTAL COST	CID REIMBURSABLE TO MASTER DEVELOPER*	PRIVATE COSTS
LAND ACQUISITION:	\$ 1,300,000	\$ -	\$ 368,467
DEMO/SITE WORK/INFRASTRUCTURE	\$ 3,915,003	\$ 768,241	\$ 2,157,244
Master Development	\$ 1,458,120	\$ -	\$ 500,000
Quick-Service-Restaurant 1	\$ 1,121,086	\$ -	\$ 1,121,086
Quick-Service-Restaurant 2	\$ 799,639	\$ 768,241	\$ -
Retail	\$ 536,158	\$ -	\$ 536,158
BUILDING 1 (QSR 1) SHELL CONSTRUCTION:	\$ 1,333,304	\$ -	\$ 1,333,304
BUILDING 2 (QSR 2) SHELL CONSTRUCTION:	\$ 880,087	\$ -	\$ 880,087
BUILDING 3 (AUTO PARTS STORE/SERVICE) SHELL CONSTRUCTION:	\$ 1,409,552	\$ -	\$ 1,409,552
FF&E AND INTERIOR CONSTRUCTION (ALL BUILDINGS):	\$ 3,150,000	\$ -	\$ 3,150,000
Quick-Service-Restaurant 1	\$ 1,250,000	\$ -	\$ 1,250,000
Quick-Service-Restaurant 2	\$ 900,000	\$ -	\$ 900,000
Retail	\$ 1,000,000	\$ -	\$ 1,000,000
DESIGN COSTS (architectural and engineering) (total project):	\$ 810,000	\$ -	\$ 810,000
Master Development	\$ 202,500	\$ -	\$ 202,500
Quick-Service-Restaurant 1	\$ 202,500	\$ -	\$ 202,500
Quick-Service-Restaurant 2	\$ 202,500	\$ -	\$ 202,500
Retail	\$ 202,500	\$ -	\$ 202,500
SOFT COSTS (legal/commissions/etc.) (total project):	\$ 332,500	\$ -	\$ 332,500
Master Development	\$ 310,000	\$ -	\$ 310,000
Quick-Service-Restaurant 1	\$ 7,500	\$ -	\$ 7,500
Quick-Service-Restaurant 2	\$ 7,500	\$ -	\$ 7,500
Retail	\$ 7,500	\$ -	\$ 7,500
OTHER (landscaping/contingency/financing costs/etc.) (total project):	\$ 1,607,491	\$ -	\$ 1,607,491
Master Development	\$ 288,500	\$ -	\$ 288,500
Quick-Service-Restaurant 1	\$ 540,719	\$ -	\$ 540,719
Quick-Service-Restaurant 2	\$ 348,986	\$ -	\$ 348,986
Retail	\$ 429,286	\$ -	\$ 429,286
TOTAL PROJECT COSTS (ALL BUILDINGS)	\$ 14,737,937	\$ 768,241	\$ 12,048,645

*Amounts reported as available for incentives are in NPV (@ 7%).

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

***Sources and uses assumes the incentives ask includes (1) 1% CID, (2) 100% of City's 1% general sales taxes generated in excess of City sales tax revenues already generated by the property, and (3) 100% of real property tax increment generated by the

****Assumes CID Reimbursable and TIF Reimbursable Amounts can be used interchangeably to reimburse any costs identified for reimbursement permitted under applicable law.

Assumptions used for CID Calculations listed below:

(4) Interest Rate/NPV Rate:		7.00%
(5) First year post-completion taxable sales:	\$	5,900,000
(6) Assumed taxable sales increases annually at the following rate:		2.00%
(7) CID tax rate proposed:		1%

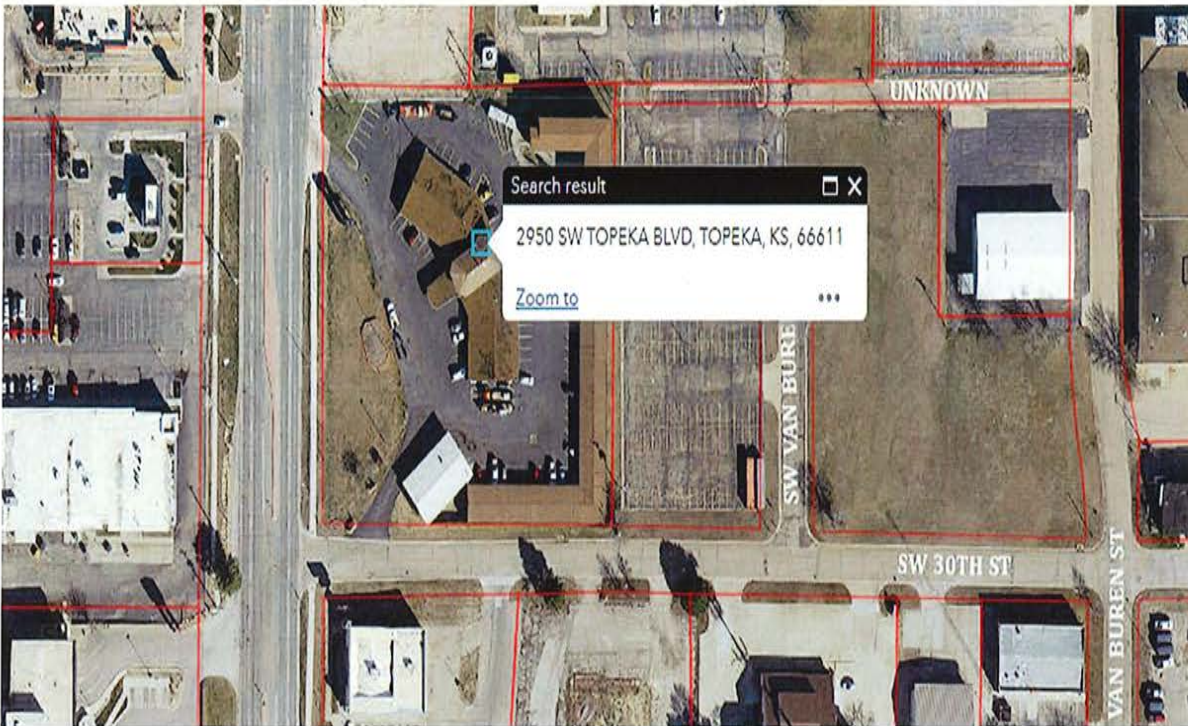
**TAXABLE
SALES**

CID Revenue (1%)

1	\$	5,900,000	\$	59,000
2	\$	6,018,000	\$	60,180
3	\$	6,138,360	\$	61,384
4	\$	6,261,127	\$	62,611
5	\$	6,386,350	\$	63,863
6	\$	6,514,077	\$	65,141
7	\$	6,644,358	\$	66,444
8	\$	6,777,245	\$	67,772
9	\$	6,912,790	\$	69,128
10	\$	7,051,046	\$	70,510
11	\$	7,192,067	\$	71,921
12	\$	7,335,908	\$	73,359
13	\$	7,482,627	\$	74,826
14	\$	7,632,279	\$	76,323
15	\$	7,784,925	\$	77,849
16	\$	7,940,623	\$	79,406
17	\$	8,099,436	\$	80,994
18	\$	8,261,424	\$	82,614
19	\$	8,426,653	\$	84,267
20	\$	8,595,186	\$	85,952
21	\$	8,767,090	\$	87,671
22	\$	8,942,431	\$	89,424
			\$	1,610,640
				\$768,241

Legal Description and Depiction

Lot 1, Meadow Acres Court Subdivision, City of Topeka, Shawnee County, Kansas.



**CITY OF TOPEKA
PETITION**

'24 DEC 16 AM 9:49
REC'D TOPEKA CITY CLERK

for the CREATION of a COMMUNITY IMPROVEMENT DISTRICT (CID)

To the Governing Body of the City of Topeka, Kansas (the "Governing Body"):

The undersigned, being the owner(s) of record of 100% of the land area contained within the hereinafter described proposed Community Improvement District (the "District") to be located within the City of Topeka, Kansas (the "City"), do hereby request that the Governing Body create such District and authorize the construction of the District project improvements herein after set forth, all in the manner provided by K.S.A. 12-6a28 or 12-6a29, as applicable, (the "Act") and the City of Topeka CID Policy and CID Procedures. In furtherance of such request, the petitioner states as follows:

A. General Nature of the Proposed District Project:

The proposed District consists of development of certain privately-owned property located at the NEQ of Topeka Boulevard and 30th Street within the City. The general nature of the proposed project is set forth in EXHIBIT "A", attached hereto and incorporated by reference herein (the "CID Project").

BDC - 30th & Topeka, LLC (the "Developer") seeks financing for the CID Project contained within the proposed District in accordance with this Petition, the Act, City of Topeka CID Policy, CID Procedures, and an associated development agreement.

B. Estimated Costs of the Proposed District Project:

The estimated cost of the CID Project is \$768,241 plus associated interest and other financing costs.

**C. Proposed Method of Financing the Proposed Project:
(including, if applicable, the issuance of bonds)**

The proposed method of financing the CID Project is from the CID Sales Tax described in paragraph E of this Petition through Pay-as-you-go financing.

D. Proposed Amount and Method of Assessment:

Petitioners do not propose that the CID Project be financed through the levying of assessments.

E. Proposed Amount of CID Sales Tax, if applicable:

Petitioners propose that the CID Project be financed through the levying of a CID sales tax in the amount of 1.0% as authorized by the Act.

F. Map of the Proposed District:

See attached Exhibit B.

G. Legal Description of the Boundaries of the Proposed District:

See attached Exhibit C.

EXECUTION PAGE

IN WITNESS WHEREOF, we the undersigned have executed the above and foregoing *Petition to create a Community Improvement District*:

Name of Owner(s):

Topeka Management, Inc.

Type of Entity:

Corporation

Owner's Telephone Number:

Owner's Website Address:

N/A

Name of Signer:

Divyesh Patel

Signer's Telephone Number:

See above.

Signer's Facsimile Number:

N/A

Signer's Electronic Mail Address:

dpatel129@aol.com

Signer's Mailing Address:

2950 S. Topeka Blvd Topeka, KS 66611

By executing this Petition, the undersigned represents and warrants that he or she is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

By: Topeka Management, Inc.

By:

Name:

Title:

Divyesh Patel
President

EXHIBIT A

CID Project

Land Acquisition

Demo/Site Work/Infrastructure

Design Costs (architectural and engineering)

Soft Costs (legal/commissions/etc.)

EXHIBIT B

General Depiction of Proposed District

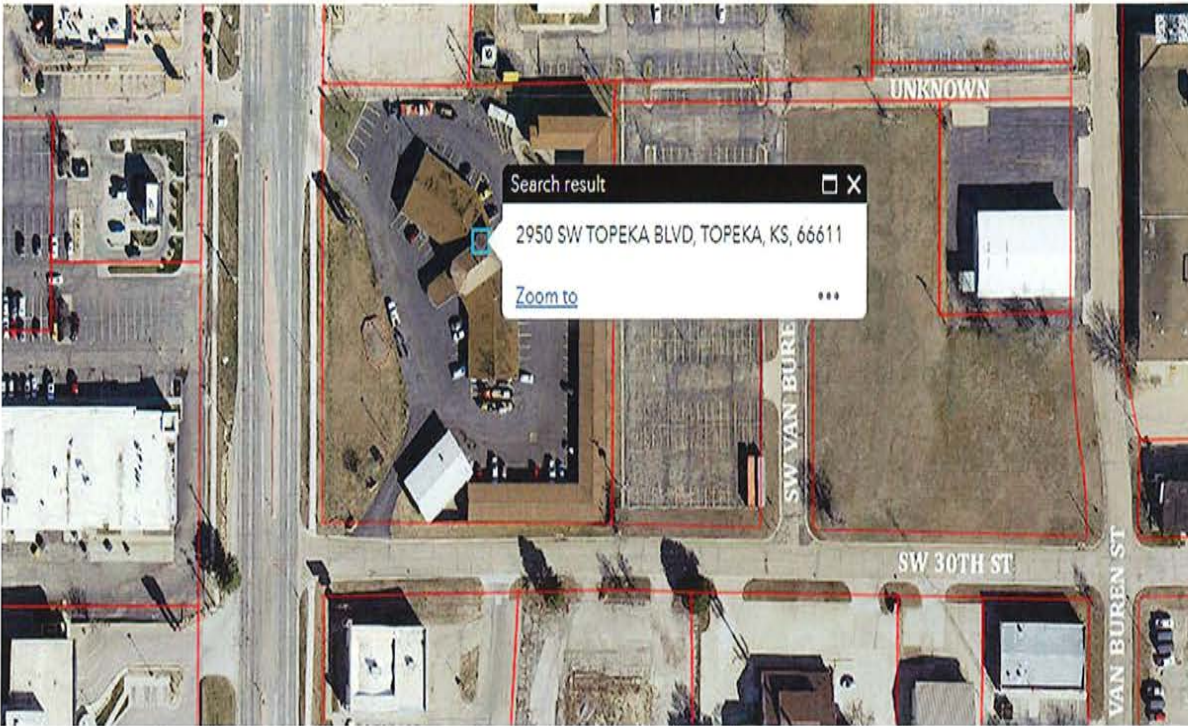


EXHIBIT C

LEGAL DESCRIPTION

Lot 1, Meadow Acres Court Subdivision, City of Topeka, Shawnee County, Kansas.

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NOW, THEREFORE, BE IT RESOLVED THAT THE COMMUNITY
IMPROVEMENT DISTRICT POLICY FOR THE CITY OF TOPEKA, KANSAS WILL BE
FOLLOWS:

SECTION I. OBJECTIVES.

SECTION II. SCOPE.

SECTION III. DEFINITIONS.

- RES/CID Policy 2/3/25

- 45 B. "Cost" means the definition set out in K.S.A. 12-6a27, as amended. The City, on
46 a case by case basis, may consider costs incurred within 12 months prior to
47 District establishment, provided the costs were incurred after July 1, 2009. The
48 City reserves the right to exclude otherwise eligible costs under the Act. The
49 approved project costs shall be described in detail in a Development Agreement.
- 50 C. "Owner" means the owner or owners of record, whether resident or not, of real
51 property within the District. The applicant shall be an owner.
- 52 D. "Pay-As-You-Go" means a method of financing in which the costs of a Project
53 are financed privately, and the approved costs of such Project are reimbursed
54 after Project completion as monies are deposited in the District fund.
- 55 E. "Project" may include any item eligible under the Act, as described in K.S.A. 12-
56 6a27, as amended, but the City reserves the right to exclude otherwise eligible
57 Projects under the Act; determine eligible and ineligible projects; and determine
58 the amount of funding for a Project on a case by case basis. These terms and
59 approvals shall be set out in a Development Agreement.
- 60 F. "Review Committee" includes the Assistant City Manager, Deputy City Manager,
61 Chief Financial Officer, Director of Public Works, Director of Planning &
62 Development, and the City Attorney, or their designees. The Committee may
63 also include City staff and individuals designated by the City Manager, including
64 but not limited to the Utilities Director, City's bond counsel and City financial
65 advisor.

66
67 **SECTION IV. PROVISIONS.**
68

- 69 A. Criteria. The Governing Body shall consider establishment of a CID when it
70 determines it is in the best interest of the City and provided the Project meets
71 one or more of the following criteria:
72
- 73 1. Creates facilities which promote the cultural, historical, or artistic elements
74 of the City and enhance tourism and quality of life.
75
 - 76 2. Attracts unique commercial, office, industrial, and/or mixed use
77 development which will enhance the economic climate of the City and
78 diversify the economic base.
79
 - 80 3. Substantially promotes economic development, investment or
81 reinvestment in the community.
82
 - 83 4. Encourages retail projects that enhance the retail base by either attracting
84 new sales or capturing sales moving to other markets.
85
 - 86 5. Provides for the construction of facilities that promote tourism or enhance
87 the quality of life within the City.

6. Upgrades older commercial real estate through redevelopment and/ or rehabilitation.

B. Applicant Responsibility. The application process shall include an application form and the petition required by the Act. As part of the process, the applicant shall complete the following prior to submission of the petition to the Governing Body:

1. Provide evidence in a form satisfactory to the City of the applicant's financial ability to complete the proposed project in a timely manner.
2. Provide documentation substantiating the applicant's sources of funding, including the amount/percentage of equity funding.
3. Submit a financial analysis demonstrating that the projected revenue is sufficient to pay the costs of the project, including bond debt service. The Review Committee may secure an independent feasibility study, the costs of which shall be borne by the applicant. Additionally, the Chief Financial Officer may secure an independent feasibility or 'but-for' analysis, the costs of which shall be borne by the applicant. As authorized under the Kansas Open Records Act, the City will treat as confidential any such sensitive financial information provided by the applicant or its guarantors to the City's Chief Financial Officer, other city advisors or legal counsel, and will, if requested, enter on the City's behalf into a non-disclosure agreement; provided, however, that such advisors or legal counsel must have the right under such agreement to convey their conclusions about the applicant's ability to meet the requirements above based upon its review.
4. Pay all required fees and comply with all procedural requirements of the Act and the City's CID Policy.
5. Execute a Development Agreement contemporaneous with presentation of the CID petition to the governing body.
6. If a CID Sales Tax is first levied or modified after [insert date], the applicant shall ensure that each retailer responsible for collecting the CID Sales Tax complies with the following requirements:
 - (a) Upon establishment of a CID sales tax district, each business within the CID sales tax district shall display prominently at each public entrance, for the duration of time that the CID sales tax is collected, a sign that contains, at a minimum, the following: "This project made possible by Community Improvement District Financing. Additional Community Improvement District sales tax of ____% collected here."
 - (b) The sign shall be a minimum size of four (4) inches square.

- (c) The font size of the printed message shall be at least 18 pt.
7. Provide additional information requested by one or more members of the Review Committee to permit the members to assess the need for the amount and timing of the CID subsidy requested.
 8. 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;
- C. Review Committee Consideration. The Review Committee shall review each application and petition and make a recommendation to the Governing Body. In determining whether to recommend approval of a CID petition and the method of financing, the Review Committee may consider all of the following:
1. Whether creation of a CID meets one or more of the criteria set forth in Section IV(A);
 2. The total development costs and investment, including estimated Project costs for which public financing is sought;
 3. Sources of funding, including the amount of equity funding in comparison to public financing;
 4. Experience and financial stability of Developer;
 5. Whether tenants for the Project are in place and the nature and quality of the tenants;
 6. Financial viability of the Project, including potential competition;
 7. The amount and purpose of the funding request, including the percentage of funding for capital costs; operational costs; and public costs; Whether the requested CID funding is necessary to incentivize the project "but-for" analysis;
 8. If bonds are requested, the projected debt service coverage ratio of 1.25 from projected revenues; any additional security pledged by the Developer; and the marketability of the bonds; and
 9. Whatever other factors or considerations the Review Committee believes the Governing Body would find relevant to its decision.
- D. Governing Body Review. The Governing Body shall review the financial viability of each CID and shall use this information in determining whether to grant the Petition and, if granted, the appropriate term of the CID, which may be less than the duration allowed by the Act.

179 1. In the event pay-as-you-go financing is utilized, the CID sales tax shall
180 expire on a date approved by the City, but no later than twenty-two (22)
181 years from the date the state director of taxation begins collecting such tax
182 or when the pay-as-you-go costs have been paid.

183 2. CID Bonds issued to finance the Project shall mature on a date approved
184 by the City, but no later than twenty-two (22) years from date of issue,
185 unless otherwise provided by law.

186 3. In no event shall any CID sales tax extend later than the date the bonds
187 issued to finance such project or refunding bonds issued for the Project
188 mature.

189 E. Financing.

190 1. Source of Funds. The cost of all or a portion of any authorized CID
191 Project may be financed by any or all of the following sources:

192 a. Pay-As-You-Go financing based either on a special assessment or
193 a CID sales tax within the District, or both;

194 b. Special Obligation Bond financing payable wholly through special
195 assessments within the CID;

196 c. Special Obligation Bond financing payable in part through special
197 assessments within the CID and in part through a CID sales tax;

198 d. General Obligations Bonds;

199 e. Any other funds appropriated by the City; or

200 f. A combination of the foregoing methods.

201 2. Development Agreement. If after review of the application, the Review
202 Committee determines to recommend approval of the CID to the
203 Governing Body, the City Attorney will negotiate a Development
204 Agreement (the "Development Agreement") which shall be presented to
205 the Governing Body for consideration contemporaneous with the Petition.
206 The Development Agreement shall address the recommended method of
207 financing, approved Project(s) and approved Costs; the feasibility of the
208 Project, the steps to be taken to minimize the risk of default; and any other
209 terms the Committee deems appropriate.

210 3. Bonds. The City encourages the use of private financing ("Pay-As-You-
211 Go") with reimbursement to the applicant for eligible, approved costs
212 associated with a CID Project, but the City may consider the issuance of
213 Bonds. Any determination to issue Bonds is within the sole discretion of
214 the Governing Body.

- 215 a. CID Bonds. The City may issue special obligation notes or bonds
216 ("CID Bonds") (collectively, "Bonds") to finance one or more
217 Projects. In no event shall special assessments be levied against
218 the City. The City will not provide credit enhancements for CID
219 Bonds; however, credit enhancement provided by an applicant will
220 be viewed favorably.
- 221 b. G.O. Bonds. The City discourages the use of full faith and credit
222 notes or bonds (G.O. Bonds) to finance a Project under this Act, but
223 may consider such action for that portion of a CID Project that is
224 exclusively for public improvements.
- 225 Prior to the issuance of any Bonds, the applicant must receive a
226 Certificate of Completion from the City. In addition, the applicant must
227 agree to certain disclosures required by the City and the Bond
228 underwriters and ensure that if necessary, such disclosure requirements
229 are included in all subsequent tenant leases and land sales within the
230 District.
- 231 4. Project Funds. A separate fund shall be created for each District and such
232 fund shall be identified by a suitable title (the "Fund"). CID sales tax
233 receipts, special assessments paid to the City under this Act, the proceeds
234 from the sale of Bonds, and any other moneys appropriated by the
235 Governing Body for the purpose of paying Project Costs, including the
236 principal and interest on the bonds issued pursuant to this Act shall be
237 credited to such Fund.
- 238 a. The Fund shall be solely used to pay the Costs of the Project either
239 through the issuance of Bonds or Pay-As-You-Go financing, and
240 shall be limited to approved costs included in the ordinance
241 authorizing the Project or in the Development Agreement.
- 242 b. Reimbursement of approved Costs may only be made after a
243 Certificate of Completion has been issued by the City.
- 244 c. In the event moneys remain in the Fund after the expiration of the
245 CID sales tax, such moneys shall continue to be used solely to pay
246 the Cost of the Project. Upon payment of all Project Costs and
247 principal and interest on any bonds issued for such District, the City
248 has the authority to terminate the CID and spend any moneys
249 remaining in such Fund for the purposes for which local sales tax
250 receipts may be spent.
- 251 5. Fees. When submitting its application the applicant shall pay a non-
252 refundable application fee to cover City expenses associated with
253 reviewing and processing the CID request. The City shall also require the
254 applicant to reimburse all costs incurred by the City for additional legal,
255 financial, planning and engineering consultants, for direct out-of-pocket

expenses, and for other costs relating to services rendered for the City to review, evaluate, process and consider the petition for a CID. If bonds are requested and subsequently approved by the City the applicant shall also be responsible for all costs of issuance associated therewith. The applicant shall also be responsible for paying an annual administrative fee to cover the cost of monitoring and administering the CID. Fee amounts shall be set out in the CID Procedures as described in Section

SECTION V. PROCEDURES.

City staff shall develop procedures for processing CID applications and filing CID petitions, in addition to such other matters such as the establishment of fees. Such procedures shall be approved, and amended as appropriate, by the City Manager.

SECTION VI. STATUTORY AMENDMENTS; CONFLICT WITH STATE LAW.

Any amendment to the Act or any statute cited herein or used as a source of authority for development of the City's CID Policy shall apply without the need to modify or amend this Policy. If any part of this policy conflicts with state law, the latter shall control.

SECTION VII. EFFECTIVE DATE.

This CID Policy shall take effect upon passage by the Governing Body.

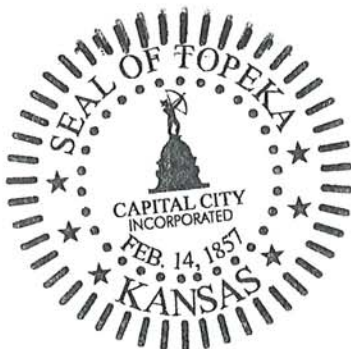
SECTION VIII. RESPONSIBILITY FOR ENFORCEMENT.

The City Manager shall be responsible for the enforcement of this Policy.

NOW, THEREFORE BE IT FURTHER RESOLVED that Resolution No. 8392 is hereby rescinded.

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

CITY OF TOPEKA, KANSAS



ATTEST:

Michael A. Padilla, Mayor

Brenda Younger, City Clerk

**CITY OF TOPEKA
COMMUNITY IMPROVEMENT DISTRICT (“CID”) PROCEDURES**

Effective Date: February 18, 2025

Sections:

- I POLICY APPLICABILITY**
- II DEFINITIONS**
- III APPLICATION PROCESS**
- IV DISTRICT ESTABLISHMENT**
- V METHOD OF PROJECT FINANCING**
- VI BOND FINANCING GUIDELINES**

I. POLICY APPLICABILITY.

The following procedures are established under the authority of the City Manager and are intended to provide guidance in establishing a Community Improvement District (“CID” or “District”) in accordance with the Governing Body CID Policy as approved by Resolution No. 9625 on February 18, 2025. The CID Policy is incorporated herein by reference. These procedures may be waived by the City Manager, if such waiver is in the best interest of the City and does not conflict with any statutory or procedural requirement of state law. If any part of this procedure conflicts with state law, the latter shall control.

II. DEFINITIONS.

The terms used in these Procedures shall have the same meaning as set forth in Section III of the CID Policy.

III. APPLICATION PROCESS.

A. CID Application. An applicant shall make application for a CID by filing with the City Clerk one (1) original written application on a form provided by the City, in addition to an electronic copy of the application. The applicant shall also submit the petition required by the Act.

B. Fees.

1. *Application Fee*. A non-refundable application fee in the amount of \$5,000.00, made payable to the City of Topeka, shall accompany the CID Application.
2. *Funding Agreement*. In addition to the application fee, within fifteen (15) business days of an application, the applicant shall execute the City’s standard Funding Agreement and deposit with the City, in immediately available funds, \$25,000 to cover the City’s costs of evaluating such request

which may include, but not necessarily be limited to, direct costs of the City's financial and legal advisors and direct costs of outside consultants including, but not limited to, civil engineers and traffic engineers. The Funding Agreement shall provide that if the balance of such deposit declines below \$10,000 at any point in time, the applicant shall restore such balance to \$25,000 within ten (10) business days by making a subsequent deposit with the City in immediately available funds. Should the applicant withdraw its application, the City will use its best efforts to refund any unused balance of the deposit to the applicant within thirty (30) business days. The applicant may seek reimbursement from CID proceeds (if any) for any such City costs charged against the deposit.

3. *CID Administrative Fee if District is Approved.* An annual administrative fee of 2% of the annual CID revenue generated within the District shall be charged to reimburse City for services rendered in the administration and supervision of the Project. Such CID Administration Fee shall be paid from the Project Fund. The CID Administrative Fee is an eligible cost for reimbursement if there are sufficient funds. In no event shall the total fee, including the initial application fee and the CID Administrative Fee, but excluding the costs in Section III(B)(2), exceed 5% of the total Project cost.

4. *Amendments.* The City Manager may establish City fees, for amendments and modifications to the District financing documents that occur throughout the term. In addition, the applicant shall be responsible for all City Consultant fees associated with any such amendment request.

5. *State Fee.* In addition to the CID Administrative Fee, if a CID sales tax is utilized, the Kansas Dept of Revenue may retain an amount in the state CID sales tax administration fund to defray the expenses of the state in administration and enforcement.

C. Preliminary Review and Pre-Application Meeting. Prior to submittal of a formal application, an applicant is encouraged to meet with the Review Committee to discuss a proposed project and possible CID financing. These discussions are preliminary and are not binding on the applicant, the Review Committee, or the Governing Body. If the City utilizes any consultants to assist with the preliminary evaluation, the applicant shall be responsible to pay the associated costs.

IV. DISTRICT ESTABLISHMENT.

A. Petition. A CID shall be established by petition filed with the City Clerk. The Petition must meet all requirements of the Act, the CID Policy and these Procedures and must be submitted in sufficient time for staff to follow established procedures for publication; to perform site plan review; and to analyze the merits and feasibility of the proposed CID. The City reserves the right to request any additional information to supplement the Petition.

93
94 B. Petition Participation.
95

- 96 1. An applicant seeking to finance all or a portion of the CID eligible expenses
97 with a CID special assessment must obtain the signatures of 100% of the
98 property owners of all land area within the District.
99
100 2. An applicant seeking to finance CID eligible expenses in whole or in part
101 by a CID sales tax must obtain the signatures of 100% of the property
102 owners of the land area within the proposed District.
103

104 C. Public Hearing (Sales Tax Only). If a CID sales tax is requested for all or part of
105 the project, the Governing Body shall adopt a resolution calling for a public
106 hearing on the creation of the District and imposition of a CID sales tax. The
107 resolution shall be published once per week for two (2) consecutive weeks with
108 the last publication at least seven (7) days prior to the hearing and also sent by
109 certified mail to all owners at least ten (10) days prior to the hearing.
110

111 For Districts financed by special assessments only and for which a petition
112 signed by 100% of the property owners is submitted, no notice or public hearing
113 is required for Governing Body action.
114

115 D. Governing Body Action. The Governing Body will not consider a CID until a
116 complete application is submitted and reviewed by the Review Committee, fees
117 are paid, and a recommended Development Agreement is available. Following
118 the public hearing, if required, the Governing Body by majority vote may establish
119 the District by ordinance.
120

- 121 1. The ordinance shall authorize the Project, approve the estimated cost of
122 Project, include a legal description of the District (with map), approve the
123 method of financing including the levying of a CID sales tax (if applicable),
124 and approve the maximum amount of and method of assessment, if
125 applicable. The ordinance shall become effective upon publication once in
126 the official city newspaper. The ordinance shall also be recorded with the
127 Register of Deeds.
128
129 2. Governing Body establishment of a CID does not constitute approval of a
130 site plan, zoning, or other land development approval. Establishment of a
131 CID is an entirely separate process. CID projects are still required to
132 obtain the necessary development and regulatory approvals.
133

134 V. **METHOD OF PROJECT FINANCING.**
135

136 A. Certificate of Completion.
137

- 138 1. As noted in the Policy, Projects may be financed by a variety of methods.

Before payment will be made to applicant, the City must issue a Certificate of Completion. Multiple Certificates of Completion may be issued for projects with approved phases.

2. The request for Certificate of Completion shall include an affidavit of the applicant certifying:
 - a. Project improvement is an approved CID eligible cost and identify its priority for reimbursement, if any;
 - b. Project was constructed in accordance with all applicable laws and codes;
 - c. Cost was incurred for authorized project improvements;
 - d. Cost has not previously been submitted for reimbursement;
 - e. Cost reflects the actual cost expended; and
 - f. Applicant has no outstanding or anticipated liens for work constructed.

B. Reimbursement.

1. If pay as you go financing is used, the applicant shall submit to the Chief Financial Officer or designee copies of all invoices supporting its request for reimbursement, accompanied by a Certificate of Completion. Invoices must be submitted pursuant to the Development Agreement but not more frequently than monthly.
2. The Chief Financial Officer or designee shall attempt to determine the eligibility of the cost within with a period of time identified in the Development Agreement. If the Chief Financial Officer or designee determines the nature or amount of the request for reimbursement is outside the scope of the Act or the Development Agreement, Developer may appeal this decision in accordance with the procedure in Chapter 2.145 of the Topeka Municipal Code. Any reimbursement payment shall be stayed pending a determination by the hearing officer.
3. Requests for reimbursement shall be denied unless submitted before the Project is closed or within thirty (30) days thereafter.
4. CID revenues shall be paid in the following order:
 - a. First, the CID administrative fee.

b. Second, cost of preparation and publication of notices of hearings, resolutions, ordinances and other proceedings relating to the creation or administration of the District or the issuance of bonds.

c. Third, the Petitioner's other costs as defined in Section III(B) of the CID Policy.

C. Special Assessments.

1. If special assessments shall be levied to finance all or any part of the Project cost, the City must follow the procedures set out in K.S.A. 12-6a01 *et seq.* except that no assessments may be levied against the City at large. In addition, if the source of financing includes payment from a pledge of revenue received from the CID sales tax or any other funds appropriated by the City for purpose of paying Project costs, including the principal and interest of bonds, then the ordinance levying the assessments may state that the annual installments of such assessment for any year may be reduced or eliminated to the extent that, prior to the date the City certifies the City tax levy to the County, the City has received sufficient funds from the above described sources to pay the debt service on any bonds issued for the Project costs, which would have been paid by such installment.

2. The City is not required to refund any prepayment of assessments after such prepayment is made to the City. Any prepayment must be paid in full prior to the issuance of bonds, or after the issuance of bonds by paying all of the installments which have been levied and also the unlevied installments with interest on the latter at the rate provided in the bonds from the date of the bonds to the time of maturity of the last installment in compliance with K.S.A. 10-115, and amendments thereto.

D. CID Sales Tax.

1. A CID sales tax may be levied in any increment of .10% or .25% not to exceed 2%, which amount is in addition to the aggregate amount of the retailers' sales tax contained in K.S.A. 12-187 through 12-197. The revenue from the CID sales tax may be pledged to pay the bonds issued for the Project or to reimburse the cost of the Project through pay-as-you go financing.

2. If CID bonds are issued, the CID sales tax shall expire no later than the date the bonds mature. If pay-as-you-go financing is used, the CID sales tax shall expire on a date approved by the City, but no later than 22 years from the date the state director of taxation begins collecting such tax or when the Project bonds or pay-as-you-go costs have been paid.

3. Procedure:

- 231
- 232 a. Upon adoption of a CID sales tax, the City shall send a certified copy
- 233 of the resolution or ordinance authorizing the levy of the CID sales tax
- 234 to the Kansas Director of Taxation. Notice must be received ninety
- 235 (90) days before the first day of the quarter in which the CID sales tax
- 236 will commence. Thereafter, the Kansas Director of Taxation shall
- 237 commence collection of the CID sales tax in the District at the same
- 238 time and in the same manner for the collection of the state retailers'
- 239 sales tax. The full remittance shall be deposited in the state treasury.
- 240
- 241 b. The state may retain a portion of the CID sales taxes collected for
- 242 deposit in the state CID sales tax administration fund to defray the
- 243 state costs of administration and enforcement (the "state fee").
- 244
- 245 c. The state shall no less than quarterly remit to the City the CID sales
- 246 tax receipts collected less the state fee, if any. The amount shall be
- 247 deposited in the City CID Project fund. Such fund shall be created for
- 248 each District,
- 249
- 250 d. Within 15 days of written request of the City, the state will provide the
- 251 City with a copy of any retailers' sales and use tax return filed with the
- 252 state in connection with a District for which sales or use tax revenues
- 253 are intended to be used to finance Project costs. Such returns and
- 254 the information contained therein shall be kept confidential, but may
- 255 be used for purposes of allocating and depositing such revenues in
- 256 connection with the bonds used to finance Project costs.
- 257
- 258 E. Appeals. No suit to set aside assessments or otherwise question the validity of the
- 259 proceedings for the District establishment or Project authorization shall be brought
- 260 30 days after publication of the resolution or ordinance creating the District. No suit
- 261 to set aside the CID sales tax may be brought 30 days from the publication of the
- 262 ordinance or resolution declaring the intent to impose the CID sales tax. No protest
- 263 petition pertaining to the issuance of full faith and credit bonds may be brought 60
- 264 days following the date of public hearing to create or modify the District.
- 265

266 **VI. BOND FINANCING GUIDELINES.**

267

268 If CID bonds are issued for the project, the following guidelines shall be applied:

269

- 270 A. The maximum maturity for Bonds is 22 years.
- 271
- 272 B. For feasibility, it is recommended that Bonds be issued in a minimum amount of \$
- 273 1,000,000. This amount may be adjusted upon recommendation of the Review
- 274 Committee and approval of the Governing Body.
- 275

- C. CID Bonds issued under this Policy must include security for the bonds of a sufficient amount, and in a form approved by the City's bond counsel and financial advisor such as an irrevocable letter of credit or payment bond, to minimize any risk in the event of default.
- D. Bonds issued under this Policy must be sold to qualified investors (as defined by the Securities and Exchange Commission Regulation D) in accordance with the minimum denominations as provided herein.
- E. Bonds must initially be offered in denominations of \$100,000 or greater. These denominations may be stepped down (upon consultation with the City's bond counsel and financial advisor) when one of the following are met:
1. the Project being bond financed is substantially leased;
 2. the estimated revenue stream yields significant debt service coverage ratio of 1.25 on the bonds;
 3. construction of the Project being bond financed is 100% complete;
 4. the repayment term is less than or equal to 60% of the maximum permitted repayment term; or
 5. waiver by the City Manager.
- F. If a negotiated sale of the bonds is utilized, the City will generally select the underwriter(s) needed to structure, price, and sell the bonds. Exceptions to this process may be approved by the City Manager upon consultation with the City's bond counsel and financial advisor.

CITY OF TOPEKA

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



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Rhiannon Friedman, DOCUMENT #:
Planning and
Development Director
SECOND PARTY/SUBJECT: BDC - 30th and Topeka, PROJECT #:
LLC
CATEGORY/SUBCATEGORY 020 Resolutions / 005 Miscellaneous
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Dr. Robert M. Perez, providing notice of a public hearing concerning the establishment of a Tax Increment Financing (TIF) Redevelopment District within the City (30th and Topeka Boulevard) pursuant to K.S.A. 12 1770 et seq., as amended.

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

(Approval of the resolution would set a public hearing date of July 15, 2025, to entertain public comment.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to set a public hearing to consider the establishment of a TIF at 30th and Topeka Blvd for BDC - 30th and Topeka, LLC pursuant to state statute. This resolution does not establish the district. It sets the public hearing to entertain public comment.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

The general nature of the proposed TIF Project is to promote the redevelopment and revitalization of a commercial development of approximately 2.66 acres located at the NEQ of Topeka Boulevard and 30th Street.

The next step in the process is to set a public hearing to consider public comment and provided required notice.

BUDGETARY IMPACT:

There is no budgetary impact to the City to set the public hearing date.

SOURCE OF FUNDING:

Not applicable.

ATTACHMENTS:

Description

Resolution

TIF Application - BDC - 30th & Topeka, LLC

COT TIF Resolution No. 9626

RESOLUTION NO. _____

A RESOLUTION introduced by City Manager Dr. Robert M. Perez, providing notice of a public hearing concerning the establishment of a Tax Increment Financing (TIF) Redevelopment District within the City (30th & Topeka Boulevard) pursuant to K.S.A. 12-1770 *et seq.*, as amended.

WHEREAS, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”), the City of Topeka, Kansas (the “City”), is authorized to assist in the development and redevelopment of eligible areas within the City in order to promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities; and

WHEREAS, the City hereby finds and determines it desirable to encourage the development and redevelopment of certain real property within the City generally located at the northeast quadrant of 30th Street and Topeka Boulevard and to consider the establishment of a redevelopment district at such location (the “Redevelopment District”); and

WHEREAS, the City finds that area in the proposed district is an eligible area under K.S.A. 12-1770a(g) as the building is more than 65 years of age; and

WHEREAS, PURSUANT TO THE ACT, the City must adopt a resolution stating that the City is considering the establishment of the Redevelopment District and include in such resolution notice that a public hearing will be held to consider the establishment of said Redevelopment District.

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

1. Notice is hereby given that a public hearing to consider the establishment by the City of the Redevelopment District shall be held in the Council Chambers, 214 SE 8th

Street in Topeka, Kansas, on July 15, 2025, at 6:00 p.m.(or as soon thereafter as is practical).

2. The proposed boundaries of the Redevelopment District are set forth in **Exhibit A** attached hereto and incorporated herein by reference.

3. A description of the proposed district plan for the Redevelopment District which identifies all of the project areas and the general manner of all buildings, facilities and improvements in each project area that are proposed to be constructed or improved in each project area are attached hereto as **Exhibit B** and incorporated herein by reference.

4. A description and map of the proposed Redevelopment District are available for public inspection during regular office hours in the Office of the City Clerk, at Topeka City Hall, 215 SE 7th Street, Room 166, Topeka, Kansas.

5. At the public hearing, the Governing Body of the City will consider findings necessary for the establishment of the proposed Redevelopment District.

6. A copy of this Resolution shall be sent by certified mail, return receipt requested, to the Board of Commissioners of Shawnee County, Kansas and the Topeka Public Schools Unified School District No. 501, Shawnee County, Kansas. Copies of this Resolution also shall be mailed by certified mail, return receipt requested, to each owner and occupant of land within the District not more than 10 days following the date of adoption of this Resolution. This Resolution and **Exhibits A** and **B** attached to this Resolution and a map delineating the area to be included in the Redevelopment District attached hereto as **Exhibit C** shall be published once in the official City newspaper not less than one week or more than two weeks preceding the date fixed for the public hearing.

[Remainder of Page Intentionally Left Blank]

52 ADOPTED and APPROVED by the Governing Body on _____.

53 CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

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60 ATTEST:

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Brenda Younger, City Clerk

EXHIBIT A

PROPOSED BOUNDARIES

MEADOW ACRES COURT, S18, T12, R16, Lot 1, LOT 1 LESS S 4.5 MEADOW ACRES
COURT SUB SECTION 18 TOWNSHIP 12 RANGE 16

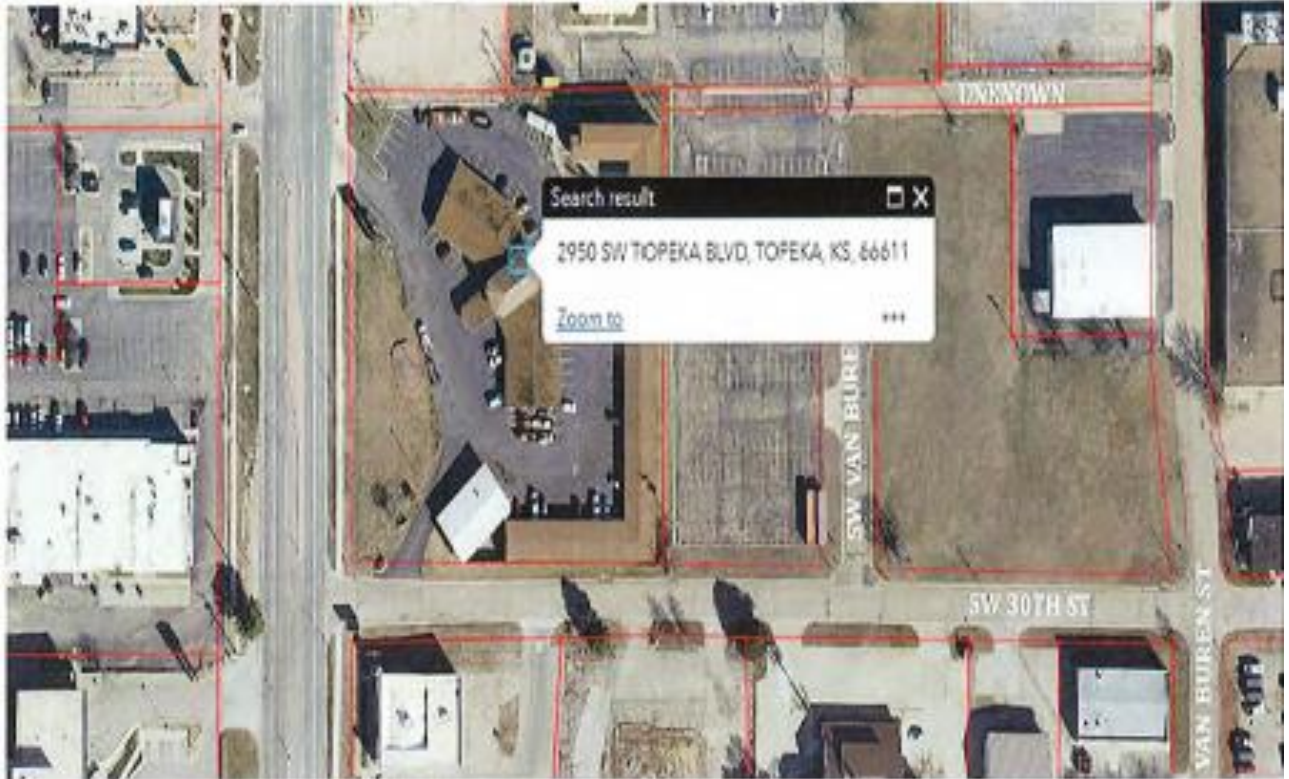
EXHIBIT B

PROPOSED DISTRICT PLAN

Commercial development of approximately 2.66 acres located at the NEQ of Topeka Boulevard and 30th Street.

EXHIBIT C

PROPOSED DISTRICT MAP





24 DEC 18 AM 8:45
REC'D TOPEKA CITY CLERK

CITY OF TOPEKA APPLICATION FOR TAX INCREMENT FINANCING (TIF) DISTRICT

The City's Tax Increment Financing (TIF) policy can be found at <https://www.topeka.org>.
Complete all information and if necessary, please attach additional sheets to fully answer each question and include attachments described in Appendix 1.

Overview of Application Procedures

See the full "City of Topeka Tax Increment Financing District (TIF) Procedures" document at <https://www.topeka.org>.

Submission: The TIF Application Form, policies and procedures are available on the City's website at <https://www.topeka.org> or the City Clerk's Office. An electronic copy shall be submitted to the TIF Committee, together with the required fee. The completed application shall be submitted to the City Manager, 215 SE 7th Street, Topeka KS 66603 or cclerk@topeka.org.

Application Fee: Each application shall be accompanied with a non-refundable Application fee made payable to the City of Topeka. The Application fee will be used by the City to pay the costs incurred by the City in the review of the Application.

Application Fee: \$5,000

Once the application is received and reviewed, if the project is proceeding, the City and developer shall execute a funding agreement for a deposit of \$30,000 to cover the City's costs of evaluating the requests which may include but not necessarily be limited to direct costs of the City's financial and legal advisors.

Date of Application: 12/3/2024

1. Applicant Information

a. Company Name: BDC - 30th & Topeka, LLC and assigns Phone: 785-272-4400

Address: 2933 SW Woodside Dr, Ste 200, Topeka, KS 66614

Contact Person (if an entity): Matthew McNary

Email: mattm@batisdev.com Fax : N/A

Project Name: BDC - 30th & Topeka

b. Applicant's Legal
Counsel Name: Robert C. Johnson Phone: 816-360-4359

Address: 900 W. 48th Place, Suite 900, Kansas City, MO

Email: rjohnson@polsinelli.com Fax: N/A

c. Applicant's Engineer: SBB Engineering, LLC Phone: 785-215-8630

Address: 101 S Kansas Ave, Topeka, KS 66603

Email: jeff.laubach@sbbeng.com Fax: N/A

2. Applicant's Business Information

In the appendix, provide attachments of relevant information on the Applicant's background and development experience. Include resumes of key individuals assigned to the project, as well as other projects completed, including location and contact persons from local governments and bank references. Also include a copy of the development company's organization structure.

Additional Business Information:

a. Corporation Partnership Sole Proprietorship Other

b. State of incorporation/organization and year: Kansas 2024

c. If the Applicant is a corporation, list the officers, directors and stockholders holding more than 5% of the corporation's stock. (State the name, address, telephone and relationship to Applicant. If a company is not yet formed, include as much data as possible concerning potential officers, directors and stockholders): _____

Entity is a wholly-owned subsidiary of Batis Development Company, a Kansas Corporation

James Mark Wittenburg, President of Batis Development, 7161 SW Fountaindale Rd, Topeka, KS 66614, 785-272-4400 x3

Matthew D Werner, Vice President of Batis Development, 6401 SW 24th St, Topeka, KS 66614, 785-272-4400 x2

d. If the Applicant is a general partnership, list the general partners; and if a limited partnership, list the general partners and limited partners; with more than 5% of the partnership. (State the name, address, telephone and relationship to Applicant. If a partnership is not yet formed, include as much data as possible concerning potential partners): _____

e. Has the Applicant, or any partner, officer, member or director of the Applicant; or any entity in which any partner, officer, member or director of the Applicant is or was a partner, officer, member or director, ever been charged with and/or convicted of a criminal offense (other than traffic violations) or charged by any regulatory agency with violations of financial or professional regulations?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, court and year in which it was filed, and its disposition and/or status: _____

f. Within the last ten (10) years, has the Applicant or any partner, officer, member or director of the Applicant; or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, been a debtor in bankruptcy?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, the court and year in which it was filed, and its disposition and/or status: _____

g. Has the Applicant, or any officer, member, director, or partner of the Applicant; or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, ever defaulted on any bond or mortgage commitment?

Yes

No

If yes, state the name of business or individual, year and any relevant circumstances: _____

h. *Attach a letter from a financial institution that the Applicant has sufficient financial resources to obtain a private financing of the project.*

See attached exhibits.

3. General TIF Project Information

Include a map and additional project information in the Appendix as attachments if necessary.

a. Description of the underlying TIF Project: _____
Commercial development of approximately 2.66 acres located at the NEQ of Topeka Boulevard and 30th Street.

b. General Location of TIF Project: NEQ of Topeka Boulevard and 30th Street.

c. Total sq. feet in proposed District, excluding right of way and other common area:
Total = approximately 115,867 SF.

d. Legal description of the proposed District: _____

As available on Shawnee County GIS: MEADOW ACRES COURT, S18, T12, R16, Lot 1, LOT 1 LESS S 4.5 MEADOW ACRES COURT SUB SECTION 18 TOWNSHIP 12 RANGE 16. To be updated upon closing of land purchase.

e. Number of Tracts, Parcels or Lots in proposed District: One.

f. Does Applicant own all the Property in the District? Yes ☐ No ☒

If not, provide the name, address and phone number of the Owner(s) in the District and evidence of their willingness to participate in the Petition. Or if Applicant intends to own 100% of the property, provide evidence of site control (i.e. deed, option to purchase or purchase contract). Site is under contract for purchase. See attached Purchase & Sale Agreement.

g. Are all areas within the proposed District platted? Yes ☐ No ☒

If yes, provide the County parcel ID numbers: 1341802003005000

Site will be re-platted to accommodate separate ownership of finished buildings/sites.

If no, identify the number without County parcel ID numbers and the status of any pending plats: _____

h. If the project has current tenants or leases, please provide the contact information (business name; contact person; address, and phone number) for each:

Current Owner of Motel: Topeka Management Inc., Divyesh Patel, 2950 S Topeka Blvd,
Topeka, KS 66611, dpatel129@aol.com, 785-220-8929

i. Discuss the condition(s) that would qualify the proposed TIF District as an eligible area, as defined within Kansas State law. *If required, provide a blight study as an exhibit.*

Eligible area per K.S.A. 12-1770a(g): Existing building on proposed TIF
District was constructed in 1960, making it 69 years old

j. Is the property currently zoned for the proposed use?

Yes

No

If not, what zoning changes would be required?

k. Describe the impacts of the proposed development on the existing and proposed infrastructure and services including, but not limited to: water, sanitary sewer, storm water, solid waste, streets and schools. Please note that where available, City services shall be utilized.

City services shall be utilized where services are provided. Development will have impact of typical commercial development on utility use in area.

4. Financing

a. Description of TIF Project and costs to be financed and estimated cost for each component: *(Attach separate sheet in Appendix if necessary.)*

Land Acquisition	\$ 931,533
Demo/Site Work/Infrastructure	\$ 989,518
Design Costs (architectural and engineering)	\$
Soft Costs (TIF fees/legal/commissions/etc.)	\$
	\$
	\$
Total Estimated Cost of TIF Improvements	\$ 1,921,051

b. Estimated cost of total project in which TIF is proposed: \$ 14,737,937

c. Proposed methods of financing. If more than one, please indicate:

- | | | |
|----------------------------------|--------------------------------------|-------------------------------------|
| (i) Property Tax (Pay-as-you-go) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| (ii) Sales Tax (Pay-as-you-go) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| (iii) Special Obligation Bonds: | <input type="radio"/> Yes | <input checked="" type="radio"/> No |

5. Financing/Bonds:

a. Do you request the City issue special obligation bonds? Yes ☐ No ☒

If yes, what is the requested term of the bonds? (maximum is 20 years):

b. Do you plan to use pay-as-you-go (maximum is 20 years)? ☒ Yes ☐ No

c. Estimated dates to commence and complete construction:

Commencement in Q2 of 2025, completion as listed below.

d. Will there be a phasing plan? If so, describe the phasing plan including the proposed improvements, their estimated cost, and date construction of each will be commenced and complete:

One TIF Plan encompassing the entire TIF District will be requested and activated at start of 2026 in accordance with the following schedule of completion of the TIF Plan:

QSR 1 - 3/31/26; QSR 2 - 12/31/26; Retail - 12/31/26

6. Additional Information:

Any additional information you believe is relevant or helpful to the consideration of this application. *You may also attach separate documentation.* _____

Please check the box if the petition includes the following requirements:

- | | | |
|----|--|-------------------------------------|
| 1. | General description of the proposed project | <input checked="" type="checkbox"/> |
| 2. | Estimated cost of the project | <input checked="" type="checkbox"/> |
| 3. | Proposed method of financing the project | <input checked="" type="checkbox"/> |
| 4. | Proposed amount and method of assessment | <input checked="" type="checkbox"/> |
| 5. | Map of the proposed district; and | <input checked="" type="checkbox"/> |
| 6. | Legal description of the boundaries of the proposed district | <input checked="" type="checkbox"/> |

APPENDIX to TIF APPLICATION

Documentation of the following will be helpful to the Finance Team:

- As required by Section 2, provide attachments of relevant information on the Applicant's background and development experience. Include resumes of key individuals assigned to the project, as well as other projects completed, including location and contact persons from local governments and bank references. Also, include a copy of the development company's organization structure.
- Evidence of site control.
- Financial information as outlined in the "Project Feasibility" section of the TIF Procedures document
- Approved site plans or plan submissions for the Project Plan area.
- Renderings of the project, if available.
- Any other data or information the Applicant deems pertinent to the City's consideration of the application.

Certification of Applicant

Applicant has received and reviewed the City's Tax Increment Financing Policy (Resolution 9016) and the Applicant understands and agrees to the terms of the policy, including payment of the required fees.

As of the date of the Applicant's execution of this application, to the best of the Applicant's knowledge, the information contained within this application is true and correct.

In witness whereof, the undersigned petitioners have executed the above foregoing petition to create the district at the dates set forth opposite their respective signatures below:

BDC - 30th & Topeka, LLC

(Name of Business)

a _____ limited liability company _____ authorized to do business in Kansas
(Business Structure)

By: _____
Signature of Authorized Agent for Entity

Title: Manager

Date: 12/3/24

(Add in a Notary Acknowledgement Page)

AFFIDAVIT

THE STATE OF Kansas)
) ss:
THE COUNTY OF Shawnee)

I, J. Mark Wittenburg, being of lawful age, and having been first duly sworn upon my oath, do hereby state:

1. I am a resident of Shawnee County, Topeka, KS

2. As of the date set forth below, I have no financial interest and no entity in which I have any interest has any financial interest in any real property, located anywhere in the state of Kansas, that is delinquent on any special assessments, delinquent on any *ad valorem* taxes, or the subject of any federal, state, or local tax lien.

3. As of the date set forth below, I am not currently delinquent or in default and no entity in which I have any interest is currently delinquent or in default on any debts, responsibilities, or other obligations owed to the City of Topeka, Kansas.

J. Mark Wittenburg

SUBSCRIBED AND SWORN before the undersigned on this 3rd day of December, 2027.

Linda S. Smith

Notary Public

My Appointment Expires: 10-30-2028



**EVIDENCE OF SITE CONTROL
PURCHASE AGREEMENT**

REAL ESTATE CONTRACT

THIS REAL ESTATE CONTRACT (the "Agreement") dated this 13th day of October, 2024 (the "Effective Date"), by and between Topeka Management, Inc., a Kansas corporation (the "Seller") and BDC - 30th & Topeka, LLC, a Kansas limited liability company (the "Purchaser").

1. **Conveyance:** Seller agrees to sell and convey to Purchaser (or its nominee), and Purchaser agrees to purchase from Seller certain real property and improvements located at 2950 S. Topeka Blvd, Topeka, Kansas 66611 (Parcel ID 089-134-18-0-20-03-005.00-0), together with all rights, title and interest, if any, of Seller in and to (i) all adjacent streets, alleys and rights-of-way and any strips or gores lying between such real property and adjacent properties, (ii) all rights (including all mineral, water and irrigation rights), privileges, tenements, hereditaments, access rights, common area rights, and easements appurtenant to, benefitting, or belonging to such real property; and (iii) all buildings and improvements located on the real property (collectively, the "Property").

2. **Price:** [REDACTED] (the "Purchase Price")

3. **Earnest Money:** Purchaser shall deposit with the Escrow Agent referred to in Section 4, within one (1) business day after the Effective Date, [REDACTED] (the "Earnest Money"), to be credited against the Purchase Price at Closing and refundable as set forth herein. Unless Purchaser terminates this Agreement as set forth hereinafter: (i) on Monday, March 3, 2025 at 5:00 p.m. local time in Topeka, Kansas, the Earnest Money shall become non-refundable to Purchaser (except in the case of a Seller default), but shall be credited against the Purchase Price at Closing (ii) on March 15, 2025, Purchaser shall deposit with the Escrow Agent an additional [REDACTED] of Earnest Money, which shall be non-refundable to Purchaser (except in the case of a Seller default), but shall be credited against the Purchase Price at Closing; and (ii) on the date that is three (3) business days after the City of Topeka and all other required governmental entities execute all documents relating to Purchaser's public incentives ("Approval of Incentives"), Purchaser shall deposit with the Escrow Agent an additional [REDACTED] of Earnest Money, which shall be non-refundable to Purchaser (except in the case of a Seller default), but shall be credited against the Purchase Price at Closing.

4. **Due Diligence:** This Agreement is subject to the following conditions:

- A. Within ten (10) days after the Effective Date, Seller shall, at Seller's sole cost and expense, obtain a title commitment for the Property for an ALTA extended coverage title insurance owner's policy in the amount of the Purchase Price (the "Title Policy") from Lawyers Title of Kansas, 5715 SW 21st Street, Topeka, Kansas 66604, Attention: Kyle Mead (the "Escrow Agent") and deliver a copy thereof, together with all documents listed in Schedule B to Purchaser. At least ten (10) days prior to expiration of the Due Diligence Period ("Title Objection Date"), Purchaser shall deliver written notice to Seller of any objections to matters set forth in the title commitment, any survey obtained by Purchaser and/or the Schedule B documents (collectively, the "Title Objection Notice"). Within five (5) days after receipt of the Title Objection Notice, Seller shall advise Purchaser in writing ("Title Response Notice") whether: (i) Seller will remove or endorse over (at Seller's expense) the objectionable exceptions on or before the Closing (in which case, such exceptions shall not be Permitted Encumbrances and shall be either removed or endorsed over by Seller on or before the Closing); or (ii) Seller elects not to cause such exceptions to be removed or endorsed over. Seller's failure to timely and properly give notice to Purchaser on or before such date shall be deemed to be Seller's election not to cause such exceptions to be removed or endorsed over. If Seller gives Purchaser notice or is otherwise deemed to have elected not to cause such exceptions to be removed, Purchaser shall, prior to expiration of the Due Diligence Period, elect to: (i) proceed with the purchase and accept title to the Property subject to

the exceptions to title to which Purchaser objected, or (ii) terminate this Agreement. If Purchaser fails to give Seller notice of its election on or before the end of the Due Diligence Period, Purchaser shall be deemed to have elected to proceed with the purchase and to have waived its objections to such exceptions. Any exceptions to title approved by Purchaser are referred to in this Agreement as the "Permitted Encumbrances." Notwithstanding anything to the contrary set forth herein, any and all monetary liens (including mechanics liens) shown on the title commitment, and any delinquent taxes and assessments, shall be removed by Seller from title on or before the Closing and shall not constitute Permitted Encumbrances (regardless of whether or not Purchaser objects to such exception).

- B. Within ten (10) days after the Effective Date, Seller shall deliver all surveys, prior title commitments/policies or title abstracts, environmental reports, leases encumbering the Property, income on the Property, expenses impacting the Property, geotechnical reports, all utility plans including grading and drainage plans, such other reports or inspections in Seller's possession or reasonably obtainable by Seller (the "Seller Due Diligence Materials"). If Purchaser is not satisfied with Purchaser's investigations and inspections with respect to the Property by April 30, 2025 (the "Due Diligence Period"), Purchaser will have the absolute right to cancel this Agreement for any reason whatsoever or no reason, in Purchaser's sole and absolute discretion and Seller. Upon such termination, Purchaser and Seller shall be released under this Agreement and, if Purchaser's termination occurs on or before Monday, March 3, 2025, at 5:00 p.m. local time in Topeka, Kansas, the Earnest Money shall be returned to Purchaser. Unless Purchaser gives written notice of cancellation prior to expiration of the Due Diligence Period then Purchaser will be deemed to have elected not to cancel the Agreement under this provision and the parties shall move to Closing.
- C. During the Due Diligence Period Purchaser shall be entitled to obtain boring, percolation, and other soil tests determining the physical characteristics of the sub-strata of the Property and showing that the soil and ground water are not contaminated, and that the Property is satisfactory, in Purchaser's sole judgment. Seller hereby grants to Purchaser, its agents and contractors, the right to enter upon the Property for such testing.

5. **Closing:** This sale shall be closed in escrow with the Escrow Agent listed in Section 4, upon the later of: (i) fifteen (15) days following expiration of the Due Diligence Period; and (ii) thirty (30) days after Purchaser's receives the Approval of Incentives (the "Closing"). Real property taxes will be pro-rated as of the date of Closing based on customary standards for the County in which the Property is located. If the amount of such taxes for the year Closing occurs are not then ascertainable, the amount of taxes shall be prorated based on the amount of the most recent ascertainable taxes. All transfer and conveyance taxes or documentary stamps and special real estate taxes and assessments shall be paid for by Seller. Seller agrees to pay all costs related to preparation of the Deed (defined below), the premium for a basic owner's title policy and commissions payable by Seller. Purchaser agrees to pay the premium for any extended coverage owner's title policy and any title endorsements desired by Purchaser, and for any lender's policy of title insurance. All monthly prorations (including rental income and expenses, if any) will be made on the basis of a thirty (30) day month. All escrow fees, recording fees and other escrow-related charges are to be split equally between Seller and Purchaser. Should Seller be required to renew the insurance policy on the Property and pay the premium for same prior to Closing, at Closing Purchaser shall reimburse Seller for any pro-rated amounts of the insurance premium that will not be reimbursed by insurer, but not to exceed \$50,000.00.

In addition to the foregoing, at Closing, Seller shall execute and/or deliver to Escrow Agent the following: (i) a Warranty Deed ("Deed") conveying all of Seller's right, title and interest in and to the Property to Purchaser, free and clear of all encumbrances, except the Permitted Encumbrances; (ii) an

Affidavit of Seller indicating that on the date of Closing, to the best of Seller's knowledge, there are no outstanding, unsatisfied judgments, tax liens (other than the lien of real estate taxes not yet due and payable) or bankruptcies against or involving Seller or the Property; (iii) a non-foreign affidavit properly containing such information as is required by IRC Section 1445(b)(2) and its regulations; (iv) a closing and disbursement statement showing the Purchase Price, the costs and expenses of the Closing attributable to each of Purchaser and Seller, and the disbursement of funds; and (v) such other documents required by the Escrow Agent required to record the Deed and issue the Title Policy.

At Closing Purchaser will execute and/or deliver or cause to be executed to Escrow Agent the following: (i) the Purchase Price, by wire transfer of immediately available funds; (ii) a closing and disbursement statement showing the Purchase Price, the costs and expenses of the Closing attributable to each of Purchaser and Seller; and (iii) such other documents, instruments and affidavits as shall be necessary to consummate the transaction contemplated hereby.

6. **Possession:** Seller promises to deliver sole and actual possession of the Property to Purchaser, free and clear of all tenancies and parties in possession at Closing.

7. **Brokerage:** Seller represents and warrants that Seller has not engaged a broker in connection with this transaction. Purchaser represents and warrants that Purchaser has not engaged a broker on behalf of Purchaser. Additionally, each party warrants and represents to the other that no real estate sales or brokerage commissions or like commissions are or may be due in connection with this transaction. Each party agrees to indemnify, defend (with legal counsel reasonably acceptable to the indemnitee) and hold harmless the other party for, from and against any claims by third parties made by or through the acts of such party, for real estate or brokerage commissions, or a finder's fee, in connection with the transactions provided herein, and all costs and expenses incurred by the indemnitee in connection therewith including, but not limited to, reasonable attorneys' fees.

8. **Default.** (a) If Purchaser defaults in its obligation to consummate this Agreement, Seller shall deliver written notice of such default and Purchaser shall have five (5) days to cure the default. Should Purchaser fail to timely cure the default, Seller, as its sole and exclusive remedy, shall be entitled to terminate this Agreement and all of the Earnest Money shall be forfeited to Seller, and, if such default relates to Purchaser's failure to close on the Property on the date of Closing, Purchaser shall reimburse Seller for its reasonable out-of-pocket expenses not to exceed \$7,500.00; (b) if Seller defaults in its obligation to consummate this Agreement, Purchaser shall deliver written notice of such default and Seller shall have five (5) days to cure the default. Should Seller fail to timely cure the default, Purchaser shall be entitled to terminate this Agreement and have the Earnest Money returned and be reimbursed for Purchaser's costs and expenses incurred in connection with this transaction and/or to enforce specific performance of the terms and provisions of this Agreement.

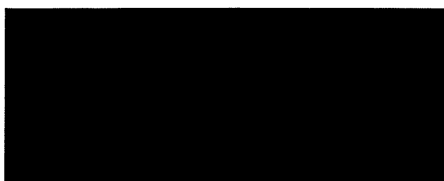
9. **Notices.** Any notice or other communication in connection with this Agreement shall be in writing and shall be sent by United States certified mail, return receipt requested, postage prepaid, by nationally recognized overnight courier guarantee next day delivery, by email, or by personal delivery, properly addressed as follows:

If to Seller:



If to Purchaser:





All notices shall be deemed given three (3) business days following deposit in the United States mail with respect to certified or registered letters, one (1) business day following deposit if delivered to an overnight courier guaranteeing next day delivery, and on the same day if sent by personal delivery or email. Attorneys for each party shall be authorized to give notices for each such party. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified.

10. Counterparts; Entire Agreement/Modification: This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. It is understood that there are no oral or written agreements or representations between Seller and Purchaser affecting this contract, and this contract supersedes and cancels any and all previous negotiations, arrangements and understandings between the parties. This Agreement may be modified or altered only by an agreement in writing between the parties.

11. Assignment. At any time prior to the Closing, Purchaser may assign its rights under this Agreement to an assignee of Purchaser's free choice, provided that Seller is given notice of such assignment at least three (3) business days prior to the date of Closing. Upon execution by the assignee of a document whereby the assignee assumes the obligations of Purchaser and agrees to perform such obligations, Seller hereby agrees that the assignor shall be released from all obligation and liability as Purchaser under this Agreement and that Seller will accept performance of all of Purchaser's obligations by the assignee.

12. Representations, Covenants and Warranties by Seller. In addition to the express warranties under the Deed and other conveyance, assignment and transfer documents to be delivered to Purchaser at Closing, Seller hereby represents and warrants to, and covenants with, Purchaser that:

- a. **Authority and Binding Agreement.** Seller has full right, power, and authority to execute and deliver this Agreement and to consummate the purchase and sale transactions provided for herein without obtaining any further consents or approvals from, or the taking of any other actions with respect to, any third parties. This Agreement, when executed and delivered by Seller and Purchaser, will constitute the valid and binding agreement of Seller, enforceable against Seller in accordance with its terms.
- b. **Operation of the Property.** From the date hereof until the Closing Date, Seller covenants to:
(i) maintain and operate the Property in the same manner as Seller has heretofore done; and
(ii) and not, without the prior written consent of Purchaser, enter into any agreement or instrument or take any action that would encumber the Property after Closing, that would bind Purchaser or the Property after Closing, or that would be outside the normal scope of maintaining and operating the Property.
- c. **No Litigation; No Notice of Violation.** There is no litigation or proceeding pending or threatened against or relating to any portion of the Property. Seller has not received any notice of violation of any law, rule or ordinance concerning any portion of the Property or the business being operated thereon.

- d. Hazardous Wastes. (i) the Property is not in violation nor has it been during Seller's ownership or is it currently under investigation for violation of any federal, state or local law, ordinance or regulation relating to environmental conditions in, at, on or under or about the Property (collectively, "Environmental Laws"); (ii) no portion of the Property is contaminated with, nor threatened with contamination from outside sources by, any chemical, material or substance to which exposure is prohibited, limited or regulated by any federal, state, local or regional authority, or which is known to pose a hazard to health and safety; (iii) Seller has not used, generated, manufactured, stored or disposed in, at, on or under the Property any Hazardous Substance (defined below); and (iv) there is not now in, on or under the Property any underground or above ground storage tanks or surface impoundments, any asbestos containing materials or any polychlorinated biphenyls used in hydraulic oils, electrical transformers or other equipment. For purpose of this Agreement, the term "Hazardous Substance" shall be deemed to include any wastes, materials, substances, pollutants and other matters regulated by Environmental Laws.
- e. No Undisclosed Liens or Assessments; All Assessments Paid. There are no: (i) assessments (special, general or otherwise) or benefits of any nature affecting the Property, or any portion thereof; and (ii) except as disclosed by the Title Commitment, there are no unrecorded liens or encumbrances. All obligations applicable to the Property under any declaration, easement agreement, restriction agreement or similar agreement of record are paid current.
- f. Bills Paid. All bills and other payments due with respect to the ownership, operation, construction and maintenance of the Property are paid in the ordinary course of the operation of the Property.
- g. Rights of First Refusal or Rights of First Offer. No party has a first of first refusal or right of first offer to purchase the Property.

All representations and warranties of Seller contained in this Agreement are true and correct in all material respects as of the date hereof and will be true and correct in all material respects on the date of the Closing. Warranties of Seller shall survive Closing.

13. **Time of the Essence; Binding Effect.** Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

14. **Controlling Law.** This Agreement shall be governed by and construed in accordance with the laws of the State in which the Property is located. If either party shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the substantially prevailing party that percentage of the substantially prevailing party's costs and expenses, including reasonable attorneys' fees, equal to the percentage that the value of the judgment or award received by the substantially prevailing party bears to the total value of the judgment or award claimed by such party.

15. **Severability.** The unenforceability or invalidity of any provisions hereof shall not render any other provision herein contained unenforceable or invalid.

16. **Condemnation and Casualty.** If, prior to the Closing, a casualty occurs on the Property or eminent domain proceedings are commenced against all or any substantial part of the Property, Seller shall immediately give notice to Purchaser of such fact and at Purchaser's option Purchaser may terminate this Agreement and the Earnest Money shall be returned to Purchaser; or, if no termination, Seller shall

assign to Purchaser at the Closing all of Seller's right, title and interest in and to any insurance proceeds or award made or to be made in the condemnation proceedings.

17. **Exchange Facilitation.** At the option of either party, upon not less than five calendar (5) days written notice to the other party prior to Closing, a party may require the Closing to be achieved pursuant to an escrow created to effectuate an exchange pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended. In such event, the other party agrees to cooperate with the party giving such notice; provided, however, that (a) the Closing will not be delayed thereby, (b) the other party will not incur any liability, undertake any additional obligation or have any obligation to acquire or convey any other property as a result of any such tax deferred exchange, and (c) the party making the exchange will pay all costs and expenses associated with effectuating such tax deferred exchange.

18. **Calculation of Days.** As used herein, "business day" means day other than Saturday, Sunday, or a day which is, in the city and state in which Escrow Agent is located, a legal holiday. The provisions of this Agreement relative to number of days shall be deemed to refer to calendar days, unless otherwise specified. If the date of performance or the last day for performance of an obligation under this Agreement occurs on a day that is not a business day, then performance of such obligation shall be extended to the next business day. The foregoing shall apply only to the performance of an obligation or act, but not to the calculation of any time period that is dependent upon such date.

19. **Seller Carryback.** Seller agrees to finance a portion of the Purchaser Price, which shall be evidenced by a promissory note ("Note") to be signed by Purchaser at Closing. The Note shall provide for the following: (i) principal amount of [REDACTED] (ii) maturity date shall be 12 months after the date of Closing; (iii) five percent (5%) interest compounded yearly; (iv) interest only quarterly payments with a balloon payment of the balance on the maturity date.

SELLER AND PURCHASER, by their execution below, indicate their consent to the terms of this Agreement as of the date set forth above.

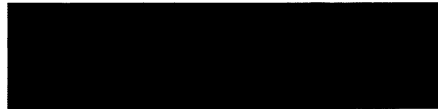
PURCHASER:

BDC - 30th & Topeka, LLC, a
Kansas limited liability company



SELLER:

Topeka Management, Inc., a
Kansas corporation



FINANCIAL ANALYSIS

CATEGORY	TOTAL COST	TIF REIMBURSABLE TO MASTER DEVELOPER	PRIVATE COSTS
LAND ACQUISITION:	\$ 1,300,000	\$ 931,533	\$ 368,467
DEMO/SITE WORK/INFRASTRUCTURE	\$ 3,915,003	\$ 989,518	\$ 2,157,244
Master Development	\$ 1,458,120	\$ 958,120	\$ 500,000
Quick-Service-Restaurant 1	\$ 1,121,086	\$ -	\$ 1,121,086
Quick-Service-Restaurant 2	\$ 799,639	\$ 31,398	\$ -
Retail	\$ 536,158	\$ -	\$ 536,158
BUILDING 1 (QSR 1) SHELL CONSTRUCTION:	\$ 1,333,304	\$ -	\$ 1,333,304
BUILDING 2 (QSR 2) SHELL CONSTRUCTION:	\$ 880,087	\$ -	\$ 880,087
BUILDING 3 (AUTO PARTS STORE/SERVICE) SHELL CONSTRUCTION:	\$ 1,409,552	\$ -	\$ 1,409,552
FF&E AND INTERIOR CONSTRUCTION (ALL BUILDINGS):	\$ 3,150,000	\$ -	\$ 3,150,000
Quick-Service-Restaurant 1	\$ 1,250,000	\$ -	\$ 1,250,000
Quick-Service-Restaurant 2	\$ 900,000	\$ -	\$ 900,000
Retail	\$ 1,000,000	\$ -	\$ 1,000,000
DESIGN COSTS (architectural and engineering) (total project):	\$ 810,000	\$ -	\$ 810,000
Master Development	\$ 202,500	\$ -	\$ 202,500
Quick-Service-Restaurant 1	\$ 202,500	\$ -	\$ 202,500
Quick-Service-Restaurant 2	\$ 202,500	\$ -	\$ 202,500
Retail	\$ 202,500	\$ -	\$ 202,500
SOFT COSTS (legal/commissions/etc.) (total project):	\$ 332,500	\$ -	\$ 332,500
Master Development	\$ 310,000	\$ -	\$ 310,000
Quick-Service-Restaurant 1	\$ 7,500	\$ -	\$ 7,500
Quick-Service-Restaurant 2	\$ 7,500	\$ -	\$ 7,500
Retail	\$ 7,500	\$ -	\$ 7,500
OTHER (landscaping/contingency/financing costs/etc.) (total project):	\$ 1,607,491	\$ -	\$ 1,607,491
Master Development	\$ 288,500	\$ -	\$ 288,500
Quick-Service-Restaurant 1	\$ 540,719	\$ -	\$ 540,719
Quick-Service-Restaurant 2	\$ 348,986	\$ -	\$ 348,986
Retail	\$ 429,286	\$ -	\$ 429,286
TOTAL PROJECT COSTS (ALL BUILDINGS)	\$ 14,737,937	\$ 1,021,051	\$ 12,048,645

*Amounts reported as available for incentives are in NPV (@ 7%).

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

***Sources and uses assumes the incentives ask includes (1) 1% CID, (2) 100% of City's 1% general sales taxes generated in excess of City sales tax revenues already generated by the property, and (3) 100% of real property tax increment generated by the project.

****Assumes CID Reimbursable and TIF Reimbursable Amounts can be used interchangeably to reimburse any costs identified for reimbursement permitted under applicable law.

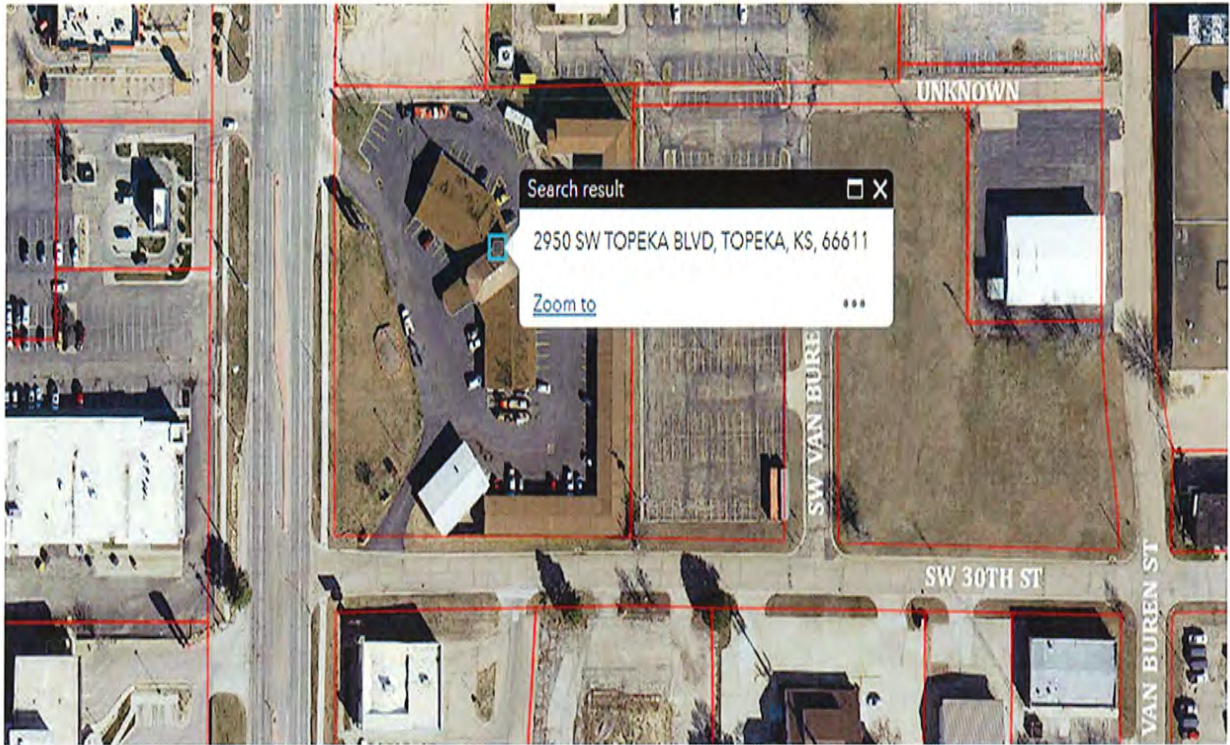
Assumptions used for TIF Calculations listed below:

(1) Of the total real estate mill levy, the total captured by TIF is:	120.144
(2) The base assessed value is based upon Shawnee County records reflecting 2024 real property tax valuation.	
(3) The projected assessed value is assumed to increase biennially at the following rate:	150%
(4) Interest Rate/NPV Rate:	7.00%
(5) First year post-completion taxable sales:	\$ 5,900,000
(6) Assumed taxable sales increases annually at the following rate:	2.00%
(7) Amount of city sales tax rate captured by TIF:	1.0%

TIF YEAR	TOTAL BASE ASSESSED VALUE (TIF)	TOTAL PROJECTED ASSESSED VALUE (TIF)	BASE SALES TAX	PROJECTED CITY SALES TAX INCREMENT	PROJECTED REAL ESTATE TAX INCREMENT (TIF)	TOTAL TIF REVENUE
0	\$218,375	\$218,375	\$4,813	\$ -	\$0	\$ -
1	\$218,375	\$1,069,494	\$4,813	\$54,187	\$102,257	\$156,444
2	\$218,375	\$1,085,536	\$4,813	\$55,367	\$104,184	\$159,551
3	\$218,375	\$1,101,819	\$4,813	\$56,571	\$106,141	\$162,711
4	\$218,375	\$1,118,346	\$4,813	\$57,798	\$108,126	\$165,924
5	\$218,375	\$1,135,122	\$4,813	\$59,050	\$110,142	\$169,192
6	\$218,375	\$1,152,149	\$4,813	\$60,328	\$112,187	\$172,515
7	\$218,375	\$1,169,431	\$4,813	\$61,631	\$114,264	\$175,894
8	\$218,375	\$1,186,972	\$4,813	\$62,959	\$116,371	\$179,331
9	\$218,375	\$1,204,777	\$4,813	\$64,315	\$118,510	\$182,825
10	\$218,375	\$1,222,848	\$4,813	\$65,697	\$120,681	\$186,379
11	\$218,375	\$1,241,191	\$4,813	\$67,108	\$122,885	\$189,993
12	\$218,375	\$1,259,809	\$4,813	\$68,546	\$125,122	\$193,668
13	\$218,375	\$1,278,706	\$4,813	\$70,013	\$127,392	\$197,406
14	\$218,375	\$1,297,887	\$4,813	\$71,510	\$129,697	\$201,207
15	\$218,375	\$1,317,355	\$4,813	\$73,036	\$132,036	\$205,072
16	\$218,375	\$1,337,115	\$4,813	\$74,593	\$134,410	\$209,003
17	\$218,375	\$1,357,172	\$4,813	\$76,181	\$136,820	\$213,001
18	\$218,375	\$1,377,530	\$4,813	\$77,801	\$139,265	\$217,067
19	\$218,375	\$1,398,193	\$4,813	\$79,454	\$141,748	\$221,202
20	\$218,375	\$1,419,166	\$4,813	\$81,139	\$144,268	\$225,407
GROSS TOTALS				\$1,337,285	\$2,446,506	\$3,783,791
NET PRESENT VALUE @ 7%				\$675,894	\$1,245,156	\$1,921,051

Legal Description and Depiction

Lot 1, Meadow Acres Court Subdivision, City of Topeka, Shawnee County, Kansas.



Letter from Financial Institution

The logo for Enterprise Bank, featuring the words "Enterprise" and "Bank" in a white serif font, stacked vertically, on a dark red square background.

Enterprise
Bank

September 24, 2024

Batis Development Company
c/o Matt McNary
2933 SW Woodside Dr., Ste. 200
Topeka, KS 66614

To Whom it May Concern:

Enterprise Bank is pleased to consider Batis Development's request to finance the indebtedness for the project located at the intersection of SW 30th Street and SW Topeka Boulevard, Topeka, KS.

Based on our current understanding of the borrower and the proposed project, Batis Development has sufficient financial resources to obtain private financing of the project.

This letter does not represent a commitment either expressed or implied, but merely represents the parties' discussions to date.

Sincerely,

A handwritten signature in black ink, appearing to read "Charlie Ziegenbein".

Charlie Ziegenbein

Charlie Ziegenbein
Vice President



CITY OF TOPEKA

'24 DEC 16 AM 9:49
REC'D TOPEKA CITY CLERK

Tax Increment Financing ("TIF") Application

APPLICANT: BDC - 30th & Topeka, LLC

ADDRESS: 2933 SW Woodside Dr, Ste 200, Topeka, KS 66614

PHONE #: 785-272-4400

E-MAIL ADDRESS: mattm@batisdev.com

CONTACT PERSON: Matthew McNary

PROJECT NAME: BDC - 30th & Topeka

Please complete the following items.

1. As **Exhibit A**, provide attachments of relevant information on the Applicant's background and development experience. Include resumes of key individuals assigned to the project, as well as other projects completed, including location and contact persons from local governments and bank references. Also, include a copy of the development company's organizational structure.
2. Identify the Applicant's consultants involved, or proposed to be involved, in the project noting relevant experience on similar projects (i.e., civil engineer, land use planner, Applicant's legal counsel, Applicant's financial advisor).

<u>Consultant Type</u>	<u>Name, Address, Phone, Contact Person, Email</u>	<u>Experience</u>
Legal Counsel	Robert C. Johnson / 900 W. 48th Place, Suite 900, Kansas City, MO/ 816-360-4359 / rjohnson@polsinelli.com	Hundreds of millions of dollars of successful public/ private partnerships.
Civil Engineer	SBB Engineering, LLC / 101 S Kansas Ave Topeka, KS 66603 / 785-215-8630 / jeff.laubach@sbbeng.com	Multiple public infrastructure and private development projects in Topeka area.

3. Describe the proposed project, including the size and scope, phasing and anticipated timing of the project. Specifically outline residential development, if any, to be included in the project.

Commercial development of NEQ of SW Topeka Boulevard and 30th Street.

4. Describe the impacts of the proposed development on the existing and proposed infrastructure and services including, but not limited to: water, sanitary sewer, storm water, solid waste, streets and schools. *Please note that where available, City services shall be utilized.

N/A - Redevelopment of previously developed commercial property.

5. As **Exhibit B**, define the boundaries of the proposed TIF area by legal description, address and locator number(s). Also, include a map of the proposed TIF area. Identify the basis for the TIF as an 'eligible area' defined at K.S.A. 12-1770a(g) (blighted area, conservation area, enterprise zone, etc). Include as part of Exhibit B, the boundaries of specific project areas within the TIF. (A project area is an area within the TIF district.)

6. Identify the property that is currently in the control of the Applicant, via ownership or option. If under option, note the option expiration date.

Yes.

7. Is the property currently zoned for the proposed use? If not, what zoning change will be required?

Yes.

8. Will the proposed project result in the relocation of residential, commercial, industrial or public facilities? If so, discuss the nature of any anticipated relocations.

No relocations contemplated at this time.

9. As **Exhibit C**, state the need and justification for TIF assistance and the type and amount of assistance being requested. Provide a project proforma containing assumptions for TIF assistance, including internal rate of return with, and without, public assistance. Explain how the Applicant intends to demonstrate that but for TIF assistance, this project will be unable to proceed due to extraordinary economic conditions. Substantiate that other alternative methods of financing have been thoroughly explored, as well as why TIF assistance is necessary.

10. Identify sources, amounts and status of all debt financing and/or equity funding available to complete the project. Does the Applicant anticipate the debt to be privately financed by the construction lender, developer or publicly sold? Please list all information in the following table format.

<u>Financial Resource</u>	<u>Amount</u>	<u>Term</u>	<u>Status</u>	<u>Contact Person</u>	<u>Contact Phone #</u>
Enterprise Bank	TBD	TBD		Charlie Ziegenbein	402-829-7290
Non-Bank Financing TBD	TBD	TBD		TBD	

11. As **Exhibit D**, on a revenue worksheet, estimate the incremental property taxes and economic activity taxes to be generated by the project, including underlying assumptions. This information, along with the expected return on investment, shall be included in the proforma.
12. As **Exhibit E**, attach a letter from a financial institution indicating that the Applicant has sufficient financial resources to obtain the private financing for the project.
13. As **Exhibit G**, provide an outline of the costs associated with the development of the proposed project(s) and related parcel, or parcels, located within the TIF area. Identify in the outline, those costs proposed to be funded with TIF financing and the proposed payback timeframe (provide a debt service schedule showing rates and assumptions). The information shall include interest rates and all assumptions.

14. As Exhibit H, in one page or less, discuss and document information used to describe the market feasibility of each element of the proposed project. If a formal feasibility or comparable studies have been prepared (or will be prepared soon after submission of the application), please identify the firm who has prepared, or will prepare the study, including the qualifications and prior experience of such firm in preparing similar studies, and attach such reports.
15. Identify any proposed tenants of the project. Have lease(s) been negotiated or signed? What type of lease(s) is contemplated?
A national coffee shop, national fast casual QSR, and a national auto service provider.

National coffee shop will be a 12 year build-to-suit lease. LOI in progress.
National fast casual QSR will be owned by the franchisee. Vetting of project being done by franchisee and corporate office.
National auto service provider will be owned by the national corporation. Vetting of project being done by corporate office.
16. Who will own the developed property?
To be determined based upon future user negotiations.
17. Briefly describe the "economic and quality of life" benefits of the proposed project to the City.
Targeting sought after tenants to add to community's life and well-being.

CERTIFICATION OF APPLICANT

APPLICANT HAS RECEIVED AND REVIEWED THE CITY'S TAX INCREMENT FINANCING POLICY (RESOLUTION NO. 9016) AND THE TIF PROCEDURES. THE APPLICANT UNDERSTANDS AND AGREES TO THE TERMS OF THE POLICY AND PROCEDURES, 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: _____

Date: _____

STATE OF Kansas

COUNTY OF Shawnee

This document was acknowledged before me on 12/3/2024 by J. Mark Wittenbur,
Manager

Notary Public

My commission expires: 10-30-2028



EXHIBIT A

Insert or attach here:

Batis Development Company was formed in 2001 as a Kansas Corporation. Mark Wittenburg was the sole/founding member on the incorporation date and was joined in 2007 by Matthew Werner.

Batis focuses on single tenant, corporate credit clients, providing the following real estate services:

- Site selection and feasibility analysis,
- Site and facility design,
- Construction management, and
- Facility leasing and management.

We have been successful by focusing on clients' needs and growth strategies and have done work in over 15 states. ND/MN/WI/SD/IA/NE/MO/KS/OK/TX/NC/SC/WY/NV/AZ/KY/IN.

Our clients include: Walgreens/Starbucks/Panera/Panda Express/Chipotle/Freddy's Frozen Custard & Steakburgers/AutoZone/Kay Jewelers/Dollar Tree/Olive Garden/Regal Cinemas/Big O Tires/Qdoba/Red Robin/Fareway Foods/Casey's/PepperJax and Brakes Plus.

EXHIBIT B

Insert or attach here:

Address: 2950 SW Topeka Boulevard, Topeka, Kansas 66611

Parcel Number: 089-134-18-0-20-03-005.00-0

Legal Description:

Lot 1, Meadow Acres Court Subdivision, City of Topeka, Shawnee County, Kansas.

Eligibility for TIF:

Eligible area per K.S.A. 12-1770a(g): Existing building on proposed TIF District was constructed in 1960, making it 69 years old.

For depiction of the TIF Project area, see attached (which compromises the entire TIF District).

EXHIBIT B
DEPICTION OF TIF PROJECT



EXHIBIT C

Insert or attach here:

Available upon request.

EXHIBIT D

Insert or attach here:

See attached.

EXHIBIT D

TIF REVENUE CALCULATIONS

(1) Of the total real estate mill levy, the total captured by TIF is:

120.144

(2) The base assessed value is based upon Shawnee County records reflecting 2024 real property tax valuation.

(3) The projected assessed value is assumed to increase annually at the following rate:

1.50%

(4) Interest Rate/NPV Rate:

7.00%

(5) First year post-completion taxable sales:

\$ 3,900,000

(6) Assumed taxable sales increases annually at the following rate:

2.00%

(7) Amount of city sales tax rate captured by TIF:

1.0%

TIF YEAR	CALENDAR YEAR	TOTAL BASE ASSESSED VALUE (TIF)	TOTAL PROJECTED ASSESSED VALUE (TIF)	BASE SALES TAX	PROJECTED CITY SALES TAX INCREMENT	PROJECTED REAL ESTATE TAX INCREMENT (TIF)	TOTAL TIF REVENUE
0	2025	\$218,375	\$218,375	\$4,813	\$ -	\$0	\$ -
1	2026	\$218,375	\$1,069,494	\$4,813	\$54,187	\$102,257	\$156,444
2	2027	\$218,375	\$1,085,536	\$4,813	\$55,367	\$104,184	\$159,551
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4	2029	\$218,375	\$1,118,346	\$4,813	\$57,798	\$108,126	\$165,924
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20	2045	\$218,375	\$1,419,166	\$4,813	\$81,139	\$144,268	\$225,407
	2046						
	2047						
GROSS TOTALS					\$1,337,285	\$2,446,506	\$3,783,791
NET PRESENT VALUE @ 7%					\$675,894	\$1,245,150	\$1,921,051

EXHIBIT E

Insert or attach here:

See attached.

EXHIBIT E
LETTER FROM FINANCIAL INSTITUTION

The logo for Enterprise Bank, featuring the words "Enterprise" and "Bank" in a serif font, stacked vertically, within a red square.

September 24, 2024

Batis Development Company
c/o Matt McNary
2933 SW Woodside Dr., Ste. 200
Topeka, KS 66614

To Whom it May Concern:

Enterprise Bank is pleased to consider Batis Development's request to finance the indebtedness for the project located at the intersection of SW 30th Street and SW Topeka Boulevard, Topeka, KS.

Based on our current understanding of the borrower and the proposed project, Batis Development has sufficient financial resources to obtain private financing of the project.

This letter does not represent a commitment either expressed or implied, but merely represents the parties' discussions to date.

Sincerely,

A handwritten signature in black ink, appearing to read "Charlie Ziegenbein".

Charlie Ziegenbein
Vice President

EXHIBIT F

Insert or attach here:

No mention of Exhibit F in Application.

EXHIBIT G

Insert or attach here:

See attached.

Batis Development Company (Topeka, KS)
Sources and Uses Budget

CATEGORY	TOTAL COST	CID REIMBURSABLE TO MASTER DEVELOPER*	TIF REIMBURSABLE TO MASTER DEVELOPER	PRIVATE COSTS
LAND ACQUISITION:				
DEMO/SITE WORK/INFRASTRUCTURE				
Master Development	\$ 1,300,000	\$ -	\$ 931,533	\$ 368,467
Quick-Service-Restaurant 1	\$ 3,915,003	\$ 768,241	\$ 989,518	\$ 2,157,244
Quick-Service-Restaurant 2	\$ 1,458,120	\$ -	\$ 958,120	\$ 500,000
Retail	\$ 1,121,086	\$ -	\$ -	\$ 1,121,086
	\$ 799,639	\$ 768,241	\$ 31,398	\$ -
	\$ 536,158	\$ -	\$ -	\$ 536,158
BUILDING 1 (QSR 1) SHELL CONSTRUCTION:				
BUILDING 2 (QSR 2) SHELL CONSTRUCTION:				
BUILDING 3 (AUTO PARTS STORE/SERVICE) SHELL CONSTRUCTION:				
	\$ 1,333,304	\$ -	\$ -	\$ 1,333,304
	\$ 880,087	\$ -	\$ -	\$ 880,087
	\$ 1,409,552	\$ -	\$ -	\$ 1,409,552
FF&E AND INTERIOR CONSTRUCTION (ALL BUILDINGS):				
Quick-Service-Restaurant 1	\$ 3,150,000	\$ -	\$ -	\$ 3,150,000
Quick-Service-Restaurant 2	\$ 1,250,000	\$ -	\$ -	\$ 1,250,000
Retail	\$ 900,000	\$ -	\$ -	\$ 900,000
	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
DESIGN COSTS (architectural and engineering) (total project):				
Master Development	\$ 810,000	\$ -	\$ -	\$ 810,000
Quick-Service-Restaurant 1	\$ 202,500	\$ -	\$ -	\$ 202,500
Quick-Service-Restaurant 2	\$ 202,500	\$ -	\$ -	\$ 202,500
Retail	\$ 202,500	\$ -	\$ -	\$ 202,500
SOFT COSTS (legal/commissions/etc.) (total project):				
Master Development	\$ 332,500	\$ -	\$ -	\$ 332,500
Quick-Service-Restaurant 1	\$ 310,000	\$ -	\$ -	\$ 310,000
Quick-Service-Restaurant 2	\$ 7,500	\$ -	\$ -	\$ 7,500
Retail	\$ 7,500	\$ -	\$ -	\$ 7,500
OTHER (landscaping/contingency/financing costs/etc.) (total project):				
Master Development	\$ 1,607,491	\$ -	\$ -	\$ 1,607,491
Quick-Service-Restaurant 1	\$ 288,500	\$ -	\$ -	\$ 288,500
Quick-Service-Restaurant 2	\$ 540,719	\$ -	\$ -	\$ 540,719
Retail	\$ 348,986	\$ -	\$ -	\$ 348,986
	\$ 429,286	\$ -	\$ -	\$ 429,286
TOTAL PROJECT COSTS (ALL BUILDINGS)	\$ 14,737,937	\$ 768,241	\$ 1,921,051	\$ 12,048,645

*Amounts reported as available for incentives are in NPV (@ 7%).

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

***Sources and uses assumes the incentives ask includes (1) 1% CID, (2) 100% of City's 1% general sales taxes generated in excess of City sales tax revenues already generated by the property, and (3) 100% of real property tax increment generated by the project.

****Assumes CID Reimbursable and TIF Reimbursable Amounts can be used interchangeably to reimburse any costs identified for reimbursement permitted under applicable law.

EXHIBIT H

Insert or attach here:

To be discussed.

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

WHEREAS, all projects must demonstrate financial and economic reasons such that but for TIF assistance, conditions of blight, extenuating circumstances regarding the site, location, or other factors preclude the viability of project.

NOW, THEREFORE, BE IT RESOLVED THAT THE TAX INCREMENT FINANCING REDEVELOPMENT DISTRICT POLICY FOR THE CITY OF TOPEKA, KANSAS WILL BE AS FOLLOWS:

**CITY OF TOPEKA
TAX INCREMENT FINANCING DISTRICT ("TIF") POLICY**

SECTION ONE: GENERAL POLICY STATEMENT.

1. It shall be the policy of the City to consider creation of a one or more TIF redevelopment districts, each hosting one or more qualifying TIF redevelopment projects.
2. It is the policy of the City to consider the judicious use of TIF for projects that demonstrate a substantial and significant public benefit by constructing public improvements in support of developments that will, by creating new jobs and retaining existing employment, eliminate blight, strengthen the employment and economic base of the City, increase property values and tax revenues, reduce poverty, create economic stability, upgrade older neighborhoods, increase affordable housing, facilitate economic self-sufficiency, promote projects that are of community wide importance, diversify the City's tax base and implement the Comprehensive Plan and/or economic development goals of the City.
3. The City will use care in the employment of TIF by thoroughly evaluating each proposed TIF redevelopment project to ensure that there is an appropriate balance between the benefits that will accrue from the approval of TIF and the corresponding costs, and that they are equitable to the City as a whole.
4. The City may unilaterally initiate the creation of a TIF redevelopment district which may contain a TIF redevelopment project plan or plans, or the City may respond to a third-party request to create such district and related project plan or plans.
5. The City will charge a TIF application and an administrative service fee as set forth in this policy.
6. It shall be the policy of the City to give priority considerations to TIF applications that request only pay-as-you-go-financing.

SECTION TWO: POLICY GUIDELINES (TIF DISTRICTS).

The following criteria are to be used by members of the City's TIF Committee, with input from appropriate staff, to evaluate applications for the creation of a TIF redevelopment district:

1. The City seeks to avoid the creation of single-parcel TIF redevelopment districts, preferring instead to encourage the redevelopment of larger scale projects that

positively impact multiple land uses and bring economic activity to surrounding neighborhoods.

2. For third-party requests to create TIF redevelopment districts, the City will not consider creation of a TIF district unless the applicant certifies that it intends to submit a Redevelopment Plan and begin negotiating a Redevelopment Agreement within sixty (60) days of creation of the TIF district. Thereafter, the City will require satisfactory assurance that the project will be completed in a timely manner in accordance with the Redevelopment Plan and Agreement.

3. Within fifteen (15) business days of a third-party making application for the creation of a TIF redevelopment district, such third-party shall execute the City's standard Funding Agreement and deposit with the City, in immediately available funds, \$25,000 to cover the City's costs of evaluating such request which may include, but not necessarily be limited to, direct costs of the City's financial and legal advisors on TIF and direct costs of outside consultants on TIF. The Funding Agreement shall provide that if the balance of such deposit declines below \$10,000 at any point in time, the applicant shall restore such balance to \$25,000 within ten (10) business days by making a subsequent deposit with the City in immediately available funds.

Should the applicant withdraw its application, the City will use its best efforts to refund any unused balance of the deposit to the applicant within thirty (30) business days.

The applicant may seek reimbursement from TIF proceeds (if any) for any such City costs charged against the deposit.

SECTION THREE: POLICY GUIDELINES (TIF PROJECT PLANS).

The following criteria are to be used by members of the City's TIF Committee, with input from appropriate staff, to evaluate applications for the creation of a TIF project plan within a TIF redevelopment district:

1. Each TIF project plan application must demonstrate that "but-for" the use of TIF, the project is not feasible and would not be completed without the proposed TIF assistance. The City (through staff or its advisors and consultants; and at its sole discretion) will conduct the but-for analysis and the applicant shall be responsible for providing all information reasonably requested by the City to conduct such analysis.

The City's but-for requirement is a greater burden than the statutory burden for approval of a TIF project plan. The City shall, in its reasonable discretion, select the calculation methodology for such but-for analysis but it shall generally compare the return of the project and/or its developer taking into account TIF and other incentives against market rates of return for similar projects developed on "greenfield" sites (that is, those without the physical and legal impediments leading

to the request for TIF). The but-for analysis will use time value of money discounting using reasonable assumptions (at the discretion of the City).

The but-for analysis shall take into account all incentives requested by the developer from any governmental or other source (such as GO Topeka), not just those benefits provided by the TIF.

The City will generally seek to target a level of TIF incentive sufficient to provide the applicant with a market rate of return, including the effects of the incentives, but the City, at its discretion, may choose to provide a greater rate of return to the applicant in exchange for extraordinary benefits to the public.

The City will provide priority consideration for projects where less than twenty percent (20%) of the project's costs (excluding any interest on private financing) are expected to be paid from public incentives.

2. Each TIF project plan application must include evidence that the applicant:
 - a. Has a complete capital stack established with sources and uses in balance;
 - b. Has the financial ability to complete the project, on time, as proposed;
 - c. Has a firm, demonstrable commitment from a lending institution(s) for any private borrowing required to complete the project;
 - d. Has the financial wherewithal to make the equity contribution to the project required to secure such borrowing(s);
 - e. Has a reasonable basis for its project cost estimates, with preference provided to applications that include professionally-estimated project costs; and
 - f. Has the capacity, for itself or through experienced operators, to operate the project profitably over its lifecycle.

The City will generally agree to permit the applicant to provide sensitive financial information to the City's advisors or legal counsel on the City's behalf under non-disclosure agreement; provided, however, that such advisors or legal counsel must have the right under such agreement to convey their conclusions about the applicant's ability to meet the requirements above based upon its review.

3. The City places priority on TIF redevelopment districts in areas of greatest need such as any approved neighborhood revitalization area, redevelopment planning area, and/or other similar areas where significant public/private investment has been directed consistent with the infill growth policies of the comprehensive plan.
4. The City will give preference to TIF project plan applications which request reimbursement of eligible project costs solely from the incremental real property taxes generated by the TIF project. Should an applicant request reimbursement of eligible project costs from the City's one percent (1%) general sales tax or other locally-levied taxes or fees, the applicant shall demonstrate the necessity of including such other locally-levied taxes or fees.

- 185 5. The City will give preference to TIF project plan applications that do not seek one
186 hundred percent (100%) capture of incremental real property taxes or other locally-
187 levied taxes or fees and/or that provide tangible, immediate public benefits (such
188 as constructing high-priority infrastructure at the project's cost, producing high-
189 wage jobs, making quality jobs available in highly-distressed neighborhoods, etc.).
190
- 191 6. The applicant will include in its TIF project plan application a uses-by-source-of-
192 funding schedule illustrating the project costs that will be reimbursed from TIF and
193 any other incentive program (public or private) for which the applicant has or plans
194 to apply.
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- 196 7. If businesses are to be relocated from other areas of the city to the proposed TIF
197 project plan area, the applicant must provide sufficient justification to indicate why
198 the City should subsidize such relocation.
199
- 200 8. The City may reasonably request of the applicant, at the applicant's cost, a
201 thorough, third-party market analysis identifying: (1) the likelihood of success of
202 the business mix proposed for the TIF project plan area; and (2) the potential
203 economic impacts on existing businesses and corresponding tax revenues should
204 the TIF project plan develop as proposed.
205
- 206 9. The applicant and/or developer must demonstrate that all real property taxes and
207 assessments currently due on any real property owned by the applicant and
208 located within the City limits have been paid and, furthermore, that the applicant is
209 not indebted to the City. If the applicant is a business entity, this requirement will
210 apply to any owner, member, or partner. If the applicant is a corporation, this
211 requirement will apply to any shareholder holding a five (5) percent or greater
212 interest.
213
- 214 10. Each TIF redevelopment project plan approved will expire not later than the 20th
215 anniversary of the date upon which the Topeka Governing Body takes action to
216 approve such project plan.
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218 **SECTION FOUR: DEVELOPMENT AGREEMENT.**

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220 Concurrent with the City's review of an application for a TIF project plan, the City will
221 negotiate a Development Agreement to be considered and adopted by the Topeka
222 Governing Body concurrent with its consideration of approval of the TIF project plan.
223 Among other things, the Development Agreement will provide for:

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- 225 1. A minimum private expense requirement for the developer and maximum
226 permitted reimbursement amount to the developer.
- 227 2. Specific developer performance requirements, corresponding to the proposed
228 improvements provided in the TIF project plan application.
- 229 3. Consequences for developer non-performance, including reductions in the amount
230 of incentives available, reductions in the maximum permitted reimbursement
231 amount and/or acceleration of the date of expiration of the TIF.
- 232 4. The mechanics for reimbursement of TIF-eligible expenses.

- 233 5. The mechanics for establishing base year values for non-ad valorem taxes
234 captured by the TIF.
235 6. Charges for city services provided to the Developer.
236 7. Conditions under which the applicant could request the City issue special
237 obligation TIF bonds on its behalf.
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239 **SECTION FIVE: FEES.**

240

241 **City Cost Reserve**

242 At the point in time of an application for TIF redevelopment district is initiated by a third-
243 party, such applicant shall deposit \$25,000 with the City (as provided in Section Two
244 herein) to cover the City's Application Fee and its direct costs (including costs related to
245 its outside advisors, consultants and counsel) associated with the review and evaluation
246 of the application for a TIF redevelopment district, the review and evaluation of the
247 application for the initial TIF project plan or plans and the negotiation of the Development
248 Agreement.
249

250 Should an applicant make application within an existing TIF redevelopment district for a
251 new or modified TIF project plan, it shall similarly deposit \$25,000 with the City to cover
252 the costs of such review.
253

254 The City shall return any balance from this reserve upon the applicant's withdrawal of all
255 applications then pending, or the conclusion of the approval processes.
256

257 Costs charged to the reserve are TIF eligible costs to the extent permitted by law.
258

259 **Application Fee**

260 The City shall charge a non-refundable application fee, paid from the City Cost Reserve,
261 for each application as follows:
262

263 Application to create or modify a TIF redevelopment district \$5,000

264 The application fee is a TIF eligible cost.
265

266 **TIF Administration Service Fee**

267 During the life of the TIF, the City will charge an administrative fee of two percent (2%)
268 against the tax increment generated from the project prior to disbursement of the
269 increment to the developer or bond trustee to cover the administrative costs incurred by
270 the City for the administration of, and other City costs associated with each approved TIF
271 Project. Such administrative service fee shall be in addition to the TIF application fee and
272 any other fees associated with the TIF Project.
273

274 **Additional Costs**

275 City bond issuance costs will be paid from proceeds of TIF bonds issued.
276

277 **City-Initiated Developments**

278 The City reserves the right, at its sole discretion, to reduce or waive the above fees if a
279 redevelopment project is City initiated and/or it is determined to be in the best interest of
280 the City to do so.

281
282 **SECTION SIX: DESIGN CRITERIA.**
283

284 Development proposals under a TIF application are expected to meet the “highest
285 development standards” as outlined by the City’s adopted development policies for
286 commercial, industrial, multi-family, and mixed use buildings, as well as all Design
287 Guidelines adopted by the Topeka Planning Commission and Governing Body.
288 Development proposals are expected to demonstrate innovative design with human scale
289 that exceeds the design standards of conventional development throughout the City. A
290 TIF project requires the use of high quality building materials, noteworthy architectural
291 design and site design to achieve visual interest, provide human scale, place a premium
292 on developing land in harmony with existing natural features, and enhance the value and
293 function of adjacent properties.
294

295 All TIF projects will be required to utilize a Planned Unit Development and will include
296 strict architectural, site, and landscape design requirements. In addition, the
297 redevelopment plan and agreement, development review process, and zoning
298 ordinances will establish land use controls, allowed uses and materials, traffic
299 improvements, environmental preservation areas and other design criteria to ensure the
300 development will achieve the highest development standards possible.
301

302 The TIF project shall be compatible with the Comprehensive Plan of the City and the
303 availability of existing infrastructure facilities and essential public services. The
304 compatibility of the TIF project with land use and development plans of the City and the
305 availability of existing infrastructure facilities and essential public services will be a
306 consideration. The project must be environmentally acceptable to the location intended
307 as well as the surrounding area. Preference will be given to businesses that do their own
308 pre-treatment or do not require extensive environmental controls. The proposed use must
309 be clean, nonpolluting, and consistent with all policies, ordinances, and codes. The
310 applicant must provide a traffic study on any projected traffic impact increase on the City
311 based upon future growth.
312

313 **SECTION SEVEN: METHOD OF FINANCING.**
314

315 The City’s general policy is that development should pay for itself. As a result, the City
316 will consider general obligation or general fund support of TIF bonds only in extraordinary
317 cases and typically only on City-initiated projects.

- 318 1. The City will give priority considerations to TIF applications that request only pay-
319 as-you-go financing.
- 320 2. For third-party applications, the City will generally not consider full faith and credit
321 TIF bonds or TIF bonds with other City credit enhancements.
- 322 3. The City will consider providing the applicant with the right to seek permit issuance
323 of “special obligation” bonds (i.e. supported solely from TIF revenues) in the City’s
324 sole discretion. The City may include in the development agreement specific
325 conditions precedent to this right becoming available (minimum leasing
326 commitments, minimum revenue thresholds, etc.).
- 327 4. The City’s financial advisor will manage the bond issuance process on the City’s
328 behalf, including advising the City on the selection of members of the bond

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NOW, THEREFORE, BE IT RESOLVED THAT THE TAX INCREMENT FINANCING REDEVELOPMENT DISTRICT POLICY FOR THE CITY OF TOPEKA, KANSAS WILL BE AS FOLLOWS:

**CITY OF TOPEKA
TAX INCREMENT FINANCING DISTRICT ("TIF") POLICY**

SECTION ONE: GENERAL POLICY STATEMENT.

1. It shall be the policy of the City to consider creation of a one or more TIF redevelopment districts, each hosting one or more qualifying TIF redevelopment projects.
2. It is the policy of the City to consider the judicious use of TIF for projects that demonstrate a substantial and significant public benefit by constructing public improvements in support of developments that will, by creating new jobs and retaining existing employment, eliminate blight, strengthen the employment and economic base of the City, increase property values and tax revenues, reduce poverty, create economic stability, upgrade older neighborhoods, increase affordable housing, facilitate economic self-sufficiency, promote projects that are of community wide importance, diversify the City's tax base and implement the Comprehensive Plan and/or economic development goals of the City.
3. The City will use care in the employment of TIF by thoroughly evaluating each proposed TIF redevelopment project to ensure that there is an appropriate balance between the benefits that will accrue from the approval of TIF and the corresponding costs, and that they are equitable to the City as a whole.
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SECTION TWO: POLICY GUIDELINES (TIF DISTRICTS).

The following criteria are to be used by members of the City's TIF Committee, with input from appropriate staff, to evaluate applications for the creation of a TIF redevelopment district:

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1. Each TIF project plan application must demonstrate that "but-for" the use of TIF, the project is not feasible and would not be completed without the proposed TIF assistance. The City (through staff or its advisors and consultants; and at its sole discretion) will conduct the but-for analysis and the applicant shall be responsible for providing all information reasonably requested by the City to conduct such analysis.

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 - a. Has a complete capital stack established with sources and uses in balance;
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197 project plan area, the applicant must provide sufficient justification to indicate why
198 the City should subsidize such relocation.
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209 not indebted to the City. If the applicant is a business entity, this requirement will
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212 interest.
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215 anniversary of the date upon which the Topeka Governing Body takes action to
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228 improvements provided in the TIF project plan application.
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245 its outside advisors, consultants and counsel) associated with the review and evaluation
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248 Agreement.
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269 increment to the developer or bond trustee to cover the administrative costs incurred by
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271 Project. Such administrative service fee shall be in addition to the TIF application fee and
272 any other fees associated with the TIF Project.
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279 redevelopment project is City initiated and/or it is determined to be in the best interest of
280 the City to do so.

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285 development standards” as outlined by the City’s adopted development policies for
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287 Guidelines adopted by the Topeka Planning Commission and Governing Body.
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296 strict architectural, site, and landscape design requirements. In addition, the
297 redevelopment plan and agreement, development review process, and zoning
298 ordinances will establish land use controls, allowed uses and materials, traffic
299 improvements, environmental preservation areas and other design criteria to ensure the
300 development will achieve the highest development standards possible.
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- 320 2. For third-party applications, the City will generally not consider full faith and credit
321 TIF bonds or TIF bonds with other City credit enhancements.
- 322 3. The City will consider providing the applicant with the right to seek permit issuance
323 of “special obligation” bonds (i.e. supported solely from TIF revenues) in the City’s
324 sole discretion. The City may include in the development agreement specific
325 conditions precedent to this right becoming available (minimum leasing
326 commitments, minimum revenue thresholds, etc.).
- 327 4. The City’s financial advisor will manage the bond issuance process on the City’s
328 behalf, including advising the City on the selection of members of the bond

329 financing deal team (to include, but not be limited to, underwriters, trustees,
330 feasibility consultants, etc.).

- 331 5. The City's bond counsel will serve as bond counsel on all TIF bond transactions.
332 6. For any bond financing, all City fees for itself, its counsel and advisors, will paid
333 from TIF bond proceeds (or by the applicant through an equity contribution to the
334 financing).
335 7. For any special obligation bond financing, the City may request up to \$50,000 to
336 cover its staff costs involved in preparing and managing the financing. Additionally,
337 the City will charge to the TIF fund an additional one percent (1%) annually on all
338 TIF collections for ongoing administration of the bonds.
339 8. If required by bond counsel, the applicant agrees to be a party to the tax
340 compliance agreement and/or continuing disclosure agreement (if applicable) on
341 any TIF bond transaction.
342

343 **SECTION EIGHT: AUTHORITY OF GOVERNING BODY.**
344

345 The Governing Body reserves the right to deviate from any policy, but not any procedure
346 set forth in state law, when it considers such action to be of exceptional benefit to the City
347 or extraordinary circumstances prevail that are in the best interests of the City.
348

349 NOW THEREFORE, BE IT FURTHER RESOLVED that Resolution No. 9016 is
350 hereby rescinded.

351 ADOPTED and APPROVED by the Governing Body on February 18, 2025.
352



360 ATTEST:
361
362

363 *Brenda Younger*
364 _____
365 Brenda Younger, City Clerk

CITY OF TOPEKA, KANSAS

Michael A. Padilla

Michael Padilla, Mayor

329 financing deal team (to include, but not be limited to, underwriters, trustees,
330 feasibility consultants, etc.).

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334 financing).
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352



360 ATTEST:
361
362

363 *Brenda Younger*
364 _____
365 Brenda Younger, City Clerk

CITY OF TOPEKA, KANSAS

Michael A. Padilla

Michael Padilla, Mayor



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Amanda Stanley, City Attorney; and Geoffrey Lydick, Senior Attorney
DOCUMENT #:
SECOND PARTY/SUBJECT: Creating TMC Section 3.35.070 City Claims
PROJECT #:
CATEGORY/SUBCATEGORY 013 Ordinances - Codified / 002 Administration
CIP PROJECT: No
ACTION OF COUNCIL: Discussion 06-03-25.
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Dr. Robert M. Perez, concerning claims made by the City, authorizing the City Attorney to initiate lawsuits up to \$35,000, creating Section 3.35.070 of the Topeka Municipal Code. *(Approved by the Policy and Finance Committee on May 14, 2025.)*

Voting Requirement: Action requires five (5) votes of the City Council. The Mayor does not vote. The proposed ordinance involves a matter of home rule on which the Mayor has veto authority.

(Approval will allow City Attorney to initiate lawsuits in limited circumstances regarding property and contract claims below a certain dollar threshold.)

VOTING REQUIREMENTS:

Action requires five (5) votes of the City Council. The Mayor does not vote. The proposed ordinance involves a matter of home rule on which the Mayor has veto authority.

POLICY ISSUE:

Whether to authorize the City Attorney to initiate lawsuits in limited circumstances involving property or contract claims where the damages are \$35,000 or less

STAFF RECOMMENDATION:

Staff recommends the City Council move to adopt the ordinance.

BACKGROUND:

Recommended by the Policy and Finance Committee

BUDGETARY IMPACT:

Cost would be minimal, as a majority of these actions would be to recoup or protect city funds

SOURCE OF FUNDING:

NA

ATTACHMENTS:

Description

Ordinance

P&F Committee Referral Report (May 14, 2025)

P&F Committee Excerpt (May 14, 2025)

P&F Committee Presentation (May 14, 2025 Committee Meeting)

1 (Published in the Topeka Metro News _____)
2

3 ORDINANCE NO. _____
4

5 AN ORDINANCE introduced by City Manager Dr. Robert M. Perez, concerning claims
6 made by the City, authorizing the City Attorney to initiate lawsuits
7 up to \$35,000, creating § 3.35.070 of the Topeka Municipal Code.
8

9 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

10 Section 1. That the Code of the City of Topeka, Kansas, is hereby amended
11 by adding a section, to be numbered 3.35.070, which said section reads as follows:

12 **Claims made by the City.**

13 The City Attorney shall have the authority to initiate, file, and prosecute a civil
14 lawsuit, in the name of and on behalf of the City, without the need of obtaining a
15 resolution or ordinance authorizing said lawsuit from the Governing Body, so long as the
16 initial damages claimed, based in tort or contract, by the City do not exceed \$35,000.00
17 at the time of filing.

18 Section 2. This ordinance shall take effect and be in force from and after its
19 passage, approval and publication in the official City newspaper.

20 Section 3. This ordinance shall supersede all ordinances, resolutions or rules,
21 or portions thereof, which are in conflict with the provisions of this ordinance.

22 Section 4. Should any section, clause or phrase of this ordinance be declared
23 invalid by a court of competent jurisdiction, the same shall not affect the validity of this
24 ordinance as a whole, or any part thereof, other than the part so declared to be invalid.
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PASSED AND APPROVED by the Governing Body on _____.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

COMMITTEE REFERRAL SHEET

COMMITTEE REPORT

**Name of
Committee:** Policy & Finance

Title: Ordinance: Claims made by the City

**Date referred
from Council
meeting:**

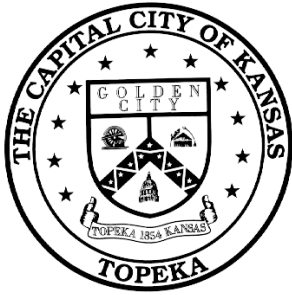
**Date referred
from
Committee:** May 14, 2025

**Committee
Action:** MOTION: Committee chair Duncan made a motion to approve, with adding clarifying legal language, and move forward to the Governing Body for action. Committee member Miller seconded. Motion approved 3-0-0.

Comments:

**Members of
Committee:** Councilmembers Spencer Duncan (Chair), Marcus Miller, Michelle Hoferer

**Agenda Date
Requested:** June 3, 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

HOLLIDAY 1st FLOOR CONFERENCE ROOM, Topeka, Kansas, Wednesday, May 14, 2025. The Policy & Finance Committee members met at 11:00 A.M., with the following Committee members present: Duncan (Chair), Marcus Miller, Michelle Hoferer.

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

APPROVAL by the Committee to proceed to the Governing Body for consideration of an Ordinance to authorize the City Attorney to initiate lawsuits up to \$35,000.

Claims made by the City of Topeka

Senior Attorney Geoffrey Lydick spoke to the consideration of an ordinance for a policy change to allow the City of Topeka to file lawsuits and pursue claims for damages caused to City property. The ordinance would give authority to initiate, file and prosecute a civil lawsuit, in the name of and on behalf of the City, so long as the initial damages claimed by the City do not exceed \$35,000.00 at the time of filing. He continued to speak to the process of approval from the Governing Body if there is litigation on a small claim and stated the benefit to having strategy and efficiencies for the Governing Body and staff to help with recovery results. He provided common examples of claims of damage to water/sewer lines from contractors or a car driver knocks down a street light.

Committee chair Duncan spoke to the language of the ordinance. He confirmed it would apply to any civil litigation and a threshold of \$35,000. He referenced certain lawsuits and sited the Christopher Imming case from 2015; he believes such litigation cases should not be tied to a dollar amount and should go before the Governing Body. He requested the language be clarified.

City Attorney Amanda Stanley supports clarifying the language and added that the emphasis is on tort claims for the proposed ordinance.

Committee member Miller thanked Geoffrey Lydick for his presentation.

City Attorney Amanda Stanley thanked staff member Geoffrey Lydick for the suggestion of the ordinance to the Legal team to help the City of Topeka save money and have more efficiencies.

MOTION: Committee chair Duncan made a motion to approve, with adding clarifying legal language, and move forward to the Governing Body for action. Committee member Miller seconded. Motion approved 3-0-0.



CITY OF
TOPEKA



Proposed Ordinance Authorizing Filing Lawsuits On the City's Behalf For Damage to City Property

Presented By: Geoffrey Lydick

What does the proposed ordinance say?

2

- The City Attorney shall have the authority to initiate, file and prosecute a civil lawsuit, in the name of and on behalf of the City, without the need of obtaining a resolution or ordinance authorizing said lawsuit from the Governing Body, so long as the initial damages claimed by the City do not exceed \$35,000.00 at the time of filing.



Why is the Proposed Ordinance needed?

3

- Without some sort of authorization, be it a resolution, an ordinance authorizing a specific lawsuit, or a proposed ordinance such as the one we are discussing today, a lawsuit filed on behalf of and in the name of the City, would likely be dismissed.
 - See *City of Topeka v. Imming*, 51 Kan. App. 2d 247, 252, 344 P.3d 957, 962 (2015).



What are the Benefits of Adopting the Ordinance?

4

Timeliness/Speed

- It is foreseeable that Litigation is informed of matter with only days to take appropriate action, and there is not time to request an ordinance or resolution before the statute of limitations runs.
 - Example: IT notifies legal on May 21, 2025 (the third Wednesday of the month) that a City Fiber optics cable was sliced by a contractor, and cost \$10,000.00 to repair. IT would like Litigation to look at pursuing the contractor to recoup the money. On Thursday, May 22nd, IT gets the relevant documents, photos, and supporting evidence over to Litigation. The damage happened on May 26, 2023. Negligence has a two-year statute of limitations, which would expire Monday, May 26, 2025. If the lawsuit isn't filed by then, the City's claims are barred. We would have to seek a special session for approval either Friday, May 23, or before end of day Monday, May 26th, assuming a quorum could be obtained. If we could not get a quorum, the City would lose its ability to file the lawsuit.



Strategic

- By not having to disclose each matter before filing, defendants would no longer receive a preview or heads up that a lawsuit was coming, and the general subject matter of such.

Efficiency

- Approving the Proposed Ordinance would give the Governing Body Member as well as staff, more time as they would no longer have to prepare, hear, and vote on ordinances or resolutions authorizing lawsuits under \$35,000.00.



What kinds of matters would be covered under the proposed ordinance?

6

- The matters that we would be pursuing would be for the recovery resulting from damage to City property.
 - Most common examples:
 - A contractor digs without calling in locates and strikes a water/sewer line;
 - A driver knocks down a streetlight or street sign, and their insurance company disputes liability;
 - Someone crashes a vehicle into a City vehicle causing damage; or
 - Someone crashes a vehicle into some other City property.



Questions?





City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Jason Tryon, Deputy Public Works Director DOCUMENT #:
SECOND PARTY/SUBJECT: Downtown Parking Meters TMC Chapter 10 Amendments PROJECT #:
CATEGORY/SUBCATEGORY 013 Ordinances - Codified / 001 General Provisions
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Dr. Robert M. Perez, concerning parking in the downtown central business district, amending Sections 10.05.010, 10.60.320, 10.60.330, 10.60.340, 10.60.150, 10.60.160, 10.60.200, 10.60.220, 10.60.230 10.60.010, 10.60.060, 10.60.170, 10.60.180, 10.60.210, 10.60.350, 10.60.360 and 10.60.370 of the Topeka Municipal Code and repealing original sections. *(Policy and Finance Committee recommended approval on May 14, 2025.)*

Voting Requirement: Action requires at least six (5) votes of the City Council. The Mayor does not vote. The proposed ordinance involves a matter of home rule on which the Mayor has veto authority.

(The proposed ordinance would amend downtown parking provisions and pricing.)

VOTING REQUIREMENTS:

Action requires at least six (5) votes of the City Council. The Mayor does not vote. The proposed ordinance involves a matter of home rule on which the Mayor has veto authority.

POLICY ISSUE:

Whether to update the city's parking ordinance regarding areas of restricted parking. Changes include reinstating paid parking January 1, 2026 on certain downtown streets and permanently exempting Kansas Avenue on certain blocks from paid parking.

STAFF RECOMMENDATION:

Staff recommends the City Council move to adopt the ordinance.

BACKGROUND:

Staff has previously presented various scenarios for parking improvements and rates. After reviewing options and conducting public engagement sessions staff is ready to make recommendations.

BUDGETARY IMPACT:

Estimated \$200,000 in Annual Revenue

SOURCE OF FUNDING:

Parking Fund

ATTACHMENTS:**Description**

Proposed Ordinance (Clean Version)

Proposed Ordinance (Strikethrough and Underline Version - Committee Amendments)

P&F Committee Referral Report (May 14, 2025)

P&F Committee Excerpt (May 14, 2025)

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Dr. Robert M. Perez, concerning parking in the downtown central business district, amending § 10.05.010, § 10.60.320, § 10.60.330, § 10.60.340, § 10.60.150, § 10.60.160, § 10.60.200, § 10.60.220, § 10.60.230 § 10.60.010, § 10.60.060, § 10.60.170, § 10.60.180, § 10.60.210, § 10.60.350, § 10.60.360 and § 10.60.370 of the Topeka Municipal Code and repealing original sections.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That section 10.05.010, Definitions, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Definitions.

The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

“Angle or diagonal parking” means the standing or parking of a motor vehicle on a public street with the long axis of the vehicle extending away from the street curb or roadway edge, and with the front of the vehicle away from the center of the street or roadway.

“Central business district” means that area bounded by Tyler Street, Madison Street, Second Street, and Huntoon Street.

~~“College Hill TIF development district” means the area bounded by SW 13th Street, SW Lane Street, SW Washburn Avenue and SW 17th Street, including the parking lot at 1325 SW 16th Street, the cutback parking on SW 16th Street west of Washburn Avenue, and the development of the northwest corner of SW 17th Street and SW Washburn~~

30 ~~Avenue.~~

31 "Parallel parking" means:

32 (1) On streets with curbs, the standing or parking of the vehicle with the
33 righthand wheels thereof parallel and within 12 inches of the righthand curb or
34 roadway edge, subject to the exceptions permitting left side parallel parking as
35 provided in this title.

36 (2) On streets without curbs, the standing or parking of a motor vehicle
37 with the righthand wheels thereof parallel with the right edge of the roadway so
38 that at least 20 feet of the width of the roadway remains for the free movement of
39 vehicular traffic.

40 "Street parking" means that portion of a street between the curb or lateral lines of
41 a roadway and the adjacent lot lines not occupied by a sidewalk.

42 "Traffic Division" means the Traffic Division of the City Police Department created
43 by ordinance or such other unit of the Police Department as is designated functions under
44 this title.

45 "Traffic Engineer" means the Traffic Engineer of the City or any person designated
46 by the Public Works Director or designee for the purpose of implementing and enforcing
47 ordinances of the City relating to traffic.

48 "Transportation Operations Division" means that division within the Public Works
49 Department which has responsibility for street maintenance, traffic operations and on-
50 street and off-street parking.

51 "Transportation Operations Superintendent" means the Public Works Director or
52 designee.

53 “Vehicle” as used in TMC 10.25.010(b) means any vehicle ~~belonging to a person~~
54 ~~other than the person who owns or is entitled to possession of the private property on~~
55 ~~which abandonment occurs,~~ propelled by power other than human power, designed to
56 travel along the ground by use of wheels, tread, runners or slides, and transport persons
57 or property or pull machinery and shall include, without limitation, automobiles, trucks,
58 trailers, motorcycles, tractors, buggies and wagons.

59 Zones.

60 (1) “Curb loading zone” means a space adjacent to a curb reserved for the
61 exclusive use of vehicles during the loading or unloading of passengers or
62 materials.

63 (2) “No parking zones” means portions of streets designated by the
64 Transportation Operations Superintendent as zones within which parking is
65 prohibited at all times or at stated times when signposted.

66 (3) “No standing zones” means portions of streets designated by the
67 Transportation Operations Superintendent as zones within which standing or
68 stopping is prohibited at all times or at stated times when signposted.

69 ~~(4) “Parking meter zones” means portions of streets designated by the~~
70 ~~Transportation Operations Superintendent as zones within which the parking of~~
71 ~~vehicles shall be controlled, regulated and inspected with the aid of timing devices~~
72 ~~or meters, referred to in this title as parking meters.~~

73 (54) “Passenger curb loading zone” means a place adjacent to a curb
74 reserved for the exclusive use of vehicles during the loading or unloading of
75 passengers.

(65) "Safety zone" means the area of space officially set apart within a roadway for the exclusive use of pedestrians and which is protected or is so marked or indicated by adequate signs as to be plainly visible at all times while set apart as a safety zone.

(76) "Time-restricted parking zones" means portions of streets designated by the Transportation Operations Superintendent as zones within which the parking of vehicles are controlled and regulated by parking meters, pay stations or other methods.

Words and phrases not defined in this section shall have the meaning ascribed to them by the laws of the State relating to motor vehicles.

Section 2. That section 10.60.320, Defined, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Defined.

A "block parking zone" is any side of a block or blocks designated in the central business district for which parking is restricted through the use of parking meters or other time restrictions pursuant to this ~~title~~chapter. ~~On Kansas Avenue, between 6th Street and 10th Street~~For parking restricted by time limitations anywhere in the central business district, the allowable time for parking a vehicle shall terminate when the posted time has expired. Vehicles are not allowed to move to another parking space ~~on Kansas Avenue between 6th Street and 10th Street~~restricted by time limitations in the central business district on the same calendar date. ~~Parking fines will be imposed and accumulated each time a vehicle exceeds the restrictions contained herein.~~

Section 3. That section 10.60.330, Parking restriction, of The Code of the City

of Topeka, Kansas, is hereby amended to read as follows:

Parking restriction; Overtime.

No person shall be parked ~~within a designated block parking zone~~ in a parking space restricted by time limitations beyond ~~at~~ the specified time period. The time period shall:

(a) Begin when the vehicle is first parked in a ~~block parking zone~~ parking space restricted by time limitations;

(b) Continue whether or not the vehicle is thereafter moved to another parking space restricted by time limitations within the ~~same block parking area~~ central business district, ~~except that the period shall be terminated if such vehicle is moved and parked in an area without a block parking zone designation~~ during the same calendar date; and

(c) Include all time during which the vehicle is thereafter parked in another single vehicle parking place having the same maximum lawful time limit unless movement of the vehicle has terminated the period as provided in subsection (b) of this section.

Section 4. That section 10.60.340, Overtime parking, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Overtime parking.

It shall be unlawful for any person or driver to cause, allow or permit any motor vehicle registered in his name or operated or controlled by him to stand or be parked in any block parking zone beyond the maximum amount of time allowed for parking by the parking time restrictions or parking meters within ~~that block parking zone~~ the central business district.

Section 5. That section 10.60.150, Establishment, of The Code of the City of

Topeka, Kansas, is hereby amended to read as follows:

Establishment.

(a) ~~Parking meter~~Time-restricted parking zones are hereby established in the central business district or upon those streets or parts of streets described in the schedule maintained in the records on file in the office of the City Clerk and the Transportation Operations Superintendent. In such zones, the parking of vehicles on the street shall be regulated ~~by parking meters~~ between the hours of 8:00 a.m. and 6:00 p.m. of any day with the following exceptions:

(1) Saturdays, when all time limitations shall remain in effect but no ~~coin~~ need be depositedpayment required; and

(2) Sundays and the following specific days: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day and Christmas Day, when no time limitations shall be in effect nor ~~the deposit of coin~~payment required.

(3) On Kansas Avenue between 6th Avenue and 10th Street, when time limitations shall remain in effect but no payment required.

(4) On the 100 blocks running east and west off Kansas Avenue from 6th Avenue to 10th Street when all time limitations shall remain in effect but no payment shall be required until January 1, 2026.

(b) The Transportation Operations Superintendent may designate, alter or remove time-restricted parking ~~meter~~ zones upon those streets or parts of streets where it is determined upon the basis of a parking study that the designation, alteration or removal of parking ~~meters~~limitations shall be necessary to aid in the regulation and

control of the parking of vehicles.

(c) Curbside pickup parking zones may be designated by the Transportation Operations Superintendent to provide convenient short-term parking not to exceed 15 minutes in the central business district.

Section 6. That section 10.60.160, Installation of parking meters, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Installation of parking meters or appropriate signage.

(a) The Transportation Operations Superintendent shall install parking meters or appropriate signage in or adjacent to the time restricted parking meter zones established as provided in this article ~~upon the curb immediately adjacent to each designated parking space. Such meters shall be capable of being operated either automatically or mechanically, only upon the deposit therein of coins of the United States in the denomination and in the number of combinations shown by a legend on the meter. The amount of parking time granted for each coin shall be in the amount shown on the meter; provided, it shall be illegal to park beyond the time limit specified on the face of such parking meter regardless of the number of coins deposited.~~ Where payment is required, the payment method shall be capable of displaying the amount of time that has been purchased.

(b) ~~Each parking meter shall be so designed, constructed, installed and set that upon the expiration of the time period registered by the deposit of one or more coins as provided in this section, it will indicate by~~ Payment methods must be capable of displaying an appropriate signal that the lawful parking meter ~~time~~ time period has expired, and during such period of time and prior to the expiration thereof, will indicate the interval of time that

remains for such period.

(c) ~~Each parking meter shall bear thereon a legend indicating~~Payment methods
must indicate the days and hours when ~~the requirement to deposit coins therein shall~~
~~apply~~payment is required, the value of the ~~coins to be deposited~~time purchased and the
limited period of time for which parking is lawfully permitted in the time-restricted parking
~~meter~~-zone in which such ~~meters~~space is located.

Section 7. That section 10.60.200, Time-restricted parking rates – Parking
meters, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Time-restricted parking rates – Parking meters.

(a) The Transportation Operations Superintendent may establish parking rates in
~~parking meter and~~ time-restricted parking zones where payment is required within the
following minimum and maximum ranges:

(1) On street: \$0.50 and \$3.00 per hour.

(2) Ten-hour permits: \$44.00 and ~~\$65.00~~120.00 per month.

(b) In determining the parking rates, the Transportation Operations
Superintendent will consider the availability of on-street parking, garage and lot
parking, parking congestion and any other factors relative to parking operations in
the central business district.

Section 8. That section 10.60.220, Permit for hood or cover, of The Code of the
City of Topeka, Kansas, is hereby amended to read as follows:

Permit for ~~hood or cover~~reserved parking space.

(a) Permitted. ~~Any parking meter need not be placed in operation by the deposit~~
~~of a coin therein~~Payment is not required for any parking space when the conditions set

191 forth in this section have been satisfied and a permit issued for the ~~hooding~~reserving of
192 such ~~meter~~parking space. “Permit” or “hood” or “hooded meters” refers to any parking
193 space designated as reserved, that has been marked with a hood covering the meter or
194 other signage communicating the space as reserved.

195 (b) Eligible Applicants. Criteria for issuing a permit for the ~~hooding, covering or~~
196 ~~removal of the proximate parking meter~~reserving of time-restricted parking spaces, when
197 so required for actual ~~prosecution~~execution of the work or activity, are hereby established
198 as follows:

199 (1) Persons having a permit from the Development Services Division to
200 encumber any street or sidewalk in connection with any building or wrecking
201 project.

202 (2) Persons having a permit from the Development Services Division to
203 perform any plumbing, electrical, heating, sign hanging or other project in any
204 public way or on premises which directly adjoin any street, alley or sidewalk.

205 (3) Persons engaged in any public improvement under contract with the
206 City or engaged in any work under supervision of the Public Works Department.

207 (4) Service crews of public utilities (private or municipal) engaging in
208 construction and maintenance work in or adjoining any public way.

209 (5) Persons engaged in the business of moving personal property and
210 effects from and to residential or commercial buildings adjoining any public way.

211 (6) Persons licensed as funeral directors and holding services in any
212 funeral home or church.

213 (7) Persons engaged in the repair and maintenance of building service

installations or office equipment.

(8) Persons requiring temporary parking space immediately adjacent to commercial and industrial establishments for loading or unloading of building and office equipment of immediate necessity.

(9) Persons acting under the authority or requirements of the Police and Fire Departments to provide temporary special use parking zones.

(10) Governmental agencies sponsoring an agency event or meeting where additional parking stalls are required to meet the parking needs of the attendees.

(11) Persons with a severe mobility impairment which necessitates the continued use of a wheelchair or canes and where the hooded parking stall is in close proximity to the person's place of employment. Provided, the fee for such a hooded parking meter shall be at the market rate for garage parking.

(12) Persons/agencies or businesses with a physical address in the Downtown Business District are permitted to reserve space contiguous to their business for the purpose of sales/vending consistent with their business needs. The space may not be continuously occupied for more than 10 consecutive hours. Sale or lease to a 3rd party within City ROW is prohibited.

(c) Approval of Application. The Transportation Operations Superintendent shall determine compliance with the above criteria for the ~~hooding, covering or removal~~ reservation of any parking ~~meterspace~~, and upon approval of the application therefor and payment of the appropriate fee, shall authorize the required parking ~~meterspace~~ to be ~~hooded or removed~~ reserved in accordance with the application as

237 approved. ~~Upon the hooding or covering of the face of any parking meter, such meter~~
238 ~~need not be placed in operation by the deposit of a coin otherwise required by this article.~~

239 (d) Exceptional Cases. Exceptions to the rules and regulations and payment of
240 required fees may be made in appropriate cases involving special circumstances not
241 covered by this section upon an application and a showing that the hooding or removal
242 of any parking meter serves the public convenience and safety, and is in harmony with
243 the other provisions of this code; provided, that such exceptions shall be approved in
244 advance by the Director of Public Works.

245 (e) Time of Filing Application. The application for a permit shall be made in writing
246 and filed at least 12 hours in advance of the time any parking meter is to be hooded or
247 removed; provided, that this requirement may be waived by the Transportation
248 Operations Superintendent in emergency situations where public safety is at risk.

249 (f) Form of Application. The application for a permit under this section shall be on
250 a form prepared by the Transportation Operations Superintendent. The failure or refusal
251 of any applicant to furnish information requested in such application shall be sufficient
252 grounds for denial by the Transportation Operations Superintendent. The application shall
253 show:

- 254 (1) The name and business of the applicant;
- 255 (2) The reason for the ~~hooding or removal~~reservation of the parking
256 ~~meters~~space;
- 257 (3) Evidence that a permit for the encumbering of any street has been
258 issued by the Building Inspection Division, if applicable;
- 259 (4) The location and number of parking ~~meters~~spaces desired to be

260 ~~hooded or removed~~reserved and the day or dates and the hours such
261 ~~meters~~spaces are to be ~~hooded or removed~~reserved; and

262 (5) Such other information as may be required in such application form. If
263 the Transportation Operations Superintendent finds from the application that the
264 proposed use of a ~~meter hood~~reserved space will be consistent on a yearly basis,
265 then the Transportation Operations Superintendent may grant a permit on a
266 month-to-month basis.

267 (g) Exhibit of Permit. In all cases, any permit issued under this section shall be
268 kept by the permittee or his agent at the location of the parking ~~meters~~spaces authorized
269 to be ~~hooded or removed~~reserved, and shall be exhibited to any officer or employee of
270 the City upon demand.

271 (h) Issuance – Duties of City Officer. When an application for a permit has been
272 approved, authorized employees of the City Transportation Operations Division shall
273 cause the designated parking ~~meters~~spaces to be ~~hooded~~reserved with appropriate
274 signage in accordance with the permits; and such employees shall remove the ~~covers~~
275 ~~and return such covers to the custody of the Transportation Operations~~
276 ~~Superintendents~~signage at the expiration of the time limit as noted on the permit. If a meter
277 is removed, it shall be removed by or under the direction of the Transportation Operations
278 Superintendent so that the maximum amount of material may be salvaged.

279 (i) Fees. The Transportation Operations Superintendent may establish daily
280 ~~meter hood~~reserved space permit rates within the minimum and maximum ranges of
281 \$6.00 and \$30.00. There shall be no permit fee imposed for Sundays or Saturdays. Each
282 applicant shall pay the required fee per ~~meter~~parking space when any portion of the

283 parking space ~~controlled by the meter~~ is used by the applicant or reserved under a permit
284 granted as provided for in this section. Under no circumstances will the permit fee or any
285 portion thereof be refunded to any applicant. All fees received under this section shall be
286 deposited with the City Treasurer to the credit of the parking fund of the City.

287 (j) Termination of Permit. Notwithstanding anything in this section to the contrary,
288 the Transportation Operations Superintendent shall have the right to unilaterally terminate
289 a permit granted pursuant to this section.

290 Section 9 That section 10.60.230, Unlawful use of or interference with hooded
291 meters, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

292 **Unlawful use of or interference with hooded meters reserved parking spaces.**

293 (a) It shall be unlawful for any person, other than a person having a valid permit
294 issued under authority of the provisions of TMC 10.60.220, any authorized agents,
295 employees or servants to park or stand any vehicle in the reserved parking space
296 ~~adjacent to any parking meter hooded or removed in compliance with this article.~~

297 (b) It shall be unlawful for any unauthorized person to remove any parking meter
298 or to cover or hood any parking meter, or to remove, tamper with, damage or destroy any
299 official parking meter cover, ~~or hood~~ or parking related signage of the City, or for any
300 person to have possession of any cover, hood or other device designed for the purpose
301 of masking, covering, reserving or hooding any parking meter or signage contrary to the
302 provisions of TMC 10.60.220.

303 Section 10. That section 10.60.010, Fine schedule, of The Code of the City of
304 Topeka, Kansas, is hereby amended to read as follows:

305 **Fine schedule.**

306 (a) The Transportation Operations Superintendent may establish a fine schedule
307 for ~~parking meter, any~~ time-restricted parking, ~~overtime parking and block parking zone~~
308 violations within the following minimum and maximum ranges:

309 (1) Eight dollars and \$20.00 for a first violation; and

310 (2) Fifteen dollars and \$40.00 for a second violation and all successive violations
311 at the same parking meter, time-restricted parking or block parking zone on the same
312 date.

313 (b) In determining the fine schedule, the Transportation Operations
314 Superintendent will consider the availability of on-street parking, garage and lot parking,
315 parking congestion and any other factors relative to parking operations in the central
316 business district.

317 (c) Fines shall be paid as follows:

318 (1) The amount of the fine, if paid within 14 calendar days.

319 (2) Double the fine for the same violation after 14 calendar days have elapsed.

320 (3) Triple the fine for the same violation after 30 calendar days have elapsed.

321 (4) Four times the fine for the same violation after 60 calendar days have elapsed.

322 (5) Unpaid fines for parking violations which have been subject to a final
323 determination will be collected, utilizing civil collection process after 75 calendar days
324 have elapsed.

325 (d) All of the moneys collected for overtime parking and block meter zone
326 violations shall be distributed to the parking fund.

327 (e) Notwithstanding the fine schedule set forth in subsection (a) of this section or
328 any other conflicting section contained in this title, the City Manager shall have the

authority to waive the enforcement and collection of ~~parking meter, any~~ time-restricted parking, ~~overtime parking, and block parking~~ zone violations on such dates and times and at the specific locations that the City Manager shall designate in writing to the Transportation Operations Superintendent.

Section 11. That section 10.60.060, Permit restrictions, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Permit restrictions.

Annual delivery vehicle permits shall be subject to the following restrictions:

(a) Delivery vehicles displaying such permit shall be exempt from ~~depositing coins of U.S. currency into the~~ payment for parking meters, but not from the posted parking time limits.

(b) Delivery vehicles displaying such permit shall be exempt from ~~blocktime-restricted~~ parking zone ordinances, but may not remain in the same stall beyond the posted parking time limit.

(c) Such permit shall not be valid when displayed upon a vehicle with a gross vehicle weight in excess of 5,500 pounds; and which cannot be safely accommodated by a standard parallel or angle parking stall.

Section 12. That section 10.60.170, Parking meter spaces, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Parking meter spaces.

(a) The Transportation Operations Superintendent shall designate the parking adjacent to each parking meter for which such meter is to be used by appropriate markings upon the curb or pavement of the street. Parking meter spaces so designated

shall be of appropriate length and width so as to be accessible from the traffic lanes of each street.

(b) No person shall park a vehicle in any such designated parking meter space during the restricted or regulated time applicable to the time-restricted parking meter-zone in which such meter is located so that any part of such vehicle occupies more than one such space, except that a vehicle which is too large to be parked within a single designated time-restricted parking meter-zone shall be permitted to occupy two adjoining parking meter spaces when ~~coins shall have been deposited in the parking meter~~ payment is made for each space so occupied, the same as is required in this article for the parking of other vehicles in such space.

Section 13. That section 10.60.180, Deposit of coins and time limits – Disabled veterans exempt, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Deposit of coins and time limits – Disabled veterans exempt.

(a) No person shall park or stand a vehicle in any parking space upon a street next to which a parking meter has been installed unless ~~a coin or coins of United States currency of the appropriate denominations shall have been deposited therein~~ payment is made, or shall have been previously ~~deposited~~ paid therein for an unexpired interval of time, and the meter has been placed in operation; provided, that this provision shall not apply to the act of parking or the necessary time which is required to ~~deposit~~ make payment immediately thereafter ~~a coin in such meter~~, nor to disabled veterans as exempted under subsection (c) of this section.

(b) The provisions of this section shall not relieve any person from observing other

and more restrictive provisions of other ordinances and State laws prohibiting or limiting the stopping, standing or parking of vehicles in specified places or at specified times.

(c) Motor vehicles bearing the distinctive license plates or tags of disabled veterans as authorized by law shall be permitted to park without charge in any metered zone of the City.

Section 14. That section 10.60.210, Rates and fees, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Rates and fees.

~~(a) Purpose Generally. The authorized coins of the United States are required to be deposited~~required payment as provided by this article or fees received in lieu thereof, are hereby ordered ~~to be deposited~~ to cover the cost of inspection, installation, operation, patrol and use of parking spaces and parking meters and off-street parking facilities described in this article and to regulate the parking of vehicles in the time-restricted parking ~~meter~~ zones created by this article and to provide for the proper regulation, control and inspection of traffic upon the public streets and municipal off-street parking facilities. All fees thus collected shall be paid into the City Treasury and deposited into the parking fund.

Section 15. That section 10.60.350, Duty of traffic officers, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Duty of traffic officers.

(a) Parking control officers shall have the authority to issue parking ~~meter~~ tickets, and a uniform complaint and notice to appear for violations of Standard Traffic Ordinance Sections 83 through and including 102 and TMC 10.60.130, 10.60.230(a) and 10.60.500

398 within the central business district ~~and the College Hill TIF development district~~. This
399 authority is limited exclusively to the designated violations and restricted to the central
400 business district and the College Hill TIF development district.

401 (b) It shall be the duty of each parking control officer or police officer to take the
402 block number and the street name at which any vehicle is parked in violation of the
403 provisions of this article and take the license tag number or any other available
404 identification number of each such vehicle and issue a parking ~~meter~~-ticket or uniform
405 citation, as the case may be. Each such officer shall leave on such vehicle a ticket or
406 summons stating thereon the violation.

407 Section 16. That section 10.60.360, Violations, of The Code of the City of
408 Topeka, Kansas, is hereby amended to read as follows:

409 **Violations.**

410 Each and every hour during which a motor vehicle shall remain unlawfully parked
411 in any ~~block~~time-restricted parking zone shall constitute a separate and distinct violation,
412 subject to penalty. Any person who shall aid, abet or assist in the violation of any of the
413 provisions of this article shall be guilty of an offense.

414 Section 17. That section 10.60.370, Exemptions, of The Code of the City of
415 Topeka, Kansas, is hereby amended to read as follows:

416 **Exemptions.**

417 (a) All exemptions applicable to time-restricted parking ~~meter~~-zone violations
418 pursuant to Article IV of this chapter shall also be applicable to ~~block~~time-restricted
419 parking zones in this Article.

420 (b) Any person eligible to acquire a permit and related identification tag to exempt

such person from this article may be exempted thereupon.

(c) No exemptions from this article give a person exemption from any other sections of the code unless otherwise exempted therefrom.

Section 18. That original § 10.05.010, § 10.60.320, § 10.60.330, § 10.60.340, § 10.60.150, § 10.60.160, § 10.60.200, § 10.60.220, § 10.60.230 § 10.60.010, § 10.60.060, § 10.60.170, § 10.60.180, § 10.60.210, § 10.60.350, § 10.60.360 and § 10.60.370 of The Code of the City of Topeka, Kansas, are hereby specifically repealed.

Section 19. This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

Section 20. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 21. Should any section, clause or phrase of this ordinance be declared invalid by a court of competent jurisdiction, the same shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

PASSED AND APPROVED by the City Council on _____.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Dr. Robert M. Perez, concerning parking in the downtown central business district, amending § 10.05.010, § 10.60.320, § 10.60.330, § 10.60.340, § 10.60.150, § 10.60.160, § 10.60.200, § 10.60.220, ~~and § 10.60.230~~ § 10.60.010, § 10.60.060, § 10.60.170, § 10.60.180, § 10.60.210, § 10.60.350, § 10.60.360 and § 10.60.370 of the Topeka Municipal Code and repealing original sections.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That section 10.05.010, Definitions, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Definitions.

The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

“Angle or diagonal parking” means the standing or parking of a motor vehicle on a public street with the long axis of the vehicle extending away from the street curb or roadway edge, and with the front of the vehicle away from the center of the street or roadway.

“Central business district” means that area bounded by Tyler Street, Madison Street, Second Street, and Huntoon Street.

~~“College Hill TIF development district” means the area bounded by SW 13th Street, SW Lane Street, SW Washburn Avenue and SW 17th Street, including the parking lot at 1325 SW 16th Street, the cutback parking on SW 16th Street west of Washburn Avenue, and the development of the northwest corner of SW 17th Street and SW Washburn~~

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~~Avenue.~~

~~“Deposit of Coin” or other references to depositing of coins or use of coins for
motorized parking means any accepted method of payment for the use of the motorized
parking.~~

“Parallel parking” means:

(1) On streets with curbs, the standing or parking of the vehicle with the righthand wheels thereof parallel and within 12 inches of the righthand curb or roadway edge, subject to the exceptions permitting left side parallel parking as provided in this title.

(2) On streets without curbs, the standing or parking of a motor vehicle with the righthand wheels thereof parallel with the right edge of the roadway so that at least 20 feet of the width of the roadway remains for the free movement of vehicular traffic.

“Street parking” means that portion of a street between the curb or lateral lines of a roadway and the adjacent lot lines not occupied by a sidewalk.

“Traffic Division” means the Traffic Division of the City Police Department created by ordinance or such other unit of the Police Department as is designated functions under this title.

“Traffic Engineer” means the Traffic Engineer of the City or any person designated by the Public Works Director or designee for the purpose of implementing and enforcing ordinances of the City relating to traffic.

“Transportation Operations Division” means that division within the Public Works Department which has responsibility for street maintenance, traffic operations and on-

street and off-street parking.

“Transportation Operations Superintendent” means the Public Works Director or designee.

“Vehicle” as used in TMC 10.25.010(b) means any vehicle ~~belonging to a person other than the person who owns or is entitled to possession of the private property on which abandonment occurs,~~ propelled by power other than human power, designed to travel along the ground by use of wheels, tread, runners or slides, and transport persons or property or pull machinery and shall include, without limitation, automobiles, trucks, trailers, motorcycles, tractors, buggies and wagons.

Zones.

(1) “Curb loading zone” means a space adjacent to a curb reserved for the exclusive use of vehicles during the loading or unloading of passengers or materials.

(2) “No parking zones” means portions of streets designated by the Transportation Operations Superintendent as zones within which parking is prohibited at all times or at stated times when signposted.

(3) “No standing zones” means portions of streets designated by the Transportation Operations Superintendent as zones within which standing or stopping is prohibited at all times or at stated times when signposted.

~~(4) “Parking meter zones” means portions of streets designated by the Transportation Operations Superintendent as zones within which the parking of vehicles shall be controlled, regulated and inspected with the aid of timing devices or meters, referred to in this title as parking meters.~~

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(54) “Passenger curb loading zone” means a place adjacent to a curb reserved for the exclusive use of vehicles during the loading or unloading of passengers.

(65) “Safety zone” means the area of space officially set apart within a roadway for the exclusive use of pedestrians and which is protected or is so marked or indicated by adequate signs as to be plainly visible at all times while set apart as a safety zone.

(76) “Time-restricted parking zones” means portions of streets designated by the Transportation Operations Superintendent as zones within which the parking of vehicles are controlled and regulated by parking meters, pay stations or other methods.

Words and phrases not defined in this section shall have the meaning ascribed to them by the laws of the State relating to motor vehicles.

Section 2. That section 10.60.320, Defined, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Defined.

A “block parking zone” is any side of a block or blocks designated in the central business district for which parking is restricted through the use of parking meters or other time restrictions pursuant to this title chapter. ~~On Kansas Avenue, between 6th Street and 10th Street~~ For parking restricted by time limitations anywhere in the central business district, the allowable time for parking a vehicle shall terminate when the posted time has expired. Vehicles are not allowed to move to another parking space ~~on Kansas Avenue between 6th Street and 10th Street~~ restricted by time limitations in the central business

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district on the same calendar date. ~~Parking fines will be imposed and accumulated each time a vehicle exceeds the restrictions contained herein.~~

Section 3. That section 10.60.330, Parking restriction, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Parking restriction: Overtime.

No person shall be parked ~~within a designated block parking zone~~ in a parking space restricted by time limitations beyond ~~at~~ the specified time period. The time period shall:

(a) Begin when the vehicle is first parked in a ~~block parking zone~~ parking space restricted by time limitations;

(b) Continue whether or not the vehicle is thereafter moved to another parking space restricted by time limitations within the ~~same block parking area~~ central business district, ~~except that the period shall be terminated if such vehicle is moved and parked in an area without a block parking zone designation~~ during the same calendar date; and

(c) Include all time during which the vehicle is thereafter parked in another single vehicle parking place having the same maximum lawful time limit unless movement of the vehicle has terminated the period as provided in subsection (b) of this section.

Section 4. That section 10.60.340, Overtime parking, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Overtime parking.

It shall be unlawful for any person or driver to cause, allow or permit any motor vehicle registered in his name or operated or controlled by him to stand or be parked in any block parking zone beyond the maximum amount of time allowed for parking by the

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parking time restrictions or parking meters within ~~that block parking zone~~ the central business district.

Section 5. That section 10.60.150, Establishment, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Establishment.

(a) ~~Parking meter~~ Time-restricted parking zones are hereby established in the central business district or upon those streets or parts of streets described in the schedule maintained in the records on file in the office of the City Clerk and the Transportation Operations Superintendent. In such zones, the parking of vehicles on the street shall be regulated ~~by parking meters~~ between the hours of 8:00 a.m. and 6:00 p.m. of any day with the following exceptions:

(1) Saturdays, when all time limitations shall remain in effect but no ~~coin~~ need be deposited payment required; and

(2) Sundays and the following specific days: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day and Christmas Day, when no time limitations shall be in effect nor ~~the deposit of coin~~ payment required.

(3) On Kansas Avenue between 6th Avenue and 10th Street, when time limitations shall remain in effect but no payment required.

(4) On the 100 blocks running east and west off Kansas Avenue from 6th Avenue to 10th Street when all time limitations shall remain in effect but no payment shall be required until January 1, 2026.

(b) The Transportation Operations Superintendent may designate, alter or

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remove time-restricted parking ~~meter~~ zones upon those streets or parts of streets where it is determined upon the basis of a parking study that the designation, alteration or removal of parking ~~meters~~ limitations shall be necessary to aid in the regulation and control of the parking of vehicles.

(c) Curbside pickup parking zones may be designated by the Transportation Operations Superintendent to provide convenient short-term parking not to exceed 15 minutes in the central business district.

Section 6. That section 10.60.160, Installation of parking meters, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Installation of parking meters or appropriate signage.

(a) The Transportation Operations Superintendent shall install parking meters or appropriate signage in or adjacent to the time restricted parking ~~meter~~ zones established as provided in this article ~~upon the curb immediately adjacent to each designated parking space. Such meters shall be capable of being operated either automatically or mechanically, only upon the deposit therein of coins of the United States in the denomination and in the number of combinations shown by a legend on the meter. The amount of parking time granted for each coin shall be in the amount shown on the meter; provided, it shall be illegal to park beyond the time limit specified on the face of such parking meter regardless of the number of coins deposited.~~ Where payment is required, the payment method shall be capable of displaying the amount of time that has been purchased.

(b) ~~Each parking meter shall be so designed, constructed, installed and set that upon the expiration of the time period registered by the deposit of one or more coins as~~

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provided in this section, it will indicate by Payment methods must be capable of displaying an appropriate signal that the lawful parking ~~meter~~time period has expired, and during such period of time and prior to the expiration thereof, will indicate the interval of time that remains for such period.

(c) ~~Each parking meter shall bear thereon a legend indicating~~Payment methods must indicate the days and hours when ~~the requirement to deposit coins therein shall apply~~payment is required, the value of the coins ~~to be deposited~~time purchased and the limited period of time for which parking is lawfully permitted in the time-restricted parking ~~meter~~space zone in which such ~~meters~~space is located.

Section 7. That section 10.60.200, Time-restricted parking rates – Parking meters, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Time-restricted parking rates – Parking meters.

(a) The Transportation Operations Superintendent may establish parking rates in ~~parking meter and~~ time-restricted parking zones where payment is required within the following minimum and maximum ranges:

(1) On street: \$0.50 and \$3.00 per hour.

(2) Ten-hour permits: \$44.00 and ~~\$65.00~~\$74.00~~120.00~~ per month.

(b) In determining the parking rates, the Transportation Operations Superintendent will consider the availability of on-street parking, garage and lot parking, parking congestion and any other factors relative to parking operations in the central business district.

Section 8. That section 10.60.220, Permit for hood or cover, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Permit for ~~hood or cover~~reserved parking space.

(a) Permitted. Any parking meter need not be placed in operation by the deposit of a coin therein. Payment is not required for any parking space when the conditions set forth in this section have been satisfied and a permit issued for the ~~hooding~~reserving of such meter parking space. “Permit” or “hood” or “hooded meters” refers to any parking space designated as reserved, that has been marked with a hood covering the meter or other signage communicating the space as reserved.

(b) Eligible Applicants. Criteria for issuing a permit for the ~~hooding, covering or removal of the proximate parking meter~~reserving of time-restricted parking spaces, when so required for actual ~~prosecution~~execution of the work or activity, are hereby established as follows:

(1) Persons having a permit from the Development Services Division to encumber any street or sidewalk in connection with any building or wrecking project.

(2) Persons having a permit from the Development Services Division to perform any plumbing, electrical, heating, sign hanging or other project in any public way or on premises which directly adjoin any street, alley or sidewalk.

(3) Persons engaged in any public improvement under contract with the City or engaged in any work under supervision of the Public Works Department.

(4) Service crews of public utilities (private or municipal) engaging in construction and maintenance work in or adjoining any public way.

(5) Persons engaged in the business of moving personal property and effects from and to residential or commercial buildings adjoining any public way.

(6) Persons licensed as funeral directors and holding services in any funeral home or church.

(7) Persons engaged in the repair and maintenance of building service installations or office equipment.

(8) Persons requiring temporary parking space immediately adjacent to commercial and industrial establishments for loading or unloading of building and office equipment of immediate necessity.

(9) Persons acting under the authority or requirements of the Police and Fire Departments to provide temporary special use parking zones.

(10) Governmental agencies sponsoring an agency event or meeting where additional parking stalls are required to meet the parking needs of the attendees.

(11) Persons with a severe mobility impairment which necessitates the continued use of a wheelchair or canes and where the hooded parking stall is in close proximity to the person's place of employment. Provided, the fee for such a hooded parking meter shall be at the market rate for garage parking.

(12) Persons/agencies or businesses with a physical address in the Downtown Business District are permitted to reserve space contiguous to their business for the purpose of sales/vending consistent with their business needs. The space may not be continuously occupied for more than 10 consecutive hours. Sale or lease to a 3rd party within City ROW is prohibited.

(c) Approval of Application. The Transportation Operations Superintendent shall determine compliance with the above criteria for the ~~hooding, covering or~~

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237 ~~removal~~reservation of any parking ~~meterspace~~, and upon approval of the application
238 therefor and payment of the appropriate fee, shall authorize the required parking
239 ~~meterspace~~ to be ~~hooded or removed~~reserved in accordance with the application as
240 approved. ~~Upon the hooding or covering of the face of any parking meter, such meter~~
241 ~~need not be placed in operation by the deposit of a coin otherwise required by this article.~~

242 (d) Exceptional Cases. Exceptions to the rules and regulations and payment of
243 required fees may be made in appropriate cases involving special circumstances not
244 covered by this section upon an application and a showing that the hooding or removal
245 of any parking meter serves the public convenience and safety, and is in harmony with
246 the other provisions of this code; provided, that such exceptions shall be approved in
247 advance by the Director of Public Works.

248 (e) Time of Filing Application. The application for a permit shall be made in writing
249 and filed at least 12 hours in advance of the time any parking meter is to be hooded or
250 removed; provided, that this requirement may be waived by the Transportation
251 Operations Superintendent in emergency situations where public safety is at risk.

252 (f) Form of Application. The application for a permit under this section shall be on
253 a form prepared by the Transportation Operations Superintendent. The failure or refusal
254 of any applicant to furnish information requested in such application shall be sufficient
255 grounds for denial by the Transportation Operations Superintendent. The application shall
256 show:

257 (1) The name and business of the applicant;

258 (2) The reason for the ~~hooding or removal~~reservation of the parking
259 ~~meterspace~~;

(3) Evidence that a permit for the encumbering of any street has been issued by the Building Inspection Division, if applicable;

(4) The location and number of parking ~~meters~~spaces desired to be ~~hooded or removed~~reserved and the day or dates and the hours such ~~meters~~spaces are to be ~~hooded or removed~~reserved; and

(5) Such other information as may be required in such application form. If the Transportation Operations Superintendent finds from the application that the proposed use of a ~~meter hood~~reserved space will be consistent on a yearly basis, then the Transportation Operations Superintendent may grant a permit on a month-to-month basis.

(g) Exhibit of Permit. In all cases, any permit issued under this section shall be kept by the permittee or his agent at the location of the parking ~~meters~~spaces authorized to be ~~hooded or removed~~reserved, and shall be exhibited to any officer or employee of the City upon demand.

(h) Issuance – Duties of City Officer. When an application for a permit has been approved, authorized employees of the City Transportation Operations Division shall cause the designated parking ~~meters~~spaces to be ~~hooded~~reserved with appropriate signage in accordance with the permits; and such employees shall remove the ~~covers~~ and return such covers to the custody of the Transportation Operations ~~Superintendents~~signage at the expiration of the time limit as noted on the permit. If a meter is removed, it shall be removed by or under the direction of the Transportation Operations Superintendent so that the maximum amount of material may be salvaged.

(i) Fees. The Transportation Operations Superintendent may establish daily

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~~meter hood~~reserved space permit rates within the minimum and maximum ranges of \$6.00 and \$30.00. There shall be no permit fee imposed for Sundays or Saturdays. Each applicant shall pay the required fee per ~~meter~~parking space when any portion of the parking space ~~controlled by the meter~~ is used by the applicant or reserved under a permit granted as provided for in this section. Under no circumstances will the permit fee or any portion thereof be refunded to any applicant. All fees received under this section shall be deposited with the City Treasurer to the credit of the parking fund of the City.

(j) Termination of Permit. Notwithstanding anything in this section to the contrary, the Transportation Operations Superintendent shall have the right to unilaterally terminate a permit granted pursuant to this section.

Section 9 That section 10.60.230, Unlawful use of or interference with hooded meters, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Unlawful use of or interference with hooded meters~~reserved parking spaces~~.

(a) It shall be unlawful for any person, other than a person having a valid permit issued under authority of the provisions of TMC 10.60.220, any authorized agents, employees or servants to park or stand any vehicle in the reserved parking space adjacent to any parking meter ~~hooded or removed in compliance with this article~~.

(b) It shall be unlawful for any unauthorized person to remove any parking meter or to cover or hood any parking meter, or to remove, tamper with, damage or destroy any official parking meter cover, ~~or hood~~ or parking related signage of the City, or for any person to have possession of any cover, hood or other device designed for the purpose of masking, covering, reserving or hooding any parking meter or signage contrary to the provisions of TMC 10.60.220.

Section 10. That section 10.60.010, Fine schedule, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Fine schedule.

(a) The Transportation Operations Superintendent may establish a fine schedule for ~~parking meter, any~~ time-restricted parking, ~~overtime parking and block parking~~ zone violations within the following minimum and maximum ranges:

(1) Eight dollars and \$20.00 for a first violation; and

(2) Fifteen dollars and \$40.00 for a second violation and all successive violations at the same parking meter, time-restricted parking or block parking zone on the same date.

(b) In determining the fine schedule, the Transportation Operations Superintendent will consider the availability of on-street parking, garage and lot parking, parking congestion and any other factors relative to parking operations in the central business district.

(c) Fines shall be paid as follows:

(1) The amount of the fine, if paid within 14 calendar days.

(2) Double the fine for the same violation after 14 calendar days have elapsed.

(3) Triple the fine for the same violation after 30 calendar days have elapsed.

(4) Four times the fine for the same violation after 60 calendar days have elapsed.

(5) Unpaid fines for parking violations which have been subject to a final determination will be collected, utilizing civil collection process after 75 calendar days have elapsed.

(d) All of the moneys collected for overtime parking and block meter zone

Double underline and double strikethrough show amendments recommended by the Policy and Finance Committee

violations shall be distributed to the parking fund.

(e) Notwithstanding the fine schedule set forth in subsection (a) of this section or any other conflicting section contained in this title, the City Manager shall have the authority to waive the enforcement and collection of ~~parking meter, any~~ time-restricted parking, ~~overtime parking, and block parking~~ zone violations on such dates and times and at the specific locations that the City Manager shall designate in writing to the Transportation Operations Superintendent.

Section 11. That section 10.60.060, Permit restrictions, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Permit restrictions.

Annual delivery vehicle permits shall be subject to the following restrictions:

(a) Delivery vehicles displaying such permit shall be exempt from ~~depositing coins of U.S. currency into the~~ payment for parking meters, but not from the posted parking time limits.

(b) Delivery vehicles displaying such permit shall be exempt from ~~blocktime-restricted~~ parking zone ordinances, but may not remain in the same stall beyond the posted parking time limit.

(c) Such permit shall not be valid when displayed upon a vehicle with a gross vehicle weight in excess of 5,500 pounds; and which cannot be safely accommodated by a standard parallel or angle parking stall.

Section 12. That section 10.60.170, Parking meter spaces, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Parking meter spaces.

Double underline and double strikethrough show amendments recommended by the Policy and Finance Committee

(a) The Transportation Operations Superintendent shall designate the parking adjacent to each parking meter for which such meter is to be used by appropriate markings upon the curb or pavement of the street. Parking meter spaces so designated shall be of appropriate length and width so as to be accessible from the traffic lanes of each street.

(b) No person shall park a vehicle in any such designated parking meter space during the restricted or regulated time applicable to the time-restricted parking meter zone in which such meter is located so that any part of such vehicle occupies more than one such space, except that a vehicle which is too large to be parked within a single designated time-restricted parking meter zone shall be permitted to occupy two adjoining parking meter spaces when ~~coins shall have been deposited in the parking meter~~ payment is made for each space so occupied, the same as is required in this article for the parking of other vehicles in such space.

Section 13. That section 10.60.180, Deposit of coins and time limits – Disabled veterans exempt, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Deposit of coins and time limits – Disabled veterans exempt.

(a) No person shall park or stand a vehicle in any parking space upon a street next to which a parking meter has been installed unless ~~a coin or coins of United States currency of the appropriate denominations shall have been deposited therein~~ payment is made, or shall have been previously ~~deposited~~ paid therein for an unexpired interval of time, and the meter has been placed in operation; provided, that this provision shall not apply to the act of parking or the necessary time which is required to ~~deposit~~ make

Double underline and double strikethrough show amendments recommended by the Policy and Finance Committee

payment immediately thereafter ~~a coin in such motor~~, nor to disabled veterans as exempted under subsection (c) of this section.

(b) The provisions of this section shall not relieve any person from observing other and more restrictive provisions of other ordinances and State laws prohibiting or limiting the stopping, standing or parking of vehicles in specified places or at specified times.

(c) Motor vehicles bearing the distinctive license plates or tags of disabled veterans as authorized by law shall be permitted to park without charge in any metered zone of the City.

Section 14. That section 10.60.210, Rates and fees, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Rates and fees.

~~(a) Purpose Generally. The authorized coins of the United States are required to be deposited~~ required payment as provided by this article or fees received in lieu thereof, are hereby ordered ~~to be deposited~~ to cover the cost of inspection, installation, operation, patrol and use of parking spaces and parking meters and off-street parking facilities described in this article and to regulate the parking of vehicles in the time-restricted parking ~~meter~~ zones created by this article and to provide for the proper regulation, control and inspection of traffic upon the public streets and municipal off-street parking facilities. All fees thus collected shall be paid into the City Treasury and deposited into the parking fund.

Section 15. That section 10.60.350, Duty of traffic officers, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Duty of traffic officers.

Double underline and double strikethrough show amendments recommended by the Policy and Finance Committee

(a) Parking control officers shall have the authority to issue parking ~~motor~~ tickets, and a uniform complaint and notice to appear for violations of Standard Traffic Ordinance Sections 83 through and including 102 and TMC 10.60.130, 10.60.230(a) and 10.60.500 within the central business district ~~and the College Hill TIF development district~~. This authority is limited exclusively to the designated violations and restricted to the central business district and the College Hill TIF development district.

(b) It shall be the duty of each parking control officer or police officer to take the block number and the street name at which any vehicle is parked in violation of the provisions of this article and take the license tag number or any other available identification number of each such vehicle and issue a parking ~~motor~~ ticket or uniform citation, as the case may be. Each such officer shall leave on such vehicle a ticket or summons stating thereon the violation.

Section 16. That section 10.60.360, Violations, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Violations.

Each and every hour during which a motor vehicle shall remain unlawfully parked in any ~~block~~ time-restricted parking zone shall constitute a separate and distinct violation, subject to penalty. Any person who shall aid, abet or assist in the violation of any of the provisions of this article shall be guilty of an offense.

Section 17. That section 10.60.370, Exemptions, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Exemptions.

(a) All exemptions applicable to time-restricted parking ~~motor~~ zone violations

Double underline and double strikethrough show amendments recommended by the Policy and Finance Committee

pursuant to Article IV of this chapter shall also be applicable to ~~block~~time-restricted parking zones in this Article.

(b) Any person eligible to acquire a permit and related identification tag to exempt such person from this article may be exempted thereupon.

(c) No exemptions from this article give a person exemption from any other sections of the code unless otherwise exempted therefrom.

Section 18. That original § 10.05.010, § 10.60.320, § 10.60.330, § 10.60.340, § 10.60.150, § 10.60.160, § 10.60.200, § 10.60.220, ~~and~~ § 10.60.230 § 10.60.010, § 10.60.060, § 10.60.170, § 10.60.180, § 10.60.210, § 10.60.350, § 10.60.360 and § 10.60.370 of The Code of the City of Topeka, Kansas, are hereby specifically repealed.

Section 19. This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

Section 20. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 21. Should any section, clause or phrase of this ordinance be declared invalid by a court of competent jurisdiction, the same shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

PASSED AND APPROVED by the City Council on _____.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Double underline and ~~double strikethrough~~ show amendments recommended by the
Policy and Finance Committee

450
451

Brenda Younger, City Clerk

COMMITTEE REFERRAL SHEET

COMMITTEE REPORT

**Name of
Committee:**

Policy & Finance

Title:

Ordinance Downtown Parking Amendments

**Date referred
from Council
meeting:**

May 6, 2025

**Date referred
from
Committee:**

May 14, 2025

**Committee
Action:**

MOTION: Committee chair Duncan made a motion to adopt the ordinance, with Hillers amendments, and move forward to the Governing Body for action. Committee chair Miller seconded. Motion approved 3-0-0.

MOTION: Committee chair Duncan made a motion to adopt the language of no parking meter zones shall be established on Kansas Avenue between 6th and 10th Street, subject to wordsmithing the changes from proposed Hiller amendments, and move forward to the Governing Body for action. Committee chair Miller seconded. Motion approved 3-0-0.

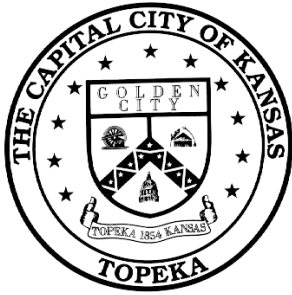
MOTION: Committee chair Duncan made a motion to approve the amendment to add January 1, 2026 start date for parking meters on the 100 blocks of Kansas and move forward to the Governing Body for action. Committee member seconded. Motion approved 3-0-0.

**Members of
Committee:**

Councilmembers Spencer Duncan (Chair), Marcus Miller, Michelle Hoferer

**Agenda Date
Requested:**

June 10, 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

HOLLIDAY 1st FLOOR CONFERENCE ROOM, Topeka, Kansas, Wednesday, May 14, 2025. The Policy & Finance Committee members met at 11:00 A.M., with the following Committee members present: Duncan (Chair), Marcus Miller, Michelle Hoferer.

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

APPROVAL by the Committee to proceed to the Governing Body for consideration of the downtown parking amendments.

Downtown Parking

City Attorney Amanda Stanley stated at the Governing Body meeting May 6, 2025 the proposed Downtown Parking ordinance and resolution was voted to return to the Policy & Finance Committee for review of codes and review suggestions by Councilmembers Karen Hiller and Neil Dobler.

Deputy Director Public Works Jason Tryon spoke to the proposed ordinance amended version dated May 6, 2025 Line 142 stating 'No parking meter zones shall be established on Kansas Avenue Between 6th Avenue and 10th Street'. He added that currently there is no parking meters on Kansas Avenue and is restricted to a 2-hour parking limit. He continued to speak to the suggestions by Councilmember Hiller and summarized (1) elimination of the College Hill TIFF district (2) eliminating language of physical meters and hoods and using terms for appropriate signage for time restricted parking (3) using words where appropriate "payment or payment method" (4) using language to state how much parking you are getting for the amount of money is being paid (5) increase cost range to \$120.

City Attorney Stanley stated that there should be consideration of whether a resolution is needed and for the ordinance include specifics for dates.

Committee chair Duncan asked for confirmation on the current ordinance as written allows the City to move forward the parking garage rates. Stanley responded there was no action needed to clarify the garage rates.

Committee chair Duncan supports the proposed ordinance amendments that Councilmember Karen Hiller provided; besides College Hill language.

MOTION: Committee chair Duncan made a motion to adopt the ordinance, with Hillers amendments, and move forward to the Governing Body for action. Committee chair Miller seconded. Motion approved 3-0-0.

Committee chair Duncan supports Councilmember Neil Dobler proposed amendment regulating parking downtown for no metered parking zones on Kansas Avenue between 6th Avenue and 10th Street.

Committee member Hoferer asked for clarification on Food Truck parking and reserved loading zones. Tryon stated space can be reserved for the purpose of operating a food truck provided the applicant has a downtown business address. He added there would be stalls with signage to allow a 15-minute zone specified for loading and unloading. The proposal is to have one 15-minute zone stall every half block, not directly in front of a particular business.

City Attorney Stanley stated the proposed amendments from Councilmember Hiller and Dobler that there will need to have some changes for language in regards to referencing the amendments to ensure there are no conflicts.

Councilmember Hiller spoke to having the proposed ordinance give City staff the authority to set prices on particular parking stall rates. She added her support for City Attorney Stanley's suggestion to have the ordinance only. She also expressed the importance to keep in mind the pricing to benefit the businesses to help them thrive.

MOTION: Committee chair Duncan made a motion to adopt the language of no parking meter zones shall be established on Kansas Avenue between 6th and 10th Street, subject to wordsmithing the changes from proposed Hiller amendments, and move forward to the Governing Body for action. Committee chair Miller seconded. Motion approved 3-0-0.

Deputy Director Public Works Tryon spoke to the implementation date which is currently set by City staff. The proposed start date would be January 1, 2026 on 100 blocks east and west of Kansas Avenue. He spoke to parking garages that are currently under renovation; once they are fully accessible then rates would go into force.

City Attorney Stanley stated the ordinance directs staff to have an implementation date, but the resolution sets the dates.

Committee chair Duncan supports the Governing Body having the opportunity to have discussion for the resolution implementation date.

MOTION: Committee chair Duncan made a motion to approve the amendment to add January 1, 2026 start date for parking meters on the 100 blocks of Kansas and move forward to the Governing Body for action. Committee member seconded. Motion approved 3-0-0.



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 10, 2025

DATE: June 10, 2025
CONTACT PERSON: Nicole Malott DOCUMENT #:
SECOND PARTY/SUBJECT: Utility Bill Real Estate PROJECT #:
Liens Ordinance
CATEGORY/SUBCATEGORY 014 Ordinances – Non-Codified / 008 Special Assessments
CIP PROJECT: No
ACTION OF COUNCIL: Discussion 6/10/2025 JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION related to the imposition of real estate liens on properties that have received utility services and failed to pay for such services.

(Imposing real estate liens, pursuant to K.S.A. 12-808c, upon certain lots and pieces of ground in Shawnee County, Kansas.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to authorize the imposition of liens on properties that have received utility services but have failed to pay for such services.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance.

BACKGROUND:

The customers identified in this document are delinquent in payment of charges assessed by the City. State law permits the City to institute a lien on the property of these customers in order to recover payment. The assessment of real estate liens have proven to be a much more effective means of collecting unpaid utility bills than turning them over to the City's collection agency.

BUDGETARY IMPACT:

Collection of delinquent utility accounts in the amount of \$426,159.25.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

Draft Ordinance (May 28, 2028)

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Dr. Robert M. Perez, imposing a real estate lien pursuant to K.S.A. 12-808c upon certain lots and pieces of ground in Shawnee County, Kansas, to pay the cost for utility services where such payments to the City have not been made due to neglect, failure or refusal to pay.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That there be and is hereby instituted a real estate lien upon the following described lots and pieces of ground in Shawnee County, Kansas, pursuant to K.S.A. 12-808c:

<u>Property ID Number</u>	<u>Property Owner of Record</u>	<u>Service Address</u>	<u>Amount</u>
1083303009001000	280L LLC	312 SE SWYGART ST	\$308.47
1093104007013000	730 PROPERTIES LLC	730 S KANSAS AVE 200	\$523.65
1093104007013000	730 PROPERTIES LLC	732 S KANSAS AVE 200	\$523.65
1082803026009000	A & A REAL ESTATE LLC	414 NE GRATTAN ST	\$323.95
1093102019005000	A PLUS INVESTMENTS LLC	617 SW 5TH ST 2	\$529.67
1410104013014000	ABAD B CALERO JR	1829 SW FILLMORE ST	\$504.48
1320402009004000	ABELARDO CABELLO	722 SE GOLDEN AVE	\$519.68
0973603002011000	ADONIS PAUSTE	1041 SW GARFIELD AVE	\$510.35
1330802017011000	ADRIAN A CHILSON	2350 SE MARYLAND AVE	\$547.55
1083303028011000	AJKB LLC	2504 SE 6TH AVE	\$551.44
1330801012011000	ALBERT E ANNO	2233 SE MINNESOTA AVE	\$442.07
1330801012002020	ALBERT E ANNO	1623 SE SAGE ST	\$282.70
1083403006005000	ALDO BERMUDEZ	334 SE RODGERS ST	\$484.31
1083303025006000	ALEJANDRO GARAY	518 SE BURR ST	\$519.57
1341703009062000	ALEX GARDENHIRE	1032 SE 35TH TER	\$529.67
1330604007007000	ALFONSO GUTIERREZ	1904 S KANSAS AVE	\$390.97
1320301001011000	ALLEN ROSE 3500 LLC	3510 SE 7TH ST	\$519.68
1320301001021000	ALLEN ROSE 3500 LLC	3530 SE 7TH ST	\$519.65
1320301001015000	ALLEN ROSE 3500 LLC	3518 SE 7TH ST	\$519.68
1320301001016000	ALLEN ROSE 3500 LLC	3520 SE 7TH ST	\$519.68
1320301001019000	ALLEN ROSE 3500 LLC	3526 SE 7TH ST	\$519.68
1320301001022000	ALLEN ROSE 3500 LLC	3532 SE 7TH ST	\$519.68
1320301001023000	ALLEN ROSE 3500 LLC	3534 SE 7TH ST	\$519.68

1320301001017000	ALLEN ROSE 3500 LLC	3522 SE 7TH ST	\$171.98
1330602028010000	ALLEN WOOD	1628 SW HARRISON ST	\$519.68
1410104027013000	ALVIN LESLIE CHRISTOPHER	2017 SW FILLMORE ST	\$504.48
1093102009002000	AMERICAN SERVICES INC	611 SW 4TH ST	\$243.52
1092902036012000	AMY L MILLER	801 N KANSAS AVE	\$636.04
1092902001009000	ANASTOSIO MUNOZ	1304 NE MONROE ST	\$526.40
1330602028015000	ANDREW H SOTO	1627 SW VAN BUREN ST	\$105.39
1341801011012000	ANDREW W LANDIS	3140 SE DUPONT ST	\$540.00
1330803007007000	ANDREW W LANDIS	612 SE 26TH ST	\$510.82
1083403005001000	ANDREW W LANDIS	305 SE RODGERS ST	\$518.39
1083403006002000	ANDREW W LANDIS	302 SE RODGERS ST	\$484.31
1083403006003000	ANDREW W LANDIS	310 SE RODGERS ST	\$518.39
1093103005003000	ANDREW W LANDIS	609 SW 8TH AVE	\$519.68
1093103005002000	ANDREW W LANDIS	605 SW 8TH AVE	\$465.49
1093103005004000	ANDREW W LANDIS	611 SW 8TH AVE	\$519.68
1092904008036000	ANGELINA L SAMPLE	547 NE WILSON AVE	\$383.94
1330602028014000	ANITA R MORGAN	1625 SW VAN BUREN ST	\$211.52
1341701007015000	ANN L KUCK	3017 SE MINNESOTA AVE	\$473.72
1092902002005000	ANNA KING	1322 NE QUINCY ST	\$526.36
0973601005006000	ANNETTE BILLINGS	518 SW GARFIELD AVE	\$546.28
1330601026020000	ANTHONY M GREEN	1529 SE MONROE ST	\$519.68
1092902021021000	ANTHONY R PAILLETTE	1033 NW CENTRAL AVE	\$525.22
1093003007015000	ANTHONY W GRIFFIN	135 SW CLAY ST	\$476.08
1341703014014000	ANTHRON T GAMBLE	1224 SE 36TH ST	\$719.54
0973604015013000	ANTWONE DWAYNE MCAFEE	1208 SW MUNSON AVE	\$492.50
1330501009003000	ARDRUA GURDEN	1104 SE LOCUST ST	\$517.27
1341902003019000	ARKAGAS LLC	3840 SW TOPEKA BLVD	\$1,891.65
1420303005046000	ARLENE K ROBINSON	1905 SW CREST DR	\$518.75
1461301006020000	ARLENE SLAYTER	1208 SW 31ST TER	\$270.42
1320403022001000	ARTEMIO Q GALVAN	2012 SE GOLDEN AVE	\$280.02
1330601025009000	ARTRIE L BELL	1526 S KANSAS AVE	\$469.07
1410102014026000	ASAP HOLDINGS LLC	1317 SW MULVANE ST	\$293.51
0972503035024000	ASAP HOLDINGS LLC	427 SW JEWELL AVE	\$134.59
1093003010016000	ASAP HOLDINGS LLC	119 SW TAYLOR ST	\$181.49
1410101029013000	ASAP HOLDINGS LLC	1624 SW CENTRAL PARK AVE	\$162.09
1330702006015000	ASHLEY L WOOD	2337 SW HARRISON ST	\$1,070.48
1421003009023000	BARBARA HOUK	5006 SW SHUNGA DR	\$517.13
1411201019002000	BARBARA J LEWIS	2400 SW FILLMORE ST	\$540.00
1420403006003000	BARBARA L SIMMER	1713 SW ARROWHEAD RD	\$520.95
0973604026030000	BARRY G RICHARDSON	1209 SW FILLMORE ST	\$537.30
0993204001006000	BC CAPITAL INC	6217 SW 10TH AVE	\$859.65
1093001013011000	BEN LAMOND INVESTMENTS LLC	1023 NW EUGENE ST	\$161.10
1093102010026000	BENITO A DEVAUGHN	405 SW POLK ST	\$505.67
1052104015004000	BETH E FLOWERS TRUST	1218 NE CHESTER AVE	\$541.29

1910103002004000	BETTY M. ENGLE	6611 SW CRESTWOOD DR	\$281.70
1330802019004000	BLAKE A MEINEKA	2310 SE MASSACHUSETTS AVE	\$173.97
1330802011006000	BLANCA C ACOSTA MENDEZ	2220 SE VIRGINIA AVE	\$390.30
0973603015003000	BOB LLC	1136 SW MULVANE ST	\$510.35
0973603018009000	BOB LLC	1176 SW MULVANE ST	\$546.28
0973603015004000	BOB LLC	1138 SW MULVANE ST	\$546.28
0973603015005000	BOB LLC	1140 SW MULVANE ST	\$546.28
1430501002002000	BOBO'S DRIVE IN INC	1630 SW ARVONIA PL	\$539.56
0973602022009000	BRADY B RUSSELL	2322 SW HAZELTON CT	\$412.87
1072601001009000	BRIAN C APPELHANZ	736 NE KINCAID RD	\$592.51
1330801009008000	BRIAN C APPELHANZ	1501 SE 22ND ST	\$566.13
1411101011010000	BRIAN C APPELHANZ	2406 SW 24TH ST	\$217.97
1911202024003000	BRIAN M FLANAGAN	1413 SW 72ND TER	\$1,549.06
1341804009061000	BRIANNE H SMITH	3600 SE TRUMAN CT	\$722.47
1393100001019000	BROCK A GRAY	5825 SE CROSS ST	\$1,021.59
0973604015017000	BROXTERMAN REMODELING	1111 SW BUCHANAN ST	\$1,875.78
0973604015017014	BROXTERMAN REMODELING	1121 SW BUCHANAN ST	\$1,255.93
1092902028005000	BRUCE A TEEL	928 NE MONROE ST	\$1,226.77
0993101002001000	BRUCE A ZIMMERMAN	7235 SW 10TH ST	\$508.50
1430604001009000	BRUCE AKEMAN	6938 SW 21ST ST	\$658.85
1093103012016000	BRUCE T JACOBS	1032 SW WESTERN AVE	\$519.68
1330502002010000	BYRON J LEWIS JR	1024 SE BRANNER ST	\$491.34
1410101022001000	C HILL APARTMENTS LLC	1414 SW 16TH ST D	\$332.48
1410101007001000	C HILL APARTMENTS LLC	1315 SW LANE ST 201	\$398.05
1042004004006000	CANDICE D MEDLIN	516 NE PARAMORE ST	\$526.40
1330803012005000	CANDICE E. ERNZEN	2614 SE VIRGINIA AVE	\$547.55
0973603022027000	CAREY W COLE	1161 SW JEWELL AVE	\$903.85
1082803026003000	CARLOS A LOPEZ	432 NE GRATAN ST	\$137.95
0973604011008000	CARLOS E MARTINEZ	1022 SW CLAY ST	\$475.02
1330502013011000	CARLOS RAMOS	804 SE 12TH ST	\$491.34
1330702019005000	CAROL J JUST	117 SW HILLSIDE DR	\$325.99
1093002006001000	CAROLEE M FAILER	835 NW BUCHANAN ST	\$462.08
1082801008009000	CASEY M JAMISON	1116 NE CHESTER AVE	\$542.47
1082804023017000	CECIL L. MARTIN	531 NE FOREST AVE	\$541.28
1393002004004010	CENTRAL STATES COMMERCIAL	4700 SW TOPEKA BLVD D	\$2,772.44
1330504006001000	CENTRAL STATES COMMERCIAL	1213 SE CALIFORNIA AVE	\$1,691.71
0973604019011000	CENTRO CRISTIANO FAMILIAR	1188 SW WASHBURN AVE	\$492.50
1320402015002000	CFRET CO	1000 SE BELLVIEW AVE	\$519.68
1093203027007000	CFRET CO	804 SE 10TH AVE	\$1,745.84
1330801026017000	CHARLENE BARTON	2431 SE WISCONSIN AVE	\$512.10
1330504011016000	CHARLES B COLE	1927 SE ILLINOIS AVE	\$512.10
1092902031004000	CHARLES B NORMAN	916 1/2 NW JACKSON ST	\$231.02
1421003002029000	CHARLES DINKEL	2521 SW EDGEWATER TER	\$513.41
0972503006014000	CHARLES M PLOTT	424 NW THE DRIVE	\$255.14

1410101028028000	CHARLOTTE B WHEATLEY	1617 SW CENTRAL PARK AVE	\$540.00
1330602007008000	CHARLOTTE B WHEATLEY	1262 SW WESTERN AVE	\$519.68
1330701011026000	CHERLION D WHITFIELD	2427 SE ADAMS ST	\$510.82
1092901003003000	CHESTER L JOHNSON JR	1321 NE MADISON ST	\$465.06
1093003007012000	CHESTER L JOHNSON JR	1122 SW 2ND ST	\$476.08
1341901003028000	CHEYENNE GONZALES	3737 SE FREMONT ST	\$313.43
1320401018014000	CHRISTENE L OWENS	913 SE SHERMAN AVE	\$438.71
1093102004010000	CHRISTINA JACKSON	305 SW TAYLOR ST	\$1,463.10
1410101005023000	CHRISTOPHER J WILCOX	1259 SW LINCOLN ST	\$327.38
1410101005022000	CHRISTOPHER J WILCOX	1261 SW LINCOLN ST	\$510.86
1410101004009000	CHRISTOPHER J WILCOX	1250 SW LINCOLN ST	\$937.79
1093102006022000	CHRISTOPHER J WILCOX	317 SW TYLER ST	\$686.09
1411201005001000	CHRISTOPHER J WRIGHT	2129 SW BUCHANAN ST	\$538.78
1411201005002000	CHRISTOPHER J WRIGHT	2201 SW BUCHANAN ST	\$2,301.81
1341703005017000	CHRISTOPHER L CAIN	927 SE 34TH ST	\$557.60
1341703007028000	CHRISTOPHER L CAIN	1134 SE PINECREST DR	\$259.22
1320403021001000	CHRISTOPHER L LOVE	1400 SE GOLDEN AVE	\$446.85
1411202006005000	CHRISTOPHER M SOLIDAY	2212 SW PLASS AVE	\$587.21
1093201027007000	CHRISTOPHER P LEWIS	325 SE BRANNER ST	\$240.79
1093203014006000	CIELO L TURRUBIARTES	616 SE BRANNER ST	\$491.34
1093203014006000	CIELO L TURRUBIARTES	614 SE BRANNER ST	\$525.92
1082801007003000	CITIMORTGAGE INC	1142 NE WABASH AVE	\$437.45
1330501014007000	CLARA ALLEN	1316 SE INDIANA AVE	\$519.68
1320402003007000	CLAUDE D ROSS	632 SE LONG ST	\$519.57
1330701008011000	CLAUDIA P OLVERA	2411 SE QUINCY CT	\$173.97
1330502029002000	CLUBCREEK PROPERITES KS LLC	810 SE 15TH ST C	\$974.99
1330502029002000	CLUBCREEK PROPERITES KS LLC	810 SE 15TH ST	\$273.01
0973601010008000	CMB PROJECTS LLC	512 SW BUCHANAN ST	\$258.76
1092902023006010	CODY WADSWORTH	1026 N KANSAS AVE	\$573.79
1093201025014000	CONCEPTION & RUTH ORTIZ	209 SE CHANDLER ST	\$486.70
1461402015008000	CONNIE MCWILLIAMS	3210 SW 32ND ST	\$515.62
1093102021012000	CONNOR LAURINE	628 SW TYLER ST	\$492.49
1330702019031000	COREY BAIRD	112 SW 27TH ST	\$491.34
1083303021006000	COURTLAND WILLIAMS	522 SE CALIFORNIA AVE	\$363.95
1093102008012000	CRYSTAL D ANDREWS	516 SW 5TH ST	\$494.84
1093201026002000	CRYSTAL L CLARK	202 SE KLEIN ST	\$138.22
1341804018025000	CURT M ADKINS	308 SE PINECREST DR	\$442.94
1330704016007000	CURTIS D ODUM JR	2819 SE MADISON ST	\$510.82
1093001018005004	CYNDI L STANG	912 NW HARRISON ST	\$526.40
1320401018006000	DALE WRIGHT	924 SE WEAR AVE	\$484.31
1320401018007000	DALE WRIGHT	930 SE WEAR AVE	\$518.39
1320401014011000	DALE WRIGHT	831 SE WEAR AVE	\$484.31
1330601001009000	DAMIAN DELGADO	1018 SE JEFFERSON ST	\$503.21
1082801024001000	DAN DEDRICK	949 NE WABASH AVE	\$713.73

0972503029003000	DANIEL L OSBORN	208 SW ORCHARD ST	\$397.75
1341804019021000	DANIEL REYES DEJESUS	305 SE PINECREST DR	\$93.33
1093203029010000	DANNY R STANO	816 SE BRANNER ST	\$525.92
1083303034005000	DARREL A ARREDONDO	2201 SE 6TH AVE	\$2,577.46
1341804019029000	DARRYL L HAYNES	3506 SE GIRARD ST	\$149.35
0983402006009000	DAVID A GRAHAM III	4630 SW 9TH ST	\$728.61
1421001020017000	DAVID B LOGAN	2409 SW DUNCAN DR	\$547.55
1330602015005000	DAVID COBIN	1412 SW VAN BUREN ST	\$519.68
1421002005005000	DAVID E GILLISPIE	2124 SW MEADOW LN	\$525.92
1341703018003000	DAVID F PARRE	1001 SE 36TH ST	\$914.94
0972503042010000	DAVID L MACKLIN	400 SW JEWELL AVE	\$1,952.66
1330601021005000	DAVID V KENT	502 SE 15TH ST	\$162.94
1041904002002000	DAVID W RULE	806 NW WADDELL ST	\$522.62
1421003003017000	DAVID W. JENSSEN	2625 SW VALLEY BROOK LN	\$517.13
1341701014009000	DAWNA KING	1700 SE 32ND ST	\$518.39
1093201014015000	DEBORAH HERTZBERG	119 NE LAKE ST	\$541.28
1330604016007000	DEBRA K POLANCO	2064 S KANSAS AVE	\$844.43
1093004008001010	DEGGINGER FOUNDRY INC	436 NW CRANE ST	\$2,203.06
1093102020015000	DEL MONTE LC	506 SW 6TH AVE	\$1,625.72
1093104006004000	DEL MONTE LC	124 SW 8TH AVE	\$323.05
1093104006004000	DEL MONTE LC	120 SW 8TH AVE	\$213.36
1041703006012000	DELBERT L KAHLER	118 NW LYMAN RD	\$515.18
0973602028014000	DEMETRIUS SCAIFE	942 SW JEWELL AVE	\$203.53
1093102009008020	DENISE CABRAL	416 SW POLK ST	\$529.67
0973601010001000	DENISE PATTON	501 SW CLAY ST	\$150.10
1030704001024000	DENNIS J NORBY	3112 NW ROCHESTER RD	\$1,115.32
0973602005004000	DERYCK J JENKINS	615 SW LINDENWOOD AVE	\$150.10
1330603008004000	DERYCK J JENKINS	1908 SW VAN BUREN ST	\$149.04
1041904005013000	DIXON J VINCENT	1509 NW POLK ST	\$526.40
1041704002018000	DOG DAY AFTERNOON INC	121 NE US 24 HWY	\$133.69
1330503015002000	DOMINEK C MILLER	1700 SE WASHINGTON ST	\$512.10
1461303012008000	DONALD A JOHNSON	1711 SW TARA AVE	\$577.20
1410201028013000	DONALD E SCHEETZ	1515 SW COLLINS AVE	\$546.28
1421003003013000	DONALD G FORTIN	2612 SW HILLCREST RD	\$517.08
0973604017025000	DONALD G FORTIN	1153 SW LANE ST	\$565.02
1093003014011000	DONALD HARMON	224 SW TAYLOR ST	\$789.55
1042002006015000	DONALD R BAILEY	118 NW STUDER ST	\$515.18
0973502022016000	DONALD T YATES	923 SW SALINE ST	\$511.54
1330602030006000	DONNA DILLARD	1604 SW TYLER ST	\$365.91
1410101028001000	DREAM MAKERS REAL ESTATE PROS	1601 SW CENTRAL PARK AVE	\$258.68
1042004006011000	DREAM MAKERS REAL ESTATE PROS	408 NE ST JOHN ST	\$217.33
1411201021005000	DREAM MAKERS REAL ESTATE PROS	2518 SW CENTRAL PARK AVE	\$258.68
1911202004022000	DUANE L. HERRMANN	7033 SW TOWERVIEW LN	\$416.38
1410102001011000	DUSTIN J REICHART	1284 SW GARFIELD AVE	\$540.00

1042003002011000	EARL H IRELAND II	124 NW HOLMAN ST	\$495.39
1330501009002000	EAST BRANCH BAPT CHURCH	1100 SE LOCUST ST	\$589.44
0973603006020000	EASTSIDE CHURCH OF GOD	1007 SW JEWELL AVE	\$546.28
1330502021003000	EDDIE L SMITH JR	1400 SE WASHINGTON ST	\$1,556.16
0972503022001000	EDGAR ESCALERA	2101 SW 1ST ST	\$505.67
1341703003038000	EDGAR HERNANDEZ	904 SE 33RD TER	\$334.68
1083303021018000	EDGAR S MATEOS	519 SE SWYGART ST	\$485.52
1082804020003000	EDITH VANOVER	620 NE OAKLAND AVE	\$538.63
1093202021002000	EDMUNDO J ACOSTA	300 SE HANCOCK ST	\$149.09
1083303013001000	EDNA LYNN COMBS	301 SE ALKIRE ST	\$181.61
1082804019016000	EDUARDO DELREAL-LOPEZ	525 NE ARTER AVE	\$545.45
1093204017006000	EDUARDO ROJAS ZAMUDIO	420 SE LAFAYETTE ST	\$239.66
1461403017002000	EDWARD E SCOTT	3621 SW 36TH ST	\$557.12
1030503001015000	EDWARD J VYSKOCIL SR	122 NW 39TH ST	\$174.00
1330804015017000	EL POBLANO PROPERTIES LLC	2733 SE CALIFORNIA AVE	\$1,578.17
1410101003003000	EL SHADDAI CHURCH	1248 SW BUCHANAN ST	\$893.75
1330801027006000	ELIAS SOLIS	2430 SE ILLINOIS AVE	\$523.56
1320402016005000	ELIZABETH A ORTIZ	918 SE GOLDEN AVE	\$327.58
1330801002004000	EMPORIUM HOLDINGS INC	1821 SE 21ST ST	\$1,457.14
1411201013007000	ENRIQUE S RIVAS MUNOS	2315 SW CLAY ST	\$479.62
1093001025014000	ERIC C DAVIS	915 NW WESTERN AVE	\$2,775.72
1041903006001000	ERIKA R GUTIERREZ OLAVES	1003 NW CLAY ST	\$171.32
1320404006003000	ERIN SMALL	2720 SE 21ST ST	\$276.67
1093101005013000	ERNESTO E MARTINEZ ROMERO	227 SW HARRISON ST	\$623.74
1093101005014000	ERNESTO E ROMERO	225 SW HARRISON ST	\$529.67
1330704014011000	ERNESTO ROMERO	2731 SE MADISON ST	\$280.22
1092902026007000	ESTEVAN RUIZ	1024 NE MADISON ST	\$404.35
1430604001023000	EUGENE C STONE	7210 SW 21ST ST	\$608.85
1330804015014000	EUGENE M SALYER II	1908 SE 28TH ST	\$478.44
1093101006015000	EUSTOLIA LOPEZ	232 SW HARRISON ST	\$287.28
1330803021004000	EVERARDO ADOLFO A LOPEZ	610 SE 29TH ST	\$477.24
1092902037010000	FAT BACK BREWING	828 N KANSAS AVE	\$267.26
1093201023002000	FAUSTINO SOTO	206 SE LAKE ST	\$376.15
1330803014010000	FELICIA HUBBARD KINGCANNON	2630 SE KENTUCKY AVE	\$509.49
1330803015007000	FELLOWSHIP CHRISTIAN BAPT CH	2714 SE KENTUCKY AVE	\$910.03
1330502012005000	FERNANDO SALAZAR HOLGUIN	609 SE OVERTON ST	\$491.34
1093102031006000	FERNANDO VILLA	706 SW POLK ST	\$613.16
1410104013015000	FERNANDO VILLA MARTINEZ	1825 SW FILLMORE ST	\$504.48
1421002009003000	FLOR V AGUIRRE	2204 SW EDGEWATER TER	\$322.65
0983301001002000	FLYWHEEL FAIRLAWN LLC	605 SW FAIRLAWN RD	\$15,199.47
1093201002010000	FRANCES CERVANTEZ	300 NE WILSON AVE	\$809.28
1093101014023000	FRANK L KIRTDOLL	307 SW HARRISON ST	\$282.16
1320301004039000	FREDDY SANCHEZ JR	3617 SE 8TH TER	\$328.93
1330802001016000	FULL GOSPEL LIGHTHOUSE CHURCH	2135 SE INDIANA AVE	\$2,017.09

1042004006008000	GARIN L JOHNSON	1418 NE MADISON ST	\$495.39
1411201024003000	GAVIN PFEIFER	2524 SW WASHBURN AVE	\$540.00
1411201005006000	GEMA L LAZCANO MUNIZ	2235 SW BUCHANAN ST	\$1,371.54
1093102001010000	GEOFF W COOK	217 SW TYLER ST	\$251.98
1410201033013000	GEORGE S KISTLER	1621 SW RANDOLPH AVE	\$510.35
1330804022005000	GEORGE S KISTLER	2814 SE INDIANA AVE	\$512.10
1093102009009000	GERADO CABRAL	418 SW POLK ST	\$723.10
1093204003004000	GERALD WILES	306 SE LELAND ST	\$1,051.37
1320902006001010	GIL CARTER INITIATIVE INC	2600 SE 23RD ST	\$2,913.28
1093201002009000	GILBERT INC	312 NE WILSON AVE	\$541.29
1092902021014000	GILBERT INC	1007 NW CENTRAL AVE	\$526.40
1462401002001000	GOVAN ENTERPRISES INC	901 SW 37TH ST	\$2,797.05
1093201011005000	GREGORY BOSTIC	1315 NE ATCHISON AVE	\$505.67
1330802008007000	GUADALUPE ANDRADE SERNA	2230 SE MASSACHUSETTS AVE	\$511.54
1093201029017000	GWENDOLYN M FIELDS	323 SE LAKE ST	\$518.49
1320402002009000	H.V. MCFALLS	621 SE HIGHLAND AVE	\$330.14
1093103009002000	H2O HOSPITALITY LLC	900 SW TYLER ST	\$5,784.12
1093103009002000	H2O HOSPITALITY LLC	900 SW TYLER ST	\$1,502.09
1082802004011000	HARRY T MCFARLAND	900 NE GREEN ST	\$541.28
1330803015001000	HAUS JANITORIAL SERVICE	2701 SE INDIANA AVE	\$715.26
1093204034002000	HEATH B SEITZ	1617 SE 6TH AVE	\$515.35
1330503017012000	HECTOR RAMIREZ	1845 SE WASHINGTON ST	\$512.10
1330704015009000	HENRIETTA NEWMAN	2807 SE MONROE ST	\$510.82
1461403004036000	HERBERT W MCPARTLING	3213 SW TWILIGHT DR	\$473.39
1421004005012000	HETEROSKEDASTIC R4 LLC	2540 SW BURNETT RD	\$259.00
1341703020014000	HEZEKIAH CONWAY	800 SE 37TH ST	\$233.86
1041704001009000	HIGH PLAINS CATTLE COMPANY	110 NE US 24 HWY	\$3,449.44
1042003002008000	HOLTFRERICH INVESTMENT	164 NW HOLMAN ST	\$318.11
1330804013005000	HOPE M BRIGHT	2608 SE IOWA AVE	\$512.10
1330503015004000	HOWARD A DAWSON	1721 SE CHANDLER ST	\$512.10
1330802022012000	HOWARD KAUFMAN	2421 SE PENNSYLVANIA AVE	\$547.55
1330501003015000	IDA M RAIMEY	1045 SE LOCUST ST	\$519.68
1330501003015000	IDA M RAIMEY	1428 SE 11TH ST	\$519.68
0973604022001000	IDRESS U STOVALL	1161 SW CLAY ST	\$527.17
1341701015006000	ILLENE M HESS	3128 SE MINNESOTA AVE	\$465.42
1093102026004000	INDALECIO GOMEZ	1013 SW 6TH AVE	\$410.00
1082803022023000	IRSHAD CHATTA	521 NE GRATTAN ST	\$148.89
1341901005016000	J H GREEN	3913 SE FREMONT ST	\$727.40
1092902037012000	J.E.T	822 N KANSAS AVE	\$254.48
1083303026011000	JACINTO AGUIRRE	513 SE GOLDEN AVE	\$485.48
1093203016004000	JACINTO AGUIRRE	710 SE BRANNER ST	\$525.92
1451601002037000	JACK O BRUNS	2900 SW ARROWHEAD RD	\$473.62
1092902002013000	JACLYN S BEIER	1309 NE MONROE ST	\$146.55
1410102024028000	JACOB M PROCHASKA	1525 SW WASHBURN AVE	\$835.83

1410104019012000	JACOB RICHARDSON SR	1935 SW BUCHANAN ST	\$540.00
1092901004004000	JACOB WIELAND	1222 NE MADISON ST	\$526.40
0973602027034000	JACQUELINE A HAFlich	943 SW JEWELL AVE	\$510.35
0973604023013000	JACQUELINE E ERWIN	1186 SW CLAY ST	\$519.68
1421002024004000	JACQUELINE Y KAYHILL	2509 SW MORNINGSIDE RD	\$473.57
1421001001002000	JAMES D HAYES	2122 SW MISSION AVE	\$547.55
1320402011004000	JAMES LEWIS BRANDON	814 SE HIGHLAND AVE	\$293.92
1421003007015000	JAMES R NULTY	5017 SW 25TH TER	\$121.98
1341902001026000	JAMES R SHEPHERD	3837 SE HUMBOLDT ST	\$344.28
1421001018007000	JANE F. CROSBY	2312 SW DUNCAN DR	\$547.49
1421001018011000	JANE F. CROSBY	2325 SW SEABROOK AVE	\$511.54
1420401015004000	JANE L BRUBAKER	5613 SW 16TH ST	\$448.37
1041804004005000	JANET S MUMMA	1100 NW LYMAN RD	\$326.23
1330803009004000	JANETTE KEARSE	2608 SE MASSACHUSETTS AVE	\$289.88
0973504021002000	JANICE G MALONE	2711 SW MUNSON AVE	\$651.61
1042003014010000	JARODE D MYERS	1503 NE QUINCY ST	\$526.40
1341804005011000	JASON A BROWN	3336 SE FREMONT ST	\$144.40
1341804006018000	JASON A BROWN	3325 SE FREMONT ST	\$134.89
1330503001006000	JEFF D. WALLACE	1640 SE CHANDLER ST	\$257.35
1092902001008000	JEFFREY CHAPMAN	1308 NE MONROE ST	\$526.40
1042001007005000	JENNIFER L BAKER	1928 NE MONROE ST	\$515.18
1092901003002000	JENNIFER L CALDERON	1323 NE MADISON ST	\$495.39
1042001003002000	JENNIFER M WILSON	2026 N KANSAS AVE	\$106.90
1041901014005000	JERILYN D THOMPSON	1818 NW POLK ST	\$517.62
0973602026019000	JEROME A BENNING	973 SW LINDENWOOD AVE	\$400.19
1351604010013000	JEROME L RUES	2425 SE LAKESHORE BLVD	\$444.12
1092904010001010	JERRY D CARES	538 NE SCOTLAND AVE	\$405.67
0973601007019000	JERRY D CARES	517 SW LANE ST	\$446.28
1410101015029000	JERRY L PENNER SR	1407 SW WESTERN AVE	\$503.21
1330602018007000	JERRY L PENNER SR	1408 SW TYLER ST	\$519.68
1330602023009000	JERRY L PENNER SR	1522 SW TYLER ST	\$485.52
1330602023015000	JERRY L PENNER SR	514 SW 16TH ST	\$485.52
1330602022016000	JERRY L PENNER SR	1525 SW TYLER ST	\$519.68
1330602022014000	JERRY L PENNER SR	1535 SW TYLER ST	\$519.68
1330602021004000	JERRY L PENNER SR	1506 SW WESTERN AVE	\$519.68
1330602021020000	JERRY L PENNER SR	1505 SW POLK ST	\$519.68
1341902002013000	JERRY L PENNER SR	3750 SW SOUTH PARK AVE	\$2,825.84
1330601021002004	JERRY L PENNER SR	418 SE 13TH ST	\$2,150.57
1330602021001000	JERRY L PENNER SR	1501 SW POLK ST	\$519.68
1072604001005000	JERRY W KING SR	520 NE KINCAID RD	\$544.51
1093203014021000	JESSE J BUENO	615 SE CHANDLER ST	\$414.63
1461301012024000	JESUS A GARCIA RUIZ	1212 SW CLONTARF ST	\$331.55
1083302011001000	JESUS M AVILA	2007 NE FLORENCE AVE	\$541.28
1393003002002000	JIM W KESLER	106 SW TERRA DR	\$511.54

1093102013019000	JOAN BARRIERE	415 SW FILLMORE ST	\$241.47
1082803019014000	JOHN A SILVERSMITH	500 NE TWISS AVE	\$541.28
0972504008004000	JOHN E. HAM	124 SW GREENWOOD AVE	\$334.73
1092902005017000	JOHN EDWARD STAFFORD	1223 NW JACKSON ST	\$339.95
1093204018015000	JOHN J HERNANDEZ PINEDO	413 SE LIBERTY ST	\$232.03
0973603012011000	JOHN R MONREAL JR	1136 SW JEWELL AVE	\$546.28
1320301001018000	JOHN R PHELPS	3524 SE 7TH ST	\$519.68
1330802020009000	JOHNNIE L LIVINGSTON	2340 SE ADAMS ST	\$442.00
1093203029009000	JONATHAN P WORDEN	814 SE BRANNER ST	\$339.06
1082801025011000	JONRILEY L HOFFMAN	809 NE WABASH AVE	\$567.84
1093002002007000	JOSE A & RAMIREZ MARIA TREJO	1208 NW LAURENT ST	\$404.35
1330802008002000	JOSE A FLORES	721 SE 22ND ST	\$235.35
0973603016007000	JOSE BARBA	1112 SW GARFIELD AVE	\$242.09
1341801005013000	JOSE F PAREDES	3205 SE IRVINGHAM ST	\$222.46
1083303025011000	JOSE MANUEL SUSTAITA	525 SE GRAY ST	\$519.68
1330502014018000	JOSEPH M DOZIER	814 SE 13TH ST	\$170.99
1093204005003000	JOSEPH SPENCER	1510 SE 4TH ST	\$520.95
1461403010008000	JOSHUA D MYRICK	3442 SW OAKLEY AVE	\$510.62
1341902005006000	JOSHUA WENARD FRANKLIN JR	3901 SE HUMBOLDT ST	\$222.88
1093001013002000	JOYCE L PAYNE	1034 NW TYLER ST 1ST	\$526.40
1093001013002000	JOYCE L PAYNE	1034 NW TYLER ST	\$526.40
1430802004010010	JOYCE L TABOR	2436 SW GOLF VIEW DR	\$573.22
1330804016011000	JUAN C CORREA	2727 SE COLORADO AVE	\$442.34
1093204030006000	JUAN C CRUZ ALVARADO	1201 SE 6TH AVE	\$919.87
1330801011006000	JUAN CARLOS MORALES	1325 SE SAGE ST	\$512.10
1410104016003000	JUAN JIMANEZ	1906 SW CENTRAL PARK AVE	\$504.48
1320402011002000	JUAN RUELAS	800 SE HIGHLAND AVE	\$390.51
1342001001020000	JUAN RUELAS	3800 SE MICHIGAN AVE	\$5,152.67
1082803023011000	JUANA TAFOYA	511 NE EMMETT ST	\$505.67
1093204004001000	JUANA VILLAGRANA DETORRES	301 SE LELAND ST	\$520.95
1093201027004000	JUANA Z SILVA	315 SE BRANNER ST	\$486.70
1083304010018000	JUDITH A HEITHAUS	2928 SE 6TH AVE	\$600.50
1083304010018010	JUDITH A HEITHAUS	2930 SE 6TH AVE	\$484.31
1341801009012000	JUDY PRITCHARD	3140 SE FREMONT ST	\$540.00
1330501002006000	JULIE A SUTTON	1010 SE LOCUST ST	\$1,012.73
0973603019024000	JULIE L TRUST LYLE	1161 SW MULVANE ST	\$546.28
1093101012006000	JUSTIN GILBERT	318 SW VAN BUREN ST	\$526.36
1330701008016000	KAI-B REALTY LLC	2418 SE QUINCY CT	\$510.82
1411201001004000	KANSAS BRISTOL RIDGE LLC	2130 SW FILLMORE ST 49	\$118.32
1341701008008000	KANSAS C WOODARD	3008 SE MINNESOTA AVE	\$330.05
1911202020027000	KANSAS MONTARA LLC	7137 SW WOODCROFT WAY	\$160.27
1411202002031000	KANSAS MT VERNON LLC	2113 SW POTOMAC DR IRR	\$491.76
1411201024001000	KANSAS TRIANON LLC	1320 SW 27TH ST L	\$122.32
1093102029007000	KANSAS VILLAGE AT OLD TOWN LLC	730 SW WESTERN AVE	\$375.18

1330702017024000	KAREN J GUSTAFSON	218 SW HILLSIDE DR	\$272.15
0973602026007000	KAREN K CHESTNUT	929 SW LINDENWOOD AVE	\$477.46
1330804012009000	KAREN L RIVERA	2617 SE IOWA AVE	\$512.10
1092902024001000	KATHERINE J COBB	1035 NE MONROE ST	\$526.40
1092902013015000	KATHERINE J COBB	220 NE FAIRCHILD ST	\$495.39
1041901009005000	KAYLA J WILSON	1900 NW TYLER ST	\$1,655.25
1451502004007000	KDL INC	5007 SW 29TH ST	\$781.28
1092902037008000	KEBOB PROPERTIES LLC	834 N KANSAS AVE	\$643.37
1093201003005000	KELLI STEBAL	1209 NE SEWARD AVE	\$202.71
0973604024012000	KELLY D MEADOWS	1192 SW FILLMORE ST	\$1,112.73
1320403014005000	KENDRICK A JANNELLE JR	1235 SE BELLVIEW AVE	\$512.10
1330804004004000	KENNETH D NORTON	2510 SE WISCONSIN AVE	\$411.51
0973501011008000	KENNETH L BRUBAKER	642 SW OAKLEY AVE	\$704.40
1330803019012000	KENNETH L BRUBAKER	2737 SE PENNSYLVANIA AVE	\$547.55
1330803019011000	KENNETH L BRUBAKER	2745 SE PENNSYLVANIA AVE	\$547.55
1330803019011000	KENNETH L BRUBAKER	2747 SE PENNSYLVANIA AVE	\$547.55
1330802021003000	KENNETH L BRUBAKER	2412 SE ADAMS ST	\$509.61
1410203016020000	KENNETH L BRUBAKER	1917 SW STONE AVE	\$510.82
1330801023004000	KENNETH L BRUBAKER	1805 SE 24TH ST	\$512.10
0973604020025000	KENNETH L BRUBAKER	1169 SW LINCOLN ST	\$527.17
1341703018014000	KENNETH L BRUBAKER	1024 SE 37TH ST	\$529.67
1041902023001000	KERRI L UNDERWOOD	1839 NW BUCHANAN ST	\$1,141.88
1341703005059000	KEVIN J MARSH	3425 SE OHIO AVE	\$351.06
1083304003019000	KEVIN L MCLAUGHLIN	217 SE ARTER AVE	\$519.68
1092902028008000	KEVIN STOVALL	914 NE MONROE ST	\$1,062.50
1330501003004000	KIMBERLY VEGA	1411 SE 10TH AVE	\$376.11
1330803002008000	KRISTINE B HOWARD	2532 SE OHIO AVE	\$647.55
1093104016005000	LA FEMME LEGACIES LLC	914 SE MADISON ST	\$4,804.88
1330602015009000	LAFAYETTE L COBIN	1424 SW VAN BUREN ST	\$485.52
1330602015007000	LAFAYETTE L COBIN	1420 SW VAN BUREN ST	\$441.21
1083303006001000	LAIRD C LESTER	301 SE DAVIES ST	\$486.70
1083302020003000	LAIRD C LESTER	202 SE DAVIES ST	\$477.48
1411202001007000	LANCE C SCOTT	1647 SW 21ST ST	\$396.18
1082801003008000	LANCE M TORREZ	1116 NE WINFIELD AVE	\$472.46
1410102012003000	LANCE N RUIZ	1306 SW GARFIELD AVE	\$538.78
1083303013008000	LARRY D MORAN	339 SE ALKIRE ST	\$796.71
1082803019035000	LARRY W CHIDDIX	441 NE OHIO AVE	\$407.26
0973603017002000	LATONYA HELMS	1148 SW GARFIELD AVE	\$474.05
0973503015018000	LAWRENCE KASSIN	3100 SW DORR ST	\$604.64
1093204023002000	LEONARD G HERNANDEZ	502 SE LAFAYETTE ST	\$718.59
1330602025006000	LEONARD W BUNDRIDGE	1512 SW HARRISON ST	\$481.14
1330501010008000	LEROY L THOMAS	1224 SE LOCUST ST	\$485.46
1092902017009000	LETHA M EDMONDS	1106 NW VAN BUREN ST	\$252.72
1330804026007000	LETTY RENEE BOLTON	2820 SE MINNESOTA AVE	\$367.88

1341704003008000	LEVI WILLIAM L BERG	3431 SE MICHIGAN AVE	\$475.33
1330804018003000	LEYLING RAYO	2704 SE WISCONSIN AVE	\$434.83
1093003001011000	LINDA DUVAL	800 SW 1ST ST	\$1,081.67
1083303018009000	LINDA S CONNELL	429 SE BURR ST	\$520.91
1093201008015000	LISA GOMEZ	219 NE LIME ST	\$1,132.40
1410101017001000	LIZBETT A ANDRADE	1501 SW FILLMORE ST	\$475.85
1082804011001000	LORA L LONGSTAFF	631 NE OAKLAND AVE	\$433.28
1093204038021000	LORA L TIBBITS	715 SE LAWRENCE ST	\$517.27
1910103006010000	LUCY E ENGEL	6610 SW SHADYVALE LN	\$973.06
1410102002022000	LUIS RODRIGUEZ CRUZ	1273 SW GARFIELD AVE	\$232.12
1082802007010004	LUZ ELENA MACIAS MEDINA	2212 NE SARDOU AVE	\$487.45
1082802007010004	LUZ ELENA MACIAS MEDINA	2214 NE SARDOU AVE	\$347.07
1082802007010004	LUZ ELENA MACIAS MEDINA	2216 NE SARDOU AVE	\$347.07
1093201006016000	MAGDALENA VILLEGAS	233 NE CHANDLER ST	\$690.43
1092902020019000	MANRIQUE MARROIQUIN ARIANA	1029 NW JACKSON ST	\$171.32
1330601021001000	MANUEL DE JESUS PAREDES	430 SE 13TH ST	\$2,465.99
1083303013006000	MANUEL TORRES DELREAL	330 SE HIGH ST	\$485.51
1042003024008000	MARCIA A LESSENDEN	1308 NW VAN BUREN ST	\$192.28
1330804020006000	MARCIA A LESSENDEN	2714 SE ILLINOIS AVE	\$295.94
1092901009008000	MARGE COLCHER	503 NE FAIRCHILD ST	\$316.64
1093204038013000	MARIA D FISHER	1306 SE 8TH AVE	\$104.26
1041904018010004	MARIA E GARCIA CARRILLO	518 NW GRANT ST	\$526.40
1341801010010000	MARIA GUADALUPE	3132 SE EMERSON ST	\$540.00
1083303023002000	MARIA ZUNIGA	500 SE MARKET ST	\$485.52
1320402006014000	MARIE HENDERSON	2022 SE 10TH ST	\$485.52
1093101006016000	MARIELA LOPEZ JUAREZ	320 SW 3RD ST	\$494.84
1341804021007000	MARILYN K REECE	3512 SE DUPONT PL	\$263.59
1330504009024000	MARIO A AVALOS	2035 SE IOWA AVE	\$633.01
1410101004013000	MARIO MARQUES REYES	1264 SW LINCOLN ST	\$258.53
1093204036002000	MARIO SILVA	1919 SE 6TH AVE	\$366.41
1410101018015000	MARION L. MAPLES	1515 SW CLAY ST	\$538.63
1093102013006000	MARK CALDWELL	412 SW CLAY ST	\$505.67
1042003024007000	MARK HEIDEMAN	1312 NW VAN BUREN ST	\$526.40
0973602014016000	MARK J RICHARDSON	737 SW COLLEGE AVE	\$371.28
1083403009009000	MARK S REDMOND	334 SE NORWOOD ST	\$518.39
1093204030005000	MARK S REDMOND	1205 SE 6TH AVE	\$1,163.51
1393003002016000	MARK W DALSING	206 SW TERRA DR	\$63.82
1330801007010000	MARK W DALSING	1703 SE MORRISON ST	\$150.16
1410101030023000	MARSHA J MAGGETT	1633 SW WESTERN AVE	\$55.00
1093201022001000	MARTHA SHAHID	200 SE LIME ST	\$520.95
1330602019006000	MARTIN MUNOZ	1408 SW POLK ST	\$614.53
1330503012003000	MARTINIANO REYES HABANA	1706 SE MARYLAND AVE	\$547.55
1341804012004000	MARY E MARINER	509 SE 33RD TER	\$207.08
1421004002033000	MARY LOU REMBOLDT	2505 SW MISSION AVE	\$547.55

1420903001004000	MARY OBERHELMAN	2512 SW OSBORN RD	\$517.13
1330604006013000	MASIEL DIAZ MACIAS	1735 SE QUINCY ST	\$485.52
1420304001021000	MATHEW M MCADAMS	1821 SW GAGE BLVD	\$515.98
0973601028005000	MATTHEW J PREFACH	911 SW LINCOLN ST	\$527.17
1330503029002000	MATTHEW R WURM	2000 SE HUDSON BLVD	\$512.10
1330501011017000	MATTHEW R WURM	1217 SE LOCUST ST	\$519.57
1041904018007000	MAX L MANNING	1316 NW EUGENE ST	\$558.28
1330801012010000	MAX R HILLER	1608 SE 23RD ST	\$512.10
1461301007030000	MCDONALDS REAL ESTATE CO	3117 SW TOPEKA BLVD	\$297.55
1093204010017000	MELANIE ODUM	425 SE LAKE ST	\$425.92
1092902032004000	MERC INVESTMENTS LLC	219 NW GORDON ST	\$224.47
1092902032004000	MERC INVESTMENTS LLC	225 NW GORDON ST	\$436.75
1092902032004000	MERC INVESTMENTS LLC	928 NW VAN BUREN ST	\$189.06
1330702002009000	MERLE E DELONG	2136 SW HARRISON ST	\$519.68
0972603010015000	MICHAEL A ODELL	527 SW OAKLEY AVE	\$510.82
0973602027037000	MICHAEL B HENDERSON	933 SW JEWELL AVE	\$546.28
1083302015004000	MICHAEL D MCELHENY	126 SE DAVIES ST	\$520.91
1411202005004000	MICHAEL E DURALL	2208 SW MACVICAR AVE	\$140.13
1092902026012000	MICHAEL E MEYER	1004 NE MADISON ST	\$320.00
1083403003006000	MICHAEL J LONG	3310 SE 3RD ST	\$603.53
1330702018013000	MICHAEL K ALLEN	2535 S KANSAS AVE	\$491.34
1093102009018000	MICHAEL L LANDRUM	435 SW TYLER ST	\$626.37
1093102009018000	MICHAEL L LANDRUM	433 SW TYLER ST	\$626.37
1461402005014000	MICHAEL P CROSBY	3409 SW 29TH TER	\$510.82
1461402005014000	MICHAEL P CROSBY	3411 SW 29TH TER	\$510.82
0973504005002000	MICHAEL P CROSBY	2709 SW 10TH AVE	\$546.29
1041804005009000	MICHAEL P CROSBY	2216 NW TAYLOR ST	\$517.62
1330504007007000	MICHAEL REDMON	2030 SE COLORADO AVE	\$473.46
1093204018007000	MICHAEL RODRIGUEZ	426 SE LELAND ST	\$520.95
1410101029025000	MICHELE R ALLAN	1637 SW FILLMORE ST	\$711.28
0973602027016000	MICHELLE J DUNCAN	954 SW LINDENWOOD AVE	\$195.15
1083403004008000	MICHELLE K PACHECO	221 SE NORWOOD ST	\$418.39
1330504008014000	MICHELLE L CANFIELD	1826 SE 21ST ST	\$128.18
1083303013009000	MICHELLE MATLOCK	329 SE ALKIRE ST	\$194.39
0973502019006000	MICHELLE SULLIVAN	820 SW OAKLEY AVE	\$331.37
1411201013005000	MILAN AUSTIN	2320 SW BUCHANAN ST	\$638.60
1093102020016000	MOHAMMAD ALAM	531 SW TOPEKA BLVD	\$462.13
1093102020016000	MOHAMMAD ALAM	529 SW TOPEKA BLVD	\$408.74
1093102020016000	MOHAMMAD ALAM	529 1/2 SW TOPEKA BLVD	\$408.74
1083303021013000	MORGAN T COUNTS	2016 SE 6TH AVE	\$519.68
0972504018019000	MORIARTY DESIGN LLC	1726 SW 3RD ST	\$510.35
0973601012005000	MOSAIC CONSTRUCTION COMPANY	608 SW LINCOLN ST	\$1,194.78
1330801010012000	MOSES J JACKSON	1420 SE SAGE ST	\$693.31
1082701001001000	MTAA	3600 NE SARDOU AVE 9	\$1,154.09

1082701001001000	MTAA	3600 NE SARDOU AVE 10	\$540.46
1351603013022000	MURLENE K PRIEST	3521 SE POWELL ST	\$377.14
1093103007005000	NARWHAL HOLDINGS LLC	420 SW 9TH ST	\$65.27
1092902002008000	NATALEY N RILEY	1310 NE QUINCY ST	\$499.27
0973601013011000	NEKS PROPERTIES LLC	633 SW LINCOLN ST	\$492.50
1042003016015000	NICHOLAS L ELDTREH	1409 NE QUINCY ST	\$526.40
1083302006006000	NICK R BOURASSA	1509 NE SEWARD AVE	\$642.09
1093003008012000	NILDA MONTALVAN	130 SW CLAY ST	\$514.71
1330704014013000	NORMA LIZETH LOPEZ	2715 SE MADISON ST B	\$240.17
1420304006038000	OAKRIDGE INVESTORS	1809 SW BURNETT RD	\$125.13
1330602022012000	ORA MARTINDALE	1528 SW POLK ST	\$519.68
1411201011008000	PABLO GONZALEZ	2309 SW FILLMORE ST	\$275.49
0973602027025000	PACIFIC COAST INVESTMENTS LLC	2012 SW 10TH AVE	\$349.62
1042003017008000	PAMELA S CARTER	1404 NW LOGAN ST	\$80.14
1420304011024000	PATRICIA DEBACKER	2005 SW MOUNDVIEW DR	\$518.39
1473600001015000	PATRICIA KRATOCHVIL	805 SW 57TH ST	\$1,065.35
1093101011008000	PATRICIA KRATOCHVIL	325 S KANSAS AVE	\$680.63
1092902026004000	PATRICK A MARTINEZ	1030 NE MADISON ST	\$495.39
1093202021007000	PATRICK A MARTINEZ	316 SE HANCOCK ST	\$520.95
1330803006010000	PATRICK C DELAPP	710 SE 26TH ST	\$511.54
1093204035026000	PATRICK C DELAPP	627 SE LIBERTY ST	\$520.95
1330803006011010	PATRICK C DELAPP	718 SE 26TH ST	\$547.55
1093102025011000	PATRICK C DELAPP	626 SW FILLMORE ST	\$517.27
0973604013001000	PATRICK C DELAPP	1013 SW 11TH ST	\$485.52
1330602020005000	PATRICK C DELAPP	1404 SW WESTERN AVE	\$519.68
1330803010009000	PAUL S PAGE	2644 SE PENNSYLVANIA AVE	\$611.33
1052104009004000	PAULA K HOFFMAN	1336 NE WINFIELD AVE	\$505.67
1330604007013000	PERLA GALVAN	1922 S KANSAS AVE	\$519.68
1093102019014000	PETAR W REBEGILA	624 SW 6TH AVE	\$767.86
1093102019014000	PETAR W REBEGILA	624 SW 6TH AVE B	\$514.69
1461402007021000	PETER N KARIOKI	3100 SW 31ST ST	\$512.10
1041904005012000	PETRA ORTEGA	1507 NW POLK ST	\$526.40
1330503003006000	PHILLIP & CHRISTENE L OWENS	1030 SE 17TH ST	\$443.47
1330801008007000	PIERRE M COLLINS	1833 SE 22ND ST	\$512.10
1083302005004000	R & VICKI L BASALDUA	318 NE GRATTAN ST	\$541.28
1083404001010000	RAFAEL BERMUDEZ BLANCO	240 SE RICE RD	\$382.62
1330801016010000	RAFAEL NUNEZ	1312 SE LOTT ST	\$473.46
1330804005003000	RAMON GARCIA	2508 SE MICHIGAN AVE	\$100.00
1342001001025000	RAUL R GATEWOOD	3720 SE ILLINOIS AVE	\$215.69
1410101006010000	RAY E SNOOK	1270 SW WASHBURN AVE	\$159.74
1083403002001000	RAYMOND L LOWERY	212 SE NORWOOD ST	\$442.33
1093102005013000	RHEA C GLENN	724 SW 4TH ST	\$244.55
1093204037017000	RHEUSILLA BOWEN	1418 SE 8TH AVE	\$519.68
1082803025008000	RICARDO CANO LOPEZ	424 NE EMMETT ST	\$175.44

1041804004006000	RICHARD L GREEN	2207 NW TAYLOR ST	\$575.28
1030704001027000	RICHARD L PARKS	3100 NW ROCHESTER RD	\$591.00
1093001005001000	RICKY J BRANDENBURGH	1235 NW POLK ST	\$526.40
1093001005017000	RICKY J BRANDENBURGH	1231 NW POLK ST	\$525.18
1041904006005000	RICKY J BRANDENBURGH	1522 NW TYLER ST	\$517.62
1341703005026000	RIGOBERTO MUNOZ ANGELES	817 SE 34TH ST	\$175.17
1093201007007000	ROBERT A NICHOLSON	208 NE CHANDLER ST	\$455.06
1093204032007000	ROBERT E TROUPE	618 SE LAWRENCE ST	\$1,146.48
1330601022007000	ROBERT G BRADFORD	1422 SE MADISON ST	\$484.40
1092902012006000	ROBERTA D TAPLEY	1108 NE MONROE ST	\$504.28
1341703008031000	ROBERTO ALCANTARA	1224 SE 35TH TER	\$174.70
1093102010019000	ROBERTO AXALCO REYES	423 SW POLK ST	\$504.55
1093203012001000	ROBERTO HERNANDEZ	912 SE 6TH AVE	\$513.87
1093003019004000	ROBIN K ESPINOSA	1117 SW 3RD ST	\$475.07
1410102003026000	ROCK CHALK ENTERPRISES LLC	1251 SW MULVANE ST	\$241.65
1421002014012000	ROCK SOLID REAL ESTATE LLC	2340 SW EDGEWATER TER	\$328.55
1041703006013000	ROCKSIE KAHLER	116 NW LYMAN RD	\$515.18
1330501007014000	RODNEY C BILLS	1131 SE LAWRENCE ST	\$519.68
1410101011003000	RODOLFO CERVANTES-URBANO	1302 SW BUCHANAN ST	\$522.60
1092902029011000	ROLLAND D SPENCER	917 NE MONROE ST	\$526.40
1092902025015000	ROLLAND D SPENCER	1019 NE MADISON ST	\$526.40
1330602027006000	ROMAN ANAYA	1604 SW VAN BUREN ST	\$519.68
1330601026009000	RONALD E CHARLES JR	1520 SE QUINCY ST	\$475.02
1041904005014000	RONALD E MULANAX	1511 NW POLK ST	\$521.74
1320902012005000	RONALD G PARKS	2510 SE 25TH ST	\$486.52
1092902009016000	ROSA JAUREGUI	1215 NE MONROE ST	\$526.40
1093001012002000	ROSA JAUREGUI	1024 NW POLK ST	\$526.41
1082801011003000	ROSA ROLFE	1015 NE MICHIGAN AVE	\$271.05
1093204034004000	ROSA ROLFE	1601 SE 6TH AVE	\$760.19
1351604009008000	ROSEANNA J ROTHFELDER	2639 SE TIDEWATER DR	\$377.42
0973602028016000	ROSENDO V ESQUIBEL	952 SW JEWELL AVE	\$546.28
1420303009032000	ROXANNE PAYNE	4704 SW 18TH TER	\$692.94
1341801017002000	ROYALTY SOLUTIONS LLC	3200 SE GIRARD ST	\$694.76
1093204036024000	RUBEN REBOLLO	1922 SE 10TH AVE	\$318.12
1410101026030000	RUBEN REBOLLO MORA	1627 SW BUCHANAN ST	\$567.20
0973502023017000	RYNE E FRASER	919 SW FRAZIER AVE	\$547.55
1083303017014000	S WINRICK	419 SE GRAY ST	\$486.70
1083303029012000	SANDEE L FONSECA	565 SE GRAY ST	\$438.80
1083303026003000	SANDRA AGUIRRE	514 SE GRAY ST	\$519.65
1083303026003000	SANDRA AGUIRRE	510 SE GRAY ST	\$519.68
1083303016018000	SANDRA C RETANA GARCIA	419 SE GOLDEN AVE	\$300.14
1092901009020010	SANDRA J & MICHAEL B BURGHART	550 NE GORDON ST	\$301.23
0983304003001250	SANDRA K DICKISON	5313 SW 10TH AVE	\$128.48
0973503017001000	SANDRA K ESSMAN	1159 SW OAKLEY AVE	\$604.64

1330603011010000	SANDRA K. FISHER	108 SW HAMPTON ST	\$485.52
1093003014016000	SARA F GUERRERO	704 SW 3RD ST	\$861.25
0983404003006000	SARA M ANDRES	1151 SW MISSION AVE	\$167.08
1461302002012000	SARAH M DREXLER	1912 SW 29TH TER	\$600.04
1093204038022000	SARAH M. HUMPHREY	711 SE LAWRENCE ST	\$485.52
1330602031021000	SAUREZ 7 LLC	1607 SW TYLER ST	\$258.80
1083303013010000	SERGIO C LOPEZ	325 SE ALKIRE ST	\$319.57
1073501001006000	SEWARD STREET PROPERTIES LLC	4045 NE SEWARD AVE	\$215.82
1410101030001000	SHANE L DREHER	1603 SW WESTERN AVE	\$460.12
1341703005055000	SHANEE N MCCRAY	3449 SE OHIO AVE	\$295.48
1330602008014000	SHANEKA L HUNTER	1325 SW POLK ST	\$519.68
1330503001008000	SHANNEN L RODRIGUEZ	1720 SE CHANDLER ST	\$512.10
1093101005004000	SHARLETT A WOOD EDEN	214 SW TOPEKA BLVD	\$1,109.97
1330602022001000	SHARLETT WOOD EDEN	1501 SW TYLER ST	\$519.68
1042003012003000	SHARON K BOOTH	175 NW EVELYN ST	\$271.11
1041904017003000	SHARON K SANTELLANO	625 NW ST JOHN ST	\$500.65
1330804017004000	SHAY MANAGEMENT LLC	2712 SE MINNESOTA AVE	\$512.10
1330601007015000	SHELBY D PARKER	1129 SE MADISON ST	\$669.87
1911202007019000	SHERRY L BURTON	6933 SW MONTARA PKWY	\$973.06
1082801020013000	SHEYANNE L BOEDING	919 NE WINFIELD AVE	\$414.43
1330701001023000	SHIRLEY A VANDONGE	2223 SE ADAMS ST	\$547.55
1330804023015000	SHIRLEY A VANDONGE	2837 SE MICHIGAN AVE	\$512.10
1341703007024000	SHIRLEY A VANDONGE	1110 SE PINECREST DR	\$379.95
1451504010023000	SINK INVESTMENTS LLC	3513 SW MOUNDVIEW DR	\$517.13
1330802024004000	SKIPPER HOWBERT	2414 SE MARYLAND AVE	\$547.55
1320902002008000	SKIPPER HOWBERT	2401 SE 21ST ST	\$562.10
1461304010015000	SKIPPER HOWBERT	3475 SW TARA AVE	\$529.67
1041704001021010	SNOW TERMINATORS LLC	680 NE US 24 HWY	\$2,475.90
1330804007001000	SOICH CARDONA GUTIERREZ	2501 SE ILLINOIS AVE	\$341.95
1042004003009000	SONOS	424 NE PARAMORE ST 3	\$526.40
1042004003008004	SONOS	422 NE PARAMORE ST 1	\$526.40
1042004004004000	SONOS	504 NE PARAMORE ST	\$463.17
1042004003008004	SONOS	422 NE PARAMORE ST 2	\$526.40
1042004003009000	SONOS	424 NE PARAMORE ST 4	\$526.40
1042004003009000	SONOS	424 NE PARAMORE ST 5	\$526.40
1042004003009000	SONOS	424 NE PARAMORE ST 6	\$526.40
1041903005007000	SPENCER H SMALL	1316 NW LAURENT ST	\$346.58
1452201005015000	STEPHANIE L SPARKS	3841 SW 39TH TER	\$633.44
1420303006012000	STEPHEN J HONEA	1832 SW CREST DR	\$268.19
1093102027004000	STEVE M HARVEY	708 SW CLAY ST	\$638.01
1082801007016000	STEVE R BAILEY	1127 NE FOREST AVE	\$186.32
0973603005017000	STEVE R BAILEY	1037 SW BOSWELL AVE	\$546.28
1083303027015000	STEVEN GORRELL	556 SE GOLDEN AVE	\$793.73
1092901010006000	STEVEN HOAK	541 NE GORDON ST	\$526.40

1093102026025000	STEVEN J ROBINSON	605 SW FILLMORE ST	\$340.02
0973604015007000	TAJ RICKSHAI D BAIRD	1120 SW LINCOLN ST	\$583.09
0973604027009000	TAMARA B REVELY FIELDS	1224 SW BUCHANAN ST	\$538.63
1330501004018000	TANNIS M SMITH	1034 SE LIME ST	\$795.54
1093102010003000	TAYLOR R OLIVER	400 SW TAYLOR ST	\$701.73
1330602025004000	TELLIS DORSEY	1504 SW HARRISON ST	\$519.68
1082801025008000	TERRI L TYLER	812 NE CHESTER AVE	\$541.28
1093003007001000	TERRY L STEELE	101 SW CLAY ST	\$541.28
1092902001005000	TERRY W MANIS	1318 NE MONROE ST	\$438.77
1330602016025000	TESJAH L COBIN	1411 SW VAN BUREN ST	\$489.68
1330801022008000	THEADORE R HALL	2430 SE COLORADO AVE	\$512.10
1330602007014000	THIRD EYE FINANCIAL GROUP LLC	1277 SW POLK ST	\$258.91
1082804026002000	THOMAS E TRAVERS	442 NE WABASH AVE	\$541.28
1082803011005000	THRU IT ALL COMMUNITY SERVICES	626 NE FREEMAN AVE	\$392.77
1341801001018000	TIEN HOANG PHAM	3029 SE ADAMS ST	\$540.00
1093003003015000	TIM C LANDIS	107 NW CLAY ST	\$147.69
1330802010005000	TIMOTHY J KEARNEY	2228 SE MARYLAND AVE	\$318.16
1341703005028000	TIMOTHY LAWSON	805 SE 34TH ST	\$494.84
1083302007002000	TONI L DOMINGUEZ	1505 NE ATCHISON AVE	\$710.62
1341804010036000	TONY C BAIRD	3353 SE FREMONT ST	\$491.34
0973501016012000	TONY D GRAHAM	750 SW RANDOLPH AVE	\$275.72
1330801003010000	TONYA HERNANDEZ	1504 SE MORRISON ST	\$438.45
1421003011003000	TOPEKA KS I SGF LLC	2820 SW FAIRLAWN RD IRR	\$849.26
1411201014016014	TRACY L REYNOLDS	2530 SW LINCOLN ST	\$393.42
1330801014024000	TRENTON E ROBERTSON	1808 SE LOTT ST	\$473.46
1341903003020000	TRITON INVESTMENT LLC	115 SW 40TH TER	\$525.92
1093203027006000	TYRON DIAZ LOWERY	835 SE CHESTNUT ST	\$525.92
1092902036013000	VANCE RENTAL PROPERTIES INC	809 N KANSAS AVE	\$128.83
1093204036020000	VERMON C EDEN	1818 SE 10TH AVE	\$486.70
1093204036019000	VERMON C EDEN	1814 SE 10TH AVE	\$711.21
1093101005016000	VERMON C EDEN	221 SW HARRISON ST	\$529.67
1330801021016000	VERONICA K ABEL	1701 SE LOTT ST	\$368.41
1330602023005000	VERONICA TEOFILLO	1506 SW TYLER ST	\$519.68
1320301001031000	VETERANS ADMINISTRATION	3626 SE 7TH ST	\$519.68
1320402001002000	VICTORY CITY CHURCH	2701 SE 6TH AVE B	\$479.79
1393002004008000	VINCENT WEDELSTEDT	4720 SW TOPEKA BLVD	\$3,391.80
1393002004008000	VINCENT WEDELSTEDT	4726 SW TOPEKA BLVD	\$532.54
1042003003003000	VIOLA M IRELAND	121 NW HOLMAN ST	\$526.40
1042003003004000	VIOLA M IRELAND	125 NW HOLMAN ST	\$495.39
1092902013013000	VIOLA M IRELAND	214 NE FAIRCHILD ST	\$526.40
1320402014012000	VIRGIL HARNESS	1010 SE LONG ST	\$519.68
1093202010021000	VIRGINIA MENDEZ PEREZ	223 SE KLEIN ST	\$445.95
1341903002013000	VIVIAN F TURCIOS	208 SW 40TH TER	\$196.83
1093102004006000	W R PORTEE EVANGELISTIC WORLD	330 SW WESTERN AVE	\$1,532.95

0973603018021000	WALNUT ESTATES LLC	1179 SW GARFIELD AVE	\$510.06
0973603022009000	WALNUT ESTATES LLC	1176 SW WOODWARD AVE	\$236.64
0973604010009000	WANDA G WASH	1024 SW BUCHANAN ST	\$757.60
1330802014013000	WANDA LEA BEAN	2333 SE INDIANA AVE	\$512.10
1410101020002000	WASHBURN PARK LLC	1400 SW LANE ST 1	\$498.93
1410101020002000	WASHBURN PARK LLC	1400 SW LANE ST 2	\$498.93
1410101020002000	WASHBURN PARK LLC	1400 SW LANE ST 3	\$498.93
1410101020002000	WASHBURN PARK LLC	1400 SW LANE ST 4	\$498.93
1410101020002000	WASHBURN PARK LLC	1400 SW LANE ST 5	\$498.93
1410101020002000	WASHBURN PARK LLC	1400 SW LANE ST 6	\$498.93
1410101020002000	WASHBURN PARK LLC	1400 SW LANE ST 7	\$498.93
1410101020002000	WASHBURN PARK LLC	1400 SW LANE ST 8	\$498.93
1410101020002000	WASHBURN PARK LLC	1423 SW 14TH ST IRR	\$305.74
1320402012010000	WAYNE E BRANDON JR	807 SE HIGHLAND AVE	\$468.99
1320401013011010	WAYNE GROVES	825 SE SHERMAN AVE	\$518.30
1083302012003000	WAYNE H MCCAULEY	132 SE CALIFORNIA AVE	\$1,549.51
1083302012002000	WAYNE H MCCAULEY	104 SE CALIFORNIA AVE	\$1,341.92
1083302012005000	WAYNE H MCCAULEY	141 SE SWYGART ST	\$716.76
1083302012002000	WAYNE MCCAULEY	104 SE CALIFORNIA AVE B	\$294.70
1461304009007000	WAYNE MCCAULEY	1407 SW CROIX ST	\$529.67
1320401013012000	WELLS FARGO HOME EQUITY ASSET	821 SE SHERMAN AVE	\$181.55
1410101005007000	WENDOLYN G NELSON	1266 SW LANE ST	\$408.79
1410101010004000	WESTLEE A WALL	1314 SW BUCHANAN ST	\$538.63
1410101004010000	WILCOX BROTHERS PROPERTIES LLC	1252 SW LINCOLN ST	\$538.63
1093102018021000	WILCOX BROTHERS PROPERTIES LLC	505 SW POLK ST	\$505.60
1410204017004000	WILLIAM D MONTGOMERY	1914 SW MEDFORD AVE	\$392.47
1330602019027000	WILLIAM JON MARPLE	1415 SW TYLER ST	\$361.91
1330501006001000	WINONA M DICKSON	1101 SE LIME ST	\$485.52
1461303007002000	WM L BARBER	1809 SW TARA AVE	\$149.35
1093102011012000	WONDERFUL WORKS	816 SW 5TH ST	\$330.00
1093102017017000	WONDERFUL WORKS DELIVERANCE	509 SW TAYLOR ST	\$305.55
1330501008015000	WP HOLDINGS LLC	1105 SE LOCUST ST	\$112.89
1330601007021000	WP HOLDINGS LLC	1105 SE MADISON ST	\$149.87
1093204003011000	YANIA SOTO	333 SE LIBERTY ST	\$486.63
1451502017015000	YOHANCE E SIMMONS	5132 SW 33RD ST	\$670.92
1093102022011000	YURI D ORTEGA	618 SW POLK ST	\$318.15
1451502005006000	YVONNE EVIE GREEN	4741 SW TWILIGHT DR	\$874.78
1330602023017000	YVONNE SEGURA	1535 SW TOPEKA BLVD	\$519.68
1410201019006000	ZACKARY PEREZ	1314 SW MEDFORD AVE	\$546.28
1093101006007000	ZEMORA INVESTING GROUP LLC	212 SW HARRISON ST	\$494.84
1473600001021000	ZITZER G A TRUST	501 SW 57TH ST	\$1,412.31

Section 2. That the City Clerk shall certify a copy of this Ordinance and deliver the same to the County Clerk of Shawnee County, Kansas, who shall place the several amounts mentioned in Section 1 of this Ordinance upon the tax rolls of said County to be collected as one tax in the same manner as other taxes and assessments are collected.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

PASSED AND APPROVED by the Governing Body _____.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 10, 2025

DATE:	June 10, 2025	DOCUMENT #:
CONTACT PERSON:		PROJECT #:
SECOND PARTY/SUBJECT:	Public Comment 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 or 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: