City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
https://www.topeka.org

Governing Body Agenda

December 3, 2019
6:00 PM

Mayor: Michelle De La Isla

Councilmembers

Karen A. Hiller	District No. 1	Brendan Jensen	District No. 6
Sandra Clear	District No. 2	Neil Dobler	District No. 7
Sylvia E. Ortiz	District No. 3	Jeff Coen	District No. 8
Tony Emerson	District No. 4	Michael Lesser	District No. 9
Mike Padilla	District No. 5		

City Manager: Brent Trout

Addressing the Governing Body: No person shall address the Governing Body during a Governing Body Meeting, unless they have notified the City Clerk at (785)368-3940 or by email at cclerk@topeka.org by 5:00 P.M. on the day of any Governing Body Meeting or sign up to speak at the meeting by 6:00 P.M. This limitation shall not apply to items added during the course of a meeting. The Governing Body does not take action with respect to any subject not on the agenda unless added to the agenda by a two-thirds vote of the Governing Body.

Persons addressing the Governing Body will be limited to four (4) consecutive minutes on a particular agenda item. Debate, question/answer dialogue or discussion between Governing Body members will not be counted towards the four (4) minute time limitation. The Chair may extend time with the unanimous consent of the Governing Body or by an affirmative vote of seven (7) Governing Body members may extend the four (4) minute limitation. The requirement to notify the City Clerk will not apply towards public hearings required by State and Federal law.

To make arrangements for special accommodations please call 785-368-3940. A 48-hour advance notice is preferred.

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities. To reach the City Clerk's office using the TRS, please dial 711.

(Agendas are available on Thursday afternoon in the City Clerk's office, 215 SE 7th -Room 166 and on the City's web site at https://www.topeka.org)

CALL TO ORDER:

INVOCATION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. PRESENTATIONS:

"Troy Scroggins Award"
"Public Works 3rd Quarter Report"

2. CONSENT AGENDA:

A. Disposal of Real Property - 421 SW Huntoon Street

APPROVAL of the Disposal of Real Property located at 421 SW Huntoon Street. *(Council District No. 1)*

(Approval would authorize sale of the property through private negotiated bid with adjacent property owner. All City departments have indicated they have no interest in the property and it has been declared surplus property.)

B. MINUTES of the regular meeting of November 19, 2019

C. APPLICATIONS:

3. ACTION ITEMS:

A. Public Hearing - Establishing the Dynamic Core Redevelopment District

PUBLIC HEARING regarding the establishment of the Dynamic Core Redevelopment District. *(The Public Hearing was recessed until December 3, 2019, at the October 15, 2019, Governing Body meeting.)*

(The Governing Body will consider additional public comment.)

B. Ordinance - Camping

ORDINANCE introduced by Councilmember Sylvia Ortiz, creating a new Article 3 of Chapter 9.45 of the Topeka Municipal Code concerning camping.

Voting Requirement: At least five (5) votes of the Governing Body is required.

(Approval would restrict camping in specified zones/areas of the city.)

C. Special Committee Update/Report - Traffic and Pedestrian Safety Ordinance

UPDATE and possible ACTION on the proposed traffic and pedestrian safety ordinance. *(90-day update from the meeting of September 3, 2019.)*

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

(Governing Body Rule 8.5(c) requires that each item referred to a committee shall be acted upon on or before any deadline set by the Governing Body or ninety (90) calendar days of the date upon which it was referred, whichever occurs first. The last update provided by the Special Committee

related to the proposed Traffic and Pedestrian Safety Ordinance occurred on September 3, 2019. Action or a subsequent update on the proposed ordinance is required on or before December 3, 2019.)

4. NON-ACTION ITEMS:

A. Discussion - AMR Franchise Agreement

DISCUSSION regarding nonexclusive franchise for American Medical Response.

(Approval would grant AMR a nonexclusive franchise agreement for one year.)

B. Discussion - 2020 Legislative Priorities

DISCUSSION regarding the legislative priorities identified by the Governing Body to be addressed or monitored during the 2020 Legislative Session.

C. Discussion - Topeka Zoo Governance

DISCUSSION on the governance of operations at the Topeka Zoo.

(The purpose of this discussion is to update the Governing Body on the opportunity that exists to modify the current operational partnership between the City and Friends of the Topeka Zoo (FOTZ) and exploring a City agreement with a non-profit organization to manage the full operation of the Topeka Zoo.)

5. PUBLIC COMMENT:

6. ANNOUNCEMENTS:

7. 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.)

8. ADJOURNMENT:

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 3, 2019

DATE:	**December 3, 2019**	
CONTACT PERSON:	**Trey Heikes, Executive Assistant, Office of the Mayor**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Troy Scroggins Award**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 005 Other**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

"Troy Scroggins Award"
"Public Works 3rd Quarter Report"

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

Description

Troy Scroggins Award Presentation
Public Works 3rd Quarter Presentation

Troy Scroggins Award

The City of Topeka
honors

Larry Robbins

It is my pleasure to join with The Human Relations Commission in recognizing Larry Robbins for his service to Topeka in advocating equal opportunity for staff development and minority groups in the Topeka school district.

In Witness Whereof, I do hereby affix my official signature and the Official Seal of the City of Topeka, Kansas, on this 3rd day of December, 2019.

_____

Michelle De La Isla, Mayor

Troy Scroggins Award

The City of Topeka
honors

Edith Gaines

It is my pleasure to join with The Human Relations Commission in recognizing Edith Gaines for her service to Topeka in being a leader of promoting health equity and educating the community on how race impacts health.

In Witness Whereof, I do hereby affix my official signature and the Official Seal of the City of Topeka, Kansas, on this 3rd day of December, 2019.

_____

Michelle De La Isla, Mayor

Troy Scroggins Award

The City of Topeka
honors

Chris Omni

It is my pleasure to join with The Human Relations Commission in recognizing Chris Omni for her service to Topeka as a visionary who gathers diverse groups of people and empowers them to advocate for the needs of the community.

In Witness Whereof, I do hereby affix my official signature and the Official Seal of the City of Topeka, Kansas, on this 3rd day of December, 2019.

_____

Michelle De La Isla, Mayor









2019 CIP Quarterly Report
November 19, 2019

ORANGEBARRELREPORT



Transportation / Streets

2019 Projects	Completion Date
SW Gage – SW 25th to SW 29th	Complete
NW Vail (Hwy 24 to Lower Silver Lake Road)	Complete
Crack Sealing and Micro Surfacing	Complete
Gary Ormsby Road (Joint Project w/ Shawnee County)	Complete
SW 17th – MacVicar to Fairlawn (Maintenance overlay – partial width)	Complete
SW Fairlawn (28th to 29th) – Wheatfield Village Development	Complete
SW Burlingame – 29th to 37th (Mill/Overlay)	Complete
SW Arvonia Place/Winding Road – Phase II	Complete
Oakland Neighborhood – curbs, alleys and mill/overlay	Complete
SE Adams – SW 33rd to SW 37th	Complete
Clarion Woods Neighborhood Project – Phase II	Near Completion
Chesney Park Neighborhood Project – Phase I	Near Completion
SW Gage – I70 to Emland Drive (Widening)	Complete
SW Gage – Emland to 6th (Maintenance Overlay – partial width)	Complete
Bikeways Phase 3 (SW 8th)	Wintering
KS Avenue Bridge Reconstruction	Complete
Quinton Heights SORT Projects	Wintering
Tennessee Town SORT Projects	Complete
SW 29th (Wheatfield)	Near Completion
SW 29th – Arrowhead to Wanamaker (Maintenance Overlay – partial width)	Complete



2019 Projects



Arvonia Reconstruction



SE Adams (33rd to 37th) Reconstruction

2019 Projects



SW 29th – Mill/Fill Partial Repair



Chesney Park Improvements

2019 Projects



Kay's Garden Construction



Storm Water Retention/Water Quality
Gage Park



Transportation / Streets

Projects – Design	Phase	Construction Start
• SW 10th – Fairlawn to Wanamaker	Final	2020
• SE Deer Creek Parkway/Carnahan Rd	Field Check	2020
• SW Gage Blvd – SW 37th to SW 45th	Final	2020/21
• SW 12th – Kansas Ave to Gage Blvd	Field Check	2021
• NW Tyler –NW Lyman to NW Beverly	Conceptual	2023
• SW 17th – MacVicar to I-470	Conceptual	2023


SW 10th Street



SW 12th Street



Internal Services:(Fleet, Facilities, Parking and TSG)

- Renovation on Fire Station #3 nearing completion.
- Continuing to address maintenance needs across the city
- AVL project continuing to move forward with sensors added to plows/spreaders.





Street Division:

- Street Sweeping - 1689 lane miles
- Potholes filled - 5269
- Alleys maintained - 100



2” Mill/Overlay – Street Operations



Alley Improvements – Street Operations



Questions?

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 3, 2019

DATE:	**December 3, 2019**	
CONTACT PERSON:	**Sasha Haehn, Neighborhood Relations Director**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:		**PROJECT #:**
CATEGORY/SUBCATEGORY	**007 Contracts and Amendments / 013 Sale of Land**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

APPROVAL of the Disposal of Real Property located at 421 SW Huntoon Street. *(Council District No. 1)*

(Approval would authorize sale of the property through private negotiated bid with adjacent property owner. All City departments have indicated they have no interest in the property and it has been declared surplus property.)

VOTING REQUIREMENTS:

At least six (6) votes of the Governing Body is required.

POLICY ISSUE:

Whether to authorize sale of this surplus property to the adjacent property owner for $1000.

STAFF RECOMMENDATION:

Staff recommends approval of the Real Estate Purchase Agreement in the amount of $1,000.

BACKGROUND:

The City acquired the property in June of 1991 as part of Right of Way/utility easement acquisition related to a public improvement project. A water line crosses the property adjacent to Topeka Boulevard and Huntoon Street.

In May of 2018, Henry Schulteis contacted the City as a representative of the property owners to the south and west of the lot and expressed interest in ownership of the property. The lot was determined to have been acquired as part of a public improvement project for the purpose of Right of Way(ROW)/utility easement. Upon further investigation, neither the Public Works or Utilities departments had need for the property outside of the

ROW and utility easements on the property and were interested in disposing of the property. City departments were contacted regarding their interest in use of the property and none expressed interest or need for the property. An appraisal of the property was obtained from Keller, Craig and Associates. The property was appraised at $1,900 based on the limited ability to develop the land due to the utility easement that intersects the lot combined with no current access to Huntoon Street or Topeka Boulevard.

Due to the size of the lot, combined with the easements and ROW and lack of street access, staff determined that this property would qualify for disposal through private negotiated sale with abutting property owners.

Staff contacted the County Appraiser regarding their appraised value of over $22,000 on this lot. The professional appraisal that the City obtained was provided to the County Appraiser and staff discussed the limited ability to develop this land given the easements and zero access to adjacent streets. The County Appraiser has agreed that the $1,900 value given in the appraisal by Keller, Craig and Associates is a more appropriate value based on the impact of the easement that bisects the property and the lack of access to the street system. In February of 2020, the County's record will be corrected to reflect this change.

Mr. Schulteis and S and L Apartments, LLC have offered $1,000 as the purchase price of the property. Neighborhood Relations, Public Works and Utilities have discussed this offer and agree this is a reasonable offer based upon the very limited development potential for this property caused by the bisection of the utility easement, unless it is combined with the adjacent properties.

BUDGETARY IMPACT:

Other than reduced land maintenance and upkeep costs there will be no financial impact on the City of Topeka. The property will be returned to the property tax rolls once ownership transfers from the City.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

Real Estate Agreement
Legal Description Exhibit A
City of Topeka Real Estate Report - 421 SW Huntoon Street
Property Map
Utility Easement Aerial Map
Contract for Appraisal of Property

City of Topeka Contract No. _____
REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2019 by and between the City of Topeka, a municipal corporation, (hereinafter "Seller") and S and L Apartments LLC., (hereinafter "Buyer").

1. Sale of Property. Subject to the terms and conditions herein set forth, Seller hereby agrees to sell and convey to Buyer by corporation quit claim deed, and Buyer hereby agrees to purchase, that certain real estate legally described as:

   A tract of land in Lot 1, Block A, Christy Subdivision, according to the recorded plat thereof in the City of Topeka, Shawnee County, Kansas: Begin at the northwest corner of said Lot; thence on a plat bearing of North 89 degrees, 45 minutes, 48 seconds East, 65 feet along the North line of said Lot; thence South 43 degrees, 39 minutes, 42 seconds West, 68.10 feet to the South line of said Lot; thence South 89 degrees, 45 minutes, 23 seconds West, 18 feet along said South line to the West line of said Lot; thence North 00 degrees 01 minutes 10 seconds East, 49.07 feet along said West line to the Point of Beginning. The tract contains 2,036 square feet, more or less. Commonly known as 421 SW Huntoon St., Topeka KS 66612

2. Purchase Price. The purchase price for the Real Estate shall be the sum of one thousand dollars and no cents ($1,000) (hereinafter "Purchase Price").

3. Time of Purchase. The time for closing of the purchase of the Real Estate shall be when all conditions contained herein are satisfied or waived.

4. Title and Conveyance. Buyer may at its sole option and expense obtain title insurance for the Real Estate. If in Buyer's opinion, the Commitment demonstrates that Seller's title to the Real Estate is not marketable, Buyer shall notify Seller in writing, specifying its objections. Seller shall use its best efforts, within a reasonable time (not to exceed ten (10) days), after receipt of such objections with a copy of the Commitment from Buyer, in which to correct such title objections. In the event the title objections are not corrected by Seller to the satisfaction of Buyer within the aforesaid period of time, Buyer may terminate this Agreement upon written notice to Seller or elect to close notwithstanding such title objections.

5. Inspection. Buyer agrees to accept the property in its “as is” condition without any inspections. During the period from the execution of this Agreement to closing, City agrees to make the subject property available for inspection by Buyer and its agents. The foregoing inspections shall be made during normal business hours after reasonable advance notice. City shall not unreasonably withhold consent for inspections.

6. Governing Body Approval. It is understood and agreed between the Buyer and Seller that this Agreement is contingent upon approval by the Governing Body. If the Governing Body does not approve the Agreement, the Seller shall not be obligated to complete the sale.

7. Closing and Possession. It is understood and agreed between the parties hereto that time is of the essence of this Agreement. Buyer shall pay all costs related to closing. Possession shall be delivered to Buyer at closing.

8. Default. If Buyer fails to close the purchase of the Real Estate before January 1, 2020, Seller may, at its sole option, either terminate this Agreement or exercise any rights and remedies available to it at law or in equity, including but not limited to, specific performance. If Seller fails to close the purchase of the Real Estate, Buyer may, at its sole option, either terminate this Agreement and/or exercise any rights and remedies available to it, at law or in equity, including but not limited to specific performance.

9. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

10. Authority to Execute. By signing this Agreement, Buyer's representative represents that he is duly authorized by the organization to execute this agreement on behalf of Buyer and that Buyer agrees to be bound by the provisions of this Agreement.

11. Construction of Agreement. This Agreement is intended to be interpreted and construed under and by virtue of the laws of the State of Kansas.

IN WITNESS WHEREOF, this Agreement has been executed as of the date first above written.

Seller
THE CITY OF TOPEKA, a municipal Corporation

_____
Michelle De La Isla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

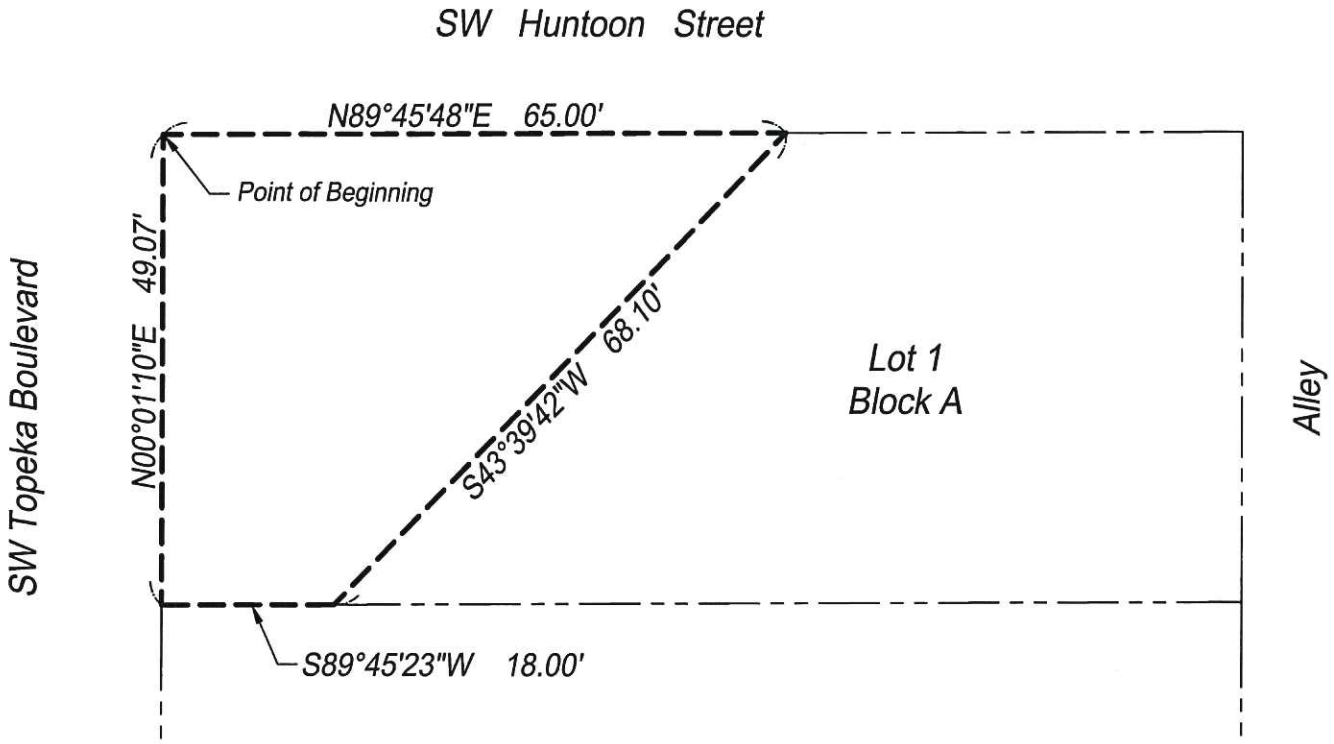
Buyer

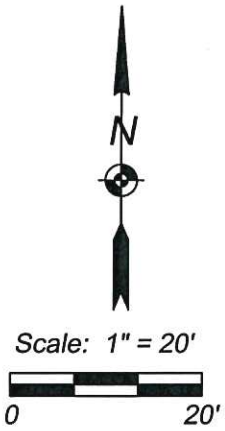
_____
S and L Apartments, LLC
Henry J. Schulteis, Managing Member

Exhibit A

Description:

A tract of land in Lot 1, Block A, Christy Subdivision, according to the recorded plat thereof, in the City of Topeka, Shawnee County, Kansas, described as follows: Begin at the Northwest corner of said Lot; thence on a plat bearing of North 89 degrees 45 minutes 48 seconds East, 65.00 feet along the North line of said Lot; thence South 43 degrees 39 minutes 42 seconds West, 68.10 feet to the South line of said Lot; thence South 89 degrees 45 minutes 23 seconds West, 18.00 feet along said South line to the West line of said Lot; thence North 00 degrees 01 minutes 10 seconds East, 49.07 feet along said West line to the Point of Beginning.
The above described tract contains 2,036 square feet, more or less.





I hereby certify that this legal description has been prepared by me or under my direct supervision.

ROBERT J. BORSICK
REGISTERED
LS-1180
7-27-18
KANSAS
LAND SURVEYOR

SBB
Schmidt, Beck & Boyd Engineering, LLC
1415 SW Topeka Blvd. | Topeka, Kansas 66612
785.215.8630 | 785.215.8634 (F)

Prepared for: City of Topeka	
Date: 7/26/2018	Drawn By: BB
Scale: 1" = 20'	Checked By: RS
SBB Proj. No.: 18-165	

DEPARTMENT OF NEIGHBORHOOD RELATIONS
REAL ESTATE REPORT

a.	**Common Address:**	421 SW Huntoon St.
b.	**Legal Description:**	A tract of land in Lot 1, Block A, Christy Subdivision, according to the recorded plat thereof, in the City of Topeka, Shawnee County, Kansas
c.	**Current Zoning:**	O&I – 2 – Office & Institutional
d.	**Acquisition Date:**	06/1991
e.	**Reason City Acquired:**	Right of Way
f.	**How City Acquired:**	Warranty Deed
g.	**Current Use:**	Vacant
h.	**Expected Future Use:**	Commercial/residential development with adjacent parcels
i.	**Appraised Value:**	$1,900 – professional appraisal 07/19/18
j.	**Method of Disposal Results:**	Private Negotiated Sale (Topeka Municipal Code 3.30.340)
k.	**Additional Information:**	This property was acquired as part of a public improvement project in the early 1990's. Public Works and Utilities have no use for this land with the exception of utility easements and ROW. The City was approached in June of 2018 with the adjacent property owner on the south and west expressing interest in ownership of the land.

Property Map



August 23, 2018

Parcels

1:564

0 0.00475 0.0095 0.019 mi

0 0.0075 0.015 0.03 km

SNCO GIS
SNCO GIS

Shawnee County, KS

All data shown on the map is subject to the data disclaimer. User accepts all responsibility by using this map.

Utility easement exhibit 421 SW Huntoon St.



CITY OF TOPEKA CONTRACT NO. 46994
AGREEMENT FOR APPRAISAL SERVICES

On this 20th day of July, 2018, the **CITY OF TOPEKA, KANSAS, DEPARTMENT OF NEIGHBORHOOD RELATIONS** "City", and **Keller, Craig & Associates, Inc.** "Appraiser", agree to a contract for the appraisal of real property located at:

421 SW Huntoon St in Topeka, KS. **(See Attached Property Record Card)**

The City will provide:

1. The Shawnee County Appraiser's Property Record Card included in this agreement.

The Appraiser agrees:

2. To perform all work necessary to appraise the property.

3. To deliver full appraisal for the parcel within four (4) weeks after receipt of the materials provided by the City, i.e. Property Record Cards. The appraisal will include an estimate of value for the entire parcel.

4. The Appraiser shall NOT prepare and submit a data book for the project.

The City may grant an extension of this deadline, but the parties understand the project is proceeding on an expedited basis and time is of the essence.

The Appraiser will prepare and submit one copy of the Full Commercial Appraisal Report for 421 SW Huntoon St. estimating the value for the tract appraised. The appraisal report shall include but not be limited to: inspection detail; highest and best use; explanation of adjustments; plats and photographs; certificate of appraiser; and, limiting conditions form.

The Appraiser shall keep and maintain individual tract files, including appraisal reports and all related correspondence in connection with and incidental to the performance of this Agreement, and to make said files available at any time for inspection by the City. All such information shall become the property of the City under this Agreement and shall be delivered to the City immediately, on a continuous basis as tracts are appraised. Appraiser further agrees that all information gained regarding the appraisals on the project shall be kept confidential.

If the appraisal services and related documentation are deficient in any respect and are not to the satisfaction of the City, Appraiser shall immediately make the necessary corrections and/or furnish the additional information or documentation required upon notification from the City or his/her authorized representative. The Appraiser shall be paid no additional payment for correcting these deficiencies.

The Appraiser warrants it has no direct or indirect interest in such properties and will in no way benefit from the appraisal or acquisition of properties appraised under this Agreement. .

Payment

The City will pay $1,750 for the commercial property appraised for this project:

421 SW Huntoon St. $1,750
[Which includes all direct and indirect expenses of any nature whatsoever, including but not limited to: wages; overhead; taxes; licenses; penalties; fines; administrative expenses; travel expenses, and vehicle expense; computer expense; clerical support; stationary; and, postage.]

If the Appraiser is required to appear for pretrial conferences or as a witness in court, the City will pay Appraiser, in addition to the appraisal fees described above, $250 per hour for Mr. Tim Keller's services and/or $150 per hour for Senior Appraisers.

The City will pay for appraisal services only after receipt of a properly executed statement for services, which shall include the Purchase Order number for these services and the Appraiser's social security or FEIN number. The Appraiser must submit its statement for services through the City's online invoice system: accountspayable@topeka.org.

If any appraisal work remains incomplete after the due date specified above, the City may assess the sum of Twenty-five Dollars ($25.00) per day per each incomplete tract, which sums may be deducted from any monies due the Appraiser, not as a penalty but as liquidated damages.

The City will not deduct these liquidated damages if such remaining incomplete work is the result of major changes made by the City, which would cause an extension of the due date.

Both parties agree:

The City reserves the right to terminate this Agreement at any time. The Appraiser will be paid the reasonable value of the services rendered up to the time of termination. All work performed and documents produced by the Appraiser shall become the property of the City.

If a dispute arises concerning a question of fact in connection with appraisal policies and procedures and is not resolved by agreement between the parties, the dispute shall be submitted to the City Attorney for final settlement.

This Agreement is binding upon the parties hereto and their successors and assigns.

APPRAISER

Tim Keller

Tim Keller, MAI

CITY OF TOPEKA, KANSAS

Brent Trout

Brent Trout, City Manager

ATTEST:

Brenda Younger
CITY CLERK

SEAL OF TOPEKA CAPITAL CITY INCORPORATED FEB. 14, 1857 KANSAS

APPROVED AS TO FORM & LEGALITY
JUL 17 2018
M. Feighny
City Attorney's Office

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 3, 2019

DATE:	**December 3, 2019**	
CONTACT PERSON:	**Doug Gerber, Deputy City Manager**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:		**PROJECT #:**
CATEGORY/SUBCATEGORY	**018 Public Hearings / 011 Other**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:	**Recessed 10-15-19.**	**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC HEARING regarding the establishment of the Dynamic Core Redevelopment District. *(The Public Hearing was recessed until December 3, 2019, at the October 15, 2019, Governing Body meeting.)*

(The Governing Body will consider additional public comment.)

VOTING REQUIREMENTS:

No vote required to conduct the public hearing.

POLICY ISSUE:

Whether to establish a tax increment financing (TIF) district in the area bounded by 17th Street on the south; the Kansas River on the north; Topeka Boulevard on the west; and Adams Street on the east, excluding properties that participate in the neighborhood revitalization program.

STAFF RECOMMENDATION:

Staff recommends conducting the public hearing and recessing until December 10, 2019.

BACKGROUND:

Establishment of a TIF District is being requested by Downtown Topeka, Inc. with the goal of attracting developers that would submit project plans for consideration.

BUDGETARY IMPACT:

The base year assessed valuation will be established on the date the District is established for all property within the District boundaries. Real property taxes collected by the county treasurer shall be allocated in accordance with the formula in K.S.A. 12-1775. Any property tax produced from the increase in the base year will be paid to the city to be used to pay redevelopment project costs.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

Resolution No. 9146 - Setting Public Hearing
Dynamic Core TIF Application
Excerpt of Governing Body Meeting Minutes
City of Topeka TIF Policy
City of Topeka TIF Procedure

(Published in the Topeka Metro News October 7, 2019)

RESOLUTION NO. 9146

A RESOLUTION introduced by City Manager Brent Trout, providing notice of a public hearing concerning the establishment of a Redevelopment District (TIF) within the City (Dynamic Core Redevelopment District) 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 portions of an area established as an enterprise zone by the City Council on December 30, 1991 (Resolution No. 6192) and to consider the establishment of a redevelopment district within a portion of such area (the "Redevelopment District"); and

WHEREAS, the City must adopt a resolution stating that the City is considering the establishment of the Redevelopment District and include in such resolution a 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 of the Redevelopment District shall be held in the Council Chambers, 214 SE 8th Street in Topeka, Kansas, on October 15, 2019, at 6:00 p.m.(or as soon thereafter as is practical).

2. The proposed boundary of the Redevelopment District is: the Kansas River on the north; 17th Street on the south; Adams Street on the east; and Topeka Blvd. on the west.

3. The proposed plan is based upon a market study that concluded that the area encompassed by the proposed District could support 900 new and rehabilitated housing units, 690,000 supportable square feet of retail space, 300,000 new and rehabilitated square feet of office space and over 200 new hotel rooms over the next ten years. The District shall consist of one (1) or more redevelopment project areas, which are anticipated to include a mix of all these uses including retail, restaurant, and other commercial uses with associated amenities, along with associated infrastructure.

4. A legal 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 and the Board of Education for U.S.D. 501. Copies of this Resolution also shall be mailed by certified mail, return receipt requested, to each owner and occupant of land within the proposed Redevelopment District not more than 10 days following the date of adoption of this Resolution. This Resolution and the map of the proposed District 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.

ADOPTED and APPROVED by the Governing Body on September 3, 2019.

CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk

RES/Dynamic Core TIF Public Hearing
Amended 9-3-19 (date change)

EXHIBIT 'A'

PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 29, PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 30, PORTIONS OF THE NORTHWEST, SOUTHWEST, SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 31, PORTIONS OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, ALL IN TOWNSHIP 11 SOUTH, RANGE 16 EAST; PORTIONS OF THE NORTHWEST QUARTER OF SECTION 5, PORTIONS OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 6, ALL IN TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SHAWNEE COUNTY, KANSAS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF SW KANSAS AVENUE AND SOUTHERN ORDINARY HIGH WATER LINE OF THE KANSAS RIVER, (AS LOCATED IN 2016); THENCE SOUTHERLY ALONG SAID EASTERN RIGHT OF WAY LINE TO THE INTERSECTION WITH THE CENTERLINE OF THE CONCRETE FLOOD PROTECTION WALL ALONG THE SOUTHERN SIDE OF THE KANSAS RIVER; THENCE EASTERLY ALONG SAID PROTECTION WALL TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY 45 FEET WIDE RIGHT OF WAY LINE OF NE ADAMS STREET; THENCE SOUTH-SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF NE CRANE STREET; THENCE EASTERLY ALONG SAID NORTHERN RIGHT OF WAY LINE, 20 FEET, MORE OR LESS; THENCE SOUTH-SOUTHWESTERLY ALONG THE CENTER OF VACATED ADAMS STREET TO THE CENTERLINE OF NE 1ST STREET; THENCE SOUTH-SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 217 (ON 1ST STREET) CRANE'S ADDITION; THENCE SOUTHEASTERLY TO A POINT 20 FEET WEST OF THE NORTHEAST CORNER OF LOT 14 (ON ADAMS STREET) CRANE'S ADDITION; THENCE SOUTHERLY TO THE INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF VACATED 2ND STREET, (ORDINANCE NO.552) AND THE NORTHERLY PROLONGATION OF THE EASTERN RIGHT OF WAY LINE OF VACATED HOLLIDAY STREET, (ORDINANCE NO. 552); THENCE SOUTH-SOUTHWESTERLY ALONG SAID PROLONGATED EASTERN RIGHT OF WAY LINE, 80 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF SAID VACATED 2ND STREET; THENCE SOUTH-SOUTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 71 (ON HOLLIDAY STREET) CRANE'S ADDITION, BEING THE WESTERN RIGHT OF WAY LINE OF VACATED HOLLIDAY STREET AND THE NORTHERN RIGHT OF WAY LINE OF VACATED 3RD STREET, (ORDINANCE NO. 2489); THENCE SOUTH-SOUTHWESTERLY ALONG THE PROLONGATION OF VACATED HOLLIDAY STREET TO THE NORTHEAST CORNER OF LOT 231 (ON 5TH STREET, VACATED ORDINANCE NO.333) HOLLIDAY ADDITION; THENCE SOUTH-SOUTHWESTERLY ALONG THE WESTERN RIGHT OF WAY LINE OF VACATED HOLLIDAY STREET, (VACATED ORDINANCE NO. 2362) AND IT'S SOUTH-SOUTHWESTERLY PROLONGATION, BEING 25 FEET, MORE OR LESS WEST OF THE BNSF RAILWAY COMPANY TRACK TO THE SOUTH RIGHT OF WAY LINE OF SE 17TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SE 17TH STREET TO THE INTERSECTION WITH THE CENTERLINE OF SW KANSAS AVENUE; THENCE NORTH ALONG THE CENTERLINE OF SW KANSAS AVENUE TO THE INTERSECTION WITH THE CENTERLINE OF SW 15TH STREET; THENCE WEST ALONG THE CENTERLINE OF SW 15TH STREET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD TO THE NORTH RIGHT OF WAY LINE OF SW HUNTOON STREET; THENCE NORTH-NORTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD TO THE NORTHERN RIGHT OF WAY LINE OF SW 1ST STREET, BEING THE SOUTHEAST CORNER OF THE CITY OF TOPEKA MAINTENANCE FACILITY PROPERTY; THENCE WESTERLY ALONG SAID NORTHERN RIGHT OF WAY LINE 322 FEET, MORE OR LESS, TO THE EASTERN RIGHT OF WAY LINE OF SW TYLER STREET; THENCE NORTHERLY ALONG SAID EASTERN RIGHT OF WAY LINE, 441 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PERMANENT RIGHT OF WAY EASEMENT RECORDED IN BOOK 4274, PAGE 567 IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS; THENCE WESTERLY ALONG SAID SOUTH LINE, 135 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF THE UNION PACIFIC RAILROAD, COMMON WITH SAID CITY OF TOPEKA MAINTENANCE FACILITY PROPERTY; THENCE NORTHERLY ALONG SAID COMMON LINE, A DISTANCE OF 658 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF THE KANSAS RIVER, (AS LOCATED IN 2016); THENCE EASTERLY ALONG SAID SOUTHERLY ORDINARY HIGHT WATER LINE, 2197 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

EXCLUDING THE FOLLOWING; SEE ATTACHED EXHIBIT 'B'

PROPERTY DESCRIPTION	MAILING ADDRESS	
RITCHIE'S ADDITION , Lot 425 , QUINCY ST LOT 425 RITCHIES ADD SECTION 06 TOWNSHIP 12 RANGE 16	1229 SE QUINCY ST	Topeka, KS 66612
ORIGINAL TOWN , Lot 115 + , TENTH AVE EAST ALL LOTS 115-117-119 SECTION 31 TOWNSHIP 11 RANGE 16	123 SE 10TH AVE	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 104 +, TENTH AVE EAST LOTS 104-106-108-11 0-112-114-116-118-120	120 SE 10TH AVE	Topeka, KS 66612
ORIGINAL TOWN , Lot 307 , KANSAS AVE LOT 307 SECTION 31 TOWNSHIP 11 RANGE 16	919 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 295 +, QUINCY ST LOTS 295-297-299	909 SE QUINCY ST	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 305, KANSAS AVE S 9 INCHES OF LOT 301 ALL LOTS 303 & 305 SECTION 31 TOWNSHIP 11 RANGE 16	915 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 290 +, ACRES 0.26, KANSAS AVE LOTS 290- 292-294 ORIGINAL TOWN	900 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN , Lot 289 + , KANSAS AVE LOTS 289-291-293-295 SECTION 31 TOWNSHIP 11 RANGE 16	901 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN , Lot 274 , KANSAS AVE LOT 274 SECTION 31 TOWNSHIP 11 RANGE 16	820 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN , Lot 277 + , HARRISON ST LOT 277 LESS N 32INCHES THEREOFF & ALL LOTS 279 THRU 287 (ODD) & E1/2 VAC ALLEY TO SD LOT S SECTION 31 TOWNSHIP 11 RANGE 16	404 SW 9TH ST	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 108 +, ACRES 0.18, SE 8TH AVE LOTS 108-110 ALSO A TRACT DAF BEG 79.22' N SW COR LOT 112 TH NE 50.71 SE 25.02 SW 50.72 NW 25.02 TO POB	112 SE 8TH AVE	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 246, KANSAS AVE LOT 246 & 1' STRIP ALLEY LYING E OF LOT SECTION 31 TOWNSHIP 11 RANGE 16	728 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 247 , KANSAS AVE LOT 247 SECTION 31 TOWNSHIP 11 RANGE 16	731 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 238 , KANSAS AVE LOT 238 SECTION 31 TOWNSHIP 11 RANGE 16	720 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 236 , KANSAS AVE LOT 236 SECTION 31 TOWNSHIP 11 RANGE 16	718 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 233 + , LOTS 233-235-237 (ODD) ON KANSAS AV E & ADJ VAC ALLEY & W 10' KANSAS AV E ADJ TO LOTS 233 THRU 239 (ODD) SECTION 31 TOWNSHIP 11 RANGE 16	719 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 217 +, QUINCY ST E 50FT OF LOTS 217-219-221-223 & E 50FT OF N 15FT OF LOT 22 5 SECTION 31 TOWNSHIP 11 RANGE 16	707 SE QUINCY ST	Topeka, KS 66603
ORIGINAL TOWN , Lot 234 + , LOTS 234-236-238 & 240 ON JACKSON S T AKA UNIT 3 SECTION 31 TOWNSHIP 11 RANGE 16	716 SW JACKSON ST #3	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 218 +, KANSAS AVE LOTS 218-220-222-224 SECTION 31 TOWNSHIP 11 RANGE 16	700 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 221 +, KANSAS AVE LOTS 221-223 SECTION 31 TOWNSHIP 11 RANGE 16	705 S KANSAS AVE	Topeka, KS 66603
HOLLIDAY SUB , Lot 183 + , BEG 205.77' E OF NW COR LOT 169 TH E 114.85' S 154.20' W 58.16' N 57.6 8' W 17.22' S 3.27' W 30.7' N 2.95' W 9.04' N 97.26' TO POB SECTION 32 TOWNSHIP 11 RANGE 16	600 SE MADISON ST	Topeka, KS 66607
ORIGINAL TOWN, S31, T11, R16, Lot 121 +, 6TH AVE E LTS 121 THRU 131 (ODD #L TS) & N 1/2 VAC ALLEY SECTION 31 TOWNSHIP 11 RANGE 16	600 SE QUINCY ST	Topeka, KS 66603
ORIGINAL TOWN , Lot 117 + , SIXTH AVE EAST LOTS 117-119 SECTION 31 TOWNSHIP 11 RANGE 16	123 SE 6TH AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 115 , SIXTH AVE EAST LOT 115 SECTION 31 TOWNSHIP 11 RANGE 16	119 SE 6TH AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 111 , SE 6TH LOT 111 SECTION 31 TOWNSHIP 11 RANGE 16	115 SE 6TH AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 181 + , KANSAS AVE LOT 181 & 183 SECTION 31 TOWNSHIP 11 RANGE 16	601 S KANSAS AVE	Topeka, KS 66603
KEYWAY SUB , BLOCK U , Lot 1 + , BLK U LOTS 1 THRU 16 BLK Y LOTS 1 T HRU 18 PLUS VACATED 5TH S T BY ORD 11235 KEYWAY SUB SECTION 32 TOWNSHIP 11 RANGE 16	420 SE 6TH AVE	Topeka, KS 66607
ORIGINAL TOWN , Lot 141 + , KANSAS AVE LTS 141,143 SECTION 31 TOWNSHIP 11 RANGE 16	435 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 131 , KANSAS AVE LOT 131 SECTION 31 TOWNSHIP 11 RANGE 16	423 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 79 , KANSAS AVE LOT 79 SECTION 31 TOWNSHIP 11 RANGE 16	307 S KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 73 + , KANSAS AVE LT 73-75-77 LESS CONDO U NITS A B C D E F & OFFICE 1 SECTION 31 TOWNSHIP 11 RANGE 16	303 S KANSAS AVE	Topeka, KS 66603
S30 , T11 , R16 , POB NE COR HARRISON & 1ST ST, TH N 450.73, E 160.56, S 450.73, W 160.5 6 TO POB	320 SW 1ST ST	Topeka, KS 66603
ORIGINAL TOWN , UNIT A SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO SECTION 31 TOWNSHIP 11 RANGE 16	303 S KANSAS AVE #A	Topeka, KS 66603
S31 , T11 , R16 , UNIT B SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO	303 S KANSAS AVE #B	Topeka, KS 66603
S31 , T11 , R16 , UNIT C SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO	303 S KANSAS AVE #C	Topeka, KS 66603
S31 , T11 , R16 , UNIT D SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO	303 S KANSAS AVE #D	Topeka, KS 66603
ORIGINAL TOWN , UNIT E SELLS BOTHERS BUILDING LOFT ASSOC INC CONDO SECTION 31 TOWNSHIP 11 RANGE 16	303 S KANSAS AVE #E	Topeka, KS 66603
S31 , T11 , R16 , UNIT F SELLS BROTHERS BUILDING LOFT ASSOCIATION INC CONDO	303 S KANSAS AVE #F	Topeka, KS 66603
S31 , T11 , R16 , OFFICE 1 SELLS BROTHERS BUILDING LO FT ASSOCIATION INC CONDO	303 S KANSAS AVE #1	Topeka, KS 66603
ORIGINAL TOWN, Lot 225 +, ACRES 0.35, KANSAS AVE LOTS 225-227-229-231 LES S UNITS 401-402-403-404-301-302-305 -306	709 S KANSAS AVE #304	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 280, ACRES 0.09, KANSAS AVE LOT 280	826 S KANSAS AVE	Topeka, KS 66612
MILL BLOCK, S30, T11, R16, Lot 17, ACRES 0.1, BEG SW COR LOT 17 TH N 50.18 E 87 S 48(S) W 12(S) S .95 W 74.67 TO POB	115 N KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 343 +, ACRES 0.52, QUINCY ST S1/2 LOT 341 LESS W 20 & LOTS 343- 345- 347-349-351-353-355 LESS BEG NW COR S 1/2 LOT 343 TH SE 20 SW 26.73 NW 20 NE 26.73 TO POB & LESS BEG SW COR LOT 355 NE 109.96 SE 20 SW 109.96 NW 20 TO P	1035 SE QUINCY ST	Topeka, KS 66612
ASSUMPTION CHURCH SUB, S31, T11, R16, BLOCK A, Lot 1, ACRES 0.5, BLK A LOT 1 ASSUMPTION CHURCH SUB	735 SW JACKSON ST	Topeka, KS 66603
WINTER PARK, S32, T11, R16, BLOCK A, Lot 1, ACRES 0.7, BLK A LOT 1 WINTER PARK SUB	135 SE JEFFERSON ST	Topeka, KS 66607


TOPEKA, KANSAS
TIF DISTRICT
8.14.2019
N
NE RIVER RD
17TH STREET
TOPEKA BLVD

REC'D TOPEKA CITY CLERK
'19 MAR 18 PM2:26

CITY OF TOPEKA
APPLICATION FOR TAX INCREMENG 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: 03/14/2019

1. Applicant Information

a. Company Name: Downtown Topeka, Inc. Phone: (785) 234-2844

Address: 719 S Kansas Ave. Topeka, KS 66603

Contact Person (if an entity): Vince Frye

Email: vince.frye@topekapartnership.com Fax :

Project Name: Dynamic Core Development District

b. Applicant's Legal Counsel Name: Bob Johnson Phone: (816) 753-1000

Address: 900 W 48th Place, Suite 900, Kansas City, MO 64112

Email: rjohnson@polsinelli.com Fax: (816) 753-1536

c. Applicant's Engineer: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

2. Applicant's Business Information NOT APPLICABLE

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: _____

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): _____

_____

_____

_____

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.*

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~~ District: The Dynamic Core Development District encompasses downtown Topeka and NOTO. It runs from Topeka Boulevard on the west to the BNSF railroad tracks on the east. It embodies several features which make Topeka a unique "Crossroads of Freedom," including the Brown v. Bd. National Historic Site, Constitutional Hall, the courtroom located on the third floor of the downtown post office which was the site of the Brown v. Bd. Federal district court trial and Papan's Landing . The proposed district corresponds roughly to the census tracts which were designated in 2018 as Federal Opportunity Zones. The availability of multiple layers of incentives is expected to draw developers and capital from across the city, state and country eager to take part in Topeka's renaissance.

b. General Location of TIF ~~Project~~ District: Attached - Downtown from 17th on the south to NOTO on the north: Topeka Blvd. to Adams

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

d. Legal description of the proposed District: Attached

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

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). Attached

g. Are all areas within the proposed District platted? [Yes] No

If yes, provide the County parcel ID numbers: Attached

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:

Attached

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.*

The proposed district lies within the boundaries of an enterprise zone which was established prior to July 1, 1992, pursuant to K.S.A. 12-17,107 through 12-17,113, and amendments thereto. Pursuant to KSA 12-1770a (g) and (h), then, the district is an Eligible Area as defined within state law.

j. Is the property currently zoned for the proposed use? Yes No

If not, what zoning changes would be required?

Project specific.

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.

Project specific but anticipated utility, fiber, road drainage, etc.

4. Financing NOT APPLICABLE

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

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

Total Estimated Cost of TIF Improvements $_____

b. Estimated cost of total project in which TIF is proposed: $_____

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

(i) Property Tax (Pay-as-you-go) Yes No

(ii) Sales Tax (Pay-as-you-go) Yes No

(iii) Special Obligation Bonds: Yes No

5. Financing/Bonds: NOT APPLICABLE

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: _____

_____

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: _____

_____

6. Additional Information: NOT APPLICABLE

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	□
2.	Estimated cost of the project	□
3.	Proposed method of financing the project	□
4.	Proposed amount and method of assessment	□
5.	Map of the proposed district; and	□
6.	Legal description of the boundaries of the proposed district	□

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:

Downtown Topeka, Inc.
(Name of Business)

a not-for-profit company authorized to do business in Kansas
(Business Structure)

By: _____
Signature of Authorized Agent for Entity

Title: President, Downtown Topeka Inc.

Date: 3-14-19

(Add in a Notary Acknowledgement Page)

AFFIDAVIT

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

I, Vince Frye, being of lawful age, and having been first duly sworn upon my oath, do hereby state:

1. I am a resident of Topeka, Kansas.

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.

Vince Frye

SUBSCRIBED AND SWORN before the undersigned on this 14 day of March, 2019.

Mary Ann Anderson
Notary Public

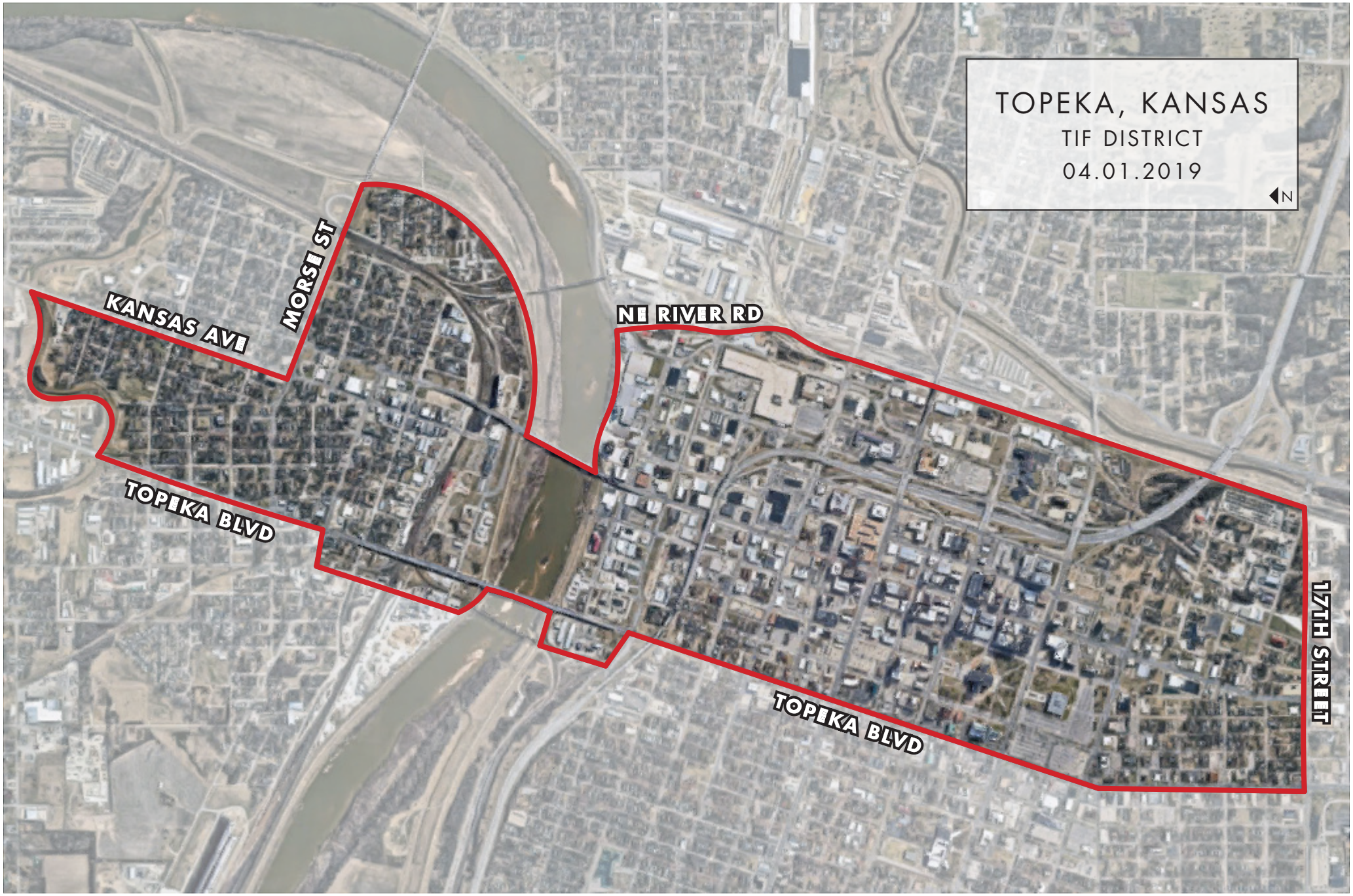
My Appointment Expires:

MARY ANN ANDERSON
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp: 7/28/2021

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 19, PORTIONS OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 20, PORTIONS OF THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 29, PORTIONS OF THE SOUTHEAST QUARTERS OF SECTION 30, PORTIONS OF THE NORTHWEST, SOUTHWEST, SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 31, PORTIONS OF NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, ALL IN TOWNSHIP 11 SOUTH, RANGE 16 EAST; PORTIONS OF NORTHWEST QUARTER OF SECTION 5, PORTIONS OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 6, ALL IN TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SHAWNEE COUNTY, KANSAS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF N. KANSAS AVENUE AND NE MORSE STREET; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF NE MORSE STREET TO THE INTERSECTION WITH THE CENTERLINE OF THE EARTH LEVEE ALONG THE NORTHERN SIDE OF THE KANSAS RIVER; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE CENTERLINE OF SAID EARTH LEVEE TO THE EASTERN LIMITS OF THE KANSAS AVENUE BRIDGE; THENCE SOUTHWESTERLY ALONG THE EASTERN LIMITS OF THE KANSAS AVENUE BRIDGE TO THE CENTERLINE OF THE SOUTH TOPEKA UNIT FLOOD PROTECTION WALL; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY 45 FEET WIDE RIGHT OF WAY LINE OF NE ADAMS STREET; THENCE SOUTH-SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF NE CRANE STREET; THENCE EASTERLY ALONG SAID NORTHERN RIGHT OF WAY LINE, 20 FEET, MORE OR LESS; THENCE SOUTH-SOUTHWESTERLY ALONG THE CENTER OF VACATED ADAMS STREET TO THE CENTERLINE OF NE 1ST STREET; THENCE SOUTH-SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 217 (ON 1ST STREET) CRANE'S ADDITION; THENCE SOUTHEASTERLY TO A POINT 20 FEET WEST OF THE NORTHEAST CORNER OF LOT 14 (ON ADAMS STREET) CRANE'S ADDITION; THENCE SOUTHERLY TO THE INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF VACATED 2ND STREET, (ORDINANCE NO.552) AND THE NORTHERLY PROLONGATION OF THE EASTERN RIGHT OF WAY LINE OF VACATED HOLLIDAY STREET, (ORDINANCE NO. 552); THENCE SOUTH-SOUTHWESTERLY ALONG SAID PROLONGATED EASTERN RIGHT OF WAY LINE, 80 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF SAID VACATED 2ND STREET; THENCE SOUTH-SOUTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 71 (ON HOLLIDAY STREET) CRANE'S ADDITION, BEING THE WESTERN RIGHT OF WAY LINE OF VACATED HOLLIDAY STREET AND THE NORTHERN RIGHT OF WAY LINE OF VACATED 3RD STREET, (ORDINANCE NO. 2489); THENCE SOUTH-SOUTHWESTERLY ALONG THE PROLONGATION OF VACATED HOLLIDAY STREET TO THE NORTHEAST CORNER OF LOT 231 (ON 5TH STREET, VACATED ORDINANCE NO.333) HOLLIDAY ADDITION; THENCE SOUTH-SOUTHWESTERLY ALONG THE WESTERN RIGHT OF WAY LINE OF VACATED HOLLIDAY STREET, (VACATED ORDINANCE NO. 2362) AND IT'S SOUTH-SOUTHWESTERLY PROLONGATION, BEING 25 FEET, MORE OR LESS WEST OF THE BNSF RAILWAY COMPANY TRACK TO THE SOUTH RIGHT OF WAY LINE OF SE 17TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SE 17TH STREET TO THE WEST RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD TO THE NORTH RIGHT OF WAY LINE OF SW HUNTOON STREET; THENCE NORTH-NORTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD TO THE NORTHERN RIGHT OF WAY LINE OF SW 1ST STREET, BEING THE SOUTHEAST CORNER OF THE CITY OF TOPEKA MAINTENANCE FACILITY PROPERTY; THENCE WESTERLY ALONG SAID NORTHERN RIGHT OF WAY LINE 322 FEET, MORE OR LESS, TO THE EASTERN RIGHT OF WAY LINE OF SW TYLER STREET; THENCE NORTHERLY ALONG SAID EASTERN RIGHT OF WAY LINE, 441 FEET, MORE OR LESS, TO SOUTH LINE OF A PERMANENT RIGHT OF WAY EASEMENT RECORDED IN BOOK 4274, PAGE 567 IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS; THENCE WESTERLY ALONG SAID SOUTH LINE, 135 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF THE UNION PACIFIC RAILROAD COMMON WITH SAID CITY OF TOPEKA MAINTENANCE FACILITY PROPERTY; THENCE NORTHERLY ALONG SAID

COMMON LINE, A DISTANCE OF 658 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF THE KANSAS RIVER, (AS LOCATED IN 2016); THENCE EASTERLY ALONG SAID SOUTHERLY ORDINARY HIGHT WATER LINE, 343 FEET, MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF SW TOPEKA BOULEVARD; THENCE NORTH-NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE CENTERLINE OF THE EARTH LEVEE ALONG THE NORTHERN SIDE OF THE KANSAS RIVER; THENCE WESTERLY ALONG THE CENTERLINE OF SAID EARTH LEVEE TO THE INTERSECTION WITH THE CENTERLINE OF NW TYLER STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF NW TYLER STREET TO THE INTERSECTION WITH NW GORDON STREET; THENCE SOUTH-SOUTHEASTERLY ALONG THE CENTERLINE OF NW GORDON STREET TO THE INTERSECTION WITH THE CENTERLINE OF NW TOPEKA BOULEVARD; THENCE NORTH-NORTHEASTERLY ALONG THE CENTERLINE OF NW TOPEKA BOULEVARD TO THE INTERSECTION WITH THE CENTERLINE OF THE FORMER SOLDIER CREEK DRAINAGE WAY; THENCE EASTERLY ALONG THE MEANDER OF THE CURRENT DRAINAGE WAY TO THE INTERSECTION WITH CENTERLINE OF N. KANSAS AVENUE; THENCE SOUTH-SOUTHWESTERLY ALONG THE CENTERLINE OF N. KANSAS AVENUE TO THE PLACE OF BEGINNING.


TOPEKA, KANSAS
TIF DISTRICT
04.01.2019
N
KANSAS AVE
MORSE ST
NE RIVER RD
TOPEKA BLVD
TOPEKA BLVD
17TH STREET

QUICKREFID	OWNER NAME & MAILING	SITE ADDRESS	ZIP CO	MAILING ADDRESS	MAILING ADDRESS2	LANDUSE
R8928	KANSAS DEPARTMENT OF WILDLIFE AND PARKS	NW BELVOIR CT	66606	1020 S KANSAS AVE FL 2, STE 200	TOPEKA KS 66612-1389	9520-Game retreat / wildlife reserve / fishing preserve
R19697	REED PROPERTIES LLC	1230 NW CENTRAL AVE	66608	3205 NW 94TH ST	TOPEKA KS 66618	2102-Retail store
R23815	KANSAS DISTRICT OF THE WESLEYAN CHURCH INC	1201 NW CENTRAL AVE	66608	5833 SW 29TH ST STE B	TOPEKA KS 66614-5500	6610-Church / place of worship
R23822	SCHOENFELDT, STEVEN & CONNIE	1235 N KANSAS AVE	66608	1235 N KANSAS AVE	TOPEKA KS 66608-1245	2118-Car lot / used car dealership
R23823	MONTAGUE, GREG	115 NW GRANT ST	66608	1325 NW 35TH ST	TOPEKA KS 66618	1101-Single family residence (detached)
R23824	FOOTE, JUSTICE B & GILLUM, SHANNON D	1226 NW LOGAN ST	66608	1226 NW LOGAN ST	TOPEKA KS 66608-1348	1101-Single family residence (detached)
R23825	ANDREWS, KATHRYN E	1220 NW LOGAN ST	66608	1220 NW LOGAN ST	TOPEKA KS 66608-1348	1101-Single family residence (detached)
R23826	LAWRENCE, NANCY	1214 NW LOGAN ST	66608	1214 NW LOGAN ST	TOPEKA KS 66608-1348	1101-Single family residence (detached)
R23827	WEBB, DONALD D & MARIAN L	1212 NW LOGAN ST	66608	3641 SW DRURY LN	TOPEKA KS 66604-2549	1101-Single family residence (detached)
R23828	WEBB, DONALD D & MARIAN L	NW LOGAN ST	66608	3641 SW DRURY LN	TOPEKA KS 66604-2549	9910-Residential highest and best use
R23829	LUTTERMAN, ERIC J & YELENA	1206 NW LOGAN ST	66608	1214 NE QUINCY ST	TOPEKA KS 66608-1227	1101-Single family residence (detached)
R23830	ABLES, EMMETT L & JANICE K	1202 NW LOGAN ST	66608	1202 NW LOGAN ST	TOPEKA KS 66608-1348	1101-Single family residence (detached)
R23831	CITY OF TOPEKA	NW MORSE ST	66608	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	9965-Institutional highest and best use
R23832	BECKWITH, LYNN	1209 N KANSAS AVE	66608	6690 KIMBERLY DR	OZAWKIE KS 66070-4097	3610-Warehouse distribution / storage facility
R23833	EBERT, JOSEPH R	1227 N KANSAS AVE	66608	5446 SW 12th TER APT 3	Topeka KS 66604	1101-Single family residence (detached)
R23834	BBMI INC	1229 N KANSAS AVE	66608	1824 S Kansas AVE	Topeka KS 66612-1435	1101-Single family residence (detached)
R23835	WELLS, ROBERT E & SUSAN J	1243 NE QUINCY ST	66608	1243 NE QUINCY ST	TOPEKA KS 66608-1226	1101-Single family residence (detached)
R23836	HUXMAN, MARK E JR & DONNA D & MARION E	117 NE GRANT ST	66608	117 NE GRANT ST	TOPEKA KS 66608-1206	1101-Single family residence (detached)
R23837	GILBERT, JAMES D & MARSHA S	1236 N KANSAS AVE	66608	1236 N KANSAS AVE	TOPEKA KS 66608	2102-Retail store
R23838	CAMPOS, ANGELITA	1230 N KANSAS AVE	66608	1230 N KANSAS AVE	TOPEKA KS 66608	1101-Single family residence (detached)
R23839	LEDFORD, PATRICK T & STACY A	1226 N KANSAS AVE	66608	4935 STONEBACK DR	LAWRENCE KS 66047-3341	1199-Accessory residential support use (garage/shed)
R23840	OGAZ, LUIS M	1222 N KANSAS AVE	66608	150 NW EVELYN ST	TOPEKA KS 66608	1101-Single family residence (detached)
R23841	DAVIS, EDWARD E & ROBERTA L	1216 N KANSAS AVE	66608	1220 NW HARRISON ST	TOPEKA KS 66608-1440	1199-Accessory residential support use (garage/shed)
R23842	THE TOPEKA RESCUE MISSION	1208 N KANSAS AVE	66608	600 N KANSAS AVE	TOPEKA KS 66608	6140-Technical / trade / specialty school
R23843	PENNINGTON, JERRY JOE	1200 N KANSAS AVE	66608	PO BOX 8310	TOPEKA KS 66608-0310	3610-Warehouse distribution / storage facility
R23844	PENNINGTON, JERRY JOE	1203 NE QUINCY ST	66608	PO BOX 8310	TOPEKA KS 66608-0310	9910-Residential highest and best use
R23845	CONNER, KAREN V & MINTON, PATRICIA	1215 NE QUINCY ST	66608	1215 NE QUINCY ST	TOPEKA KS 66608-1226	1101-Single family residence (detached)
R23846	RICHARDSON, CONNIE & WILSON, ALBERT C	1225 NE QUINCY ST	66608	1225 NE QUINCY ST	TOPEKA KS 66608	1101-Single family residence (detached)
R23847	RALLS, DANIEL E	1229 NE QUINCY ST	66608	3530 NE MERIDEN RD	TOPEKA KS 66617-2431	1101-Single family residence (detached)
R23848	WELLS, ROBERT E & SUSAN J	1233 NE QUINCY ST	66608	1243 NE QUINCY ST	TOPEKA KS 66608-1226	9910-Residential highest and best use
R23923	KAW VALLEY STATE BANK AND TRUST COMPANY	1110 N KANSAS AVE	66608	PO BOX 8009	TOPEKA KS 66608-0009	2210-Bank, credit union, or savings institution
R23924	KAW VALLEY STATE BANK AND TRUST COMPANY	N KANSAS AVE	66608	PO BOX 8009	TOPEKA KS 66608-0009	9950-Commercial highest and best use
R23925	STORMONT-VAIL HEALTHCARE INC	1130 N KANSAS AVE	66608	1500 SW 10TH AVE	TOPEKA KS 66604-1353	6511-Medical / dental office or clinic
R23926	RENFRO PROPERTIES LLC, RENFRO, BOB L & LOIS GENE & GARBARINO, MARY JO	1135 N KANSAS AVE	66608	507 MARINER ST	SILVER LAKE KS 66539-9610	9910-Residential highest and best use
R23927	VOTAW BARBARA A & JEFFREY R LEWIS	1134 NW CENTRAL AVE	66608	435 NE EDGEWOOD DR	TOPEKA KS 66617	1101-Single family residence (detached)
R23928	RENFRO PROPERTIES LLC	1132 NW CENTRAL AVE	66608	507 MARINER ST	SILVER LAKE KS 66539-9610	1101-Single family residence (detached)
R23929	RENFRO PROPERTIES LLC	1130 NW CENTRAL AVE	66608	507 MARINER ST	SILVER LAKE KS 66539-9610	1101-Single family residence (detached)
R23930	RENFRO PROPERTIES LLC	NW CENTRAL AVE	66608	507 MARINER ST	SILVER LAKE KS 66539-9610	9910-Residential highest and best use
R23931	RENFRO PROPERTIES LLC & RENFRO, DARYLE J	1128 NW CENTRAL AVE	66608	507 MARINER ST	SILVER LAKE KS 66539-9610	1101-Single family residence (detached)
R23932	SAYLER, DONALD A	1123 N KANSAS AVE	66608	1111 N KANSAS AVE	TOPEKA KS 66608	2118-Car lot / used car dealership
R23933	SAYLER, DONALD A & CHERYL L	1111 N KANSAS AVE	66608	404 NE INDEPENDENCE CT	TOPEKA KS 66608-2027	2118-Car lot / used car dealership
R23934	KILLINGSWORTH, MARIAN	1114 NW CENTRAL AVE	66608	1110 NW CENTRAL AVE	TOPEKA KS 66608	9910-Residential highest and best use
R23935	KILLINGSWORTH, MARIAN	1110 NW CENTRAL AVE	66608	1110 NW CENTRAL AVE	TOPEKA KS 66608	1101-Single family residence (detached)
R23936	DUNKIN, RICHARD D & DEBORAH L	1106 NW CENTRAL AVE	66608	136 NE 60TH ST	TOPEKA KS 66617-1685	2102-Retail store
R23937	SWOGGER, LEO GLENN	1101 N KANSAS AVE	66608	5815 SW TURNBERRY CT	TOPEKA KS 66614	2175-Service garage / paint shop / detailing
R23938	SWOGGER, GLENN JR M.D. REVOCABLE TRUST	1105 N KANSAS AVE	66608	5815 SW TURNBERRY CT	TOPEKA KS 66614-4169	9950-Commercial highest and best use
R23939	COTTONWOOD REAL ESTATE LLC	1127 N KANSAS AVE	66608	1127 N KANSAS AVE	TOPEKA KS 66608-1243	1101-Single family residence (detached)
R23940	RENFRO PROPERTIES LLC	1131 N KANSAS AVE	66608	507 MARINER ST	SILVER LAKE KS 66539-9610	1101-Single family residence (detached)
R23941	JCL CATTLE COMPANY LLC	1125 NW CENTRAL AVE	66608	1912 SW 33RD ST	TOPEKA KS 66611	1101-Single family residence (detached)
R310228	SOMERS, DALE L & LAUBER, GERALD W	NW CENTRAL AVE	66608	1912 SW 33RD ST	TOPEKA KS 66611	1199-Accessory residential support use (garage/shed)
R23942	STADLEY, LARRY L II	NW JACKSON ST	66608	1126 NW Jackson ST	Topeka KS 66608	9910-Residential highest and best use
R23943	STADLEY, LARRY L II	1126 NW JACKSON ST	66608	1126 NW Jackson ST	Topeka KS 66608	1101-Single family residence (detached)
R23944	CABELLO, ROBERTO & MERAZ, SILVIA	1122 NW JACKSON ST	66608	434 NE LIME ST	TOPEKA KS 66616-1129	1101-Single family residence (detached)
R23945	STADLEY, GLENDA G	1120 NW JACKSON ST	66608	1120 NW Jackson ST	Topeka KS 66608	1101-Single family residence (detached)
R23946	LEWIS, ROGER D JR	1118 NW JACKSON ST	66608	1022 SW BOSWELL AVE	TOPEKA KS 66604-1414	9910-Residential highest and best use
R23947	HOLMES, MARGARET C	1116 NW JACKSON ST	66608	5224 NW ARROYO CT	TOPEKA KS 66618-3152	1101-Single family residence (detached)
R23948	CL SERVICES LLC	1114 NW JACKSON ST	66608	Attn: LEONE HARRIES 5821 SW 22ND	TOPEKA KS 66614	1101-Single family residence (detached)
R23949	CL SERVICES LLC	1110 NW JACKSON ST	66608	Attn: LEONE HARRIES 5821 SW 22ND	TOPEKA KS 66614	1101-Single family residence (detached)
R23950	POPE, MERLE A & KAREN E	1106 NW JACKSON ST	66608	1303 NE MONROE ST	TOPEKA KS 66608-1152	1101-Single family residence (detached)
R23951	JP REO LLC	1102 NW JACKSON ST	66608	4445 CORPORATION LN STE 264	VIRGINIA BEACH VA 23462	1101-Single family residence (detached)
R23952	RAGSDALE, JEFFERY SCOTT	1103 NW CENTRAL AVE	66608	2517 SW Santa Fe CT	TOPEKA KS 66614	1101-Single family residence (detached)
R23953	MCGUIRE, MICHAEL & THOMAS, NORMA	1107 NW CENTRAL AVE	66608	1107 NW CENTRAL AVE	TOPEKA KS 66608	1101-Single family residence (detached)
R23954	HERCULES, VICTOR M	1109 NW CENTRAL AVE	66608	809 SW LINCOLN ST	TOPEKA KS 66606	1101-Single family residence (detached)
R23955	INTERNATIONAL CENTERS WORLDWIDE INC	1113 NW CENTRAL AVE	66608	PO BOX 4857	TOPEKA KS 66604-0857	1160-Manufactured home site
R23956	SIEBERT, STEPHEN THOMAS & BERNIECE C	1117 NW CENTRAL AVE	66608	1117 NW CENTRAL AVE	TOPEKA KS 66608-1311	1101-Single family residence (detached)

R24194	NICOL, MICHAEL R & C M & M D & LANE, MF & FLEMING, DR & LEES, MK & HOLLOWAY, SW,	920 NW VAN BUREN ST	66608	1339 NW 62nd ST	TOPEKA KS 66618	1101-Single family residence (detached)
R24195	ENGERT, JR LEO G	914 NW VAN BUREN ST	66608	920 NW VAN BUREN ST	TOPEKA KS 66608-1373	9910-Residential highest and best use
R24196	KENNEDY, ROBERT F & LANA L	220 NW LAURENT ST	66608	7051 SW QUEENS CT	TOPEKA KS 66614	9910-Residential highest and best use
R24197	DOMA LLC	218 NW LAURENT ST	66608	1301 N TOPEKA BLVD	TOPEKA KS 66608	1101-Single family residence (detached)
R24198	DOMA LLC	216 NW LAURENT ST	66608	1301 N TOPEKA BLVD	TOPEKA KS 66608	1101-Single family residence (detached)
R24199	CHAVEZ, MICHAEL L & JEANNE F	903 NW JACKSON ST	66608	2410 NE GRANTVILLE RD	TOPEKA KS 66608-1723	9910-Residential highest and best use
R24200	PEREZ, ELUTERIO D	909 NW JACKSON ST	66608	909 NW JACKSON ST	TOPEKA KS 66608-1332	1101-Single family residence (detached)
R24201	ANGEL-PEREZ, DANIEL & GARAY, BEATRIZ	913 NW JACKSON ST	66608	913 NW JACKSON ST	TOPEKA KS 66608	1101-Single family residence (detached)
R24202	ROGERS MARGARET A TRUST	917 NW JACKSON ST	66608	917 NW JACKSON ST	TOPEKA KS 66608-1332	1101-Single family residence (detached)
R24203	GONZALES, JAVIER & LETICIA	919 NW JACKSON ST	66608	919 NW JACKSON ST	TOPEKA KS 66608-1332	1101-Single family residence (detached)
R24204	NORTH TOPEKA BAPTIST CHURCH	923 NW JACKSON ST	66608	PO BOX 8183	TOPEKA KS 66608-0183	6610-Church / place of worship
R24205	NORTH TOPEKA BAPTIST CHURCH	927 NW JACKSON ST	66608	PO BOX 8183	TOPEKA KS 66608-0183	6610-Church / place of worship
R24206	MASSEY, BILLY S & WILLIAM G	931 NW VAN BUREN ST	66608	9249 VALLEY VIEW DR	OZAWKIE KS 66070	1180-Dwelling converted to apartments
R24207	RAMIREZ, CARMEN GONZALES & LUISA J	927 NW VAN BUREN ST	66608	927 NW VAN BUREN ST	TOPEKA KS 66608-1374	1101-Single family residence (detached)
R24208	MILLER, FRANK E	923 NW VAN BUREN ST	66608	923 NW VAN BUREN ST	TOPEKA KS 66608-1374	1101-Single family residence (detached)
R24209	MASSEY, WILLIAM & ZENA	919 NW VAN BUREN ST	66608	919 NW VAN BUREN ST	TOPEKA KS 66608	1101-Single family residence (detached)
R24210	MERILLAT INC	NW VAN BUREN ST	66608	PO BOX 378	TOPEKA KS 66601-0378	9910-Residential highest and best use
R24211	MERILLAT INC	905 NW VAN BUREN ST	66608	PO BOX 378	TOPEKA KS 66601-0378	3400-Miscellaneous manufacturing
R24212	SAUCEDO-GARCIA, M L ALBERTO	835 NW VAN BUREN ST	66608	835 NW VAN BUREN ST	TOPEKA KS 66608	3610-Warehouse distribution / storage facility
R24213	NORRIS STREET INVESTMENTS LLC	310 NW NORRIS ST	66608	PO BOX 8066	TOPEKA KS 66608	3216-Millwork / veneer / plywood mfg.
R24214	QUINN, CHARLES M	311 NW LAURENT ST	66608	802 E FRONT ST	PERRY KS 66073	1101-Single family residence (detached)
R24215	GRACE, FRANK P	833 NW JACKSON ST	66608	PO BOX 8814	TOPEKA KS 66608-0814	1180-Dwelling converted to apartments
R24216	KECK, GERALD L & GERALD L JR	215 NW LAURENT ST	66608	1515 NW 3RD ST	ABILENE KS 67410-3513	2102-Retail store
R24217	GRACE, FRANK P	225 NW LAURENT ST	66608	PO BOX 8814	TOPEKA KS 66608-0814	1101-Single family residence (detached)
R24218	GRACE, FRANK P	840 NW VAN BUREN ST	66608	PO BOX 8814	TOPEKA KS 66608-0814	1101-Single family residence (detached)
R24219	KECK, GERALD L SR	0000 NW VAN BUREN ST	66608	300 N CEDAR ST APT 304	ABILENE KS 67410-2606	2102-Retail store
R24220	NORRIS STREET INVESTMENTS LLC	NW VAN BUREN ST	66608	PO BOX 8066	TOPEKA KS 66608	9950-Commercial highest and best use
R24221	TRUSTEES OF THE CARPENTERS JOINT TRAINING FUND OF ST LOUIS	212 NW NORRIS ST	66608	1401 HAMPTON	ST LOUIS MO 63139	6810-Union hall / labor / political organization
R24222	THE TOPEKA RESCUE MISSION	206 NW NORRIS ST	66608	600 N KANSAS AVE	TOPEKA KS 66608	3630-Warehouse-retail combination
R24223	PENNINGTON, JERRY	807 NW JACKSON ST	66608	PO BOX 8310	TOPEKA KS 66608	9950-Commercial highest and best use
R24224	PENNINGTON, JERRY J	815 NW JACKSON ST	66608	PO BOX 8310	TOPEKA KS 66608-0310	3610-Warehouse distribution / storage facility
R24225	LOPEZ, GABRIELA	823 NW JACKSON ST	66608	823 NW JACKSON ST	TOPEKA KS 66608	1101-Single family residence (detached)
R24226	GONZALEZ, RAMIRO G & HERNANDEZ PEREZ, ORFELINDA	825 NW JACKSON ST	66608	825 NW JACKSON ST	TOPEKA KS 66608-1330	1101-Single family residence (detached)
R24227	HOWE, MARY G	829 NW JACKSON ST	66608	1125 S 86TH ST	KANSAS CITY KS 66111	1101-Single family residence (detached)
R24228	ROBUCK JEWELERS LLC	845 N KANSAS AVE	66608	845 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24229	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	109 NW LAURENT ST	66608	843 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24230	KNOX, WILLIAM R & PORTER-KNOX, JAMIE K	115 NW LAURENT ST	66608	209 SW FRANKLIN AVE	TOPEKA KS 66606-1326	3630-Warehouse-retail combination
R24231	KNOX, WILLIAM R	832 NW JACKSON ST	66608	209 SW FRANKLIN AVE	TOPEKA KS 66606-1326	1101-Single family residence (detached)
R24232	KNOX, WILLIAM R & PORTER-KNOX, JAMIE K	830 NW JACKSON ST	66608	209 SW FRANKLIN AVE	TOPEKA KS 66606-1326	3610-Warehouse distribution / storage facility
R24233	VANCE, LARRY V & DIANA L	828 NW JACKSON ST	66608	4610 NW 62ND ST	TOPEKA KS 66618-3065	9950-Commercial highest and best use
R24234	KNOX, WILLIAM R	822 NW JACKSON ST	66608	209 SW FRANKLIN AVE	TOPEKA KS 66606-1326	1101-Single family residence (detached)
R24235	PENNINGTON, JERRY J	818 NW JACKSON ST	66608	PO BOX 8310	TOPEKA KS 66608-0310	3342-Steel fabrication
R24236	PENNINGTON, JERRY J	116 NW NORRIS ST	66608	116 NW NORRIS ST	TOPEKA KS 66608-1354	3342-Steel fabrication
R24237	CUBIE, DEANA S & ALEX P	122 NW NORRIS ST	66608	3911 NW 44TH TER	TOPEKA KS 66618-3513	3640-Warehouse-office combination
R24238	MILLER, WILLIAM C & AMY L	801 N KANSAS AVE	66608	6021 NW GLENWOOD DR	TOPEKA KS 66617	2101-Downtown row store
R24239	VANCE RENTAL PROPERTIES INC	805 N KANSAS AVE	66608	813 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24240	VANCE RENTAL PROPERTIES INC	813 N KANSAS AVE	66608	813 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24241	VANCE RENTAL PROPERTIES INC	817 N KANSAS AVE	66608	813 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24242	BROWN, GARY W & JOYCE E	821 N KANSAS AVE	66608	1055 E 251 DIAGONAL RD	LAWRENCE KS 66047	2101-Downtown row store
R24243	LINDEMUTH INC	823 N KANSAS AVE	66608	4350 NW GREEN HILLS PL	TOPEKA KS 66618-1631	2101-Downtown row store
R24244	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	831 N KANSAS AVE	66608	843 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24245	PBA LLC	833 N KANSAS AVE	66608	508 NW 62ND ST	TOPEKA KS 66617	2101-Downtown row store
R24246	JACKSON DAVID D & ANNETTE L & GLASGOW JERRY W & LINDA L	835 N KANSAS AVE	66608	1933 NW LOWER SILVER LAKE RD	TOPEKA KS 66608-1631	2101-Downtown row store
R24247	TYLER PROPERTIES LLC	837 N KANSAS AVE	66608	631 NW TYLER CT STE 301	TOPEKA KS 66608-1799	2101-Downtown row store
R24248	RODBROWN LLC	839 N KANSAS AVE	66608	7481 74TH ST	MERIDEN KS 66512	2101-Downtown row store
R24249	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	841 N KANSAS AVE	66608	843 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24250	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	118 NE NORRIS ST	66608	200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	2650-Parking Lot (uncovered)
R24251	CHITAS INC	844 N KANSAS AVE	66608	843 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24252	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	842 N KANSAS AVE	66608	843 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24253	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	842 N KANSAS AVE	66608	843 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24254	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	840 N KANSAS AVE	66608	843 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24255	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	838 N KANSAS AVE	66608	200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	9950-Commercial highest and best use
R24256	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	834 N KANSAS AVE	66608	843 N KANSAS AVE	TOPEKA KS 66608-1210	2101-Downtown row store
R24257	RUDY PROPERTY MANAGEMENT LLC	830 N KANSAS AVE	66608	4911 SE 10TH ST	TECUMSEH KS 66542	2101-Downtown row store
R24258	RUDY PROPERTY MANAGEMENT LLC	828 N KANSAS AVE	66608	4911 SE 10TH ST	TECUMSEH KS 66542	2101-Downtown row store
R24259	JACKSON DAVID D & ANNETTE L & GLASGOW JERRY W & LINDA L	826 N KANSAS AVE	66608	1735 N KANSAS AVE	TOPEKA KS 66608-1254	2101-Downtown row store

R24799	WHITELEYS INC	301 NW NORRIS ST	66608	211 NW NORRIS ST	TOPEKA KS 66608-1378	3640-Warehouse-office combination
R24823	THE TOPEKA RESCUE MISSION	621 NW HARRISON ST	66608	600 N KANSAS AVE	TOPEKA KS 66608	9910-Residential highest and best use
R24824	TOPEKA RESCUE MISSION INC	630 NW TOPEKA BLVD	66608	PO BOX 8350	TOPEKA KS 66608-0350	9950-Commercial highest and best use
R24825	TOPEKA RESCUE MISSION	606 NW TOPEKA BLVD	66608	600 N KANSAS AVE	TOPEKA KS 66608	6110-Nursery / kindergarten / preschool
R24826	TOPEKA RESCUE MISSION	601 NW HARRISON ST	66608	600 N KANSAS AVE	TOPEKA KS 66608	6110-Nursery / kindergarten / preschool
R24827	TOPEKA RESCUE MISSION	615 NW HARRISON ST	66608	600 N KANSAS AVE	TOPEKA KS 66608	9910-Residential highest and best use
R24828	RAILROAD HERITAGE INC	620 NW HARRISON ST	66608	200 NW RAILROAD ST	TOPEKA KS 66608-1268	5210-Museum / science & technology center
R24829	CITY OF TOPEKA	324 NW CURTIS ST	66608	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	9910-Residential highest and best use
R24830	RAILROAD HERITAGE INC	320 NW CURTIS ST	66608	PO BOX 8792	TOPEKA KS 66608-0792	3610-Warehouse distribution / storage facility
R24831	RAILROAD HERITAGE INC	200 NW RAILROAD ST	66608	PO BOX 8792	TOPEKA KS 66608-0792	5210-Museum / science & technology center
R24882	KANSAS DEPARTMENT OF WILDLIFE AND PARKS	SW 1ST ST	66603	1020 S KANSAS AVE FL 2, STE 200	TOPEKA KS 66612-1389	9520-Game retreat / wildlife reserve / fishing preserve
R25245	CITY OF TOPEKA	601 NW JACKSON ST	66608	620 SE Madison ST STE 203	TOPEKA KS 66607-1118	3610-Warehouse distribution / storage facility
R25246	RAILROAD HERITAGE INC	500 NW VAN BUREN ST	66608	200 NW RAILROAD ST	TOPEKA KS 66608-1268	5210-Museum / science & technology center
R25247	CITY OF TOPEKA	225 NW CURTIS ST	66608	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	3640-Warehouse-office combination
R25248	CITY OF TOPEKA	N KANSAS AVE	66608	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	9950-Commercial highest and best use
R25249	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	409 NW CURTIS ST	66608	200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	9950-Commercial highest and best use
R25250	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	415 NW CURTIS ST	66608	200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	9950-Commercial highest and best use
R25251	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	417 NW CURTIS ST	66608	200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	9950-Commercial highest and best use
R25252	CITY OF TOPEKA	NW CURTIS ST	66608	216 SE 6TH AVE	TOPEKA KS 66603	9950-Commercial highest and best use
R25253	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	520 NW TOPEKA BLVD	66608	200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	9910-Residential highest and best use
R25259	CITY OF TOPEKA	NW POLK ST	66608	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	9965-Institutional highest and best use
R25260	CITY OF TOPEKA	201 NW TOPEKA BLVD	66603	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	4000-Transportation / communication / information / utilities
R25262	CITY OF TOPEKA	NW TYLER ST	66603	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	4000-Transportation / communication / information / utilities
R25264	CITY OF TOPEKA	322 NW CRANE ST	66603	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	6000-Education / public admin / health care / other institutions
R25265	DEGGINGER FOUNDRY INC	436 NE CRANE ST	66603	436 NE Crane ST	Topeka KS 66603	3332-Glass / glassware products mfg
R25266	TOPEKA METROPOLITAN TRANSIT AUTHORITY	200 N KANSAS AVE	66603	201 N KANSAS AVE	TOPEKA KS 66603-3622	4133-Local transit systems - bus/special needs/other
R25267	TKG 125 LLC	125 N KANSAS AVE	66603	2420 SW DUANE ST	TOPEKA KS 66606	3610-Warehouse distribution / storage facility
R25268	M & D CLASSICS STORAGE LLC	129 N KANSAS AVE	66603	1808 FOXFIRE DR	LAWRENCE KS 66047-2015	3630-Warehouse-retail combination
R25269	JONES, WILLIAM H TRUST	126 NW JACKSON ST	66603	PO BOX 385	TOPEKA KS 66603	3640-Warehouse-office combination
R25270	JONES, WILLIAM H TRUST	NW JACKSON ST	66603	PO BOX 385	TOPEKA KS 66603	3640-Warehouse-office combination
R25271	JONES, WILLIAM H TRUST	100 NW JACKSON ST #5	66603	PO BOX 385	TOPEKA KS 66603	3610-Warehouse distribution / storage facility
R25272	101 N KANSAS LLC	101 N KANSAS AVE	66603	3718 SW STONEBRIDGE CT	TOPEKA KS 66610	3610-Warehouse distribution / storage facility
R25273	109 N KANSAS LLC	109 N KANSAS AVE	66603	906 S Kansas AVE STE 200	Topeka KS 66612-1211	3630-Warehouse-retail combination
R25274	JT & DV INVESTMENTS LLC	121 N KANSAS AVE	66603	5324 NW MELBA DRIVE CT	TOPEKA KS 66618-3269	3610-Warehouse distribution / storage facility
R25275	JTJ VENTURES INC	115 N KANSAS AVE	66603	109 N KANSAS AVE	TOPEKA KS 66603	3610-Warehouse distribution / storage facility
R323521	FOX, MICHAEL R TRUST	115 N KANSAS AVE	66603	531 NW TYLER CT	TOPEKA KS 66608-1834	1150-Apartment unit (single family - e.g. condo unit)
R25276	J T LARDNER CUT STONE LLC	123 NW JACKSON ST	66603	128 NW VAN BUREN ST	TOPEKA KS 66603-3316	3610-Warehouse distribution / storage facility
R25277	J T LARDNER CUT STONE LLC	134 NW VAN BUREN ST	66603	128 NW VAN BUREN ST	TOPEKA KS 66603-3316	3610-Warehouse distribution / storage facility
R25278	J T LARDNER CUT STONE LLC	132 NW VAN BUREN ST	66603	128 NW VAN BUREN ST	TOPEKA KS 66603-3316	3335-Cut stone and stone products mfg
R25279	KUEHNE, FRED J	114 NW VAN BUREN ST	66603	115 NW VAN BUREN ST	TOPEKA KS 66603-3315	3115-Beverage products mfg
R25280	LISKA, DONALD E	218 SW 1ST ST	66603	2849 SW HEREFORDSHIRE RD	TOPEKA KS 66614-4725	3230-Furniture and related products mfg
R25281	LEVIN, JOHN G	109 NW JACKSON ST	66603	115 NW VAN BUREN ST	TOPEKA KS 66603-3315	3630-Warehouse-retail combination
R25282	ASSOCIATED INVESTMENTS LLC	115 NW JACKSON ST	66603	170 GLENVIEW WEST	LAKE QUIVIRA KS 66217	3630-Warehouse-retail combination
R25283	SHELINBARGER, BOB D & DEBRA R TRUST	117 NW JACKSON ST	66603	14426 MEADOW CT	OVERLAND PARK KS 66224-3963	3610-Warehouse distribution / storage facility
R25284	MJM OF TOPEKA LLC	127 NW VAN BUREN ST	66603	127 NW VAN BUREN ST	TOPEKA KS 66603-3315	2321-Mini-storage warehouse / self-storage
R25285	J T LARDNER CUT STONE LLC	320 SW 1ST ST	66603	128 NW VAN BUREN ST	TOPEKA KS 66603-3316	3640-Warehouse-office combination
R25286	LEVIN, JOHN G & JOAN RIVERS	306 SW 1ST ST	66603	115 NW VAN BUREN ST	TOPEKA KS 66603	3610-Warehouse distribution / storage facility
R25287	HANDLEY, SCOTTIE J & MELISSA J	300 SW 1ST ST	66603	300 SW 1ST ST	TOPEKA KS 66603	3610-Warehouse distribution / storage facility
R25288	LEVIN, JOHN G & JOAN RIVERS	115 NW VAN BUREN ST	66603	115 NW VAN BUREN ST	TOPEKA KS 66603	3630-Warehouse-retail combination
R25289	VANBUREN PROPERTY LLC	117 NW VAN BUREN ST	66603	1048 Brianna CT	Manhattan KS 66503	3610-Warehouse distribution / storage facility
R25290	FIRST AVENUE LEASING LLC	139 NW HARRISON ST	66603	3545 SW 6TH AVE	TOPEKA KS 66606-1985	3610-Warehouse distribution / storage facility
R25291	ROTHFUSS REAL ESTATE LLC	430 SW 1ST ST	66603	430 SW 1ST ST	TOPEKA KS 66603	3640-Warehouse-office combination
R25292	USA POSTAL SERVICE	400 SW 1ST ST	66603	500 SW GARY ORMSBY DR	TOPEKA KS 66624-9998	2175-Service garage / paint shop / detailing
R25293	A & A MEDICAL TRANSPORTATION INC	135 NW HARRISON ST	66603	135 NW HARRISON ST	TOPEKA KS 66603-3013	2175-Service garage / paint shop / detailing
R25314	CARVER, CHARLES G	115 SW HARRISON ST	66603	PO BOX 2605	TOPEKA KS 66601-2605	1101-Single family residence (detached)
R25318	CGC LLC	125 SW HARRISON ST	66603	PO BOX 2605	TOPEKA KS 66601-2605	1101-Single family residence (detached)
R25319	CGC LLC	127 SW HARRISON ST	66603	PO BOX 2605	TOPEKA KS 66601-2605	1101-Single family residence (detached)
R25320	CITY OF TOPEKA	100 SW VAN BUREN ST	66603	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	2650-Parking Lot (uncovered)
R25322	SHAWNEE WOODWORK INC	103 SW VAN BUREN ST	66603	PO BOX 633	TOPEKA KS 66601-0633	3610-Warehouse distribution / storage facility
R25323	SHAWNEE WOODWORK INC	112 SW HARRISON ST	66603	PO BOX 633	TOPEKA KS 66601-0633	3230-Furniture and related products mfg
R25324	HUTTON, CHRIS A & SUSAN D	124 SW HARRISON ST	66603	201 SW TOPEKA BLVD	TOPEKA KS 66603-3059	3610-Warehouse distribution / storage facility
R25326	CGC LLC	128 SW HARRISON ST	66603	PO BOX 2605	TOPEKA KS 66601-2605	1101-Single family residence (detached)
R25327	YOUNG, CHRISTOPHER	130 SW HARRISON ST	66603	130 SW HARRISON ST	TOPEKA KS 66603	1102-Duplex
R25328	DURST, ROBERT D JR	308 SW 2ND ST	66603	1706 SW 10TH AVE	TOPEKA KS 66604-1306	1101-Single family residence (detached)
R25329	HESTING, BARBARA A TRUST	135 SW VAN BUREN ST	66603	19385 Edgerton RD	Edgerton KS 66021-9724	1101-Single family residence (detached)
R25330	HESTING, BARBARA A TRUST	133 SW VAN BUREN ST	66603	19385 Edgerton RD	Edgerton KS 66021-9724	1101-Single family residence (detached)

R25416	SANDERS, JAMES N & DONNA M	221 SW VAN BUREN ST	66603	1625 SW 26TH ST	TOPEKA KS 66611-1332	1180-Dwelling converted to apartments
R25417	SANDERS, JAMES N & DONNA M	225 SW VAN BUREN ST	66603	1625 SW 26TH ST	TOPEKA KS 66611-1332	1180-Dwelling converted to apartments
R25418	SANDERS, JAMES	213 SW VAN BUREN ST	66603	1625 SW 26th ST	TOPEKA KS 66611-1332	1101-Single family residence (detached)
R25419	SANDERS, JAMES	209 SW VAN BUREN ST	66603	1625 SW 26th ST	TOPEKA KS 66611-1332	1101-Single family residence (detached)
R25420	SANDERS, JAMES N & DONNA M	207 SW VAN BUREN ST	66603	1625 SW 26TH ST	TOPEKA KS 66611-1332	1101-Single family residence (detached)
R25421	CGC LLC	205 SW VAN BUREN ST	66603	PO BOX 2605	TOPEKA KS 66601-2605	1101-Single family residence (detached)
R25422	KDL INC	213 SW JACKSON ST	66603	4125 SW GAGE DR STE 204	TOPEKA KS 66604-1806	3610-Warehouse distribution / storage facility
R25423	ST JOSEPH CATHOLIC CHURCH	226 SW VAN BUREN ST	66603	227 SW VAN BUREN ST	TOPEKA KS 66603-3319	6610-Church / place of worship
R25424	KDL INC	225 SW JACKSON ST	66603	4125 SW GAGE DR STE 204	TOPEKA KS 66604-1806	3610-Warehouse distribution / storage facility
R25425	PAUL PROPERTIES LLC	201 S KANSAS AVE	66603	201 S KANSAS AVE	TOPEKA KS 66603	2101-Downtown row store
R25426	KDL INC	200 SW JACKSON ST	66603	4125 SW GAGE DR STE 204	TOPEKA KS 66604-1806	3610-Warehouse distribution / storage facility
R25427	LINDEMUTH INC	235 S KANSAS AVE	66603	4350 NW GREEN HILLS PL	TOPEKA KS 66618-1631	2401-General office buildings (1-4 stories)
R25428	HCFN TITLE HOLDING CORPORATION	215 SE QUINCY ST	66603	Attn: ROBIN POTTS 3801 TOPPING AV	KANSAS CITY MO 64129	3640-Warehouse-office combination
R25429	LETS HELP INC	200 S KANSAS AVE	66603	215 SE QUINCY ST	TOPEKA KS 66603-3632	2401-General office buildings (1-4 stories)
R25430	CATHOLIC CHARITIES OF NORTHEAST KANSAS INC	234 S KANSAS AVE	66603	9720 W 87TH ST	OVERLAND PARK KS 66212-456	2401-General office buildings (1-4 stories)
R25431	CITY OF TOPEKA	320 S KANSAS AVE	66603	215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	6222-Correctional institutions / jail / prison
R25432	HISTORIC LANDMARK DEVELOPMENT INC	303 S KANSAS AVE	66603	301 S KANSAS AVE	TOPEKA KS 66603-3462	2101-Downtown row store
R25433	HISTORIC LANDMARK DEVELOPMENT INC	303 S KANSAS AVE #A	66603	301 S KANSAS AVE	TOPEKA KS 66603-3462	1150-Apartment unit (single family - e.g. condo unit)
R25434	HISTORIC LANDMARK DEVELOPMENT INC	303 S KANSAS AVE #B	66603	301 S KANSAS AVE	TOPEKA KS 66603-3462	1150-Apartment unit (single family - e.g. condo unit)
R25435	HISTORIC LANDMARK DEVELOPMENT INC	303 S KANSAS AVE #C	66603	224 SW GREENWOOD AVE	TOPEKA KS 66606	1150-Apartment unit (single family - e.g. condo unit)
R25436	HISTORIC LANDMARK DEVELOPMENT INC	303 S KANSAS AVE #D	66603	301 S KANSAS AVE	TOPEKA KS 66603-3462	1150-Apartment unit (single family - e.g. condo unit)
R25437	WIGGINS BARBARA E	303 S KANSAS AVE #E	66603	3204 VICTORAN MANOR LN	HOUSTON TX 77047	1150-Apartment unit (single family - e.g. condo unit)
R25438	HISTORIC LANDMARK DEVELOPMENT INC	303 S KANSAS AVE #F	66603	301 S KANSAS AVE	TOPEKA KS 66603-3462	1150-Apartment unit (single family - e.g. condo unit)
R25439	HISTORIC LANDMARK DEVELOPMENT INC	303 S KANSAS AVE #1	66603	301 S KANSAS AVE	TOPEKA KS 66603-3462	1150-Apartment unit (single family - e.g. condo unit)
R25440	TFI LLC	300 SW JACKSON ST	66603	3103 NW BUTTON RD	TOPEKA KS 66618-1429	3342-Steel fabrication
R25441	CLINKINBEARD, STEVE	112 SW 4TH ST	66603	1848 SW HOCH RD	TOPEKA KS 66615	3610-Warehouse distribution / storage facility
R303636	STOUS RENTALS	124 SW 4TH ST	66603	120 SW 4TH ST	TOPEKA KS 66603	2101-Downtown row store
R25442	PEERLESS TYRE CO	333 S KANSAS AVE	66603	5000 KINGSTON ST	DENVER CO 80239-2522	2175-Service garage / paint shop / detailing
R25443	KRATOCHVEL, PATRICIA A	325 S KANSAS AVE	66603	501 SW 57TH ST LOT 1	TOPEKA KS 66619	2101-Downtown row store
R25444	RIVER HILL DEVELOPERS LLC	323 S KANSAS AVE	66603	2942 SW WANAMAKER DR STE A	TOPEKA KS 66614	3640-Warehouse-office combination
R25446	HAGEDORN, JAMES R	311 S KANSAS AVE	66603	PO BOX 751302	TOPEKA KS 66675	2101-Downtown row store
R25447	SMITH, GARY D	309 S KANSAS AVE	66603	2112 SW GLICK RD	TOPEKA KS 66614-9781	2101-Downtown row store
R25448	FISHER, ROBERT E, Jr	307 S KANSAS AVE	66603	PO BOX 2746	TOPEKA KS 66601	2101-Downtown row store
R25449	TFI LLC	309 SW JACKSON ST	66603	3103 NW BUTTON RD	TOPEKA KS 66618-1429	3342-Steel fabrication
R25450	VAN BUREN STREET DEVELOPMENT LLC	304 SW VAN BUREN ST	66603	301 S KANSAS AVE	TOPEKA KS 66603	6570-Charitable Institution
R25451	VAN BUREN STREET DEVELOPMENT LLC	308 SW VAN BUREN ST	66603	301 S KANSAS AVE	TOPEKA KS 66603	6570-Charitable Institution
R25452	MCABEE BODY SHOP INC	312 SW VAN BUREN ST	66603	PO BOX 246	SILVER LAKE KS 66539	2175-Service garage / paint shop / detailing
R25453	MCABEE BODY SHOP INC	316 SW VAN BUREN ST	66603	PO BOX 246	SILVER LAKE KS 66539	2175-Service garage / paint shop / detailing
R25454	PLUMBERG, TIMOTHY J	318 SW VAN BUREN ST	66603	324 SW VAN BUREN ST	TOPEKA KS 66603-3330	1101-Single family residence (detached)
R25455	PLUMBERG, TIMOTHY J	324 SW VAN BUREN ST	66603	324 SW VAN BUREN ST	TOPEKA KS 66603-3330	1180-Dwelling converted to apartments
R25456	PLUMBERG, TIMOTHY J	328 SW VAN BUREN ST	66603	324 SW VAN BUREN ST	TOPEKA KS 66603-3330	1101-Single family residence (detached)
R25457	PLUMBERG, TIMOTHY J	330 SW VAN BUREN ST	66603	324 SW VAN BUREN ST	TOPEKA KS 66603-3330	1101-Single family residence (detached)
R25458	MURPHY, JAMES C & SUSAN D	SW VAN BUREN ST	66603	7157 LAKEVIEW DR	OZAWKIE KS 66070-5176	9910-Residential highest and best use
R25459	WILCOX, CHRISTOPHER J	214 SW 4TH ST	66603	PO BOX 825	EDGEMONT SD 57735	1180-Dwelling converted to apartments
R25460	TREE OF LIFE FELLOWHIP INC	335 SW JACKSON ST	66603	1830 SW COTTONWOOD LN	TOPEKA KS 66615	2101-Downtown row store
R25461	TREE OF LIFE FELLOWHIP INC	327 SW JACKSON ST	66603	1830 SW COTTONWOOD LN	TOPEKA KS 66615	9950-Commercial highest and best use
R25462	MCABEE, RUSSELL A & BRENDA A	323 SW JACKSON ST	66603	PO BOX 246	SILVER LAKE KS 66539-0246	2175-Service garage / paint shop / detailing
R25463	MCABEE, RUSSELL A & BRENDA A	317 SW JACKSON ST	66603	PO BOX 246	SILVER LAKE KS 66539-0246	2175-Service garage / paint shop / detailing
R25464	MCABEE BODY SHOP INC	313 SW JACKSON ST	66603	PO BOX 246	SILVER LAKE KS 66539	2175-Service garage / paint shop / detailing
R25465	K P L GAS SERVICE	SW VAN BUREN ST	66603	PO BOX 889	TOPEKA KS 66601-0889	4310-Electric power generation
R25466	PENCE, GARY L & JUDITH K	300 SW HARRISON ST	66603	1745 SW BURNETT RD	TOPEKA KS 66604-3417	1180-Dwelling converted to apartments
R25467	EKLUND, MARGIE L LIVING TRUST	302 SW HARRISON ST	66603	2910 SE VIRGINIA AVE	TOPEKA KS 66605	1101-Single family residence (detached)
R25468	WILCOX PROPERTIES LLC	306 SW HARRISON ST	66603	PO BOX 385	EDGEMONT SD 57735	1180-Dwelling converted to apartments
R25469	RIVERA ALFARO, NUVIA Y	314 SW HARRISON ST	66603	314 SW HARRISON ST	TOPEKA KS 66603	1101-Single family residence (detached)
R25470	METCALFE, EDWARD RAWLON	316 SW HARRISON ST	66603	316 SW HARRISON ST	TOPEKA KS 66603-3021	1101-Single family residence (detached)
R25471	BREAKTHROUGH HOUSE INC	318 SW HARRISON ST	66603	1195 SW BUCHANan ST STE 103	TOPEKA KS 66604-1172	1320-Rooming and boarding house
R25472	FALTA, PATRICK & BARBRA	334 SW HARRISON ST	66603	334 SW HARRISON ST	TOPEKA KS 66603	1101-Single family residence (detached)
R25473	KANSAS POWER AND LIGHT COMPANY	SW VAN BUREN ST	66603	PO BOX 889	TOPEKA KS 66601	4310-Electric power generation
R25474	K P L GAS SERVICE	335 SW VAN BUREN ST	66603	PO BOX 889	TOPEKA KS 66601-0889	4310-Electric power generation
R25475	WESTERN RESOURCES INC	325 SW VAN BUREN ST	66603	PO BOX 889	TOPEKA KS 66601-0889	4310-Electric power generation
R25476	FAKHRAI MORGAN M & HIROKO KOMIYA TRUST	301 SW HARRISON ST	66603	6150 SW 34TH TER	TOPEKA KS 66614-5103	9910-Residential highest and best use
R25477	WALKER JOSEPH S & GARTH MARTIN COMBS	409 SW 3RD ST	66603	915 SW Buchanan ST	Topeka KS 66606-1429	1101-Single family residence (detached)
R25478	WALKER JOSEPH S & GARTH MARTIN COMBS	411 SW 3RD ST	66603	915 SW Buchanan ST	Topeka KS 66606-1429	2800-Retail / office / apartment combination
R25479	A DOUBLE DOLLAR LLP	413 SW 3RD ST	66603	1728 SW WILLOW AVE	TOPEKA KS 66606	1101-Single family residence (detached)
R25480	A DOUBLE DOLLAR LLP	302 SW TOPEKA BLVD	66603	1728 SW WILLOW AVE	TOPEKA KS 66606	1170-Garden apartment complex (1-3 stories)
R25481	A DOUBLE DOLLAR LLP	SW TOPEKA BLVD	66603	1728 SW WILLOW AVE	TOPEKA KS 66606	1170-Garden apartment complex (1-3 stories)

R25552	GDC TOPEKA LLC	555 S KANSAS AVE	66603 4706 BROADWAY STE 240	KANSAS CITY MO 64112	2402-General office buildings (5+ stories)
R25553	TOPEKA AREA ACCESSIBLE HOUSING INDUSTRIES INC	501 SW JACKSON ST	66603 501 SW JACKSON	TOPEKA KS 66603	2401-General office buildings (1-4 stories)
R25554	JACKSON STREET PROPERTIES LLC	509 SW JACKSON ST	66603 2408 W 86TH TER	LEAWOOD KS 66206-1520	2401-General office buildings (1-4 stories)
R25555	TOPEKA PUBLIC BUILDING COMMISSION	500 SW VAN BUREN ST	66603 900 SW JACKSON ST RM 107	TOPEKA KS 66612-1246	2401-General office buildings (1-4 stories)
R25556	HERITAGE DEVELOPMENT COMPANY	214 SW 6TH AVE	66603 1229 SW LAKESIDE DR APT 6	TOPEKA KS 66604	2401-General office buildings (1-4 stories)
R25557	ONE GAS INC	200 SW 6TH AVE	66603 100 W 5TH ST	TULSA OK 74103	2401-General office buildings (1-4 stories)
R25558	ONE GAS INC	523 SW JACKSON ST	66603 100 W 5TH ST	TULSA OK 74103	2401-General office buildings (1-4 stories)
R25559	TOPEKA AREA ACCESSIBLE HOUSING INDUSTRIES INC	519 SW JACKSON ST	66603 501 SW JACKSON	TOPEKA KS 66603	2650-Parking Lot (uncovered)
R25560	TRIPZTREE LLC	305 SW 5TH ST	66603 335 SW YORKSHIRE RD	TOPEKA KS 66606	2101-Downtown row store
R25561	TRIPZTREE LLC	315 SW 5TH ST	66603 335 SW YORKSHIRE RD	TOPEKA KS 66606	2101-Downtown row store
R25562	DUNBAR, JOHN	500 SW HARRISON ST	66603 1865 N 200 RD	BALDWIN CITY KS 66006-7132	2102-Retail store
R25563	PACIFIC COAST INVESTMENTS LLC	508 SW HARRISON ST	66603 7040 SW GREENVIEW DR	TOPEKA KS 66619	9950-Commercial highest and best use
R25564	PACIFIC COAST INVESTMENTS LLC	512 SW HARRISON ST	66603 7040 SW GREENVIEW DR	TOPEKA KS 66619	9950-Commercial highest and best use
R25565	STATE OF KANSAS	516 SW HARRISON ST	66603 900 SW JACKSON ST RM 600	TOPEKA KS 66612-1220	2650-Parking Lot (uncovered)
R25566	HEILMAN, LARRY E & SUSANNE E	310 SW 6TH AVE	66603 5233 SW 25TH ST	TOPEKA KS 66614-1618	2101-Downtown row store
R25567	GREGG OTIS N TRUST	300 SW 6TH AVE	66603 6125 SW 39th ST	Topeka KS 66610	2175-Service garage / paint shop / detailing
R327402	GREGG OTIS N TRUST	300 SW 6TH AVE	66603 6125 SW 39th ST	Topeka KS 66610	2175-Service garage / paint shop / detailing
R25568	GREGG OTIS N TRUST	525 SW VAN BUREN ST	66603 6125 SW 39th ST	Topeka KS 66610	2175-Service garage / paint shop / detailing
R25569	H & M PROPERTIES LLC	523 SW VAN BUREN ST	66603 517 SW VAN BUREN ST	TOPEKA KS 66603	2401-General office buildings (1-4 stories)
R25570	PINEGAR & SMITH BUILDING LLC	513 SW VAN BUREN ST	66603 PO BOX 555	TOPEKA KS 66601-0555	2401-General office buildings (1-4 stories)
R25571	H & M PROPERTIES LLC	517 SW VAN BUREN ST	66603 517 SW VAN BUREN ST	TOPEKA KS 66603	2401-General office buildings (1-4 stories)
R25572	H & M PROPERTIES LLC	515 SW VAN BUREN ST	66603 517 SW VAN BUREN ST	TOPEKA KS 66603	2401-General office buildings (1-4 stories)
R25573	SABATINI, JUDITH & FRANK C	521 SW VAN BUREN ST	66603 2423 SE 37TH ST	TOPEKA KS 66605-2310	2401-General office buildings (1-4 stories)
R25574	HEILMAN, LARRY E & SUSANNE E	509 SW VAN BUREN ST	66603 5233 SW 25TH ST	TOPEKA KS 66614-1618	2101-Downtown row store
R25575	CLAY SHERWOOD RENTALS LLC	509 SW HARRISON ST	66603 422 SW 6th AVE	TOPEKA KS 66603-3391	3610-Warehouse distribution / storage facility
R25576	WHITE, ALAN J & DAWN N	501 SW HARRISON ST	66603 3722 SW 35TH ST	TOPEKA KS 66614-3558	2175-Service garage / paint shop / detailing
R25577	MIDWEST PROPERTY GROUP LLC	500 SW TOPEKA BLVD	66603 90 SW PEPPER TREE LN	TOPEKA KS 66611	2401-General office buildings (1-4 stories)
R25578	RUFFIN PROPERTIES LLC	506 SW TOPEKA BLVD	66603 PO BOX 17087	WICHITA KS 67217	2102-Retail store
R25579	BROOKS JAMES & BULLOCKS-BROOKS ALICIA	516 SW TOPEKA BLVD	66603 516 SW TOPEKA BLVD	TOPEKA KS 66603-3114	2102-Retail store
R25580	CLAY SHERWOOD RENTALS LLC	518 SW TOPEKA BLVD	66603 422 SW 6TH AVE	TOPEKA KS 66603-3391	9910-Residential highest and best use
R25581	CLAY SHERWOOD RENTALS LLC	522 SW TOPEKA BLVD	66603 422 SW 6TH AVE	TOPEKA KS 66603-3391	1180-Dwelling converted to apartments
R25582	CLAY SHERWOOD RENTALS LLC	524 SW TOPEKA BLVD	66603 422 SW 6th AVE	topeka KS 66608-1244	2102-Retail store
R25583	CLAY SHERWOOD RENTALS LLC	422 SW 6TH AVE	66603 422 SW 6TH AVE	TOPEKA KS 66603-3391	2101-Downtown row store
R25584	CLAY SHERWOOD RENTALS LLC	410 SW 6TH AVE	66603 422 SW 6TH AVE	TOPEKA KS 66603-3391	3610-Warehouse distribution / storage facility
R25585	CLAY SHERWOOD RENTALS LLC	523 SW HARRISON ST	66603 422 SW 6TH AVE	TOPEKA KS 66603-3391	3610-Warehouse distribution / storage facility
R25586	FIRST UNITED METHODIST CHURCH	600 SW TOPEKA BLVD	66603 600 SW TOPEKA BLVD	TOPEKA KS 66603-3202	6610-Church / place of worship
R25587	KANSAS ST GREGORY APARTMENTS	635 SW HARRISON ST	66603 1300 SOVEREIGN ROW	OKLAHOMA CITY OK 73108	1176-High-rise apartment (8+ stories)
R25588	FRIENDS OF KCSDV INC	634 SW HARRISON ST	66603 634 SW HARRISON ST	TOPEKA KS 66603-3706	2401-General office buildings (1-4 stories)
R25589	STATE OF KANSAS	SW VAN BUREN ST	66603 900 SW JACKSON ST RM 600	TOPEKA KS 66612-1220	2402-General office buildings (5+ stories)
R25590	JAYHAWK TOWER PARTNERS LLC	201 SW 6TH AVE	66603 700 SW JACKSON ST STE 200	TOPEKA KS 66603-3788	2402-General office buildings (5+ stories)
R25591	JAYHAWK TOWER PARTNERS LLC	209 SW 6TH AVE	66603 700 SW JACKSON ST STE 200	TOPEKA KS 66603-3788	9950-Commercial highest and best use
R25593	TOPEKA INCOME TAX SERVICE INC	213 SW 6TH AVE	66603 6466 SW SUFFOLK RD	TOPEKA KS 66610-1402	2101-Downtown row store
R25594	VALLEY INC REALTORS	215 SW 6TH AVE	66603 600 SW VAN BUREN ST	TOPEKA KS 66603-3718	2401-General office buildings (1-4 stories)
R25595	VALLEY INC	600 SW VAN BUREN ST	66603 600 SW VAN BUREN ST	TOPEKA KS 66603-3718	2401-General office buildings (1-4 stories)
R25596	ALEJOS LUIS A & CHARLOTTE A TRUST - L A & C A ALEJOS TRUSTEE	614 SW VAN BUREN ST	66603 1045 SW WAYNE AVE	TOPEKA KS 66604-3940	2101-Downtown row store
R25597	LOWER PROPERTIES LLC	622 SW VAN BUREN ST	66603 501 SE 17th ST	Topeka KS 66607-6125	2101-Downtown row store
R25598	HEJTMANEK DANTON C & BRYAN JOHN J & LYKINS R DANIEL	222 SW 7TH ST	66603 222 SW 7TH ST	TOPEKA KS 66603-3717	2401-General office buildings (1-4 stories)
R25599	KENNEY, DENIS M REVOCABLE LIVING TRUST	216 SW 7TH ST	66603 1229 SW LAKESIDE DR APT 6	TOPEKA KS 66604-1669	2101-Downtown row store
R25600	KANSAS RIVER WATER ASSURANCE DISTRICT 1	212 SW 7TH ST	66603 212 SW 7TH ST	TOPEKA KS 66603-3717	2101-Downtown row store
R25601	CITY OF TOPEKA	635 SW JACKSON ST	66603 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	2660-Parking garage (covered)
R25602	ELKS BUILDING PARTNERS LLC	619 SW JACKSON ST	66603 700 SW JACKSON ST STE 200	TOPEKA KS 66603-3788	2401-General office buildings (1-4 stories)
R25603	JAYHAWK TOWER PARTNERS LLC	615 SW JACKSON ST	66603 700 SW JACKSON ST STE 200	TOPEKA KS 66603-3788	2650-Parking Lot (uncovered)
R25604	F & B ENTERPRISES LLC	601 S KANSAS AVE	66603 601 S KANSAS AVE	TOPEKA KS 66603-3803	2401-General office buildings (1-4 stories)
R25605	KLATON PROPERTIES LLC	605 S KANSAS AVE	66603 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R25606	SWICKARD, MICHAEL F & AMY J	607 S KANSAS AVE	66603 1700 SW MEDFORD AVE	TOPEKA KS 66604	2101-Downtown row store
R25607	AIM STRATEGIES LLC	107 SW 6TH AVE	66603 715 SW HARRISON ST	TOPEKA KS 66603-3711	2401-General office buildings (1-4 stories)
R25608	MICHAEL R FOX TRUST	117 SW 6TH AVE	66603 815 NW VALENCIA RD	TOPEKA KS 66615-9265	2101-Downtown row store
R25609	TRAPP, CRAIG L & MELANIE K	608 SW JACKSON ST	66603 6108 SW 4TH ST	TOPEKA KS 66615	2101-Downtown row store
R25610	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	300 SE 6TH AVE	66603 200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	6210-Government offices (legislative and executive functions)
R26178	BANK IV KANSAS	700 SW TOPEKA BLVD	66603 C/O Corporate Real Estate Assessmen	Charlotte NC 28255	2211-Branch bank (drive up facility)
R26179	HUBBELL ASSET MANAGEMENT FAMILY LP	728 SW TOPEKA BLVD	66603 6442 SE 61ST ST	TECUMSEH KS 66542-9805	2522-Fast food restaurant
R26180	SIR PROPERTIES TRUST	400 SW 8TH AVE	66603 TWO NEWTON PLACE 255 WASHING	NEWTON MA 02458-1634	2402-General office buildings (5+ stories)
R26181	AIM STRATEGIES LLC	715 SW HARRISON ST	66603 715 SW HARRISON ST	TOPEKA KS 66603-3711	2401-General office buildings (1-4 stories)
R26230	KANSAS INSURANCE DEPARTMENT	420 SW 9TH ST	66612 420 SW 9TH ST	TOPEKA KS 66612-1603	2401-General office buildings (1-4 stories)
R26231	FIRST PRESBYTERIAN CHURCH OF TOPEKA KANSAS	817 SW HARRISON ST	66612 817 SW HARRISON ST	TOPEKA KS 66612-1607	6610-Church / place of worship
R26232	DILLON HOUSE LLC	404 SW 9TH ST	66612 1200 S KANSAS AVE	TOPEKA KS 66612	2401-General office buildings (1-4 stories)

R26415	CLEMMER, MARLENE	709 S KANSAS AVE #306	66603 709 S KANSAS AVE APT 306	TOPEKA KS 66603-3833	1150-Apartment unit (single family - e.g. condo unit)
R26416	ENGSTROM, JOSIAH J & ANDREA D	709 S KANSAS AVE #401	66603 709 S KANSAS AVE # 401	TOPEKA KS 66603	1150-Apartment unit (single family - e.g. condo unit)
R26417	MICHAELIS, PATRICK W & CONNIE M	709 S KANSAS AVE #301	66603 1575 BIRDIE WAY UNIT 401	LAWRENCE KS 66407	1150-Apartment unit (single family - e.g. condo unit)
R302384	DUKE, CRAIG G & DENISE A	709 S KANSAS AVE	66603 709 S KANSAS AVE UNIT 305	TOPEKA KS 66603	1150-Apartment unit (single family - e.g. condo unit)
R304829	PLEHAL, RICHARD & JUDY	709 S KANSAS AVE #304	66603 709 S KANSAS AVE APT 304	TOPEKA KS 66603-3833	1150-Apartment unit (single family - e.g. condo unit)
R324966	HJJ INVESTMENTS LLC	709 S KANSAS AVE #405	66603 5104 CODY CT	LAWRENCE KS 66049-5110	1150-Apartment unit (single family - e.g. condo unit)
R325009	PALACE PLAZA INC	709 S KANSAS AVE	66603 709 S KANSAS AVE STE 101	TOPEKA KS 66603-3832	2101-Downtown row store
R26418	BNR GRILLE THREE REAL ESTATE LLC	705 S KANSAS AVE	66603 715 SW HARRISON ST	TOPEKA KS 66603	2101-Downtown row store
R26419	K1 REALTY INVESTMENT 02 LLC	707 SE QUINCY ST	66603 2609 SW RANDOLPH CT	TOPEKA KS 66611	2401-General office buildings (1-4 stories)
R26420	PMCA OF KANSAS	115 SE 7TH ST	66603 115 SE 7TH ST	TOPEKA KS 66603-3901	2401-General office buildings (1-4 stories)
R26421	CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION	111 SE 7TH ST	66603 700 S Kansas AVE FL 1	TOPEKA KS 66603-3894	2402-General office buildings (5+ stories)
R26422	CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION	700 S KANSAS AVE	66603 700 S Kansas AVE FL 1	TOPEKA KS 66603-3894	2402-General office buildings (5+ stories)
R26423	GRAY HORSE FARMS LLC	712 S KANSAS AVE	66603 PO BOX 5318	TOPEKA KS 66605-0318	2401-General office buildings (1-4 stories)
R26424	PRAIRIE BLAZE LLC	716 S KANSAS AVE	66603 Attn: RANDY CLAYTON 716 S KANSAS	TOPEKA KS 66603-3808	2101-Downtown row store
R26425	PRAIRIE BLAZE LLC	718 S KANSAS AVE	66603 Attn: RANDY CLAYTON 716 S KANSAS	TOPEKA KS 66603-3808	2101-Downtown row store
R26426	PRAIRIE BLAZE LLC	720 S KANSAS AVE	66603 Attn: RANDY CLAYTON 716 S KANSAS	TOPEKA KS 66603-3808	2101-Downtown row store
R26427	EARL, JULIANN R	722 S KANSAS AVE	66603 722 S KANSAS AVE	TOPEKA KS 66603-3808	2101-Downtown row store
R26428	724 PROPERTIES LLC	724 S KANSAS AVE	66603 724 S KANSAS AVE	TOPEKA KS 66603	2101-Downtown row store
R26429	724 PROPERTIES LLC	726 S KANSAS AVE	66603 724 S KANSAS AVE	TOPEKA KS 66603	2101-Downtown row store
R26430	SPROUT PROPERTIES LLC	728 S KANSAS AVE	66603 728 S KANSAS AVE STE 200	TOPEKA KS 66603-3808	2101-Downtown row store
R26431	MUNOZ, LUZ MARIA & TOMAS A	730 S KANSAS AVE	66603 439 NE EMMETT ST	TOPEKA KS 66616-1206	2101-Downtown row store
R26432	BRIMANS LEADING JEWELERS INC	734 S KANSAS AVE	66603 734 S KANSAS AVE	TOPEKA KS 66603-3808	2101-Downtown row store
R26433	MIDWEST PROPERTY GROUP LLC	106 SE 8TH AVE	66603 90 SW PEPPER TREE LN	TOPEKA KS 66611	2101-Downtown row store
R26434	GIZMO PROPERTIES LLC	112 SE 8TH AVE	66603 112 SE 8th ST	Topeka KS 66603	2401-General office buildings (1-4 stories)
R26435	GECEA PROPERTIES LLC	114 SE 8TH AVE	66603 2900 SW MACVICAR AVE	TOPEKA KS 66611-1710	2401-General office buildings (1-4 stories)
R26436	WINDLER, MERLE F & LINDA	116 SE 8TH AVE	66603 116 SE 8TH AVE	TOPEKA KS 66603-3905	2101-Downtown row store
R26437	GRAY HORSE FARMS LLC	120 SE 8TH AVE	66603 PO BOX 5318	TOPEKA KS 66605-0318	2401-General office buildings (1-4 stories)
R26438	CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION	723 SE QUINCY ST	66603 700 S Kansas AVE FL 1	TOPEKA KS 66603-3894	2401-General office buildings (1-4 stories)
R26439	CITY OF TOPEKA	215 SE 7TH ST	66603 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	6210-Government offices (legislative and executive functions)
R26440	LEADINGAGE KANSAS INC	217 SE 8TH AVE	66603 217 SE 8TH AVE	TOPEKA KS 66603	2401-General office buildings (1-4 stories)
R26441	KANSAS HOSPITAL ASSOCIATION	215 SE 8TH AVE	66603 215 SE 8TH AVE	TOPEKA KS 66603-3906	2401-General office buildings (1-4 stories)
R26442	CENTRAL NATIONAL BANK	800 SE QUINCY ST	66612 100 RIMROCK DR	JUNCTION CITY KS 66441	2210-Bank, credit union, or savings institution
R26443	TOPEKA METROPOLITAN TRANSIT AUTHORITY	820 SE QUINCY ST	66612 201 N KANSAS AVE	TOPEKA KS 66603-3622	4133-Local transit systems - bus/special needs/other
R26444	MARLOW, HOWARD I JR & KAREN K	214 SE 9TH ST	66612 3804 SW 40TH ST	TOPEKA KS 66610-2337	1104-Fourplex
R26445	MARLOW, HOWARD I JR & KAREN K	218 SE 9TH ST	66612 3804 SW 40TH ST	TOPEKA KS 66610-2337	1104-Fourplex
R26446	MARLOW, HOWARD I JR & KAREN K	222 SE 9TH ST	66612 3804 SW 40TH ST	TOPEKA KS 66610-2337	1104-Fourplex
R26447	KANSAS HOSPITAL ASSOCIATION	817 SE MONROE ST	66612 215 SE 8TH AVE	TOPEKA KS 66603-3906	2401-General office buildings (1-4 stories)
R26448	WESTAR ENERGY INC	800 S KANSAS AVE	66612 818 S KANSAS AVE	TOPEKA KS 66612-1203	2401-General office buildings (1-4 stories)
R26449	SAND SPRINGS LLC	818 S KANSAS AVE	66612 818 S KANSAS AVE	TOPEKA KS 66612-1203	2402-General office buildings (5+ stories)
R26450	OMEGA GROUP LLC	820 S KANSAS AVE	66612 820A S Kansas AVE	Topeka KS 66612-1203	2101-Downtown row store
R26451	KLATON PROPERTIES LLC	822 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26452	KANSAN TOWERS LLC	830 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614	2402-General office buildings (5+ stories)
R323492	JENSEN, BRENDAN R & BECKLEY, AMBER N	826 S KANSAS AVE	66612 1275 SW JEWELL AVE	TOPEKA KS 66604	2101-Downtown row store
R26453	KANSAN TOWERS LLC	831 SE QUINCY ST	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614	2402-General office buildings (5+ stories)
R26454	KANSAN TOWERS LLC	827 SE QUINCY ST	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614	2402-General office buildings (5+ stories)
R26455	KLATON REAL ESTATE LLC	823 SE QUINCY ST	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2402-General office buildings (5+ stories)
R26456	RAYS RED LLC	805 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26457	EIGHTH & JACKSON INVESTMENT GROUP	800 SW JACKSON ST	66612 PO BOX 5318	TOPEKA KS 66605	2402-General office buildings (5+ stories)
R26458	SOUTHWESTERN BELL TELEPHONE CO	812 SW JACKSON ST	66612 909 CHESTNUT ST RM 36-M-1	ST. LOUIS MO 63101	2401-General office buildings (1-4 stories)
R26459	CITY OF TOPEKA	825 S KANSAS AVE	66612 215 SE 7TH ST STE 353	TOPEKA KS 66603-3914	2660-Parking garage (covered)
R26460	CENTRE CITY DEVELOPERS LLC	825 S KANSAS AVE	66612 555 POYNTZ AVE STE 255	MANHATTAN KS 66502-0129	2401-General office buildings (1-4 stories)
R26462	CAPITOL VIEW PROPERTIES LLC	825 S KANSAS AVE	66612 825 S KANSAS AVE STE 500	TOPEKA KS 66612	2660-Parking garage (covered)
R26463	FYPM LLC	825 S KANSAS AVE	66612 825 S KANSAS AVE STE 510	TOPEKA KS 66612	2660-Parking garage (covered)
R325729	FYPM LLC	825 S KANSAS AVE	66612 825 S KANSAS AVE STE 510	TOPEKA KS 66612	2401-General office buildings (1-4 stories)
R325731	CAPITOL VIEW PROPERTIES LLC	825 S KANSAS AVE	66612 825 S KANSAS AVE STE 500	TOPEKA KS 66612	2401-General office buildings (1-4 stories)
R26464	KLATON PROPERTIES LLC	815 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26465	KLATON REAL ESTATE LLC	813 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26466	KLATON PROPERTIES LLC	811 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26467	KLATON REAL ESTATE LLC	809 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R319446	KLATON REAL ESTATE LLC	807 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26468	STATE OF KANSAS	300 SW 10TH AVE	66612 900 SW JACKSON ST RM 600	TOPEKA KS 66612-1220	6210-Government offices (legislative and executive functions)
R26469	MILLS BUILDING LLC	901 S KANSAS AVE	66612 Attn: KS Commercial Real Estate Servi	Topeka KS 66603	2402-General office buildings (5+ stories)
R26470	STATE OF KANSAS	900 SW JACKSON ST	66612 1000 SW JACKSON ST STE 500	TOPEKA KS 66612-1368	6210-Government offices (legislative and executive functions)
R26471	STATE OF KANSAS	120 SW 10TH AVE	66612 900 SW JACKSON ST RM 600	TOPEKA KS 66612-1220	6210-Government offices (legislative and executive functions)
R26472	FLOREZ, PANTALEON JR	933 S KANSAS AVE	66612 933 S KANSAS AVE	TOPEKA KS 66612-1210	2101-Downtown row store
R26473	TIN & TIMBER LLC	931 S KANSAS AVE	66612 931 S KANSAS AVE	TOPEKA KS 66612-1210	2101-Downtown row store

R26929	SOUTHWEST RESOURCE REAL ESTATE GROUP LLC	240 SE MADISON ST	66607 2900 E APACHE ST	TULSA OK 74110	3610-Warehouse distribution / storage facility
R324695	WIN LLC	140 SE JEFFERSON ST	66607 Attn: Discovery Furniture 1901 SW W	Topeka KS 66604-3821	3610-Warehouse distribution / storage facility
R26930	CITY OF TOPEKA	300 SE JEFFERSON ST	66607 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	6410-Fire and rescue
R26931	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	330 SE 3RD ST	66603 200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	9970-Recreational / cultural / entertainment highest and best us
R26932	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	301 SE 2ND ST	66603 200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	9970-Recreational / cultural / entertainment highest and best us
R26933	HCFN TITLE HOLDING CORPORATION	220 SE QUINCY ST	66603 Attn: ROBIN POTTS 3801 TOPPING AV	KANSAS CITY MO 64129	3640-Warehouse-office combination
R26934	CHAVIRA, URIEL	200 SE 3RD ST	66603 6767 GATEWAY W BLVD	EL PASO TX 79925	4133-Local transit systems - bus/special needs/other
R26935	TFI FAMILY SERVICES INC	308 SE MONROE ST	66603 PO BOX 2224	EMPORIA KS 66801	2401-General office buildings (1-4 stories)
R26936	JEFFERSON STREET HOTEL PARTNERS LLC	420 SE 6TH AVE	66607 700 SW JACKSON ST STE 200	TOPEKA KS 66603-3788	1332-Hotel high-rise (5+ stories)
R26937	ISG TECHNOLOGY LLC	400 SE JEFFERSON ST	66607 127 N 7TH ST	SALINA KS 67401	4240-Information services and data processing
R26938	KENNEY, DENIS M REVOCABLE LIVING TRUST	406 SE JEFFERSON ST	66607 1229 SW LAKESIDE DR APT 6	TOPEKA KS 66604-1669	3640-Warehouse-office combination
R26939	RAINBOW MOUNTAIN LLC	414 SE JEFFERSON ST	66607 414 SE JEFFERSON ST	TOPEKA KS 66607-1134	3610-Warehouse distribution / storage facility
R26940	RIER REALTY CO INC	520 SE 5TH ST	66607 708 THIRD AVE 15TH FLOOR	NEW YORK NY 10017	2401-General office buildings (1-4 stories)
R26998	ATCHISON TOPEKA & SANTA FE RAILWAY COMPANY	SE 6TH AVE	66607 PO BOX 961089	FORT WORTH TX 76161-0089	4120-Rail transportation
R26999	JAYHAWK FILE EXPRESS LLC	601 SE 5TH ST	66607 601 SE 5TH ST	TOPEKA KS 66607	3610-Warehouse distribution / storage facility
R27000	JAYHAWK FILE EXPRESS LLC	528 SE ADAMS ST	66607 601 SE 5TH ST	TOPEKA KS 66607	3610-Warehouse distribution / storage facility
R27001	BROADWING COMMUNICATIONS REAL ESTATE SERVICES LLC	501 SE ADAMS ST	66607 1122 S CAPITAL OF TEXAS HWY	AUSTIN TX 78746-6426	4234-Telephone communication
R27002	WAREHOUSE 536 LLC	536 SE ADAMS ST	66607 700 SW JACKSON ST STE 200	TOPEKA KS 66603	3610-Warehouse distribution / storage facility
R324675	WAREHOUSE 536 LLC	513 SE ADAMS ST	66607 700 SW JACKSON ST STE 200	TOPEKA KS 66603	9950-Commercial highest and best use
R27003	JEFFERSON STREET HOTEL PARTNERS LLC	536 SE JEFFERSON ST	66607 700 SW JACKSON ST STE 200	TOPEKA KS 66603-3788	1332-Hotel high-rise (5+ stories)
R27004	MADISON STREET APARTMENTS LLC	600 SE MADISON ST	66607 404 SW 9TH ST	TOPEKA KS 66612-1603	1175-Mid-rise apartment (4-7 stories)
R27005	CITY OF TOPEKA	620 SE MADISON ST	66607 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	2401-General office buildings (1-4 stories)
R27006	MADISON STREET APARTMENTS LLC	600 SE MADISON ST	66607 404 SW 9TH ST	TOPEKA KS 66612-1603	1175-Mid-rise apartment (4-7 stories)
R27007	CITY OF TOPEKA	400 SE 8TH AVE	66607 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	2650-Parking Lot (uncovered)
R27008	MORRIS PUBLISHING GROUP LLC	616 SE JEFFERSON ST	66607 Attn: TAX DEPARTMENT 725 BROAD S	AUGUSTA GA 30901	4213-Periodical publishing / printing
R27009	ATCHISON TOPEKA & SANTA FE RAILWAY COMPANY	610 SE 7TH ST	66607 PO BOX 961089	FORT WORTH TX 76161-0089	4120-Rail transportation
R27010	KLATON REAL ESTATE LLC	600 SE ADAMS ST	66607 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	3610-Warehouse distribution / storage facility
R27011	KLAUSMAN, JAMES BRETT	634 SE ADAMS ST	66607 4407 SW PINEBROOK LN	TOPEKA KS 66610-1621	3342-Steel fabrication
R27012	STEEL FIXTURE MFG CO	612 SE 7TH ST	66607 612 SE 7TH ST	TOPEKA KS 66607-1109	3342-Steel fabrication
R27095	KLATON IRONWORKS LLC	720 SE ADAMS ST	66607 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	3610-Warehouse distribution / storage facility
R324009	KLATON IRONWORKS LLC	720 SE ADAMS ST	66607 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	3610-Warehouse distribution / storage facility
R27096	KLATON IRONWORKS LLC	700 SE ADAMS ST	66607 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	3610-Warehouse distribution / storage facility
R27098	ACRS INVESTMENTS LLC	701 SE ADAMS ST	66607 701 SE ADAMS ST	TOPEKA KS 66607	3610-Warehouse distribution / storage facility
R27099	CITY OF TOPEKA	700 SE JEFFERSON ST	66607 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	2650-Parking Lot (uncovered)
R27100	KENNEY, DENIS M REVOCABLE LIVING TRUST	SE 8TH AVE	66607 1229 SW LAKESIDE DR APT 6	TOPEKA KS 66604-1669	9950-Commercial highest and best use
R27101	TAYLOR, ROBERT C & DEBRA L	711 SE ADAMS ST	66607 711 SE ADAMS ST	TOPEKA KS 66607-1124	3610-Warehouse distribution / storage facility
R27102	ZACK TAYLOR CONTRACTING INC	709 SE ADAMS ST	66607 711 SE ADAMS ST	TOPEKA KS 66607-1124	3610-Warehouse distribution / storage facility
R27103	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	401 SE 8TH AVE	66607 200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	6222-Correctional institutions / jail / prison
R27104	HUNTER GLEN LLC	911 SE ADAMS ST	66607 PO BOX 618	TOPEKA KS 66601-0618	3610-Warehouse distribution / storage facility
R27105	DANIKSCO HOLDINGS LLC	914 SE JEFFERSON ST	66607 6010 N BROADWAY	WICHITA KS 67219	2401-General office buildings (1-4 stories)
R27106	BROOKS REALTY PARTNERS LP	500 SE 10TH AVE	66607 1825 LAKEWAY DR STE 700	LEWISVILLE TX 75057-6031	2175-Service garage / paint shop / detailing
R27107	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	818 SE ADAMS ST	66607 200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	6222-Correctional institutions / jail / prison
R27108	HUNTER GLEN LLC	834 SE ADAMS ST	66607 911 SE ADAMS ST	TOPEKA KS 66607-1127	3222-Paperboard / cardboard / box mfg
R27109	ATCHISON TOPEKA & SANTA FE RAILWAY COMPANY	900 SE ADAMS ST	66607 PO BOX 961089	FORT WORTH TX 76161-0089	4120-Rail transportation
R27110	CAPITAL CITY OIL INC	916 SE ADAMS ST	66607 PO BOX 618	TOPEKA KS 66601-0618	2117-Self-service gas station (may have conv store/food mart)
R32034	CAPITOL CITY OIL INC	605 SE 10TH AVE	66607 PO BOX 618	TOPEKA KS 66601-0618	3610-Warehouse distribution / storage facility
R32035	P&Q ENTERPRISES INC	603 SE 10TH AVE	66607 913 SE SHERMAN AVE	TOPEKA KS 66607-1778	3519-Salvage yard / Recycle center
R32036	CITY OF TOPEKA N TOPEKA DRAINAGE DIST	SE 10TH AVE	66607 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	9970-Recreational / cultural / entertainment highest and best us
R32037	ATCHISON TOPEKA & SANTA FE RAILWAY COMPANY	SE 10TH AVE	66607 PO BOX 1738	TOPEKA KS 66601-1738	4120-Rail transportation
R32038	ATCHISON TOPEKA & SANTA FE RAILWAY COMPANY	SE 10TH AVE	66607 PO BOX 1738	TOPEKA KS 66601-1738	4120-Rail transportation
R32274	ATCHISON TOPEKA & SANTA FE RAILWAY COMPANY	SE JEFFERSON ST	66607 PO BOX 961089	FORT WORTH TX 76161-0089	4120-Rail transportation
R32898	PROMETAL FABRICATION LLC	509 SE 10TH AVE	66607 509 SE 10TH AVE	TOPEKA KS 66607	1101-Single family residence (detached)
R32899	CANO, MARIA C	505 SE 10TH AVE	66607 1215 SE 6TH AVE	TOPEKA KS 66607-1931	1101-Single family residence (detached)
R32900	HOLLOWAY, JOHN H D & ROZANNE	1000 SE JEFFERSON ST	66607 PO BOX 210	AUBURN KS 66402-0210	1180-Dwelling converted to apartments
R32901	STONE, THOMAS G	1006 SE JEFFERSON ST	66607 1021 SE JEFFERSON ST	TOPEKA KS 66607	1101-Single family residence (detached)
R32902	BANKERS TRUST COMPANY TRUSTEE FOR VENDEE MORTGAGE TRUST 1999-2	1010 SE JEFFERSON ST	66607 1010 SE JEFFERSON ST	TOPEKA KS 66607-1142	1101-Single family residence (detached)
R32903	DELGADO, DULCE R	1014 SE JEFFERSON ST	66607 1014 SE JEFFERSON ST	TOPEKA KS 66607	1101-Single family residence (detached)
R32904	RAMIRO RIZO A, JOSE	SE JEFFERSON ST	66607 1711 SE 24TH	TOPEKA KS 66605	1199-Accessory residential support use (garage/shed)
R32905	SOTO, JUAN ANTONIO DERAS	1018 SE JEFFERSON ST	66607 1018 SE JEFFERSON ST	TOPEKA KS 66607	1101-Single family residence (detached)
R32906	DELGADO, JESUS	423 SE 10TH AVE	66607 1010 SE JEFFERSON ST	TOPEKA KS 66607	9950-Commercial highest and best use
R32907	KNOEBBER THOMAS J & MARGARET LOUISE TRUST & WM F	417 SE 10TH AVE	66607 417 SE 10TH AVE	TOPEKA KS 66607-1115	3640-Warehouse-office combination
R32908	KDL INC	405 SE 10TH AVE	66607 4125 SW GAGE DR STE 204	TOPEKA KS 66604-1806	2175-Service garage / paint shop / detailing
R32909	BENNING, J W	SE MADISON ST	66607 2314 SW FILLMORE ST	TOPEKA KS 66611-1248	9910-Residential highest and best use
R32910	SMITH, TODD E	SE MADISON ST	66607 2235 NW Tyler ST	TOPEKA KS 66608-1953	9910-Residential highest and best use
R32911	SMITH, TODD E	SE MADISON ST	66607 2235 NW Tyler ST	TOPEKA KS 66608-1953	9910-Residential highest and best use
R32912	WHEAT, RANDY E JR	SE MADISON ST	66607 745 SE GOLDEN AVE	TOPEKA KS 66607-1647	9910-Residential highest and best use

R32980	SHARRETT, LEIGH ANNE	1200 SE QUINCY ST	66612 1200 SE QUINCY ST	TOPEKA KS 66612-1122	1101-Single family residence (detached)
R32981	HESTAND, NINA & STANLEY SR & KATHRYN	1206 SE QUINCY ST	66612 2712 SE HUMMER CT	TOPEKA KS 66605-1941	1101-Single family residence (detached)
R32982	HESTAND, SANDY	1208 SE QUINCY ST	66612 1208 SE QUINCY ST	TOPEKA KS 66612	1101-Single family residence (detached)
R32983	ONEIL, SHEILA	1212 SE QUINCY ST	66612 1212 SE QUINCY ST	TOPEKA KS 66612-1122	9910-Residential highest and best use
R32984	ANGEL, OSCAR	1214 SE QUINCY ST	66612 510 SE KOUNS ST	TOPEKA KS 66607	1101-Single family residence (detached)
R32985	KIRTDOLL, FRANK L	1220 SE QUINCY ST	66612 914 SE GOLDEN AVE	TOPEKA KS 66607-1652	3519-Salvage yard / Recycle center
R32986	VANHOLLEBEKE, STACY & ALAIN H	1231 SE MONROE ST	66612 3417 SE PARK LANE CT	TOPEKA KS 66605-2340	3610-Warehouse distribution / storage facility
R32987	HEAD, JOHN F & DOROTHY C	SE MONROE ST	66612 2721 SW GAINSBORO RD	TOPEKA KS 66614-4346	9910-Residential highest and best use
R32988	EKLUND, MARGIE L LIVING TRUST	1201 SE QUINCY ST	66612 2910 SE VIRGINIA AVE	TOPEKA KS 66605	1101-Single family residence (detached)
R32989	AGLER, DONALD G	113 SE 12TH ST	66612 PO BOX 4770	TOPEKA KS 66604	1101-Single family residence (detached)
R32990	KANSAS FUNERAL DIRECTORS ASSOCIATION SERVICES INC	1200 S KANSAS AVE	66612 1200 S Kansas AVE	Topeka KS 66612-1375	2401-General office buildings (1-4 stories)
R32991	PAUL PROPERTIES LLC	1212 S KANSAS AVE	66612 201 S KANSAS AVE	TOPEKA KS 66603	3630-Warehouse-retail combination
R32992	RUFFIN PROPERTIES LLC	1224 S KANSAS AVE	66612 PO BOX 17087	WICHITA KS 67217	2102-Retail store
R32993	PAUL PROPERTIES LLC	S KANSAS AVE	66612 201 S KANSAS AVE	TOPEKA KS 66603	9950-Commercial highest and best use
R32994	PAUL PROPERTIES LLC	116 SE 13TH ST	66612 201 S KANSAS AVE	TOPEKA KS 66603	9910-Residential highest and best use
R32995	BOYD, BONITA	118 SE 13TH ST	66612 118 SE 13TH ST	TOPEKA KS 66612-1129	1101-Single family residence (detached)
R32996	MULLIGAN, PATRICK M & DONNA S	1235 SE QUINCY ST	66612 3840 SW GAMWELL RD	TOPEKA KS 66610-1400	9910-Residential highest and best use
R32997	SCHROEDER, WILLIAM LEO & MARY ANN	1229 SE QUINCY ST	66612 1225 SE QUINCY ST	TOPEKA KS 66612	1199-Accessory residential support use (garage/shed)
R32998	SCHROEDER, WILLIAM LEO & MARY ANN	1225 SE QUINCY ST	66612 1225 SE QUINCY ST	TOPEKA KS 66612	1101-Single family residence (detached)
R32999	PAUL PROPERTIES LLC	SE QUINCY ST	66612 201 S KANSAS AVE	TOPEKA KS 66603	9910-Residential highest and best use
R33000	GUTZWILLER, JANICE C	SE QUINCY ST	66612 100 SE 9TH ST APT 907	TOPEKA KS 66612-1219	9950-Commercial highest and best use
R33001	PAUL PROPERTIES LLC	SE QUINCY ST	66612 201 S KANSAS AVE	TOPEKA KS 66603	9950-Commercial highest and best use
R33002	TORRES, GERARDO	1211 SE QUINCY ST	66612 1211 SE QUINCY ST	TOPEKA KS 66612	1101-Single family residence (detached)
R33003	BARNES, HAZEL M	1209 SE QUINCY ST	66612 1740 NW TAYLOR ST	TOPEKA KS 66608-1653	9910-Residential highest and best use
R33004	RALSTON, ROBERT L & FELINDA S	1205 SE QUINCY ST	66612 1205 SE QUINCY ST	TOPEKA KS 66612-1121	1101-Single family residence (detached)
R33005	DOUBLE C LLC	1205 S KANSAS AVE	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	2101-Downtown row store
R33006	DOUBLE C LLC	115 SW 12TH ST	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	9950-Commercial highest and best use
R33007	CAMPUS GARDENS LLC	1222 SW JACKSON ST	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	9950-Commercial highest and best use
R33008	TRINIDAD, VICTOR	1228 SW JACKSON ST	66612 809 CONGRESS ST	EMPORIA KS 66801-2839	1150-Apartment unit (single family - e.g. condo unit)
R33009	HEARTLAND LAND & CATTLE LLC	1232 SW JACKSON ST	66612 3201 SW 93RD ST	WAKARUSA KS 66546-9665	1101-Single family residence (detached)
R33010	LITTLE REDBIRD FOUNDATION LLC	1234 SW JACKSON ST	66612 PO BOX 5006	TOPEKA KS 66605-0006	9910-Residential highest and best use
R33011	CITY OF TOPEKA	114 SW 13TH ST	66612 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	9910-Residential highest and best use
R33012	HEARTLAND SYSTEMS LLC	112 SW 13TH ST	66612 PO BOX 5006	TOPEKA KS 66605	9910-Residential highest and best use
R33013	CAMPUS GARDENS LLC	1229 S KANSAS AVE	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	9950-Commercial highest and best use
R33016	RICHARDSON, JANET M	1235 S KANSAS AVE	66612 6301 NW 62ND ST	TOPEKA KS 66618-4202	2102-Retail store
R33019	CAMPUS GARDENS LLC	1227 S KANSAS AVE	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	1101-Single family residence (detached)
R33020	CAMPUS GARDENS LLC	1221 S KANSAS AVE	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	3610-Warehouse distribution / storage facility
R33021	CAMPUS GARDENS LLC	1211 S KANSAS AVE	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	2540-Bar / tavern / lounge
R33022	USD 501	1301 SE MONROE ST	66612 624 SW 24TH ST	TOPEKA KS 66611-1208	6121-Elementary
R33023	GARNER REMODELING AND HOME IMPROVEMENTS INC & GARNER, KEVIN C & NANCY J	1308 S KANSAS AVE	66612 117 SE 25TH	TOPEKA KS 66605	1101-Single family residence (detached)
R33024	GARNER REMODELING AND HOME IMPROVEMENTS INC & GARNER, KEVIN C & NANCY J	1306 S KANSAS AVE	66612 117 SE 25TH	TOPEKA KS 66605	2510-Full-service restaurant
R33025	G E B PROPERTIES LC	1324 S KANSAS AVE	66612 29475 W 95TH ST	DESOTO KS 66018	3630-Warehouse-retail combination
R33026	G E B PROPERTIES LC	S KANSAS AVE	66612 29475 W 95TH ST	DESOTO KS 66018	9950-Commercial highest and best use
R33027	G E B PROPERTIES LC	S KANSAS AVE	66612 29475 W 95TH ST	DESOTO KS 66018	9950-Commercial highest and best use
R33028	G E B PROPERTIES LC	110 SE 14TH ST	66612 29475 W 95TH ST	DESOTO KS 66018	3630-Warehouse-retail combination
R33029	USD 501	SE 14TH ST	66612 624 SW 24TH ST	TOPEKA KS 66611-1208	6121-Elementary
R33030	THORNTON, HARRY J & RUBY E	1300 SE MONROE ST	66612 4647 SE 2ND ST	TECUMSEH KS 66542-9420	3610-Warehouse distribution / storage facility
R33031	THORNTON, RUBY E	1310 SE MONROE ST	66612 4647 SE 2ND ST	TECUMSEH KS 66542-9420	9910-Residential highest and best use
R33032	MCNEAL, LOUISE E	1314 SE MONROE ST	66612 1314 SE MONROE ST	TOPEKA KS 66612	1101-Single family residence (detached)
R319416	MCNEAL, LOUIS E	SE MONROE ST	66612 1314 SE MONROE ST	TOPEKA KS 66612	9910-Residential highest and best use
R33033	ARNOLD, JOHN	1316 SE MONROE ST	66612 3334 TEJON 1 ST	DENVER CO 80211	9910-Residential highest and best use
R33034	WARREN, ROBT F OR CHARITA L	1322 SE MONROE ST	66612 1322 SE MONROE ST	TOPEKA KS 66612-1140	1101-Single family residence (detached)
R322154	ARNOLD, JOHN	SE MONROE ST	66612 3334 TEJON 1 ST	DENVER CO 80211	9910-Residential highest and best use
R33035	ARNOLD, JOHN	1324 SE MONROE ST	66612 3334 TEJON 1 ST	DENVER CO 80211	3610-Warehouse distribution / storage facility
R33036	ARNOLD, JOHN	1334 SE MONROE ST	66612 3334 TEJON 1 ST	DENVER CO 80211	3610-Warehouse distribution / storage facility
R33037	HILL & COMPANY INC	1424 SE MONROE ST	66612 1424 SE MONROE ST	TOPEKA KS 66612-1142	3630-Warehouse-retail combination
R33038	EAGLE STORAGE INC	323 SE 13TH ST	66612 PO BOX 326	SILVER LAKE KS 66539-0326	3630-Warehouse-retail combination
R321040	THORNTON, HARRY J & RUBY E	SE 13TH ST	66612 4647 SE 2ND ST	TECUMSEH KS 66542-9420	3630-Warehouse-retail combination
R33039	GALLEGOS, MAURICIO	1301 SE MADISON ST	66607 1301 SE MADISON ST	TOPEKA KS 66607	1101-Single family residence (detached)
R33040	BAHM DEMOLITION INC	417 SE 13TH ST	66607 PO BOX 326	SILVER LAKE KS 66539-0326	3519-Salvage yard / Recycle center
R33041	HAAG REAL ESTATE LC	326 SE 15TH ST	66607 326 SE 15TH ST	TOPEKA KS 66607-1204	3610-Warehouse distribution / storage facility
R33042	RAW CONSTRUCTION LLC	314 SE 15TH ST	66607 3807 N KANSAS AVE	TOPEKA KS 66617	3610-Warehouse distribution / storage facility
R33043	HAAG REAL ESTATE LC	340 SE 15TH ST	66607 326 SE 15TH ST	TOPEKA KS 66607-1204	3610-Warehouse distribution / storage facility
R33044	HUYETT, D LLOYD & ALICE MARIE	1435 SE MADISON ST	66607 1170 SW COLLEGE AVE	TOPEKA KS 66604-1453	4215-Commercial printing
R33045	EAGLE STORAGE INC	1417 SE MADISON ST	66607 PO BOX 326	SILVER LAKE KS 66539-0326	3519-Salvage yard / Recycle center
R33046	EAGLE STORAGE INC	1411 SE MADISON ST	66607 PO BOX 326	SILVER LAKE KS 66539-0326	3519-Salvage yard / Recycle center

R33120	RODRIGUEZ, ELIAS GARCIA & SOFIA ROJAS	1535 SE QUINCY ST	66612 1535 SE QUINCY ST	TOPEKA KS 66612	1101-Single family residence (detached)
R33121	SIMECKA, GERALD L	1533 SE QUINCY ST	66612 Po Box 4912	Topeka KS 66604	1101-Single family residence (detached)
R33122	WILKERSON, WILLIAM R & SONDRA Y	1529 SE QUINCY ST	66612 2020 SE MADISON ST	TOPEKA KS 66607-1240	1101-Single family residence (detached)
R33123	KINNEY, LINDA L	1527 SE QUINCY ST	66612 3108 SE 28TH TER	TOPEKA KS 66605-1802	1101-Single family residence (detached)
R33124	MEDINA-ACOSTA, PERLA LIZETH & VAZQUEZ, RUFINO MEDIA & MARTINEZ, TERESA DE JESUS	1525 SE QUINCY ST	66612 1525 SE QUINCY ST	TOPEKA KS 66612	1101-Single family residence (detached)
R33125	STEWART, THOMAS N	1523 SE QUINCY ST	66612 2710 SE JEFFERSON ST	TOPEKA KS 66605-1112	1101-Single family residence (detached)
R33126	BROWN FOUNDATION FOR EDUCATION EQUITY EXCELLENCE & RESEARCH	SE QUINCY ST	66612 PO BOX 2338	MISSION KS 66201-2338	9910-Residential highest and best use
R33127	ELMORE, MITTCHELL A	1511 SE QUINCY ST	66612 710 S G ST	Wellington KS 67152-2317	1101-Single family residence (detached)
R33128	BULLOCKS, ALICIA DAWN	SE QUINCY ST	66612 2945 SE ADAMS ST	TOPEKA KS 66605-1225	9910-Residential highest and best use
R33129	UNITED STATES OF AMERICA	1515 SE MONROE ST	66612 1709 JACKSON ST	OMAHA NE 68102-2513	6121-Elementary
R33130	BROWN FOUNDATION FOR EDUCATION EQUITY EXCELLENCE & RESEARCH	SE QUINCY ST	66612 PO BOX 2338	MISSION KS 66201-2338	9910-Residential highest and best use
R33131	JACKSON, VICKY M	1502 SE QUINCY ST	66612 1502 SE QUINCY ST	TOPEKA KS 66612-1150	1101-Single family residence (detached)
R33132	CORNERSTONE OF TOPEKA INC	1506 SE QUINCY ST	66612 1195 SW BUCHANAN ST STE 103	TOPEKA KS 66604-1172	1101-Single family residence (detached)
R33133	HENDRICKS, BRANDON	1510 SE QUINCY ST	66612 1510 SE QUINCY ST	TOPEKA KS 66612	1101-Single family residence (detached)
R33134	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	1514 SE QUINCY ST	66612 843 N KANSAS AVE	TOPEKA KS 66608-1210	1101-Single family residence (detached)
R33135	ZAMUDIO, ESPINASA FRANC JAIME	1516 SE QUINCY ST	66612 1516 SE QUINCY ST	TOPEKA KS 66612-1150	1101-Single family residence (detached)
R33136	JONES, CHALICIA	1520 SE QUINCY ST	66612 1520 SE QUINCY ST	TOPEKA KS 66612	1101-Single family residence (detached)
R33137	MAYS, DEMIA & MICHAEL	SE QUINCY ST	66612 1524 SE QUINCY ST	TOPEKA KS 66612	9910-Residential highest and best use
R33138	MAYS, DEMIA & MICHAEL	1524 SE QUINCY ST	66612 1524 SE QUINCY ST	TOPEKA KS 66612	1101-Single family residence (detached)
R33139	FORBES, DORIS J	1526 SE QUINCY ST	66612 726 ELM AVE UNIT 103	LONG BEACH CA 90813-4465	1101-Single family residence (detached)
R33140	FORBES, DORIS J	1528 SE QUINCY ST	66612 726 ELM AVE UNIT 103	LONG BEACH CA 90813-4465	1101-Single family residence (detached)
R33141	BOE, NATHAN E	200 SE 17TH ST	66612 6421 SW 27TH ST	TOPEKA KS 66614-4306	1101-Single family residence (detached)
R33142	KENYON, GREGORY ALLEN	208 SE 17TH ST	66612 Po Box 8044	Topeka KS 66608-0044	9910-Residential highest and best use
R33143	FAIRBRAKE PROPERTIES LLC	212 SE 17TH ST	66612 15835 SWITZER RD	OVERLAND PARK KS 66221-933	1101-Single family residence (detached)
R33144	ARREOLA, MARIA JOSEFINA	216 SE 17TH ST	66612 2853 SW LINCOLNSHIRE CT	TOPEKA KS 66614	1101-Single family residence (detached)
R33145	FAIRBRAKE PROPERTIES LLC	220 SE 17TH ST	66612 15835 SWITZER RD	OVERLAND PARK KS 66221-933	1101-Single family residence (detached)
R33146	FAIRBRAKE PROPERTIES LLC	222 SE 17TH ST	66612 15835 SWITZER RD	OVERLAND PARK KS 66221-933	1101-Single family residence (detached)
R33147	BAILEY, JOE MURL	1529 SE MONROE ST	66612 764 MABEL JOSEPHINE DR	TRACY CA 95377-8698	1101-Single family residence (detached)
R33148	BENNING, J W	SE MONROE ST	66612 2314 SW FILLMORE ST	TOPEKA KS 66611-1248	9910-Residential highest and best use
R33149	UNITED STATES OF AMERICA	SE MONROE ST	66612 1709 JACKSON ST	OMAHA NE 68102-2513	6121-Elementary
R33150	UNITED STATES OF AMERICA	306 SE 17TH ST	66607 601 RIVERFRONT DR	OMAHA NE 68102-4226	6121-Elementary
R33152	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	SE 17TH ST	66607 200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	5510-General recreation park
R33153	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	SE 17TH ST	66607 200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	5510-General recreation park
R33154	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	200 SW 12TH ST	66612 200 SE 7TH ST STE B-11	TOPEKA KS 66603-3933	5510-General recreation park
R33155	CITY OF TOPEKA	1207 SW JACKSON ST	66612 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	9970-Recreational / cultural / entertainment highest and best us
R33156		225 SW 12TH ST	66612 225 SW 12TH ST	TOPEKA KS 66612-1345	5372-Fitness center / racquetball club
R325565		225 SW 12TH ST	66612 225 SW 12TH ST	TOPEKA KS 66612-1345	5372-Fitness center / racquetball club
R325568	JJ & J INCORPORATED	225 SW 12TH ST	66612 913 SE 29TH ST	TOPEKA KS 66605	5372-Fitness center / racquetball club
R325566	JJ & J INCORPORATED	225 SW 12TH ST	66612 913 SE 29TH ST	TOPEKA KS 66605	5372-Fitness center / racquetball club
R325567	JJ & J INCORPORATED	225 SW 12TH ST	66612 913 SE 29TH ST	TOPEKA KS 66605	5372-Fitness center / racquetball club
R33157	CITY OF TOPEKA	SW 12TH ST	66612 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	9970-Recreational / cultural / entertainment highest and best us
R33158	KANSAS BAR FOUNDATION	1200 SW HARRISON ST	66612 1200 SW HARRISON ST	TOPEKA KS 66612-1806	2401-General office buildings (1-4 stories)
R33159	MELLOTT, WILLIAM F	1218 SW HARRISON ST	66612 1218 SW HARRISON ST	TOPEKA KS 66612-1806	1101-Single family residence (detached)
R33160	HLADKY, JOHN C	1224 SW HARRISON ST	66612 1224 SW HARRISON ST	TOPEKA KS 66612	1101-Single family residence (detached)
R33161	YWCA	1272 SW HARRISON ST	66612 225 SW 12TH ST	TOPEKA KS 66612-1345	2650-Parking Lot (uncovered)
R33162		SW 13TH ST	66612 225 SW 12TH ST	TOPEKA KS 66612-1345	2650-Parking Lot (uncovered)
R33163	DAVISON, SCOTT E	1273 SW VAN BUREN ST	66612 1273 SW VAN BUREN ST	TOPEKA KS 66612	1180-Dwelling converted to apartments
R33164	BREAKTHROUGH HOUSE INC	1201 SW VAN BUREN ST	66612 1195 SW BUCHANan ST STE 103	TOPEKA KS 66604-1172	2401-General office buildings (1-4 stories)
R33165	TRINITY PROPERTIES LLC	403 SW HUNTOON ST	66612 PO BOX 4243	TOPEKA KS 66604-0243	1170-Garden apartment complex (1-3 stories)
R33166	SCHULTIES, ELSIE LOUISE	415 SW HUNTOON ST	66612 5029 S 168TH AVE E	TULSA OK 74134-7180	1180-Dwelling converted to apartments
R33167	CITY OF TOPEKA	421 SW HUNTOON ST	66612 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	9950-Commercial highest and best use
R33168	S AND L PROPERTIES LLC	1248 SW TOPEKA BLVD	66612 5029 S 168TH EAST AVE	TULSA OK 74134-7180	1180-Dwelling converted to apartments
R33169	SCHULTIES, ELSIE LOUISE	1254 SW TOPEKA BLVD	66612 5029 S 168TH AVE E	TULSA OK 74134-7180	1180-Dwelling converted to apartments
R33170	KANSAS OSTEOPATHIC FOUNDATION	1258 SW TOPEKA BLVD	66612 1260 SW TOPEKA BLVD	TOPEKA KS 66612-1815	9950-Commercial highest and best use
R33171	KANSAS ASSN OF OSTEOPATHIC MED	1260 SW TOPEKA BLVD	66612 1260 SW TOPEKA BLVD	TOPEKA KS 66612-1815	2401-General office buildings (1-4 stories)
R33172	KANSAS OPTOMETRIC ASSOCIATION	1266 SW TOPEKA BLVD	66612 1266 SW TOPEKA BLVD	TOPEKA KS 66612-1815	2401-General office buildings (1-4 stories)
R33173	KANSAS OPTOMETRIC ASSOCIATION	1270 SW TOPEKA BLVD	66612 1266 SW TOPEKA BLVD	TOPEKA KS 66612-1815	9950-Commercial highest and best use
R33174	PRICE, JUDY J	1275 SW HARRISON ST	66612 3600 SE ADAMS ST	TOPEKA KS 66605-2839	1180-Dwelling converted to apartments
R308069	PRICE, CHARLES & JUDY	410 SW 13TH ST	66612 3600 SE ADAMS	TOPEKA KS 66605	1180-Dwelling converted to apartments
R33175	ALLMON, NEAL B & CRAWSHAW, JAMES R	1273 SW HARRISON ST	66612 1273 SW HARRISON ST	TOPEKA KS 66612	1101-Single family residence (detached)
R33176	BRANTLEY, TODD F	1271 SW HARRISON ST	66612 1271 SW HARRISON ST	TOPEKA KS 66612-1805	1101-Single family residence (detached)
R33177	TOVEY, LARRY F	1267 SW HARRISON ST	66612 1267 SW HARRISON ST	TOPEKA KS 66612-1805	1101-Single family residence (detached)
R33179	KANSAS BAR FOUNDATION	1257 SW HARRISON ST	66612 1200 SW HARRISON ST	TOPEKA KS 66612-1806	2401-General office buildings (1-4 stories)
R33266	HARRISON STREET INVESTMENTS LLC	1301 SW HARRISON ST	66612 1250 E 130TH AVENUE, #C	THORNTON CO 80241	1170-Garden apartment complex (1-3 stories)
R33267	KANSAS ASSOCIATION OF PUBLIC EMPLOYEES INC	1300 SW TOPEKA BLVD	66612 1300 SW TOPEKA BLVD	TOPEKA KS 66612-1817	2401-General office buildings (1-4 stories)
R33268	AMERICAN LEGION DEPT OF KS	1314 SW TOPEKA BLVD	66612 1314 SW TOPEKA BLVD	TOPEKA KS 66612	2401-General office buildings (1-4 stories)

R33338	LANDRUM, THELMA J	1403 SW VAN BUREN ST	66612 1403 SW VAN BUREN ST	TOPEKA KS 66612-1339	1101-Single family residence (detached)
R33339	REICHART, DUSTIN	309 SW 14TH ST	66612 1001 SE QUINCY ST	TOPEKA KS 66612	9910-Residential highest and best use
R33340	REICHART, DUSTIN	SW 14TH ST	66612 1001 SE QUINCY ST	TOPEKA KS 66612	9910-Residential highest and best use
R33341	MACFEE, PATRICK T	317 SW 14TH ST	66612 317 SW 14TH ST	TOPEKA KS 66612-1319	1101-Single family residence (detached)
R33342	MACFEE, DAVID J	SW HARRISON ST	66612 1404 SW HARRISON ST	TOPEKA KS 66612-1810	9910-Residential highest and best use
R33343	MACFEE, DAVID J & SUSAN	1404 SW HARRISON ST	66612 1404 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33344	MACFEE, DAVID J	1406 SW HARRISON ST	66612 1404 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33345	URISTA, ROSE ELVA & HIPOLITO	1408 SW HARRISON ST	66612 1408 SW HARRISON ST	TOPEKA OK 66612	1101-Single family residence (detached)
R33346	MACFEE, DAVID J	1414 SW HARRISON ST	66612 1404 SW HARRISON ST	TOPEKA KS 66612-1810	9910-Residential highest and best use
R33347	GARCIA, JOHN L & PATSY L	1418 SW HARRISON ST	66612 18420 S US HIGHWAY 75	SCRANTON KS 66537-9138	1180-Dwelling converted to apartments
R33348	CARPENTER, KENNETH L REVOCABLE TRUST	1420 SW HARRISON ST	66612 1424 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33349	CARPENTER, KENNETH L REVOCABLE TRUST	1424 SW HARRISON ST	66612 1424 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33350	HUSTON, TODD & ANGELA	1426 SW HARRISON ST	66612 1426 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33351	PENNER, SANDRA D	1430 SW HARRISON ST	66612 1430 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33352	PENNER, SANDRA D	SW HARRISON ST	66612 1430 SW HARRISON ST	TOPEKA KS 66612-1810	9910-Residential highest and best use
R33353	PENNER, SANDRA D	1436 SW HARRISON ST	66612 1430 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33354	IREY, MARVIN W	1441 SW VAN BUREN ST	66612 PO BOX 4102	TOPEKA KS 66604-0102	1180-Dwelling converted to apartments
R33355	COBIN, DAVID & GLORIA V & LEONARD SR	1437 SW VAN BUREN ST	66612 1437 SW VAN BUREN ST	TOPEKA KS 66612	1101-Single family residence (detached)
R33356	COBIN, LEONARD F	1433 SW VAN BUREN ST	66612 1437 SW VAN BUREN ST	TOPEKA KS 66612-1339	1101-Single family residence (detached)
R33357	COBIN, LEONARD F	1429 SW VAN BUREN ST	66612 1437 SW VAN BUREN ST	TOPEKA KS 66612-1339	9910-Residential highest and best use
R33358	RAJAS, OLIVIA & VILLA ROMAN	1427 SW VAN BUREN ST	66612 1427 SW VAN BUREN ST	TOPEKA KS 66612-1339	1101-Single family residence (detached)
R33359	LAIBLE, LESLIE L & JANE E	1423 SW VAN BUREN ST	66612 2308 SW FAIRLAWN CT	TOPEKA KS 66614-1434	1101-Single family residence (detached)
R33360	SONJA PROPERTY MANAGEMENT LLC	1419 SW VAN BUREN ST	66612 111 RIVERVIEW DR #B	WAMEGO KS 66547-1932	1101-Single family residence (detached)
R33361	CALDWELL, MARGUERITE M & JONES, ANNETTE & GIBSON, JONATHAN	SW VAN BUREN ST	66612 5422 2ND ST NW	WASHINGTON DC 20011-6624	9910-Residential highest and best use
R33362	COBIN, FELICIA V	1411 SW VAN BUREN ST	66612 PO BOX 67364	TOPEKA KS 66667-0364	1101-Single family residence (detached)
R33363	JAUREGUI, STEVE & HUERTA, ROSA M	1407 SW VAN BUREN ST	66612 537 NE GRATTAN ST	TOPEKA KS 66616	1101-Single family residence (detached)
R33364	CORNERSTONE OF TOPEKA INC	1401 SW HARRISON ST	66612 1195 SW BUCHANAN ST STE 103	TOPEKA KS 66604-1172	1102-Duplex
R33365	WAGGENER S S ETAL	1400 SW TOPEKA BLVD	66612 1400 SW TOPEKA BLVD	TOPEKA KS 66612	2401-General office buildings (1-4 stories)
R33366	WADE, DENNIS D TRUST	1408 SW TOPEKA BLVD	66612 5145 NW 35TH ST	TOPEKA KS 66618-3616	6511-Medical / dental office or clinic
R33367	PHELPS, FRED W & MARGIE M	1414 SW TOPEKA BLVD	66612 PO BOX 1886	TOPEKA KS 66601-1886	2401-General office buildings (1-4 stories)
R33368	KEAGY, DONALD J	1420 SW TOPEKA BLVD	66612 1426 SW TOPEKA BLVD	TOPEKA KS 66612-1819	1102-Duplex
R33369	KEAGY, DONALD J	1424 SW TOPEKA BLVD	66612 1426 SW TOPEKA BLVD	TOPEKA KS 66612-1819	1102-Duplex
R33370	STATE OF KANSAS	1430 SW TOPEKA BLVD	66612 900 SW JACKSON ST RM 600	TOPEKA KS 66612-1220	2401-General office buildings (1-4 stories)
R33371	STATE OF KANSAS	SW HARRISON ST	66612 900 SW JACKSON ST RM 600	TOPEKA KS 66612-1220	2401-General office buildings (1-4 stories)
R33372	CARPENTER, KENNETH L REVOCABLE TRUST	1423 SW HARRISON ST	66612 1424 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33373	POORE, JAY K & SHERI L	1421 SW HARRISON ST	66612 5925 SW 34TH TER	TOPEKA KS 66614-4508	1101-Single family residence (detached)
R33374	WATERS, ALLEN D	1417 SW HARRISON ST	66612 1417 SW HARRISON ST	TOPEKA KS 66612-1809	1101-Single family residence (detached)
R33375	WADE, DENNIS D TRUST	1413 SW HARRISON ST	66612 5145 NW 35TH ST	TOPEKA KS 66618-3616	6511-Medical / dental office or clinic
R33376	CORNERSTONE OF TOPEKA INC	1407 SW HARRISON ST	66612 1195 SW BUCHANAN ST STE 103	TOPEKA KS 66604-1172	1102-Duplex
R33377	CORNERSTONE OF TOPEKA INC	1405 SW HARRISON ST	66612 1195 SW BUCHANAN ST STE 103	TOPEKA KS 66604-1172	1102-Duplex
R33378	CORNERSTONE OF TOPEKA INC	1403 SW HARRISON ST	66612 1195 SW BUCHANAN ST STE 103	TOPEKA KS 66604-1172	1102-Duplex
R33515	VILLAGRAND, MARTIN	1501 SW HARRISON ST	66612 1534 SW TOPEKA BLVD	TOPEKA KS 66612	1101-Single family residence (detached)
R33516	STATE OF KANSAS DEPARTMENT OF HUMAN RESOURCES	415 SW 15TH ST	66612 401 SW TOPEKA BLVD	TOPEKA KS 66603-3151	2401-General office buildings (1-4 stories)
R33517	NORTH MARKET COMPANY	1506 SW TOPEKA BLVD	66612 500 N MARKET ST	WICHITA KS 67214-3514	1101-Single family residence (detached)
R33518	NORTH MARKET COMPANY	1508 SW TOPEKA BLVD	66612 500 N MARKET ST	WICHITA KS 67214-3514	2401-General office buildings (1-4 stories)
R33519	HENDERSON, CURTIS L	1516 SW TOPEKA BLVD	66612 1516 SW TOPEKA BLVD	TOPEKA KS 66612	2401-General office buildings (1-4 stories)
R33520	M & M PROPERTIES A PARTNERSHIP	1520 SW TOPEKA BLVD	66612 2238 SW LOWELL LN	TOPEKA KS 66614-5019	6511-Medical / dental office or clinic
R33521	M & M PARTNERSHIP	1526 SW TOPEKA BLVD	66612 2238 SW LOWELL LN	TOPEKA KS 66614-5019	9950-Commercial highest and best use
R33522	ALBERT, ALYCE DIANE & EDWARD	1530 SW TOPEKA BLVD	66612 PO BOX 8485	TOPEKA KS 66608	9950-Commercial highest and best use
R33523	VILLAGRAN, MARTIN	1534 SW TOPEKA BLVD	66612 1534 SW TOPEKA BLVD	TOPEKA KS 66612-1845	1101-Single family residence (detached)
R33524	URISTA, ROSA ELVA	308 SW 16TH ST	66612 1222 SE LONG ST	TOPEKA KS 66607	1101-Single family residence (detached)
R33525	OSUNA, ANA M	1535 SW HARRISON ST	66612 1535 SW HARRISON ST	TOPEKA KS 66612-1811	1101-Single family residence (detached)
R33526	IJAMS, CLAYTON D	1529 SW HARRISON ST	66612 1529 SW HARRISON ST	TOPEKA KS 66612-1811	1101-Single family residence (detached)
R33527	M & M PROPERTIES A PARTNERSHIP	1525 SW HARRISON ST	66612 2238 SW LOWELL LN	TOPEKA KS 66614-5019	6511-Medical / dental office or clinic
R33528	HENDERSON, CURTIS L	1517 SW HARRISON ST	66612 1516 SW TOPEKA BLVD	TOPEKA KS 66612	9910-Residential highest and best use
R33529	LOPEZ, ALFREDO & ALMA NAVA	1515 SW HARRISON ST	66612 2925 SE AQUARIUS DR	TOPEKA KS 66605-1887	9910-Residential highest and best use
R33530	NAVA, ALMA	1509 SW HARRISON ST	66612 1509 SW HARRISON ST APT 4	TOPEKA KS 66612-1879	1180-Dwelling converted to apartments
R33531	MUNOZ, EMILIO	1505 SW HARRISON ST	66612 1505 SW HARRISON ST	TOPEKA KS 66612-1811	1101-Single family residence (detached)
R33532	CHASE, CURTISS L & ISABEL M	1501 SW VAN BUREN ST	66612 1501 SW VAN BUREN ST	TOPEKA KS 66612-1341	1101-Single family residence (detached)
R33533	CHASE, MARY JOSEPHINE & GERALD BURTON	315 SW 15TH ST	66612 1500 SW HARRISON ST	TOPEKA KS 66612-1812	1101-Single family residence (detached)
R33534	CHASE, MARY JOSEPHINE & GERALD BURTON	1500 SW HARRISON ST	66612 1500 SW HARRISON ST	TOPEKA KS 66612-1812	1180-Dwelling converted to apartments
R33535	DORSEY, TELLIS J	1504 SW HARRISON ST	66612 PO BOX 1406	TOPEKA KS 66601-1406	1101-Single family residence (detached)
R33536	HERNANDEZ, JOSE, Jr	1508 SW HARRISON ST	66612 7114 WOODRUFF	FORT LUPTON CO 80621	1101-Single family residence (detached)
R33537	BUNDRIDGE, LEONARD W	1512 SW HARRISON ST	66612 1240 SE LOCUST ST	TOPEKA KS 66607	1101-Single family residence (detached)
R33538	LEE, LEVI V, Jr	SW HARRISON ST	66612 1316 NE MADISON ST	TOPEKA KS 66608	9910-Residential highest and best use
R33539	POORE, JAY K & SHERI L	1520 SW HARRISON ST	66612 5925 SW 34TH TER	TOPEKA KS 66614-4508	1101-Single family residence (detached)

R33606	BRADBERRY-AUSTIN, MYRTLE LEE & BRADBERRY, FLOYD	1604 SW TOPEKA BLVD	66612 1604 SW TOPEKA BLVD	TOPEKA KS 66612-1840	1101-Single family residence (detached)
R33607	COTTONWOOD INVESTMENTS	1610 SW TOPEKA BLVD	66612 1610 SW TOPEKA BLVD	TOPEKA KS 66612-1840	2401-General office buildings (1-4 stories)
R33608	LR RENTALS LLC	1620 SW TOPEKA BLVD	66612 5120 SW 34TH ST	TOPEKA KS 66614	1101-Single family residence (detached)
R33609	BBMI INC	1624 SW TOPEKA BLVD	66612 1824 S Kansas AVE	Topeka KS 66612-1435	1101-Single family residence (detached)
R33610	KANSAS TIRE & AUTO INC	1634 SW TOPEKA BLVD	66612 5120 SW 34TH ST	TOPEKA KS 66614-3927	2174-Automobile service center
R33611	LR RENTALS LLC	1631 SW HARRISON ST	66612 5120 SW 34TH ST	TOPEKA KS 66614	9910-Residential highest and best use
R33612	LR RENTALS LLC	1621 SW HARRISON ST	66612 5120 SW 34TH ST	TOPEKA KS 66614	1101-Single family residence (detached)
R33613	POORE, JAY & SHERI	1617 SW HARRISON ST	66612 5925 SW 34TH TER	TOPEKA KS 66614-4508	1101-Single family residence (detached)
R33614	ASBURY, JOSHUA T & ADAM	SW HARRISON ST	66612 6324 SW 28TH ST	TOPEKA KS 66614-5230	9910-Residential highest and best use
R33615	VILLA, AURELIO H & IMELDA	1609 SW HARRISON ST	66612 1609 SW HARRISON ST	TOPEKA KS 66612-1841	1101-Single family residence (detached)
R33616	SHUTES, DANIEL D	1605 SW HARRISON ST	66612 1605 SW HARRISON ST	TOPEKA KS 66612-1841	1101-Single family residence (detached)

CITY OF TOPEKA

Dynamic Core Redevelopment District
Excerpt of Minutes

October 15, 2019 - Governing Body Minutes

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, October 15, 2019. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Hiller, Clear, Ortiz, Emerson, Padilla, Coen and Lesser -7. Mayor De La Isla presided -1. Council District No. 7 – Vacant. Absent: Councilmember Jensen -1.

PUBLIC HEARING NOTICE

PUBLIC HEARING regarding the establishment of the Dynamic Core Redevelopment District was presented.

Doug Gerber, Deputy City Manager, provided an overview of the purpose of a Tax Increment Financing (TIF) District and the pros and cons in establishing a TIF district. He noted once the TIF District was established, a project plan would have to be presented and approved by the Governing Body before the project could move forward. He stated staff was requesting to recess the Public Hearing until December 3, 2019, to allow additional time to discuss concerns raised by citizens and business owners.

Vince Frye, Downtown Topeka, Inc., spoke in support of the TIF District. He stated Topeka Public Schools has expressed concern with the impact of the proposed district. He reported they would not move forward with the proposal without the support of the school district.

Will Pope spoke in opposition of establishing a TIF District. He referenced the negative impact TIF districts have had in Chicago, Illinois, and the lost revenue that could have been used for needed community services and public schools.

Denise Bower expressed the importance of the City working with all business owners and citizens located in the proposed District not just those located in the downtown area.

Councilmember Jensen entered the room.

Michelle Hoper asked if the funds could be used to create a land bank; if TIF District regulations would encroach on tax rebates; and if TIF regulations would have an effect on street projects funded by sales tax funds. She suggested establishing a smaller TIF District and enlarge the area as specific projects are proposed.

Sandra Penner expressed concern with continued low property values in the proposed district and if citizens would be provided legal representation from the City as the project moves forward. She expressed the importance of the City concentrating on decreasing crime instead of proposed economic development.

Forrest Sherwood expressed concern with the City initiating eminent domain and the importance of protecting local business owners.

Robert Cunningham asked the City to assist property owners as much as possible and treat them fairly.

Upon no one else appearing, Councilmember Hiller moved to recess the public hearing until December 3, 2019. The motion was seconded by Councilmember Emerson.

Councilmember Emerson asked staff to work with business and residential property owners as much as possible to avoid unnecessary hardships.

Councilmember Hiller encouraged any citizens who would like to conduct a meeting to learn more about overall development in and around the downtown area to contact her.

The motion to recess the public hearing until December 3, 2019 carried unanimously. (9-0-0)

September 3, 2019 – Governing Body Meeting

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, September 3, 2019. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Hiller, Clear, Ortiz, Emerson, Padilla, Jensen, Mays, Coen and Lesser -9. Mayor De La Isla presided -1.

RESOLUTION NO. 9146 introduced by City Manager, Brent Trout, providing notice of a public hearing concerning the establishment of a Redevelopment District (TIF) within the City (Dynamic Core Redevelopment District) pursuant to K.S.A. 12-1770, et seq., as amended was presented.

Brent Trout, City Manager, reported staff requests approval of the resolution setting a public hearing date the first step in the process of establishing a TIF district.

Councilmember Hiller stated she supports economic development; however, she would request that the Governing Body as well as staff give further consideration to addressing some of the issues that have been raised relating to the proposal before the public hearing was conducted. She mentioned the following items she would like addressed before the public hearing date:

- Provide the results of the research staff is currently conducting on similar models being used throughout the nation.
- Develop a complete process in managing the Neighborhood Revitalization Program. She stated the NRP and TIF are mutually exclusive programs. All 59 of the current Neighborhood Revitalization Plans located in the proposed district would have to opt out via a Governing Body approved ordinance instead of using the current administrative process.
- Supply a comparison list outlining the differences between the NRP and TIF.
- Supply an updated list of all economic development incentives available for use.
- Determine which economic development tool would work best for the proposed area based on completed project outcomes already located in the proposed district.

Councilmember Jensen stated he concurs with statements made by Councilmember Hiller. He expressed the importance of making sure the right economic development incentive was being used for the area in order to generate tax revenue to help fix infrastructure. He spoke in support of setting a public hearing date as it establishes a deadline for consideration and provides an opportunity to receive feedback from the public. He spoke in support of moving forward at this time and encouraged staff to generate the requested information so the Governing Body can make an informed decision.

Councilmember Jensen moved to approve the resolution. The motion was seconded by Councilmember Clear.

Will Pope spoke in opposition of the proposed district. He asked the Governing Body to reject the proposal as he believes TIF Districts do not generate economic development and only transfer economic development locations. He questioned the "but-for test" clause and blight requirements as it relates to the proposed district.

Doug Gerber, Deputy City Manager, clarified the TIF policy speaks to the "but-for test" in regards to the project plan, not the establishment of a district, two separate processes outlined in City policy as well as State law. He stated a local government must find that in its opinion the subsidized development would not have happened "*but for"* the use of TIF. He also clarified that the district does not have to be considered blighted as there are a number of statutory ways that a district could be established. He noted each property owner has to make the decision based on their best interest.

Brent Trout stated the City must establish a base plan to continue to receive funding from property taxes to help support the City's general fund. He noted any increases in value from property improvements would go to the TIF District to be utilized for infrastructure projects and/or provide incentives to anyone who wants to do a project in the area.

Councilmember Mays spoke in support of the project and stated he believes it will be an innovative plan for economic development and a proactive step for downtown development.

Councilmember Lesser expressed concern with the downtown plan; however, he stated it was time to move forward and have more discussions about the process relating to the NRP and TIF districts.

Brent Trout stated he understands the importance of having a clear process in place in regards to removing a property from a TIF District.

Councilmember Emerson asked if 30 days would be sufficient time to gather the requested information.

Doug Gerber stated he believes staff can gather the information in the next couple of weeks.

Councilmember Ortiz moved to amend the resolution to change the public hearing date to October 15, 2019. The motion seconded by Councilmember Jensen carried. Councilmembers Clear and Padilla voted "no." (8-2-0)

The motion to approve the resolution as amended carried unanimously. (10-0-0)

August 13, 2019 – Governing Body Meeting

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, August 13, 2019. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Hiller, Clear, Ortiz, Emerson, Padilla, Jensen, Mays, Coen and Lesser -9. Mayor De La Isla presided -1.

DISCUSSION regarding the Dynamic Core Redevelopment District, a tax increment financing district (TIF) that would encompass the downtown area and North Topeka Arts District (NOTO) was presented.

Doug Gerber, Deputy City Manager, distributed a document providing responses to questions asked by the Governing Body about the Dynamic Core TIF District.

Curtis Sneden, Greater Topeka Chamber of Commerce, thanked staff for their support in moving the project forward. He stated the goal of the district was to tap into potential development in the downtown area by establishing the boundaries and setting the base tax line for the area. He stated they would suggest a modified boundary to remove some of the residents along 17th Street and noted there was a process in place to redistribute the funds if needed if the district would not flourish. He noted because the Neighborhood Revitalization Act and TIF Districts could not be layered as economic development tools they are proposing to remove

North Topeka Arts District (NOTO) from the district at this time with the intent to add NOTO at a later date.

Councilmember Lesser referenced small businesses and asked if there will be the option to add or remove parcels from the district once approved; and if renovation costs of existing buildings would be covered under district incentives.

Doug Gerber reported some renovation costs would be reimbursable.

Brent Trout referenced the market study and stated they would have the ability to add or remove parcels allowing them to accommodate large and small business developments.

Councilmember Jensen referenced recent downtown revitalization and the new Downtown Plaza and stated he believes this would be a good time to approve a TIF district. He stated the revenue could be used to upgrade infrastructure as well as other improvements in and around the downtown area to better accommodate community events.

Councilmember Hiller reported the proposed TIF District area was approved as an Enterprise District in 1991. She questioned if they should leave the area designated as an Enterprise District and accommodate business owners on a parcel basis. She cautioned against making small businesses and residents located in the proposed district ineligible for potential economic development tools.

Curtis Sneden stated the advantage of locking in a property tax base would be lost if the area was developed on a project-by-project basis.

Councilmember Mays stated he understands that certain economic development tools cannot be layered; however, there are other economic development opportunities that could be used in the community.

Vince Frye, Downtown Topeka Inc., stated the designation of a TIF district would provide guidance to developers on locations of building sites where incentives are offered.

June 11, 2019 - Governing Body Meeting

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, June 11, 2019. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Hiller, Clear, Ortiz, Emerson, Padilla, Jensen, Mays, Coen and Lesser -9. Mayor De La Isla presided -1.

Councilmember Ortiz moved to defer agenda items 4A, Discussion regarding the Dynamic Core Redevelopment District and 4B, Discussion regarding the 2015 Uniform Mechanical Code and Backflow/Cross Connection Ordinances; and extend the Governing Body meeting past 10:00 p.m. for the purpose of allowing public comment. The motion seconded by Councilmember Jensen carried. Councilmember Lesser voted "no." (8-1-0)

May 21, 2019 – Governing Body Meeting

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, May 21, 2019. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Hiller, Ortiz, Emerson, Padilla, Jensen, Mays, Coen and Lesser -8. Deputy Mayor Clear presided -1. Absent: Mayor De La Isla -1.

DISCUSSION regarding the Dynamic Core Redevelopment District, a tax increment financing district (TIF) that would encompass the downtown area and North Topeka Arts District (NOTO) was presented.

Doug Gerber, Deputy City Manager, stated the intent of the discussion was to provide the opportunity to introduce the concept and answer questions before the proposal was considered by the Governing Body.

Vince Frye, Downtown Topeka Inc., President and Chief Executive Officer, provided an overview of the history of the proposed redevelopment zone as well as the types of businesses that could occupy the area.

Curtis Sneden, Topeka Chamber of Commerce Executive Vice President, stated the establishment of the district would grant Tax Increment Financing (TIF) in the Dynamic Core Redevelopment area. He highlighted the following:

Overview of the boundaries of the zone, as a result of numerous decisions with community leaders in downtown and NOTO as well as affected property owners and others.

The potential for growth in the Dynamic Core by establishing the district in advance setting a Base Value of the properties subject to development.

Overview of Opportunity zones through the layering of a TIF District with other incentives such as grants.

Councilmember Coen referenced the City of Overland Park and its approval of vast miles of TIF districts and questioned why Topeka was not including larger areas in proposed districts.

Curtis Sneden stated the boundaries were based on the redevelopment zone established in 1991; however, if the district was successful, the model could be used in other parts of the city.

Mike Morse, Downtown Topeka Inc. Board of Directors, expressed his appreciation to the Governing Body for continuing to support development in the downtown area and NOTO Arts District.

Councilmember Jensen asked when the base value incentive would be set within the TIF District.

Councilmember Emerson referenced the increase in property values over the past couple of years and questioned if setting a low base value for the TIF District would have an effect on the City's General Fund. He asked if there was a way to "float" properties until a project and/or development plan was in place.

Doug Gerber stated the tax increment base value will be immediately secured upon establishment of the TIF District; TIF funds are restricted by state statute and usually deposited in a separate fund for a specific purpose; and properties could not be "floated" as the district has to be considered as a whole.

Brent Trout stated the City could potentially lose revenue in the General Fund; however, the district would benefit in other areas such as infrastructure improvements.

Councilmember Padilla asked if the TIF District would assist small business entrepreneurs and what fees are associated with the application.

Doug Gerber reported there are no prohibitions in regards to the size of a business; however, fundamentally, TIF districts were designed to benefit larger developments. He stated per the City's policy, there was a $5,000 application fee and a $30,000 retainer fee to cover the City's costs of evaluating the requests which may include, but not limited to, direct costs of the City's financial and legal advisors.

Councilmember Mays referenced government-owned buildings around the downtown area and questioned if the proposed TIF District would motivate the State and Federal governments to sell and/or privatize their buildings.

Councilmember Jensen asked if TIF district funds could be used to help improve parking issues downtown instead of remaining in a fund until a project plan was in place.

Councilmember Lesser asked if the City has the ability to establish a district and then begin to collect the incremental base tax when a project plan was in place.

Councilmember Hiller referenced the improvements already made to the downtown area that were financed through bonds and noted it was the intent of the Governing Body to use anticipated property taxes to help pay for the bonds. She questioned if the base value could be

adjusted when the project starts; if the Governing Body would consider including a sunset clause; and if it was an incentive that would motivate developers.

Councilmember Emerson questioned how the sunset clause would affect property taxes.

Councilmember Mays asked if the base tax value could be reset if the TIF District was to sunset.

Curtis Sneden stated the sunset clause has not been discussed to date; however, they would be open to the concept.

In response, Doug Gerber stated the following:

The funds could be used for parking infrastructure improvements; however, the process would have to follow guidelines regulated by state statute.

In regards to consideration of a sunset clause, he would have to research the inquiries and report back to the Governing Body.

In reference to motivating developers, it was a different approach than the City was currently taking and he believes it could have a positive impact on economic development efforts.

State statute does not allow a change in the tax increment base once the district has been established.

Councilmember Jensen spoke in support of the proposal because it could provide funding for future infrastructure improvements as the downtown area grows.

RESOLUTION NO. 9016

A RESOLUTION INTRODUCED BY CITY MANAGER BRENT TROUT ESTABLISHING THE CITY OF TOPEKA'S POLICY FOR TAX INCREMENT FINANCING.

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

WHEREAS, it is further recognized that the stimulation of balanced economic development is a joint responsibility of the private and public sectors, working closely together to create a positive business environment and induce commercial development and expansion in the City; and

WHEREAS, the economic development program goals of the City include economic diversification, broadening of the property tax base, stimulation of private investment, enhancement and support of new development, creation and quality employment opportunities, and increased per capita income; and

WHEREAS, to meet these economic development goals, the City recognizes the need to occasionally assist in the redevelopment of property located within the City by the creation of Tax Increment Financing ("TIF") redevelopment districts; an economic development vehicle established by K.S.A. 12-1770 et seq. for the financing of qualified redevelopment projects; and

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

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

WHEREAS, the City desires to use TIF for projects that demonstrate the highest public benefit by eliminating blight, financing desirable public improvements, strengthening the employment and economic base, increasing property values, reducing poverty, creating economic stability, upgrading older neighborhoods, facilitating economic self-sufficiency, and implementing the Comprehensive Plan and economic development goals of the City; and

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, THE TAX INCREMENT FINANCING REDEVELOPMENT DISTRICT POLICY FOR THE CITY OF TOPEKA, KANSAS WILL BE AS FOLLOWS:

SECTION ONE: PREFERENCES AND REQUIREMENTS. 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 and/or project plan:

1. The City seeks to encourage the redevelopment of larger scale projects that positively impact multiple land uses and bring economic activity to surrounding neighborhoods.

2. 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 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 prefer 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.

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 would prefer projects that request utilization of only incremental property taxes generated by the TIF project, not any other taxes.

5. The City will give preference to TIF project plan applications that provide tangible, immediate public benefits (such as constructing high-priority infrastructure at the project's cost, producing high-wage jobs, making quality jobs available in highly-distressed neighborhoods, etc.).

6. The City has a preference for development which brings new businesses. If businesses are to be relocated from other areas of the city to the proposed TIF project plan area, the applicant must provide sufficient justification to indicate why the City should subsidize such relocation.

7. The City will require a negotiated minimum private expense requirement for the developer and a maximum permitted reimbursement amount to the developer.

8. The applicant will include in its TIF project plan application a uses-by-source-of-funding schedule illustrating the project costs that will be reimbursed from TIF and any other incentive program (public or private) for which the applicant has or plans to apply.

9. The City must be reasonably satisfied of the applicant's financial stability and ability to fulfill its obligations under the proposed Redevelopment Agreement. To this end, the City may reasonably request financial information from the application and its guarantors, if any, as a condition of the project's approval.

   The City will treat as confidential any such sensitive financial information provided by the applicant or its guarantors to the City's 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.

10. For third-party requests to create TIF redevelopment districts, the City will require that the applicant certify that it intends to submit a Redevelopment Plan and begin negotiating a Redevelopment Agreement within a reasonable period of time (generally sixty (60) to ninety (90) days) following creation of the TIF district.

SECTION TWO: DEVELOPMENT AGREEMENT. Concurrent with the City's review of an application for a TIF project plan, the City will negotiate a Development Agreement to be considered and adopted by the Topeka Governing Body concurrent with its consideration of approval of the TIF project plan.

The development agreement will reflect the above preferences, all agreements and requirements to be considered by the Governing Body.

The applicant and/or developer must demonstrate that all real property taxes and assessments currently due on any real property owned by the applicant and located within the City limits have been paid and, furthermore, that the applicant is not indebted to the City. If the applicant is a business entity, this requirement will apply to any owner, member, or partner. If the applicant is a corporation, this requirement will apply to any shareholder holding a five (5) percent or greater interest.

Each TIF redevelopment project plan approved will expire not later than the 20th anniversary of the date upon which the Topeka Governing Body takes action to approve such project plan.

SECTION THREE: FEES.

City Cost Reserve

At the point in time of an application for TIF redevelopment district is initiated by a third-party, such applicant shall deposit $30,000 with the City to cover the City's Application Fee and its direct costs (including costs related to its outside advisors, consultants and counsel) associated with the review and evaluation of the application for a TIF redevelopment district, the review

and evaluation of the application for the initial TIF project plan or plans and the negotiation of the Development Agreement. Staff may adjust the deposit if the applicant intends to or has submitted an application for consideration of establishment of a community improvement district (CID).

Should an applicant make application within an existing TIF redevelopment district for a new or modified TIF project plan, it shall similarly deposit $30,000 with the City to cover the costs of such review.

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

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

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

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

The application fee is a TIF eligible cost.

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

Additional Costs
City bond issuance costs will be paid from proceeds of TIF bonds issued.

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

Payments in Lieu of Taxes (PILOT)
Where applicable, the City may negotiate a payment in lieu of taxes requirement with the developer.

SECTION FOUR: DESIGN CRITERIA. Development proposals under a TIF application are expected to meet the highest design standards for commercial, industrial, multi-family, and mixed use buildings, as adopted by the Topeka Planning Commission and Governing Body. Development proposals that demonstrate innovative design that exceeds the design standards are encouraged.

SECTION FIVE: METHOD OF FINANCING. The City's general policy is that development should pay for itself. As a result, the City will consider general obligation or general fund support of TIF bonds only in extraordinary cases and typically only on City-initiated projects.

If the method of financing includes special obligation bonds, then the City's costs of executing any bond financing, including the costs of its counsel and advisors, shall be included in the bond financing.

SECTION SIX: AUTHORITY OF GOVERNING BODY. The Governing Body reserves the right to deviate from any policy, but not any procedure set forth in state law, when it considers such action to be of exceptional benefit to the City or extraordinary circumstances prevail that are in the best interests of the City.

SECTION SEVEN: PROCEDURES. The City Manager shall develop procedures for administering the TIF process, including but not limited to the filing and processing TIF applications.

SECTION EIGHT: EFFECTIVE DATE. This Resolution shall take effect May 16, 2018.

ADOPTED and APPROVED by the Governing Body on May 15, 2018.

CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk

CITY OF TOPEKA
TAX INCREMENT FINANCING DISTRICT ("TIF") PROCEDURES

Effective Date: May 16th, 2018

The City's Tax Increment Financing (TIF) policy can be found at https://www.topeka.org. Please review these procedures and complete along with Application for Tax Increment Financing (TIF) District form.

Sections:

I POLICY APPLICABILITY
II DEFINITIONS
III APPLICATION PROCESS
IV DISTRICT ESTABLISHMENT
V PROJECT FEASIBILITY
VI DEVELOPMENT AGREEMENT
VII METHOD OF PROJECT FINANCING
VIII 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 Tax Increment Financing District ("TIF" or "District") in accordance with the Governing Body TIF Policy as approved by Resolution No. 9016 on May 15, 2018. The TIF 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.

The TIF Procedures and Application are appropriate for when a TIF project plan occurs simultaneously with a TIF district. If the TIF district alone is being requested, then a modified application and procedures document may be requested.

II. DEFINITIONS.

Capitalized terms (other than proper names) in this procedures document have the meanings shown below:

Finance Team means the City Manager, Deputy City Manager, Finance Director, City Attorney, and the City's financial advisor

III. APPLICATION PROCESS.

A. TIF Application. An applicant shall make application for a TIF by filing with the City Clerk an electronic copy of the application to cclerk@topeka.org.

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 TIF Application.

2. City Cost Reserve. 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.

3. TIF Administrative Fee if District is Approved. An annual administrative fee of 2% of the annual TIF revenue generated within the District shall be charged by the City to reimburse it for services rendered in the administration and supervision of the Project. Such TIF Administration Fee shall be deducted by the City (a) in the case of property taxes, when the City receives property taxes from the County and (b) in the case of sales tax (or other locally-levied taxes), when the City makes the required transfers into the TIF fund.

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.

C. Preliminary Review and Pre-Application Meeting. Prior to submittal of a formal application, an applicant is encouraged to meet with the Finance Team to discuss a proposed project and possible TIF 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, provided the City has first notified the applicant of such request and received their consent.

IV. DISTRICT ESTABLISHMENT.

The establishment of the district shall generally follow the guidelines established by State statute K.S.A. 12-1770 et seq. The Governing Body will consider setting the required public hearing to create a TIF District once a complete application is delivered to, reviewed by and recommended for action by the Finance Team, and the Applicant has paid any required fees (including entering into the funding agreement).

A. Reviewing and Establishing the Redevelopment District. Upon receiving the recommendation of the Finance Team, including a determination by the City Attorney that the proposed district area potentially qualifies for TIF under Kansas law, the Governing Body shall determine whether to reject the application for creation of a redevelopment district or to further consider the request. The Governing Body must conclude that redevelopment of the proposed area is necessary to promote the general and economic welfare of the City. If such a finding is made the Governing Body may adopt a resolution.

1. Redevelopment District Resolution – Notice of Public Hearing. The resolution shall state that the City is considering the establishment of a redevelopment district; additionally, it shall: (1) give notice that a public hearing will be held to consider the establishment of a redevelopment district and fix the date, hour and place of such hearing; (2) describe the proposed boundaries of the redevelopment district; (3) describe a proposed comprehensive plan that identifies all of the proposed redevelopment project areas and that identifies in a general manner all of the buildings and facilities that are proposed to be constructed or improved in each development project area; (4) state that a description and map of the proposed redevelopment district are available for inspection at a time and place designated; and (5) state that the Governing Body will consider findings necessary for the establishment of a redevelopment district. Such resolution shall be an expression of good faith intent, but shall not in any way bind the City to establishing a redevelopment district.

2. Public Notice and Hearing. No redevelopment district shall be established, nor TIF granted, by the City prior to notice and a public hearing as required by the Act. The date fixed for the public hearing shall be not less than 30 or more than 70 days following the date of the adoption of the resolution fixing the date of the hearing. The resolution shall be published by the City Clerk once in the official city newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing. A copy of the resolution providing for the public hearing shall be mailed certified mail, return receipt requested by the City Clerk to the Shawnee County Board of Commissioners, and the board of education of any school district levying taxes on property within the proposed district or proposed redevelopment project area, if known. Copies also shall be sent by certified mail, return receipt requested by the City Clerk to each owner and occupant of land within the proposed district or proposed redevelopment project area, if known, not more than 10 days following the date of the adoption of the resolution.

3. Shawnee County Board of Commissioners and Board of Education. No privately owned property subject to ad valorem taxes shall be acquired

and redeveloped under the provisions of the Act and this Policy if the Shawnee County Board of County Commissioners or the Board of Education levying taxes on such property determines by resolution adopted within 30 days following the conclusion of the public hearing for the establishment of the redevelopment district will have an adverse effect on such county or school district. If the City has established the redevelopment district prior to receiving such timely notice from the BOCC or School Board, the City shall, within 30 days of receipt of such resolution pass an ordinance terminating the redevelopment district.

4. Establishing the Redevelopment District. Upon the conclusion of the public hearing, the Governing Body may pass an ordinance establishing the redevelopment district. The ordinance shall make findings that the proposed redevelopment district is an eligible area and the conservation, development or redevelopment of such area is necessary to promote the general and economic welfare of the City; contain the district plan as approved, which shall identify all of the proposed redevelopment project areas and identify in a general manner all of the buildings, facilities and improvements that are proposed to be constructed or improved in each redevelopment project area; contain the legal description of the redevelopment district; and establish the redevelopment district. Any addition of area to the redevelopment district or any substantial change to the district plan shall be subject to the same procedure for public notice and hearing as is required for the establishment of the redevelopment district.

B. Reviewing and Approving the Redevelopment Project Plan.

1. The Redevelopment Project Plan. The City shall prepare a redevelopment project plan in consultation with the City Planning Commission. The Planning Commission must determine that the redevelopment project plan is consistent with the comprehensive general plan for the development of the City and this action must occur before the Governing Body adopts a resolution providing notice of a public hearing to consider adoption of the redevelopment project plan. The Redevelopment project plan shall include: (1) a summary of the feasibility study, described below, which shall be an open record; (2) a reference to the district plan that identifies the redevelopment project area that is set forth in the project plan being considered; (3) a description and map of the redevelopment area to be redeveloped; (4) the relocation assistance plan, if applicable; (5) a detailed description of the buildings, facilities and improvement proposed to be constructed or improved in such area; and (6) any other information the governing body deems necessary to advise the public of the intent of the project plan. Where the Governing Body determines that it will or may issue full faith and credit tax increment bonds to finance the

redevelopment project, in whole or in part, the resolution shall also include notice thereof. Any project shall be completed within 20 years from the date of the approval of the project plan.

2. Notice and Public Hearing. No redevelopment project plan shall be approved by the City prior to notice and a public hearing as required by the Act. The date fixed for the public hearing shall be not less than 30 or more than 70 days following the date of the adoption of the resolution fixing the date of the hearing. The resolution shall be published by the City Clerk not less than one week or more than two weeks preceding the date fixed for the public hearing. A sketch clearly delineating the area in sufficient detail to advise the reader of the particular land proposed to be included within the project area shall be included with the resolution. A copy of the resolution providing for the public hearing shall be mailed certified mail, return receipt requested by the City Clerk to the Shawnee County Board of Commissioners, the board of education of any school district levying taxes on property within the proposed redevelopment project area. Copies also shall be sent by certified mail, return receipt requested by the City Clerk to each owner and occupant of land within the proposed redevelopment project plan area not more than 10 days following the date of the adoption of the resolution.

3. Governing Body Adoption. Following the public hearing, the Governing Body may adopt the redevelopment project plan by ordinance passed upon a 2/3 vote. Any substantial changes as defined in K.S.A. 12-1770a, as amended, shall be subject to a public hearing following publication of notice thereof at least twice in the official city newspaper.

V. PROJECT FEASIBILITY.

A. Statutory Feasibility Study. The City will prepare the statutory feasibility study based upon information provided by the applicant.

B. Demonstration of Financial Capacity to Perform. Each TIF project plan application must include evidence that the applicant:

1. Has a complete capital stack established with sources and uses in balance;

2. Has the financial ability to complete the project, on time, as proposed;

3. Has a firm, demonstrable commitment from a lending institution(s) for any private borrowing required to complete the project;

4. Has the financial wherewithal to make the equity contribution to the project required to secure such borrowing(s);

5. Has a reasonable basis for its project cost estimates, with preference provided to applications that include professionally-estimated project costs; and

6. Has the capacity, for itself or through experienced operators, to operate the project profitably over its lifecycle.

C. But-For Test:

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, 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.

2. 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).

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

4. The City generally will 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.

5. 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.

D. Information to Be Submitted with a Project Plan Application:

1. Information in support of the requirements in paragraph (B) of this section

2. 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)

3. Market studies which identify target markets, analysis of competition, demographics, market rents and sales prices, letters of intent/interest from prospective tenants. The City may reasonably request of the applicant, at the applicant's cost, a thorough, third-party market analysis identifying: (1) the likelihood of success of the business mix proposed for the TIF project plan area; and (2) the potential economic impacts on existing businesses and corresponding tax revenues should the TIF project plan develop as proposed

4. A ten-year detailed operating pro forma for the Applicant/project

5. A schedule describing all incentives requested and/or granted in support of the project from any governmental entity

6. A uses-by-source-of-funding schedule illustrating the project costs that will be reimbursed from TIF and any other incentive program (public or private) for which the applicant has or plans to apply.

7. If businesses are to be relocated from other areas of the city to the proposed TIF project plan area, the applicant must provide sufficient justification to indicate why the City should subsidize such relocation.

8. A schedule identifying whether the TIF project plan is expected to create net new "quality jobs" in the city. The City defines a quality job as one that is (a) full-time (greater than 32 hours per week); (b) pays a wage equal to or greater than the average wage within the Topeka MSA; and (c) provides a basic benefit package including access to affordable health insurance, paid time off and the opportunity to participate in a retirement plan.

VI. DEVELOPMENT AGREEMENT.

A. Timing. The Governing Body will take action on project plan approval, project planning/zoning approvals and a development agreement concurrently.

B. Contents. Among other things, the Development Agreement will provide for:

a. A minimum private expense requirement for the developer and maximum permitted reimbursement amount to the developer.
b. Specific developer performance requirements, matching the proposed improvements provided in the TIF project plan application.
c. Consequences for developer non-performance, including reductions in the amount of incentives available, reductions in the maximum permitted reimbursement amount and/or acceleration of the date of expiration of the TIF.
d. The mechanics for reimbursement of TIF-eligible expenses.
e. The mechanics for establishing base year values for non-ad valorem taxes captured by the TIF.
f. Payment-in-lieu-of-tax requirements.
g. Conditions under which the applicant could request the City issue special obligation TIF bonds on its behalf.

VII. METHOD OF PROJECT FINANCING.

A. Certificate of Completion.

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 TIF 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

B. Reimbursement.

1. If pay as you go financing is used, the applicant shall submit to the

Director of Finance copies of all invoices supporting its request for reimbursement, accompanied by a Certificate of Completion. Invoices must be submitted quarterly and such submission must occur at least thirty (30) days prior to any quarterly disbursement period or applicant shall have to wait until the next quarterly disbursement period.

2. The Director of Finance shall attempt to determine the eligibility of the cost within thirty (30) days of the submittal. If the Director 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.

E. Appeals. No suit to set aside assessments or otherwise question the validity of the proceedings for the District establishment or Project authorization shall be brought 30 days after publication of the resolution or ordinance creating the District. No suit to set aside the CID sales tax may be brought 30 days from the publication of the ordinance or resolution declaring the intent to impose the CID sales tax. No protest petition pertaining to the issuance of full faith and credit bonds may be brought 60 days following the date of public hearing to create or modify the District.

VIII. BOND FINANCING GUIDELINES.

The City's general policy is that development should pay for itself. As a result, the City will consider general obligation or general fund support of TIF bonds only in extraordinary cases and typically only on City-initiated projects. If TIF bonds are issued for the project, the following guidelines shall be applied:

1. The City will give priority considerations to TIF applications that request only pay-as-you-go financing.

2. For third-party applications, the City will generally not consider full faith and credit TIF bonds or TIF bonds with other City credit enhancements.

3. The City will consider providing the applicant with the right to seek permit issuance of "special obligation" bonds (i.e. supported solely from TIF revenues) in the City's sole discretion. The City may include in the development agreement specific conditions precedent to this right becoming

available (minimum leasing commitments, minimum revenue thresholds, etc.).

4. The City's financial advisor will manage the bond issuance process on the City's behalf, including advising the City on the selection of members of the bond financing deal team (to include, but not be limited to, underwriters, trustees, feasibility consultants, etc.).

5. The City's bond counsel will serve as bond counsel on all TIF bond transactions.

6. For any bond financing, all City fees for itself, its counsel and advisors, will be paid from TIF bond proceeds (or by the applicant through an equity contribution to the financing).

7. For any special obligation bond financing, the City may impose an issuance fee of up to $50,000 to cover its staff costs involved in preparing and managing the financing. Additionally, the City will charge to the TIF fund an additional one percent (1%) annually on all TIF collections for ongoing administration of the bonds.

8. If required by bond counsel, the applicant agrees to be a party to the tax compliance agreement and/or continuing disclosure agreement (if applicable) on any TIF bond transaction.

CITY OF TOPEKA

Brent Trout

Brent Trout, City Manager

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 3, 2019

DATE:	**December 3, 2019**	
CONTACT PERSON:	**Councilmember Ortiz**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Camping Ordinance**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**013 Ordinances - Codified / 001 General Provisions**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:	**Defer to PHS Committee 05-08-18. Update (90-Day) 08-07-18. Defer (until Sept 4th) 08-21-18. Update (90-Day) 09-04-18. Update (90-Day) 12-04-18. Update (90-Day) 03-05-19. Update (90-Day) 06-04-19. Update (90-Day) 09-03-19.**	**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by Councilmember Sylvia Ortiz, creating a new Article 3 of Chapter 9.45 of the Topeka Municipal Code concerning camping.

Voting Requirement: At least five (5) votes of the Governing Body is required.

(Approval would restrict camping in specified zones/areas of the city.)

VOTING REQUIREMENTS:

At least five (5) votes of the Governing Body is required.

POLICY ISSUE:

Whether camping should be restricted in specified zones/areas of the city.

STAFF RECOMMENDATION:

Staff makes no recommendation.

BACKGROUND:

On May 8, 2018, a proposed ordinance addressing camping was referred to the Public Health and Safety (PHS) Committee. Since that time, several PHS Committee meetings have been conducted (June 15, 2018; July 20, 2018; August 27, 2018; November 30, 2018; March 29, 2019; June 24, 2019; September 16, 2019 and November 18, 2019). The purpose of these meetings was to discuss restrictions on camping. Over the course of the last 18 months, multiple approaches were discussed. During its meeting on November 18, 2019, the PHS Committee recommended that an amended version of the originally-proposed ordinance be presented to the full Governing Body for its consideration and approval. The recommended ordinance consists of a partial ban on camping with established no-camping zones and locations. Specifically, camping would only be prohibited:

1. in, on or under public infrastructure (bus shelters, bridges, overpasses and flood control works);
2. within ten feet of any doorway, loading dock, stairway or fire escape; and/or
3. within specified zones (downtown and NOTO).

BUDGETARY IMPACT:

Not Applicable

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

PHS Committee Report and Recommendation - November 18, 2019
Overview of Partial Ban with Zones - Nov 18, 2019
Ordinance (Recommended by PHS Committee Nov 18, 2019)
Originally-Proposed Camping Ordinance - May 8, 2018
Nov 18, 2019 PHS Committee Meeting Excerpt of DRAFT Minutes
September 16, 2019 PHS Committee Meeting Minutes
June 24, 2019 PHS Committee Meeting Minutes
March 29, 2019 PHS Committee Meeting Minutes
November 30, 2018 PHS Committee Meeting Minutes
August 27, 2018 PHS Committee Meeting Minutes
July 20, 2018 PHS Committee Meeting Minutes
June 15, 2018 PHS Committee Meeting Minutes
Question and Answer Summary - May 8, 2018 Governing Body Meeting Packet
Homeless Outreach Presentation - June 15, 2018 PHS Committee Meeting
Riverfront Map - May 8, 2018 Governing Body Meeting Packet

COMMITTEE REFERRAL SHEET
COMMITTEE REPORT

Name of Committee: Public Health and Safety

Issue: Consideration of Camping Restrictions

Camping Discussion Referred to Committee on: May 8, 2018

Subsequent Committee Meetings were Held on: June 15, 2018; July 20, 2018; August 27, 2018; November 30, 2018; March 29, 2019; June 24, 2019; September 16, 2019 and November 18, 2019

Research and Background: Police Legal Advisor, Luther Ganieany, conducted research related to how other cities have addressed issues associated with camping. Part of this research included a review of ordinances adopted by these other cities and a review of case law from other jurisdictions to determine whether the methods used would pass Constitutional muster. Various versions of a proposed camping ordinance were discussed with the Committee members, who heard and considered the information provided from not only City staff members, but also from interested outside parties.

Police Sergeant, Joshua Klamm, established a method through which homeless individuals could obtain a City-issued photo ID for purposes of enabling these individuals to obtain needed services and conduct day-to-day business. Numerous individuals took advantage of this program and now possess a City-issued photo ID.

Division Director of Housing Services, Corrie Wright, took the lead in guiding homeless individuals through the process associated with a new Housing First component of the existing Shelter Plus Care program, a rent-subsidy program started in March 2019. This program is designed to provide housing assistance to individuals without requiring those individuals to be in pre-conditioned services. There has been a great deal of success in getting housing vouchers into the hands of those who need them.

The Topeka/Shawnee County Homeless Task Force sent representatives to each Committee meeting to provide input. These representatives included individuals from Valeo, the Topeka Rescue Mission, Community Action,

Second Chance Services, Doorstep and many other local organizations. Several on-site visits were made to homeless camps; some of which were attended by members of the Governing Body.

Dr. Russell Burton provided input at multiple Committee meetings, as did members of the homeless community themselves. These individuals shared their real-life struggles and successes with the Committee members and provided valuable input related to the content of the ordinance.

After considering input received through the course of seven Committee meetings, a revised ordinance was presented and agreed upon by the Committee during their eighth meeting on November 18, 2019. The ordinance consists of a partial ban on camping, with established no-camping zones and locations. Specifically, camping would only be prohibited:

(1) in, on or under public infrastructure (bus shelters, bridges, overpasses and flood controls works);

(2) within ten feet of any doorway, loading dock, stairway or fire escape; and/or

(3) within specified zones (downtown and NOTO).

Testimony presented by Dr. Burton, representatives of the Homeless Task Force and Sgt. Klamm reinforced the Committee's belief that the proposed ordinance would be a viable alternative.

Recommendation: Submit proposed Ordinance to Governing Body creating a new Article III of Chapter 9.45 of the TMC to include restrictions on camping within specified zones/areas of the City.

Date Committee Referred Recommendation to Governing Body: November 18, 2019

Committee Action: Motion by Councilmember Hiller, seconded by Councilmember Padilla, recommending that the Governing Body adopt the ordinance, as amended, which prohibits camping only in established no-camping zones/locations. Motion passed with a vote of 3-0.

Members of Committee: Councilmembers Sylvia Ortiz (chair), Karen Hiller and Michael Padilla

Governing Body
Meeting Date(s): December 3, 2019 Agenda – Action

OVERVIEW OF PARTIAL BAN W/ZONES
(Change to Ordinance since 10-14-19)

I. Private Property.

Reason for Change – Through discussion and commentary provided during multiple PHS Committee meetings, it has become evident that who can and cannot camp on a particular piece of private property is a decision best left to the corresponding property owner.

Placing TPD in the position of checking whether or not a particular camper has been given permission to camp on private property creates an unnecessary administrative burden on law enforcement. Although determining who the property owners are can be accomplished in real time by pulling up information through GIS mapping, it is the next steps that would be time-consuming: Tracking down these property owners (i) to ask if they granted permission, or (ii) to verify whether documentation provided by the camper is genuine (is the signature giving permission authentic, etc.)

Private property is best handled through trespassing complaints by individual property owners. If a property owner does not wish for individuals to camp on his/her property, he/she can contact TPD and TPD will respond accordingly.

II. Flood Control Works.

Reason for Change – The original partial ban ordinance prohibits camping under public infrastructure such as bus shelters, bridges, overpasses and flood control works (e.g. the levee system).

The revised partial ban ordinance (with zones) defines the term "flood control works" as the system comprised of levees, flood walls, relief wells, closure structures, pump stations and ponding areas that serve to protect the City from flooding – because "flood control works" encompass more than the levee systems.

Public Works and Utilities Staff members have detailed knowledge of the components that make up "flood control works" – including, but not limited to, the levee systems – as well as the corresponding areas that would be covered by the camping restriction. If TPD comes upon an area where camping is taking place but is uncertain whether or not camping is restricted in that area as a "flood control works," TPD would have the option of either accessing ownership information in real time through GIS mapping or contacting a Public Works or Utilities Staff

member. There would be no need for an elaborate review of levee system maps to determine if a violation of the ordinance has occurred.

III. Zones.

Reason for Change – Through discussion and commentary provided during multiple PHS Committee meetings, there seemed to be a desire to focus on particular areas within the City – downtown and NOTO were specifically mentioned. Staff analyzed this perspective and believes establishing zones within which camping is restricted would withstand legal challenge. Selecting areas within which the City can document its governmental interest (i.e., promoting economic developing, protecting infrastructure assets), yet ensuring people have alternative locations to camp, is the key.

Specifically-identified boundaries have been established for downtown and NOTO in the currently proposed ordinance. There is no need to develop any type of "property registration procedure" – primarily because this would add an additional level of bureaucracy that is not needed (particularly given that private property is no longer included as a restricted area). It should also be noted that a ten-foot restriction has been added with respect to camping near any doorway, loading dock, stairway or fire escape.

IV. Trails.

Reason Not Addressed – The City must ensure that people have alternative locations to camp in order to withstand a legal challenge. This means the City must be very deliberate as it picks and chooses restricted areas. Hike/bike trails are not listed as part of the definition of "public infrastructure."

Although there have been instances where individuals have been found camping on or along these trails, TPD has conveyed that these instances are few and far between. If individuals are found to be obstructing these trails, users may contact TPD with the location and a ticket can be issued for such obstruction. The prohibition against obstructing a trail would be the same as the prohibition against obstructing a sidewalk.

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by Councilmember Sylvia Ortiz, creating Article III of Chapter 9.45 of the Topeka Municipal Code concerning Camping.

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

Section 1. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.340, which said section reads as follows:

Purpose.

Camping on or under public infrastructure such as bus shelters, bridges, overpasses and flood control works endangers such infrastructure because of fires, obstructions and the accumulation of personal property. Camping in areas that include retail businesses, restaurants, hotels, private residences and event spaces developed to attract residents and tourists adversely affects such areas and impedes economic development. Accordingly, the purpose of this chapter is to protect public infrastructure and designated areas by regulating camping and the storage of personal property.

Section 2. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.350, which said section reads as follows:

Definitions.

Unless the particular provisions or the context otherwise requires, the definitions contained in this section shall govern the construction, meaning, and application of words and phrases used in this section.

"Camp" means to use property for living accommodation purposes, such as sleeping activities or making preparations to sleep (including the laying down of bedding

for the purpose of sleeping); or storing personal property (including, but not limited to, clothing, sleeping bags, bedrolls, blankets, sheets, luggage, backpacks, kitchen utensils, cookware, and similar material); or making any fire, regularly cooking meals, using any tents, or living in a parked vehicle. These activities constitute camping when it reasonably appears, in light of all the circumstances, that a person(s) is using such property as a living accommodation.

"Flood control works" means the system comprised of levees, flood walls, relief wells, closure structures, pump stations and ponding areas that serve to protect the City from flooding.

"Personal property" means any and all tangible property, and includes, but is not limited to, goods, materials, merchandise, tents, tarpaulins, bedding, sleeping bags, hammocks, personal items such as luggage, backpacks, clothing, documents and medication, and household items.

"Public infrastructure" means bus shelters, bridges, overpasses and flood control works.

"Store, stored or storing" means to put aside or accumulate for use when needed, to keep for safekeeping, and/or to place or leave in a location.

"Tent" includes any tarp, cover, structure or shelter, made of any material that is not open on all sides and which hinders an unobstructed view behind or into the area surrounded by the tarp, cover, structure or shelter.

Section 3. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.360, which said section reads as follows:

Unlawful camping.

It is unlawful and a public nuisance for any person to camp in the following areas:

(a) Public infrastructure;

(b) Within ten (10) feet of any doorway, loading dock, stairway or fire escape;

(c) Within an area bounded by Topeka Boulevard from SW 10th Avenue to NW Crane Street; Madison Street from SE 10th Avenue to NE Crane Street; Crane Street from Topeka Boulevard to NE Madison Street; and 10th Avenue from Topeka Boulevard to SE Madison Street; and

(d) Within an area bounded by Topeka Boulevard from NW Curtis Street to NE Quincy Street; NE Quincy Street from NE Curtis Street to NE Morse Street; NE Morse Street from NE Quincy Street to NW Topeka Boulevard; and Curtis Street from NE Quincy Street to NW Topeka Boulevard.

Section 4. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.370, which said section reads as follows:

Storage of personal property.

(a) It shall be unlawful to fail to remove attended stored personal property located in areas identified in TMC 9.45.360 within 24 hours of receiving written notice pursuant to this section.

(b) All stored personal property in an area covered by this chapter may be impounded by the city in accordance with this section.

(c) Personal property placed in an area covered by this chapter shall be deemed to be stored personal property if it has not been removed within 24 hours of service of written notice, requiring such removal. Moving personal property to another

area covered by this chapter or returning personal property to the same area on a daily or regular basis shall not be considered to be removing the personal property. A law enforcement officer may remove and impound such stored personal property after providing 24 hours written notice.

(d) Personal property placed in an area covered by this chapter that has a clearly posted closure time may be removed and impounded after the closure time, without prior notice. Post-removal notice shall be provided as set forth in TMC 9.45.380.

(e) In the event personal property placed in an area covered by this chapter poses an immediate threat to the health or safety of the public, it may be removed without prior notice and discarded. For purposes of this Section, "immediate threat" shall include, but not necessarily limited to, personal property that has been tainted with blood or other bodily fluids, feces, urine, bed bug, fleas or other pests.

(f) Evidence of a crime or contraband may be removed from any area covered by this chapter without prior notice.

Section 5. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.380, which said section reads as follows:

Notice.

(a) Pre-removal notice. The written notice required by TMC 9.45.370 shall be deemed to have been served if a written notice is served on the person storing the personal property, or is posted conspicuously on or near the personal property. The written notice shall contain the following:

(1) A general description of the personal property to be removed.

(2) The location from which the personal property will be removed.

(3) The date and time the notice was posted.

(4) A statement that the personal property will be impounded if not removed within 24 hours.

(5) A statement that moving stored personal property to another area covered by this chapter shall not be considered to be removing personal property.

(6) The location where the removed personal property will be stored, including a telephone number and the internet website of the city through which a person may receive information as to impounded personal property.

(7) A statement that impounded personal property may be discarded or otherwise disposed of if not claimed within 90 days after impoundment.

(b) Post-removal notice. Upon removal of stored personal property, written notice shall be conspicuously placed in the area from which the personal property was removed. The written notice shall contain the following:

(1) A general description of the personal property removed.

(2) The date and approximate time the personal property was removed.

(3) A statement that the personal property was stored in violation of TMC 9.45. 370.

(4) The location where the removed personal property will be located, including a telephone number and internet website of the city through which a

person may receive information as to impounded personal property.

(5) A statement that impounded personal property may be discarded or otherwise disposed of if not claimed within 90 days after impoundment.

Section 6. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.390, which said section reads as follows:

Storage and disposal.

(a) Except as specified herein, impounded personal property shall be moved to a place of storage.

(b) Except as specified herein, impounded personal property shall be stored by the city for 90 day after which time, if not claimed, it may be discarded or otherwise disposed of. The city shall not be required to undertake any search for, or return, any impounded personal property stored for longer than 90 days.

(c) The city shall maintain a record of the date any impounded personal property was received and discarded or disposed of.

(d) The owner or any other person entitled to the impounded personal property may repossess the personal property prior to its disposal upon submitting satisfactory proof of ownership. A person may establish proof of ownership by, among other methods, describing the location and date when the personal property was impounded and providing a reasonably specific and detailed description of the personal property.

Section 7. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.400, which said section reads as follows:

Penalty.

Any person who violates the provisions of this article is guilty of a misdemeanor. Upon conviction, a person shall be sentenced to a fine not to exceed four hundred and ninety-nine dollars ($499) and/or imprisonment not to exceed thirty (30) days.

Section 8. This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

Section 9. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 10. 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

_____
Michelle De La Isla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by Brent Trout City Manager, creating Article III of Chapter 9.45 of the Topeka Municipal Code concerning Camping.

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

Section 1. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.340, which said section reads as follows:

Purpose.

(a) Camping on public and private property. The streets and public areas within the city should be readily accessible and available to residents and the public at large for their intended uses. The use of these areas for camping purposes or storage of personal property interferes with the rights of others to use the areas for which they were intended. Such activity can constitute a public health and safety hazard which adversely impacts neighborhoods and commercial areas. Camping on private property without the consent of the owner, proper sanitary measures and for other than a minimal duration adversely affects private property rights as well as the public health, safety, and welfare of the residents of the city. The purpose of this chapter is to maintain streets and other public and private areas within the city in a clean, sanitary and accessible condition and to adequately protect the health, safety and public welfare of the community.

(b) Personal property stored on public property. The unauthorized use of public areas for the storage of personal property interferes with the rights of other members of the public to use public areas for their intended purposes and can create a public health or safety hazard that adversely affects residential and commercial areas.

The purpose of this chapter is to maintain public areas in clean, sanitary and accessible condition to prevent the misappropriation of public areas for personal use, and to promote the public health and safety by ensuring that public areas remain readily accessible for their intended uses.

Section 2. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.350, which said section reads as follows:

Definitions.

Unless the particular provisions or the context otherwise requires, the definitions contained in this section shall govern the construction, meaning, and application of words and phrases used in this section.

"Camp" means to reside in or use any public or private property for one or more nights for living accommodation purposes, such as sleeping activities or making preparations to sleep (including the laying down of bedding for the purpose of sleeping); or storing personal property (including, but not limited to, clothing, sleeping bags, bedrolls, blankets, sheets, luggage, backpacks, kitchen utensils, cookware, and similar material); or making any fire, regularly cooking meals, using any tents, or living in a parked vehicle. These activities constitute camping when it reasonably appears, in light of all the circumstances, that a person(s) is using public or private property as a living accommodation.

"Personal property" means any and all tangible property, and includes, but is not limited to, goods, materials, merchandise, tents, tarpaulins, bedding, sleeping bags, hammocks, personal items such as luggage, backpacks, clothing, documents and medication, and household items.

"Public property" means public parks and all property that is owned, managed or maintained by the City, including but not limited to streets, sidewalks, alleys, easements, and public right-of-way.

"Store, stored or storing" means to put aside or accumulate for use when needed, to keep for safekeeping, and/or to place or leave in a location.

"Street" includes every highway, avenue, lane, alley, court, place, parkway, curbs, bikeway or other public way which is open to public use.

"Tent" includes any tarp, cover, structure or shelter, made of any material that is not open on all sides and which hinders an unobstructed view behind or into the area surrounded by the tarp, cover, structure or shelter.

Section 3. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.360, which said section reads as follows:

Unlawful camping.

(a) It is unlawful and a public nuisance for any person to camp in the following areas:

(1) Any public property; or

(2) Any private property without the consent, in writing, of the property owner.

(b) Nothing in this chapter is intended to prohibit or make unlawful, activities of an owner of property that are normally associated with, and incidental to, the use of the property.

Section 4. That the Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.370, which said section reads as follows:

Enforcement.

A law enforcement officer shall not issue a citation or make an arrest unless all of the following conditions apply:

(a) The person fails to comply with the officer's order to leave the property immediately and remove the person's personal property.

(b) The person is not in need of medical or human services assistance.

(c) Upon a determination by the officer that the person may be in need of medical or human services assistance, the person declines the opportunity to be transported to either a hospital or public shelter.

Section 5. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.380, which said section reads as follows:

Disposition of personal property.

(a) It shall be unlawful to fail to remove attended stored personal property within 24 hours of receiving written notice pursuant to this section.

(b) All stored personal property on public property may be impounded by the city in accordance with this section.

(c) Personal property placed on public property shall be deemed to be stored personal property if it has not been removed within 24 hours of service of written notice, requiring such removal. Moving personal property to another public property location or returning personal property to the same block on a daily or regular basis shall not be considered to be removing the personal property from public property. A law enforcement officer may remove and impound such stored personal property after providing 24 hours written notice.

(d) Personal property placed on public property located within ten feet of any entrance, exit, driveway or loading dock may be removed and impounded at any time without prior notice. Post-removal notice shall be provided as set forth in TMC 9.45.390.

(e) Personal property placed on public property which has a clearly posted closure time may be removed and impounded after the closure time, without prior notice. Post-removal notice shall be provided as set forth in TMC 9.45.390.

(f) In the event personal property placed on public property poses an immediate threat to the health or safety of the public, it may be removed without prior notice and discarded.

(g) Evidence of a crime or contraband may be removed from public property without prior notice.

Section 6. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.390, which said section reads as follows:

Notice.

(a) Pre-removal notice. The written notice required by TMC 9.45.380 shall be deemed to have been served if a written notice is served on the person storing the personal property, or is posted conspicuously on or near the personal property. The written notice shall contain the following:

(1) A general description of the personal property to be removed.

(2) The location from which the personal property will be removed.

(3) The date and time the notice was posted.

(4) A statement that the personal property will be impounded if not

removed from public areas within 24 hours.

(5) A statement that moving stored personal property to another location on public property shall not be considered to be removing personal property from public property.

(6) The location where the removed personal property will be stored, including a telephone number and the internet website of the city through which a person may receive information as to impounded personal property.

(7) A statement that impounded personal property may be discarded or otherwise disposed of if not claimed within 90 days after impoundment.

(b) Post-removal notice. Upon removal of stored personal property, written notice shall be conspicuously placed in the area from which the personal property was removed. The written notice shall contain the following:

(1) A general description of the personal property removed.

(2) The date and approximate time the personal property was removed.

(3) A statement that the personal property was stored on public property in violation of TMC 9.45. 380.

(4) The location where the removed personal property will be located, including a telephone number and internet website of the city through which a person may receive information as to impounded personal property.

(5) A statement that impounded personal property may be discarded or otherwise disposed of if not claimed within 90 days after impoundment.

Section 7. That The Code of the City of Topeka, Kansas, is hereby amended

by adding a section, to be numbered 9.45. 400, which said section reads as follows:

Storage and disposal.

(a) Except as specified herein, impounded personal property shall be moved to a place of storage.

(b) Except as specified herein, impounded personal property shall be stored by the city for 90 day after which time, if not claimed, it may be discarded or otherwise disposed of. The city shall not be required to undertake any search for, or return, any impounded personal property stored for longer than 90 days.

(c) The city shall maintain a record of the date any impounded personal property was received and discarded or disposed of.

(d) The owner or any other person entitled to the impounded personal property may repossess the personal property prior to its disposal upon submitting satisfactory proof of ownership. A person may establish proof of ownership by, among other methods, describing the location and date when the personal property was impounded from the public property, and providing a reasonably specific and detailed description of the personal property.

Section 8. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 9.45.410, which said section reads as follows:

Penalty.

Any person who violates the provisions of this article is guilty of a misdemeanor. Upon conviction, a person shall be sentenced to a fine not to exceed four hundred and ninety-nine dollars ($499) and/or imprisonment not to exceed thirty (30) days.

Section 8. This ordinance shall take effect and be in force from and after its

passage, approval and publication in the official City newspaper.

Section 9. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 10. 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

_____
Michelle De La Isla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

CITY OF TOPEKA

CITY COUNCIL
City Hall, 215 SE 7th St., Room 256
Topeka, KS 66603-3914
(785) 368-3710

Liz Toyne, Council Assistant
E-mail: etoyne@topeka.org
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EXCERPT

HOLLIDAY BUILDING 1st FLOOR CONFERENCE ROOM, Topeka, Kansas, Monday, November 18, 2019. The Public Health & Safety Committee members of the City of Topeka met in 3:00 P.M., with the following Councilmembers present: Ortiz (Chair), Hiller, Padilla,

The following is an excerpt of the draft minutes from the meeting of the Public Health & Safety Committee of the City of Topeka, Kansas held November 18, 2019, at 3:00 P.M.:

CONSIDERATION OF PARTIAL BAN (WITH ZONES) – CAMPING ORDINANCE

- Chair Ortiz called the representative for the Homeless Taskforce to the podium. Carrie Higgins, Chair for the Homeless Taskforce. The ordinance was presented to the Taskforce members at their past Wednesday meeting. Fifteen (15) voted in favor of the ordinance, fourteen (14) did not take a stance, and two (2) opposed. Chair Ortiz inquired if the two agencies that opposed the vote had commented on the reason for their vote. Ms. Higgins stated she did not recall a reason being given. Ms. Higgins stated that prior to the vote, there was about 30 minutes of discussion related to the pros, cons, and other ideas or options. Those individuals had spoken at that time, however Ms. Higgins did not recall the specific concerns mentioned and did not have a copy of the minutes.

  Councilmember Hiller inquired if the members had received the proposed ordinance. Ms. Higgins stated that the City's Legal department met with the Taskforce department and had sent the most recent draft of the ordinance to the Taskforce President. This was then sent to the membership along with a request to review prior to the meeting. Councilmember Hiller inquired as to any reasons provided by the 14 who chose not to vote. Ms. Higgins stated that she felt the majority of the 14 agencies who did not vote were supportive of the ordinance but had some reservations. There were a lot of newcomers and were less familiar with the ordinance and did not feel comfortable voting at that time. Councilmember Hiller inquired if having more time for those members to review the ordinance would make a difference on the outcome. Ms. Higgins stated she felt that more time would not change the outcome and that the Executive Committee felt this version of the ordinance was a good compromise that allows for camping yet is respectful to business owners and protects the City's infrastructure.

  Councilmember Padilla inquired as to the reasons provided by those members who had voted in favor of supporting the ordinance. Ms. Higgins stated that many of those members had been on the committee since the beginning of the discussion, or had served on the subcommittees and had been able to see the compromise and research that had gone into this ordinance and feel comfortable supporting it.

- SGT Josh Klamm, TPD, provided a few updates regarding the unsheltered population. The camp located behind the Topeka Rescue Mission is roughly 40-50 individuals. The port-a-potties and trash can are still there. The Shawnee County Health Department has been paying for the port-a-potties and will continue until the end of the year. At this time, there is no plan to continue this after the first of the year. A project in the works: various outreach programs are seeking grants to assist with weather proofing and providing a bit of warmth to the current tents. SGT Klamm stated the outcome of receiving the grant is currently unknown.

  Chair Ortiz commended SGT Klamm for his work with the City ID program.

  Councilmember Hiller inquired if SGT Klamm had been able to read through the ordinance with regard to the levee system. SGT Klamm confirmed that he had read through the newest proposed ordinance. From his understanding, the levee is referencing the dike; and if anyone is sleeping on top of it, they would be in violation. SGT Klamm stated that from his understanding, the ordinance more importantly is discussing the flood control devices. SGT Klamm noted the creek located to the east side of the Wal-mart in North Topeka, where a pump house (or structure of similar purpose) sits. The language of the ordinance allows for removing individuals who would camp on those types of devices. There have not been many instances of individuals camping on the levees, and those that do are camping under a bridge, which is also addressed in the ordinance.

  Councilmember Hiller inquired if SGT Klamm felt the proposed ordinance would be something the Police Department would find to be manageable. SGT Klamm responded that he felt the ordinance would provide the police department with some clarity on what would be acceptable and what is not. With regard to the number of individuals who would be effected by the ordinance, SGT Klamm speculated that a low number, less than 5% city-wide, and that there are not many of the unsheltered individuals who have been living under the bridges. The bus stops would be a nightly check, however individuals do not camp there in a permanent way. Councilmember Hiller appreciated the feedback and noted she had wanted to hear from the various groups before moving forward with making a final decision.

  Chair Ortiz expressed thanks to SGT Klamm for his work and presentations to the committee, but stated that his continued work and communication with the committee would be important. SGT Klamm stated there were a couple of concerns that he had heard from constituents and wanted to share those at this time. One was a suggestion to set up public lockers in the Downtown district to alleviate concerns of personal items being left behind and being confiscated by the police department. The other suggestion was made that if camping in the Downtown area would be banned by this ordinance, that perhaps a percentage of the revenue generated by special events at the Downtown Events center could be put toward homelessness issues. Chair Ortiz noted that those were both good suggestions and would be open to looking into that further.

- Mark DeGroff, Street Reach Director with the Topeka Rescue Mission, stated that Rev. Barry Feaker voted in support of the ordinance during the Homeless Taskforce meeting. Mr. DeGroff stated he would like to see this ordinance put into place correctly and deliberately in

order to do all parties as much good as possible and to minimize any negative consequences that would come with implementing a new ordinance.

- Dr. Russell Burton addressed the committee as an advocate for the street homeless. Dr. Burton stated the newest draft is much improved from the initial copy, however feels that the individuals who are staying under the bridges, in doorways or in bus shelters are the most venerable of the population as they are not even able to maintain a shelter. These individuals need a warming shelter or to be in a Shelter First program. Dr. Burton read information and statistics about providing a shelter first program to the committee. Dr. Burton stated that a non-profit organization has recently been established called Second Chance Street Coalition which is umbrella-ed by the Community Resource Center. This will be the only non-profit that is dedicated to providing housing first to the chronically unsheltered population. Dr. Burton expressed thanks to the committee for their dedication to listening to the individuals who are affected by this ordinance.

  Councilmember Hiller thanked Dr. Burton for his advocacy work with the unsheltered and for bringing information to the committee. Councilmember Hiller also thanked Chair Ortiz, the Neighborhood Relations Staff, the Homeless Taskforce and the unsheltered community members who attended meetings for bringing much needed information to the committee.

  Councilmember Hiller stated that due to all of the work that has been done by Dr. Burton, SGT Klamm, and others has been instrumental in bringing the population who will be directly affected by this ordinance to a very manageable number from where it had been previously. Dr. Burton agreed, and stated that the ordinance is a fair compromise but will continue to work with the individuals who are being negatively impacted by this. Chair Ortiz stated that perhaps with the ordinance, the few individuals who are going to be negatively impacted will be motivated to receive the help that has been offered. Dr. Burton is hopeful for that as well.

Chair Ortiz inquired if there was further comments from the floor. There were none.

Chair Ortiz inquired if there was further discussion by the committee members.

Councilmember Hiller inquired if there was a standing list, or way to maintain a standing list of owners from the private or government sectors who wanted to provide a blanket statement to not allow individuals to camp on their property. Luther Ganieany, TPD Legal Advisor, noted that having a list would be difficult to maintain a standing list and would not cover if an owner gave permission to someone on a one-time basis, or property being sold without having that information maintained. Councilmember Hiller inquired about the steps for an owner to make the request as a situational basis. Mr. Ganieany stated that current practice allows for officers to contact the owner of a property when activity has been occurring to inquire if the owner would like to have individuals removed from the property.

Councilmember Padilla thanked Chair Ortiz for inviting him to sit on the committee for the remainder of the year. He appreciates the work that has been done from the year prior to this point and that a decision has not been rushed until the committee felt comfortable with doing so.

Chair Ortiz inquired with City Manager about moving forward with this proposal. Mr. Trout stated that the 90-day committee report will be scheduled for December 3, 2019. If the committee took action today, the information could be added to the agenda for the Governing Body to take action.

Chair Ortiz inquired with Mr. Ganieany about the timeline for when signage and the ordinance would go into effect should the Governing Body vote to approve it. Mr. Ganieany stated that signs have been posted to bridges already, mostly as there is work currently taking place on the Kansas Avenue Bridge, however signs would not be placed in most areas. The posting of notices was referencing when personal belongings were taken and that a notice would be left to let the owner know where to claim the belongings and the timeline of how long the belongings would be stored before disposal.

MOTION TO REFER PROPOSED CAMPING ORDINANCE TO THE GOVERNING BODY – WITH A RECOMMENDATION TO EITHER ADOPT OR WITHDRAW THE ORDINANCE

Councilmember Hiller noted that the staff was thorough with the information they provided to the committee. There were various options the committee could decide to take, but a recommendation to choose "Option C" to move the current proposal forward is noted.

Councilmember Hiller made a motion to approve "Option C" which states: To recommend that the Governing Body adopt the draft ordinance as amended. Partial ban which establishes "no camping" zones.

Councilmember Padilla seconded the motion. Motion passes 3:0.

I, Liz Toyne, City Council Executive Assistant of the City of Topeka, Kansas, do hereby certify that the above and foregoing is a true and correct copy of an excerpt of the draft minutes from the meeting of the Public Health & Safety Committee, held on Monday, November 18, 2019, at 3:00 P.M.

Liz Toyne
City Council Executive Assistant

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

PUBLIC HEALTH AND SAFETY COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
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Date: September 16, 2019
Time: 3:00 p.m.
Location: Executive Conference Room, City Hall, 215 SE 7th Street

Committee members present: Councilmembers Karen Hiller, Sylvia Ortiz (Chair), Aaron Mays.

City staff present: Lisa Robertson (City Attorney), Luther Ganieany (Police Legal Advisor), Mike Haugen (Director, Code Services), Corrie Wright (Director, Housing Services), SGT Joshua Klamm (TPD), Doug Gerber (Deputy City Manager)

Call to Order
Councilmember Ortiz called the meeting to order at 3:06pm. Committee members and staff introduced themselves.

Approve August 12th, 2019 Meeting Minutes
Councilmember Hiller made a motion to approve the August 12th minutes. Councilmember Mays seconded. The motion was approved 3:0.

Updates on Camping Ordinance & Unsheltered Population Programs

- SGT Klamm, TPD, reported on the "Block Party" event held on August 30th, 2019. The idea behind the event was to get to know the campers behind the Mission encampment and find out what their barriers are. A report of barriers collected was provided to the Councilmembers. The biggest barrier self-reported was income and the lack of ability to find a job. SGT Klamm stated that the information collected at the event will give us a better idea of where to go next and what immediate help we can give now. SGT Klamm provided the following information regarding the "Block Party" event:
    - Average age of camper behind rescue mission was 41
    - 40 people filled out questionnaires
    - 20 out of the 40 people were from the North Topeka encampment
    - 26 people fill out birthplace, 16 of those were from Topeka
    - Transportation and ID's were also listed as barriers for the people
    - Partners of the event included, Valeo, Topeka Rescue Mission and Homeless Task Force
    - Multiple items were given out at the event such as, bug spray, tents, toilet paper etc.

Minutes provided by: Kelly Baker, City Manager's Office
Minutes Taken: September 16, 2019
Minutes Approved: October 14, 2019

- SGT Klamm responded to Councilmember Hiller's inquiry about the area recently being outfitted with handwashing stations and porta-potties with the following:
    - Valeo picked up tab for 3 porta-potties and 2 hand washing stations for 1 month
    - Shawnee County Health Department will pick it up for the following 2 months
    - They are services weekly and have talked about the possibility of these being serviced bi-weekly

  Councilmember Mays requested how the information collected would be used. SGT Klamm responded, there is a small work group who will review the data and brainstorm possible next events for the area. The goal is to start knocking the barriers collected off the list. He clarified that the list is a living document due to the transient members staying in the area; barriers are going to always be changing.

- Corrie Wright, Director of Housing in the Neighborhood relations department provided an update on the current Shelter + Care program in relations to the homeless community.
    - Currently on a waiting list of about 15, which will take about 2 months to go through
    - There is an opportunity for 3 outside camping referrals for Shelter + Care per month
    - Gave out 33 vouchers and housed 76 % of the people
    - 22 of that 25 are still housed

- Carrie Higgins, Chair of the Homeless Task Force was present and answered questions from the Councilmembers. Councilwoman Hiller requested a list of current active members on the task force. Higgins responded that she would provide a list and commented that currently there is about 55 individuals attending the meetings, but that group is constantly growing.

  Barry Feaker, Director of the Topeka Rescue Mission, followed Higgins commenting that the Homeless Task Force is a phenomenal effort of energy in finding solutions for everyone. He stated we have learned a lot and have a lot more to learn. He included that this is one of the most encouraging outreaches he has seen in the community.

  Dr. Russell concluded comments stating the porta potties and the block party have been successful and truly appreciated. He encouraged City Council to come and spend some time with the constituents in the area.

- City Attorney Lisa Robertson commented that the documents provided to the Councilmembers at the meeting today are an edited version of the initially proposed complete band of camping.

  Luther Ganieany reviewed the total ban of camping on public and private property stating that staff has run into the inability to go further with passing the ordinance due to the shortage of shelters and or available options for someone that does not have another choice but to sleep in public. Staff has looked into emergency shelters, shelter beds, hotel vouchers and starting their own camp ground and have not come up with anything. His comment concluded that we do not have the ability to do a total ban.

  Ortiz clarified the comment stating that in order to pass the ordinance we would have to offer homeless persons a place to stay and we do not have this right now. We will not be able to move forward with this ordinance without a solution.

  Mr. Ganieany continued by reviewing the current options presented to Council on the proposed public camping ordinance.

  Option1: Total ban on camping. Legal is recommending this option is not passed by the Council for constitutional concerns.

  Option 2: Partial ban on camping. This would keep momentum going and accomplish a secondary purpose of protecting infrastructure areas that remain a concern. Specific areas that will be prohibited are under bridges and overpasses, on levees, and on bus stops/shelters. (Found on tab 3 of the document). Additional details of the ordinance include:
    - This does not include the Riverfront, they will still be able to camp there
    - They can camp on other public property not listed
    - Camping overnight in park is not allowed as it has a status of a park and has a closing time
    - Sidewalks can be camped on as long as they are not blocking it

  The benefit of doing this, is giving an alternative place to sleep. We do not have to provide a shelter or another camping site, because they can already go somewhere else and camp legally.

  Chairwoman Ortiz said that it was her understanding how this all came about was the store front owners in NOTO were upset about camping and trash being left in front of their doors. When they asked TPD for assistance, TPD replied that the current ordinance does not allow them to do anything.

  Mr. Ganieany confirmed that was true as well as a few other issues such as, camping on city easement, across the street from the Rescue Mission, outside the Topeka Police Department, and bus shelters. In addition to that there are issues with people accumulating large amounts of processions under bridges and overpasses. If those

items were to catch fire, we would have a similar situation to the recent fire on the Kansas Bridge.

Ortiz stated that she would like to see the store front issue addressed in the ordinance.

Ganieany clarified for Councilmember Mays that the current proposed language did not cover the store fronts directly. It only covers if they are on private property (such as a parking lot) and if the person is blocking the sidewalk.

Ganieany continued that the second place for the partial ban would be on private property. This would address undeveloped areas where we have seen problems of camping. Many times it is hard for TPD to track down the owners of that property, so this would prohibit people to camp without written permission. TPD would be able to address this without the 3rd party involvement of the owner of the property. (In a typical criminal truss passing case, the owner aka 3rd party has to file a complaint in order for TPD to take action).

The ordinance will also allow law enforcement to dispose of property that is contaminated (feces, pests, etc.).

Ganieany concluded that the main point for the partial ban is to switch in reducing the scope with the intentions of allowing other areas of the city be allowed for camping, such as the Riverfront.

Hiller commented that she tries to go back and see what bothered people in the first place and see if it is something fair and productive. She addressed the following:

- Camping between bridges – there has already been a relocation on that.
- Camping on the trails (bike and pedestrian)
- People with huge trashy sites, trash that wouldn't be allowed on people's homes or private businesses

She asked what was being done about her last point and asked staff what vision they had to address this?

Robertson answered that our current property maintenance code would apply to anyone in the city right now. She explained that the problem is if you issue a citation to individuals in the homeless camps, she doesn't think you will get the response you want.

Mike Haugen, Director of Code Services agreed with Robertson stating that it is hard to translate who is responsible for the items, mostly due to the transient nature of the population. Reiterating that it is hard to hold one person responsible, because the tendency is for them to point their finger at the next person.

Hiller questioned if a permitting situation might help this? Clarifying that there are issues of people in the camp who are worried about safety. Building into this

solution, is TPD now working to address illegal activity?

Klamm replied that there is a concern about safety. However, it becomes difficult if there is no victim. No victim = no crime.

Ganieany explained that the permit system proposed was a system where people would be required to obtain a permit from the city in order to camp. There are not details on the process as of yet, it was proposed only as an idea. The concerns with this idea are the following:

- If people don't have a permit, what do we do?
- Is there a penalty attached?
- Is it made a crime?
- What barriers are we going to be putting in place?
- Does it cost money?
- Is there travel involved to obtain a permit?
- What is involved in the application process?
- Do applicants have to show an ID?
- How long is the permit good for?
- What happens when it expires?

He wrapped up by stating that all the above situations end in a system where the person is not allowed to stay there anymore and then what happens? We end in the result that points back to the camping ban.

Ortiz stated that she does not agree with the permit due to the fact that the population does not have transportation or jobs to get the permit.

Hiller commented if the rule is people can camp indefinitely on public property, we are simply using the permit system to find out who they are and where they are. She stated no fees would be involved and police would have the ability to give the permit on site. This would give us a record for responsibility.

Hiller also commented that she would like to review the definition provided on page 2 of "camping".

Motion to accept, reject, or amend currently proposed public camping ordinance
Public Comment:

- Albert Thomas – Mr. Thomas came to Topeka for the VA hospital. He said they have yet to come and check on him. He thinks the ordinance is a good idea.

- Pamela Burghart – Ms. Burghart was living in the area for 12 years. She said to her, it was living, not camping. She agreed that some sites are messy, but doesn't believe everyone should be penalized for it. She was sorry to see the idea from Misty Hastings go away. She concluded that littering in Downtown and NOTO is not only from homeless people, people in general litter.

- Dr. Russell asked what if we made camping illegal or what if we continued to

improve the living situation for the homeless population. The stated goal was to help the unsheltered population as much as possible and we are currently doing outstanding on that goal. If we went the other way and made it illegal it would only drive people onto city property and more sidewalks. This is only making it more difficult for the homeless population.

Dr. Russell also stated that moving people next to the river is not a good idea due to recent flooding and other issues this could cause.

SGT Klamm stated his estimation of the current homeless population would be around 100 people citywide. He said this number has gone down dramatically since the last meeting. Some of this was probably due to flooding, the railroad scare and the weather could be a factor as well.

Several people in the room stated that funding is and will always be an issue... Corrie Wright said that the collaborations happening with the Homeless Task Force are great and expanding our reach and making great strides even without all the funding needed.

Ortiz called to make a motion that we continue to look at this and look at the amendments on the store front.

Mays stated he likes that the partial ban protects our infrastructure, as the vandalism is costing the city money and is also important for the safety of everyone. He stated that he doesn't feel the portion mentioned on private camping is ready yet.

Hiller said she is eager to receive feedback people have. She would also like to see what the levee band covers.

- Deputy City Manager Doug Gerber clarified items staff needs to follow-up on before committee will make a recommendation to the Governing Body are the following:
    - Address storefronts
    - Clarification of flood control system (page 15). Provide a map of where the flood control system are
    - Work on the private property piece of the ordinance. If we can't find the owners of the property, how do we know if someone has written permission from the property owner? Councilmember Mays stated that the committee is not going away and this is something we could keep working on. He suggested we propose what is ready and hold off on some other pieces such as this.

Other Items before the Committee
None.

Schedule Next Meeting(s)
Councilmember Ortiz voiced a preference to set a meeting for July from 3:00-5:00pm.

Adjourn
Councilmember Ortiz adjourned the meeting at 4:26pm.

Meeting video can be viewed at: https://youtu.be/mR91X2-Iodk

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

PUBLIC HEALTH AND SAFETY COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
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Date: June 24, 2019
Time: 3:00 p.m.
Location: Holliday 1st Floor Conference Room, Holliday Bldg 620 SE Madison

Committee members present: Councilmembers Karen Hiller, Sylvia Ortiz (Chair), Aaron Mays.

City staff present: Lisa Robertson (City Attorney), Mary Feighny (Deputy City Attorney), Luther Ganieany (Police Legal Advisor), Sasha Haehn (DNR Director), Mike Haugen (Director, Code Services), Corrie Wright (DNR), SGT Joshua Klamm (TPD)

Call to Order
Councilmember Ortiz called the meeting to order. Committee members and staff introduced themselves.

Approve March 29, 2019 Meeting Minutes
Councilmember Hiller made a motion to approve the March 29th minutes. Councilmember Ortiz seconded. The motion was approved 3:0.

Staff Presentations and Follow-Up: Public Camping Ordinance

- Corrie Wright, Department of Neighborhood Relations, discussed the Shelter Plus Care housing program. The program began in March of 2019. It is a rent-subsidy program that is designed to provide housing services to individuals without requiring those individuals to be in pre-conditioned services. Ms. Wright provided the following information regarding the program and participants:
    - Vouchers were provided to 46 individuals, children included. From that, 37 of those individuals were housed (87%).
    - Thirty-three (33) households received vouchers, of which 25 households were housed (76%).
    - Of the 25 households, 23 are still stably housed in the program (92%).

  Valeo services and services with Dr. Russell Burton were made available to individuals in the pilot project. Many of those individuals have chosen to participate in a program with Valeo or Dr. Burton. There is currently a waiting list of 14 individuals for the Shelter Plus Care program. Ms. Wright is hopeful that those individuals will be able to get into the program within the next couple of months.

Councilmember Ortiz inquired about the reason for the waiting list and inquired if it was due to lack of funding. Ms. Wright noted that the program is funded for 184 units per month. Due to rent/cost savings, the program is able to house between 230 and 240 households per month, and are at full capacity. There is a funding cap, and in order to maintain funding through the entire year, housing is limited to a set number per month. As individuals leave the program, availability is opened for new applicants.

Councilmember Hiller asked for clarification on the numbers of individuals and households served. Ms. Wright reviewed the information.

Councilmember Hiller inquired about the large number of individuals in the program and noted it seemed high. Ms. Wright confirmed that the majority of the individuals were able to be housed within March and April. Ms. Wright noted that there have been two individuals who have not been able to stay with the program. There have not been complaints from others.

Councilmember Mays inquired about the individuals who received a voucher but were not able to find housing. Ms. Wright noted that those individuals have 90 days to find housing, after which time, the voucher goes to another individual.

Councilmember Ortiz tasked Ms. Wright with updating the committee with program totals at the next meeting.

- Dr. Russell Burton spoke to the committee and shared that having a 92% housing rate is much higher than he would have thought possible. Dr. Burton noted that the system was overwhelmed with the 43 individuals who were initially introduced into the program. Dr. Burton speculated that one individual per week could likely be introduced into the Shelter Plus Care program. Dr. Burton noted that there were only three unsheltered individuals living near the Kansas River in May. A recent report received noted 70 unsheltered individuals living near the river. Dr. Burton would like to see a decision made on the proposed camping ordinance.

  Councilmember Ortiz responded to Dr. Burton and noted she did not want to rush the process of deciding on the camping ordinance.

  Dr. Burton noted there is a fear in the unsheltered population regarding the ordinance possibly being passed. Dr. Burton suggested the community and committee find alternate programs and ultimately dismiss the camping ordinance.

  Councilmember Hiller inquired with Dr. Burton about the long-term solutions that may be available, and asked for his thoughts on the possible potential for billable units. Dr. Burton stated he was not completely familiar with the process, however Missouri has unlocked the case management billing code to allow regular mental health providers to bill for case management. This issue is controlled by the State. Dr. Burton continued that currently in Kansas, only community mental health

centers are allowed to bill for case management. If Kansas was a Medicaid state, or if Kansas allowed regular mental health providers to back-bill for case management, more individuals would be able to receive better assistance to continue supporting individuals.

Councilmember Hiller inquired if other services were being made available to address the need for more case managers. Dr. Burton responded that to his knowledge, nothing has been done.

- Misty addressed the committee to note that she currently resides in a camp by the river. Misty was involved with the headcount process of individuals living near the river. Of the 70 individuals, ten individuals have Medicaid, Social Security or Medicare. The number of people with assistance is low due to individuals being afraid to seek assistance from community resources, due to a feeling of judgement. Misty then provided her testimony to the committee.

  Councilmember Ortiz inquired with Misty as to what she saw as the main reason for individuals choosing to live near the river. Misty responded that many chose to live outdoor during this time of year due to the nice weather. Some of the individuals do not have IDs. Councilmember Ortiz inquired if those individuals knew about the City ID program. Misty confirmed that they were aware of the program, but due to long lines or past criminal history, some of those individuals still chose not to obtain a City ID.

  Councilmember Ortiz inquired with Misty as to where the large number of individuals were from. Misty responded that some of the individuals were from out of town, however most are from the Topeka area and have nowhere else to go.

- SGT Klamm, Topeka Police Department, provided information about the ID program. There are about 260 printed City ID's, and roughly 70-80 applications waiting for the approval process. SGT Klamm noted that challenges have come up with individuals who are from outside of the City, whose identities cannot be confirmed. SGT Klamm noted the new Outreach Vehicle has been purchased, is in the shop receiving finishing details, and will be out to service individuals within a month. SGT Klamm noted that the campsites near the river are better kept than a few months ago, as far as trash accumulation is concerned.

  Councilmember Ortiz inquired about the reason for the hold up on individuals receiving City ID's.

  SGT Klamm noted that Volunteers In Police Service (VIPS) sit at a booth on Thursdays from 3:00 to 6:00pm at the Law Enforcement Center to fill out an application, receive a completed ID, or have a photo taken. The process takes time to complete.

  Councilmember Hiller inquired about the crowding that takes place during the City

ID table and whether or not individuals were able to be serviced. SGT Klamm responded that individuals in line by 6:00pm were able to be assisted.

Councilmember Ortiz inquired about the unsheltered population throughout the city. SGT Klamm noted that there is some concern with the large number of individuals near the river, but that there has been an increase in unsheltered individuals throughout the city.

Councilmember Mays inquired if the number of individuals coming to Topeka from Lawrence was a chronic problem. SGT Klamm stated it is a chronic problem and is occurring because Topeka has more mental health, housing, and general services to assist the unsheltered population.

Councilmember Mays inquired if individuals are being bussed to Topeka from Lawrence. SGT Klamm responded that Councilmember Mays' suggestion could be correct.

Dr. Burton noted that he was planning to meet with the groups who have recently come to Topeka to find out the details of them arriving in Topeka.

- Luther Ganieany, Legal Advisor, provided presentations to committee members in 2018 regarding the camping and storage of personal property, and the Homeless Outreach Teams. Mr. Ganieany provided the information for the new committee members. Mr. Ganieany noted that the Camping Ordinance was intended to be a piece of the puzzle to assist with the other programs and services. Some of the individuals refuse to accept services and choose to camp on public property. The ordinance is not intended to prohibit individuals or families from camping on a short-term basis, such as a family camping outside for an evening. The ordinance is meant to address individuals who camp as a long-term housing solution. Mr. Ganieany noted that the "shelter" piece of the ordinance has become the most difficult piece to provide.

  Councilmember Hiller inquired about the definition of available shelter and if the Topeka Rescue Mission constituted as an available option. Mr. Ganieany noted there are a few rules that are implemented by the Topeka Rescue Mission which would remove them from being an option.

- Ms. Wright spoke to the committee as a representative of the Homeless Taskforce. Ms. Wright stated the Homeless Taskforce has taken the pilot program on as a special project.

  Councilmember Ortiz inquired about the housing portion of the program. Ms. Wright stated low-funding was the main issue with providing more services.

  Councilmember Ortiz inquired about the allotted amount per month that was set up for the shelter plus care program. Ms. Wright stated the $1.6 million was awarded

through a competitive process. Expenses are taken out, and the remaining amount is divided into twelve months to ensure funds are available throughout the entire year.

Councilmember Ortiz inquired if there were alternative options to allow for more individuals to be assisted. Ms. Wright noted one possibility might be to move individuals who have been successful in the Shelter Plus Care program to another housing option, such as with Section 8 housing or the Topeka Housing Authority, or employment for the individuals who are able to work and pay more rent.

Councilmember Ortiz inquired if funding could be made available to account for the large increase of unsheltered individuals. Ms. Wright stated individuals pay 30% of their income toward rent. If an individual is able to contribute a higher percentage of their income toward rent, additional funding would be available to assist other applicants. With that, the money can fluctuate.

Councilmember Ortiz inquired if organizations willing to employ individuals in the program had come forward. Ms. Wright stated no employment agencies had partnered with the program.

Councilmember Ortiz inquired if there were any organizations within the Homeless Taskforce that could offer work. Ms. Wright was not aware of any agencies but stated she would find out.

Councilmember Ortiz noted she would speak to Trey George with the Topeka Housing Authority to inquire about potential partnership with housing individuals. Councilmember Hiller stated a project she was involved with as part of a Momentum 2022 work group was to get an inventory of training and workforce assistance options and list them on a database. The project has been stalled, but is something that will continue to be worked on. Ms. Wright stated transportation was another issue facing individuals who may be able to work.

Councilmember Hiller inquired if the Shelter Plus Care vouchers were portable. Ms. Wright confirmed the vouchers were not portable. Councilmember Hiller inquired if there was an allowance to prioritize individuals who had documentation showing a prior residency in Topeka. Ms. Wright stated there was not. Councilmember Hiller stated perhaps having some priority system in place to allow unsheltered individuals from Topeka to receive a voucher before individuals who have migrated to the city seeking out the benefits of the program.

- SGT Klamm noted that another option would be to have a designated camping area as something that would assist with the ordinance requirement to have a bed available. Councilmember Ortiz stated the committee had reviewed that option, however the feedback received was overwhelmingly against the idea. Individuals at the time had stated reasons of feeling targeted and unsafe. SGT Klamm stated that if there was a designated space, security measures and other resources to provide oversight could be established.

- Ms. Wright addressed the committee to recap on her visit to Ventura, California. There is a small community of sheds that are unheated. The city did not see a decrease in the unsheltered population as they had hoped.

- Dr. Burton spoke to the committee about a report he read regarding effective and non-effective ways for communities to address the unsheltered population. Dr. Burton noted one city from the article set up a dedicated campsite which offered a common area where individuals are able to receive services such as laundry, showers, and water with areas for tents or temporary shelters to be set up around the "warming area". Dr. Burton expressed this model of a designated site would be one he would offer services to.

- Misty addressed the committee with information she received from many of the unsheltered individuals who are not willing to go to the Rescue Mission. Misty noted that many of the individuals have a willingness to get assistance, but for a number of reasons, they are unable to comply.

  Councilmember Hiller inquired if there was currently an expectation by peers for individuals to uphold some form of decorum within the campsites. Misty confirmed there are some ground rules that were generally established and the family-like atmosphere helped with the effort.

- Councilmember Ortiz noted that the current reason for not being able to pass the ordinance is due to lack of funding. Lisa Robertson, City Attorney, confirmed the lack of funding was the primary issue. Ms. Robertson stated if the City could secure partnerships to assist with funding and resources, it could be possible to establish a designated campsite.

  Councilmember Ortiz instructed Liz Toyne, Council Assistant, to provide committee members with the presentation information from the Homeless Taskforce.

Discussion: Division of Code Compliance

Councilmember Ortiz introduced the topic of reviewing the Division of Code Compliance and inquired about the areas within Code Compliance that had undergone the Rapid Process Improvement (RPI).

Sasha Haehn, Director of Neighborhood Relations Department, stated the Code recently went through the RPI event for the Sanitation Abatement process. Councilmember Ortiz inquired if the other committee members would be open to use the Abatement process as a starting point. Councilmember Mays voiced agreement.

Ms. Haehn stated staff could bring a presentation as well as two additional items that have been suggested to be sent through the RPI.

Councilmember Hiller suggested having the committee come up with a list of goals based on concerns and suggestions brought up by the community, and bringing those items to staff. Councilmember Ortiz suggested reviewing areas after DNR has set up and RPI for it. Committee members discussed having a priority list brought to the next committee meeting to present to staff. Councilmember Ortiz recommended bringing the Abatement RPI.

Ms. Haehn inquired about the definition of "run-down". Councilmember Ortiz clarified: abatement, housing, nuisance, demolition, property. Councilmember Hiller added additional inquiries such as warrants and access, opening and closing cases on individual properties, and the issue of historic preservation.

Councilmember Ortiz tasked Mike Haugen, Director of Property Code Services, to provide the number of various types of case calls.

Councilmember Mays noted that as with many of the other departments, a lack of funding is the problem with moving forward. Councilmember Mays inquired if there was a way to charge code violators fees to help pay for enforcement rather than the money come from the City's General Fund. Ms. Haehn noted that administration fees and direct charges for cleaning up a property, however many of the people being cited in the community are unable, for a number of reasons, to pay large violation fees.

Ms. Haehn reviewed her understanding of tasks assigned to include:
- A high-level overview of what each case looks like
- Staff's highlighted list of improvements of internal changes to the process with the adoption of the IPMC
- The relationship between the Property Code Services Division and the Prosecution Office.

Other Items Before the Committee
None.

Schedule Next Meeting(s)
Councilmember Ortiz voiced a preference to set a meeting for July from 3:00-5:00pm.

Adjourn
Councilmember Ortiz adjourned the meeting.

Meeting video can be viewed at: https://youtu.be/MOfudhplHdI

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

PUBLIC HEALTH AND SAFETY COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
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Date: March 29, 2019
Time: 3:30 p.m.
Location: Holliday 1st Floor Conference Room, Holliday Bldg 620 SE Madison

Committee members present: Councilmembers Karen Hiller, Sylvia Ortiz.

Committee members absent: Councilmember Aaron Mays

City staff present: Brent Trout, City Manager; Mary Feighny, Deputy City Attorney; Sergeant Joshua Klamm, Topeka Police Department; Sasha Haehn and Corrie Wright, Neighborhood Relations

Call to Order
Councilmember Ortiz called the meeting to order. Committee members and staff introduced themselves.

Election of 2019 Chair
Councilmember Hiller nominated Councilmember Ortiz to serve as the Chair. Councilmember Ortiz accepted the nomination. Councilmember Mays was absent. Councilmember Ortiz will serve as the 2019 Committee Chair with a vote of 2:0:1.

Discussion: 2019 Goals with regard to the proposed Public Camping Ordinance and Alternative Programs
Councilmember Ortiz provided a brief overview of the proposed ordinance and the work that has been assigned out to various staff. Councilmember Ortiz then asked those staff members to provide an update on their work.

Corrie Wright from the Neighborhood Relations Department serves on the Homeless Task Force. Ms. Wright provided an update on the Shelter Plus Care program that began a Housing First approach in February with a new provider. This approach is encouraged by the Department of Housing in Urban Development and has been around since 1990, but current research has been showing positive trends. Ms. Wright met with Dr. Russell Burton and his team who transported unsheltered individuals to the meeting. Thirty-one (31) vouchers, which included forty-three (43) people, were distributed on February 25th, 2018 and March 4th, 2018. As of the Public Health & Safety meeting date, twelve (12) households with nineteen (19) individuals have been able to get off of the streets and into a residence. Ms. Wright noted that with the City ID program

initiated by SGT Josh Klamm and the Topeka Police Department, Valeo, and Dr. Burton, this program has seen the early success that it has. Ms. Wright noted that the Shelter Plus Care program is full, however would like to see a second round of individuals go through the program and get off of the streets.

Councilmember Ortiz inquired with Ms. Wright about the number of organizations that compose the Homeless Task Force, noting that she believed it to be around forty-seven (47). Ms. Wright confirmed she believed it to be around that estimate and will provide the Council Assistant, Liz Toyne with that information to be shared with the committee members.

Councilmember Ortiz called SGT Josh Klamm to the podium to provide an update on the projects he has been working on.

SGT Klamm will provide Councilmembers Hiller and Mays with the example City ID application. Since the beginning of the City ID program in November of 2018, 160 IDs have been created, with another sixty (60) applications on SGT Klamm's desk. Volunteers In Police Service (VIPS) have been manning a desk in the front lobby of the Law Enforcement Center weekly to assist with the applications and taking a current photo of applicants. Out of the 163 IDs, about 25 of those have been converted to State IDs. TPD partnered with the state to help individuals obtain their state ID in order to get copies of birth certificates, social security cards, and eventually a six year validity driver's license or permanent ID. Having identification will allow individuals to apply for jobs and housing. This pilot program is going smoothly.

With regard to the ordinance, SGT Klamm noted that if an unsheltered individual was arrested, the police department would have to gather and store their belongings during the time they were held. A shipping container was purchased and has been placed at the police impound lot and will be used for storing items collected.

Councilmember Ortiz inquired with the rapport that has been established between SGT Klamm and members of the unsheltered community. SGT Klamm responded that working alongside these individuals has been going well. Donations from local churches and organizations have been coming in and with the warmer weather, SGT Klamm expects to meet more unsheltered individuals.

Councilmember Ortiz inquired about the staff assigned to the Homeless Outreach Team (HOT). SGT Klamm noted that the team consisted of himself, one officer and that a second officer had been assigned to the team, but was going through training and it would be a few months before that second officer would be ready to help with the team. Councilmember Hiller appreciated the report.

Councilmember Ortiz inquired if Councilmember Hiller had additional comments or questions. Councilmember Hiller noted her appreciation in taking part of the discussion and the work that the 2018 committee members, staff and community members had been doing with regard to the ordinance as well as addressing some of

the challenges that are facing the unsheltered population of the city.

Councilmembers Ortiz and Hiller expressed gratitude to Dr. Russell Burton's work with partnering with staff as well as the unsheltered members of the community.

Public Input
Pamela Burkhart is a participant in the Shelter Plus Care program and provided her testimony to the committee.

Dr. Russell Burton addressed the committee. Dr. Burton noted that having the proposed camping ordinance sitting in committee is distressing to the unsheltered population who will be effected if the ordinance passes.

Councilmember Ortiz noted that the ordinance is not something that the committee nor Governing Body are planning to pass the ordinance any time soon. As the committee continues to review various programs and community work, there is a possibility that the ordinance may be deemed as no longer necessary.

McCall Enloe addressed the committee to share his testimony about his experience with the Shelter Plus Care program as well as his feelings of apprehension regarding the proposed ordinance. Mr. Enloe felt encouraged by the work that is being done with the new initiative of the Shelter Plus Care program.

David is a community member who resides near the river and provided testimony with the help he has received from the City ID program. David would like to see a program to help someone in a similar financial circumstance. Councilmember Ortiz asked Corrie Wright to meet with David and see what additional assistance might be available for him.

Jake Wall, a concerned citizen, addressed the committee inquiring if a date of postponement to the ordinance could be provided, noting that many of the unsheltered population lives in fear that the ordinance could be passed at any time and would directly affect their way of life. Councilmember Ortiz noted that the committee is not in a hurry to pass this ordinance and had Mary Feighny, Deputy City Attorney, comment on the steps of the process that would be taken prior to the proposed ordinance taking effect.

Mary Feighny noted that the committee will give an update to the Governing Body in June of 2019. Ms. Feighny noted that the process to approve the camping ordinance will not be rushed. Another piece that will be considered along with the camping ordinance is the traffic and pedestrian safety ordinance with yet another larger committee would have to meet and agree on a strategy before the ordinances would be considered. Mr. Wall was encouraged to hear that any final action regarding the ordinance was a long way out. Councilmembers Ortiz and Hiller made additional comments regarding the processes to work through the various aspects and details of the ordinance.

Other Items Before the Committee
Councilmember Hiller noted that the topic of Code Compliance had been discussed.

Councilmember Ortiz inquired with City Manager Trout if Code Compliance had been reviewed by the RPI program. Mr. Trout noted that the session regarding the nuisance abatement process had been completed using the RPI process and that a presentation to the Governing Body would be provided in April. Mr. Trout further explained that having further discussion regarding some of the definitions found in the International Property Maintenance Code could change the way staff administers it. Mr. Trout stated that the committee should focus on the policy that the Council wants to have implemented by staff. Mr. Trout recommended that committee members create a list of concerns that they have for staff regarding Code Compliance and areas they want to discuss.

A community member going by the name Lieutenant Dan addressed committee members to inform them that the current Code Compliance standards were part of the reason for him being on the street.

Schedule Next Meeting(s)
Councilmember Hiller suggested meeting monthly to begin working through the Code Compliance tasks and discussing the Public Camping Ordinance periodically as necessary. Councilmember Ortiz agreed with City Manager Trout, that a list be created and shared with staff so that staff can begin working on requesting information.

Adjourn
Councilmember Ortiz asked Liz Toyne to meet with Councilmember Mays and recap the meeting as well as to assist the committee in developing a list to share with the City Manager. A schedule of meetings can then be developed after consultation with the City Manager.

Councilmember Ortiz adjourned the meeting.

Meeting video can be viewed at: https://youtu.be/7UEgUK5kQ6g

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

PUBLIC HEALTH AND SAFETY COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
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Date: November 30, 2018
Time: 3:00 p.m.
Location: Holliday 1st Floor Conference Room, Holliday Bldg 620 SE Madison

Committee members present: Councilmembers Sandra Clear, Sylvia Ortiz (Chair) and Mike Padilla

City staff present: Luther Ganieany, Topeka Police Legal Advisor; Lisa Robertson, City Attorney; Brent Trout, City Manager; Sergeant Joshua Klamm, Topeka Police Department; Sasha Haehn and Corrie Wright, Neighborhood Relations; Councilmember Mike Lesser

Call to Order
Councilmember Ortiz called the meeting to order.

Approve Minutes from August 27, 2018 meeting
Councilmember Padilla moved to approve the minutes. The motion seconded by Councilmember Clear. The motion carried unanimously. (3-0)

Reports and Follow-Ups from Organizations
Tawny Stottlemeier, Community Action and Homeless Taskforce – addressed the Committee and presented on the visit to Riverhaven in Ventura, California to research their designated camping area. Following the presentation, Ms. Stottlemeier noted that Ventura recited the term "Our citywide homeless strategy includes..." In addition, there are eight community police officers, 12 Ambassadors who are employed by the City, four cleaning crew members, a shower pod and pop-up medical/services, medical respite beds, and the public campaign against Panhandling.

Donald, community member, inquired with Tawny Stottlemeier as to how rent could be paid for members like him who have a disability and cannot work. Councilmember Ortiz stated that the conditions of the place of California are not necessarily what Topeka will be doing.

Dr. Russell Burton, community member, inquired as to the proposed way that individuals would be paying rent should Topeka adopt that portion of Riverhaven's model. Ms. Stottlemeier noted that she was not necessarily encouraging Topeka to adopt this model, however was providing information from their visit. Ms. Stottlemeier

noted that for the individuals in Riverhaven, many paid their rent by governmental subsidies.

Ms. Stottlemeier provided feedback on behalf of Mark DeGraff from the Topeka Rescue Mission who conducted surveys with the unsheltered population in Topeka. The Street Outreach team and Valeo spoke to unsheltered community members and asked the question "If a designated campsite for you to live was created with centralized resources, would you consider moving?". Out of 21 citizens interviewed, 20 replied they would not consider moving. Some of the words provided as feedback were "segregated", "concentration camp", with several also voicing concern about crime. Councilmember Ortiz inquired as to where the interviews took place and where those individuals reside. Ms. Stottlemeier noted that she was not aware of the exact locations, however it took place across the whole city. Councilmember Clear inquired about the information provided previously about interviews that had been conducted with the homeless population that yielded an opposite response. SGT Klamm noted that at the time of his interviews, there was more of an interest in the topic from the unsheltered population rather than a strong opinion of being "for" or "against" the idea.

Corrie Wright provided an update to some of the questions presented by committee members at the August 27th meeting which included:

- A day center in the downtown area was proposed. Corrie confirmed that a few organizations within the Homeless Taskforce were interested in assisting with a day service program.
- Topeka Metro Bus Pass – Free passes were already provided. SGT Klamm has received those and will be getting them to unsheltered residents. Continued efforts will be done.
- Care Shelters & Respite Beds – Mary Tibbets (Stormont Vail) and Carrie Allen (Homeless Taskforce), visited these places. Mary Tibbets provided a report to the committee.
    - Mary Tibbets read a letter which was also provided to the committee members on behalf of the Homeless Taskforce. The taskforce does not recommend the placement of a blanket ban on sleeping and living on public property. Such a ban would be difficult and expensive to enforce, as well as the Constitutional restrictions that may arise with such a ban. Further, the taskforce has not found supported evidence that a designated camping area has been effective. Such areas found in other communities have actually had negative impacts. The Taskforce instead asks the committee to adopt and implement a formal, community-wide strategy to address homelessness. A recommendation of strategy to the Governing Body from the Taskforce include:
        - housing first approaches
        - supportive housing
        - temporary housing
        - individualized case management & advocate supports
        - mobile medical, food, and shower opportunities
        - medical respite
        - public awareness outreach

- strong and communitywide use of the Homeless Management Information System (HMIS) and Coordinated Entry Systems
- Other poverty-fighting measures such as addiction and recovery treatments, jobs and skills training, affordable and quality childcare, reliable transportation, crisis mitigation, and more.

Councilmember Clear inquired as to some of the items that the Taskforce mentioned and if those items were found to be successful in other communities. Ms. Tibbets as well as Rev. Barry Feaker (Topeka Rescue Mission), noted that most of the items were on target for showing success with re-establishing unsheltered individuals into the community.

Ms. Tibbets also provided the committee with information about medical respite.

- Chesney Park nursing resources – Ms. Wright will check into that option for street homeless.

Councilmember Ortiz noted that in past meetings, a number of these were addressed.

Councilmember Ortiz inquired with SGT Klamm as to the activity of the task force that was put into place by the TPD. SGT Klamm noted that the force is still only one officer, however more active.

SGT Klamm also provided follow up information regarding the ID program. The City ID card is moving forward. Day Labor services will help with employment if individual has ID card. In addition, many banks in the city will also accept the ID to set up an account. Some of the check cashing places are willing to cash a payroll check with this ID card. SGT Klamm has also reached out to a group of realtors for apartment complexes to see what other options for service might be available with this card. SGT Klamm also met with the Topeka Rescue Mission, Department of Revenue, Vital Statistics and will accept the City ID to issue a 1 year state of KS temporary ID. Once that is received, the Vital Statistics. Once the temporary card has been issued, individuals can go to Vital Statistics and receive their birth certificate. They have one year to do this. Once that is completed, individuals are then able to take the birth certificate back to the Department of Revenue where they will be issued the permanent state identification card that is valid for six years. SGT Klamm noted that to his knowledge, no other state has this type of partnership with an ID program.

Valeo is also donating efforts to this program.

Councilmember Ortiz inquired as to the length of time that the City ID cards are valid for. SGT Klamm noted that on the card, it states a one year expiration date. That date is simply to help with updating Information and photo. SGT Klamm is taking latitude and longitude as the location of the camp where an individual is staying. The idea is that pins can be dropped onto a map to see where individuals are at.

Councilmember Padilla inquired as to if the other local law enforcement entities (Shawnee County Sheriff's Office, TPD, KHP) will recognize this as an identification. SGT Klamm noted that a press release will be going out Tuesday, December 4th to explain the program. All officers at roll calls, and Power DMS training will be able to find out about it.

Councilmember Clear congratulated SGT Klamm on the program and the ID.

Councilmember Ortiz asked SGT Klamm to send information to the other entities prior to the press release on Tuesday.

Shipping Containers – SGT Klamm has looked into the cost of a shipping container. TPD will cover the cost of that and the Impound Lot will find a place to put the container upon direction. Used shipping containers that have been overseas twice and are in good condition run around $4,000. If custom work needs to be done, that will raise the cost a bit more. Nothing has been purchased yet. Waiting to see what the Governing Body decision is before continuing to move forward on that.

Councilmember Ortiz called Rev Barry Feaker to address the committee and inquired about property that was owned by TRM to use as a designated site. Rev Feaker stated that property is available, however he does not feel personally that it would be a good fit. With that, he would be open to discussing more if the city really wanted to move forward with this opportunity. Rev Feaker also congratulated SGT Klamm and the Police Department on the ID program noting this is the exact type of innovative solution that is needed to continue moving forward. Councilmember Ortiz stated that the committee had been discussing this topic for months and there are 49 organizations, including the Topeka Rescue Mission, that have come forward to help with finding the right solution for our unsheltered population. Rev. Feaker also noted that Topeka is a giving community and feels that the community is at the right place now to continue moving forward but suggested looking for something more sustainable as a solution rather than a camp site.

Councilmember Ortiz inquired about the MOU. SGT Klamm noted that it is signed and ready to go, but he did not bring it to the meeting today. Councilmember Ortiz asked Luther Gainey to bring the copy to the next meeting.

Councilmember Ortiz inquired with City Manager Trout as to the possibility to set up an account to accept private sector funds. Mr. Trout noted that it is a possibility. Lisa Robertson, Legal, will speak with Nick Hawkins in Finance to set something up. Councilmember Ortiz would like to see that move forward and become active as soon as possible.

Public Input
Councilmember Ortiz opened the floor for individuals to come up and speak.

Pat Houghton, or Cowboy - Addressed the committee. He does not feel a designated camp site should be established and does not want more rules dictating how the homeless should live. Councilmember Clear inquired with Mr. Houghton as to how to remove those members who are causing problems with the businesses. Mr. Houghton noted that most of those individuals who are causing problems are likely going to get themselves into trouble with PD. Councilmember Clear inquired if Mr. Houghton would take a house and move off of the street if it was offered to him to which Mr. Houghton stated that he would. He provided some of his life testament. He also suggested that the concrete pad located in Little Russia would make a great place for a campsite, however it is currently owned by the railroad.

Donald O. – Addressed the committee and noted that his is labeled as street homeless. He feels as though this is an unfair label. He did not choose to live in a tent, however has to stay somewhere and the shelter living lifestyle does not work for him. Donald is appreciative of individuals such as SGT Klamm who come to check on him and provide simple assistance. He prefers to be left alone. Councilmember Clear inquired if Donald was would accept help if it was offered to him. Donald prefers to be left alone and does not want to be bothered. Donald stated that the businesses that are having problems with homeless individuals need to call the police. Councilmember Padilla spoke with Donald to let him know that goal of the members of this committee and group is to not make individuals feel labeled or judged, but to provide assistance. Donald suggested a housing program using the abandoned houses around the city.

Robert Rangel Jr. – Provided his testimony to the committee. He would like to see the committee follow through with some of these plans to help the homeless. He noted that all of the people have a story and it is important.

Richard Harrison, also known as sick Rick – Communicated that he does not feel NOTO is treating the unsheltered fairly, and noted that many of the homeless individuals are not causing problems.

Jennifer Couch – Addressed the committee and provided her testimony. She does not have any other options if the tents are taken away.

Luther Lohff – Is a veteran and came to Topeka because there are no laws against being homeless. He provided his testimony, and feels that there are many members of the community that are not able to be helped by the Rescue Mission. Mr. Lohff likes the idea of a regulated campground. Councilmember Ortiz inquired if Mr. Lohff would accept help if it was provided. He responded that he would.

Diana Bloom – Spoke to the committee. She noted that she has gone by the river to see what they need help with and noted that many are needing assistance with basic contacting of services, an ID, etc. Many of the people who she spoke to also noted that they were unhappy with the Rescue Mission and the number of rules that are required to be followed in order to receive services. Ms. Bloom suggested having trash receptacles and water available in the time between working out a decision.

Dr. Russell Burton addressed the committee and provided testimony. He showed some photographs to the committee about where encampments currently are.

Councilmember Lesser stated he would like to allow Rev Feaker respond.

Rev Feaker addressed the committee. One note he made was that regardless of the situation, if the weather is below 40 degrees, any individual is allowed to enter the Rescue Mission.

Adjourn
Councilmember Ortiz adjourned the meeting.

Meeting video can be viewed at: https://youtu.be/8hb3-kWNenY

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Date: August 27, 2018
Time: 3:00 p.m.
Location: Holliday 1st Floor Conference Room, Holliday Bldg 620 SE Madison

Committee members present: Councilmembers Sandra Clear, Sylvia Ortiz (Chair) and Mike Padilla

City staff present: Luther Ganieany, Topeka Police Legal Advisor; Lisa Robertson, City Attorney; Brent Trout, City Manager; Sergeant Joshua Klamm, Topeka Police Department; Sasha Haehn and Corrie Wright, Neighborhood Relations

Call to Order

Councilmember Ortiz called the meeting to order.

Approve Minutes from July 20, 2018 meeting

Councilmember Padilla moved to approve the minutes. The motion seconded by Councilmember Ortiz. Councilmember Clear was absent for the vote. The motion carried unanimously. (2-0-1)

Reports and Follow-Ups from Organizations

- Councilmember Clear arrived
- Corrie Wright, Department of Neighborhood Relations and liaison for the Homeless Taskforce, provided committee members a letter and addressed the committee with the following highlights:
    - Suggested building a designated camping area, California has weather proof tents (link provided below). This idea would have access to water, restrooms, and the tents are roughly $2,500 each and the Taskforce recommended having 20 tents to begin with. Community conversations would take place to help fund the program privately without using City tax dollars. Ms. Wright will speak with Luther Ganieany, Legal, to research legal matters that might come up.
    - Educate business owners about their legal rights regarding calling police.
    - Creating a day center in the downtown area which would provide a place out of the weather to socialize, have access to a light meal, and activities to keep individuals from loitering around the downtown area, which has been a concern from many citizens.

    - Options for free bus passes, to hopefully entice individuals to travel for a job, or social services that they may be in need of.
    - Funding for the Topeka Police Department to have homeless outreach officers.
    - A group of members from the Homeless Taskforce went out and interviewed a number of homeless individuals to get their input. These interviews were videotaped and could be provided to the committee to view at a following meeting.
- Councilmember Padilla inquired about the interview with homeless individuals to find out what would be needed for living or what the holdup is as to why they are staying on the street.
    - Brett Martin with United Way discussed his interviews with homeless campers along the Kansas River and noted that many of the individuals were not generally transient, and were willing to gain assistance if it were made available. They would prefer a designated camping area with cover.
    - Council members were interested in watching the video of interviews.
    - No children were present and there are a total of 53 known households camping.
    - Sergeant Klamm: There may be camps on the west side, but not a large number. They conducted outreach with individuals prior to discussing their situation. Some they talked with were chronically homeless. Some have various barriers to finding alternative housing. A facility with water or designated area would be positive, but some issues within the community may have to be worked out. His team will be in charge of homeless outreach. This team would begin with one officer until more manpower/resources are dedicated. Another concern was what to do with belongings if the homeless individual is arrested, they are supposed to hold their stuff for 90 days. TPD is currently looking at a shipping container to keep at the impound lot. This option is cost effective. Councilmember Padilla asked how this population sustains themselves with food and other necessities. SGT Klamm noted the individuals go to the Mission, Let's Help and travel to get water and bring it back to the camp within walking distance.
    - Councilmember Clear queried if the individuals who were interviewed provided an accurate representation to the homeless camping community as a whole. SGT Klamm noted that in addition to the seven individuals who were interviewed, he had spoken to about four the week prior and all parties confirmed a similar response. They would be interested in living in a designated area as long as basic commodities would be available. SGT Klamm suggested doing a more in depth survey with more of the population to have a more rounded answer. Councilmember Clear noted that having a designated camping area would allow authorities to say "yes" instead of so many "no's" with regard to where homeless individuals could be or not be. SGT Klamm met with Barry Feaker of the Topeka Rescue Mission and the Mission is interested in having more conversations about having space near the Mission for an outdoor camping area.

- SGT Klamm stated another hurdle is the issue of identification. This process is difficult under current state requirements. Houston, Texas has a program that their police department set up which allows homeless individuals to obtain a Social Security card and birth certificate. SGT Klamm provided the committee with an example of the Identification Letter. SGT Klamm has more follow up to do with state organizations to inquire about the possibilities of TPD being able to run a similar program, but felt this program would be relatively easy to run and would not utilize a lot of resources or man power to do it. Councilmember Ortiz asked Legal to draft something for this project. Councilmember Ortiz also noted that individuals who were in need of a copy of their birth certificate, or social security card, if it is on file, could go to the Department of Child and Family Services and receive one free of charge.
- Councilmember Ortiz inquired with Luther Ganieany about the status of the MOU. Mr. Ganieany noted that the MOU is in the final stages, however is not ready to date.
- Councilmember Ortiz instructed SGT Klamm to send team information to Liz Toyne (Council Assistant).
- Mary Tibbitts with Stormont Vail addressed the committee and noted that health care services are not a high priority on homeless list. Ms. Tibbitts informed the individuals that the team met with about GraceMed, and offered it as a secondary option to going to the Emergency Room. Ms. Tibbitts noted that in her experience with working with homeless individuals, health care is not generally a priority unless there is an immediate emergent need. Councilmember Ortiz asked Ms. Tibbits to provide Liz Toyne with her contact information.

- Councilmember Ortiz went down her check list
  - Legal Updates: Luther Ganieany noted a designated campground would be considered an alternative to housing but requested the committee to give thought to how this campground would remain clean/sanitary, as this would be a big issue.
  - Councilmember Clear and Ortiz asked Frank Henderson, with Topeka Rescue Mission and Liz Toyne to follow up with Barry Feaker to invite him to attend the next committee meeting.
  - Councilmember Ortiz asked Corrie Wright to reach out to Topeka Metro to see what they can offer.
  - Community Action – was not present at the meeting, but would be invited to attend the next meeting.
  - Beds and caring shelters - Corrie Wright noted that funding is an issue but had some ideas. Ms. Wright will be going to another community with Mary Tibbitts to see respite homes that hospitals run.
  - City Manager – Councilmember Ortiz asked Brent Trout to inquire with Doug Gerber and the Finance Department about setting up an account to receive funds from private sector
  - JUMP – Councilmember Ortiz inquired with the organization as to if they had determined a definition of what affordable housing was – no definition

was provided.
    - Councilmember Ortiz noted that Chesney Park NIA and Stormont nurses offer blood pressure check, diabetic testing, etc for free and asked Corrie Wright to look into that resource as an option.
    - Councilmember Ortiz commended all of the entities that attended the meeting noting that this process is long and appreciated their attendance and input.
- Councilmember Padilla inquired with City Legal as to if camping is allowed on any city easements. Luther Ganieany noted that yes, if the area is public/city property. If it is on private property, individuals can be asked to move. Councilmember Padilla suggested the campground as a better option and would urge homeless to go to that location.
- Councilmember Padilla inquired if the homeless know what resources are available to them and where to if they know how to access them. SGT Klamm responded that the individuals do have good networking and are very resourceful. The ID program would be easy to do for small amount of money.

Public Input
None

Adjourn
Councilmember Ortiz adjourned the meeting.

Meeting video can be viewed at: https://youtu.be/L7JSC-ZUlnc

Link for referenced Tents: http://worldshelters.org/shelters/u-dome

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

PUBLIC HEALTH AND SAFETY COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
www.topeka.org

Date: July 20, 2018
Time: 3:00 p.m.
Location: LEC, Classroom A; 320 S. Kansas Ave Ste 100

Committee members present: Councilmembers Sandra Clear, Sylvia Ortiz (Chair) and Mike Padilla

City staff present: Brenda Younger, City Clerk; Luther Ganieany, Topeka Police Legal Advisor; Lisa Robertson, City Attorney; Brent Trout, City Manager; Sergeant Joshua Klamm, Topeka Police Department; Sasha Haehn, Director of Department of Neighborhood Relations; and Corrie Wright, Division Director of Housing Services.

Call to Order
Councilmember Ortiz called the meeting to order.

Approve Minutes from June 15, 2019 meeting
Councilmember Clear moved to approve the minutes. The motion seconded by Councilmember Padilla carried unanimously. (3-0-0)

Presentations

Luther Ganieany showed a TED Talks video to the committee. The link to that video is provided below.

Councilmember Ortiz inquired with SGT Joshua Klamm about an upcoming program that is similar to the one introduced in the video. SGT Klamm confirmed that the Homeless Outreach Taskforce (HOT) program is in the finishing stages of completion and requires approval of Police Chief Bill Cochran.

Public Input

- Frank Anderson, Director of Homeless Services at the Topeka Rescue Mission (TRM), noted that TRM has a Street Reach program, however would be interested in partnering with the City of Topeka in an alternative program such as the one presented in the video. Mr. Anderson noted that TRM would have resources to assist with providing a staff member to drive a van and to provide sack lunches. Councilmember Ortiz inquired with Mr. Anderson about the requirement of having a place for individuals to sleep for the evening after completing a day's work. Mr. Anderson noted that he was aware of the regulations at TRM and that although TRM is not a public shelter, TRM would be willing to provide a bed for individuals who were within compliance of TRM's policies. Councilmember Sandra Clear referred to the letter provided to the committee by Barry Feaker, Director of TRM, and inquired if the Homeless Service Work Program (HSWP) is something that could be done in addition to the ordinance. Councilmember Clear also inquired if the ordinance could be in effect with the program coming into action

at a later time if it was not ready at the same time. Mr. Anderson noted that the program is not currently in place, but is a proposal of something to go in tandem with the ordinance. Lisa Robertson, City Attorney, commented that there are elements of the ordinance that would have to be met, however the entire plan would not have to happen at the time the ordinance would go into effect.

- Corrie Wright, Division Director of Housing Services with the City of Topeka and member of the Homeless Task Force, commented that she had been in attendance of recent Homeless Task Force meetings. Carrie Allen, Vice-Chair of the Homeless Task Force, read a letter to the committee introducing the organization and possible ways in which they could be of assistance. Ms. Allen also noted that there are questions that the task force had which were not currently being addressed by the proposed ordinance. Ms. Allen asked for a delay in voting on the ordinance, however noted that the request was not a dismissal of the ordinance altogether. Ms. Allen provided committee members a letter and asked that the decision of the ordinance be delayed an additional three (3) months to allow for more discussion to be had concerning feasibility issues. Councilmembers Clear and Padilla had a few inquiries but both shared a feeling of wanting to move the ordinance forward sooner rather than later.
- Tawny Stottlemire, with Community Action, provided Committee members with a letter that listed commends from Community Action members. Ms. Stottlemire stated that Community Action also supported the Homeless Task Force and requested more time to put a program in place prior to passing the ordinance. Community Action is working toward the same goal as the Governing Body is hoping to accomplish with this ordinance.
- Councilmember Clear inquired as to how past ordinances with public assistance has been handled, specifically to define what the roll of the City government is. Doug Gerber, Deputy City Manager, noted that there are many rolls in which the City could and should be involved with partnering to address this issue. Mr. Gerber noted that the Governing Body are the policy makers, and that the topic of public camping is at the forefront of being addressed in many cities. Many of the City's departments are directly effected by this issue as well as by the requirements listed in the ordinance. Mr. Gerber felt that input and participation from the committee as well as from the organizations that are in attendance are critical for this ordinance to be successful. Councilmember Clear inquired as to the depth of research that needed to be done prior to passing the ordinance. Deputy City Manager Gerber felt that once the major topics had been discussed, the ordinance could be passed. There will always be a potential for a lawsuit, however if circumstances can be mitigated to reduce the frequency and likeliness of this occurring, the Governing Body could feel comfortable passing the ordinance.
- Ximena Garcia inquired with committee members about the type of community they wanted Topeka to be. Ms. Garcia expressed disproval of the ordinance as well as the tax increase. Councilmember Clear acknowledged Ms. Garcia's remarks and noted that there have been a number of businesses within the City that are being hurt by individuals who are camping on public property. There is a cost of cleaning up past campsites as well as health issues occurring within the sites.
- Councilmember Padilla inquired with City staff about the difference of private and public property, specifically wanting to address enforcing current ordinances that cover trespassing. Councilmember Padilla inquired if the trespass ordinance will be different from the proposed camping ordinance. Luther Ganieany noted that because it is public property, it would be interfering on the individual's Constitutional right to be in that space. Lisa Robertson noted that the trespassing ordinance could be enforced on private property, however unless there was an immediate danger, the trespass ordinance would not be able to be enforced on public property.
- Steve Schiffelbein, with Topeka JUMP, addressed the committee and advocated for a homeless employment program. Mr. Schiffelbein also suggested that the committee clearly state the intent of the ordinance.

- Councilmember Ortiz inquired about an update on a current permit process for camping on the river. Lisa provided committee members with an email as well as with a verbal update.
- Councilmember Ortiz felt that another public meeting should be held to develop a team to work on this camping ordinance.
- Councilmember Ortiz noted that anyone wishing to be on the committee to provide input should call the Liz Toyne in the Council Office at 785-368-1670. The following list are items to be reported on at the next Public Health and Safety Committee meeting:
    - Homeless Task Force to reach out to the residents who are currently camping under the Kansas Ave Bridge in North Topeka.
    - TPD report update on Homeless Outreach program
    - City Legal update or report on anything they may deem necessary
    - Topeka Rescue Mission report any detail of proposed program
    - Corrie Wright, meet with the Homeless Task Force President and bring back ideas about a sub-committee
    - Invitation for Community Action and Ms. Ximena Garcia to be at the next meeting.
    - Homeless Task Force to provide the number of beds and "Caring Shelters" that could be committed by agencies on the task force.
    - Doug Gerber and the City's Finance Department follow up if an account could be set up to receive donations. If that is not a possibility, other ideas that could be done.
    - JUMP to follow up with definition of what specifically "affordable housing" means
    - SGT Klamm to report about the issue of storage
    - Homeless Task Force to provide update on what organization would provide medical assistance as needed and the round the clock supervision
- Lisa Robertson and Luther Ganieany expanded on the research that had been completed regarding the wording of the ordinance.
- Reverend Sarah Oglesby-Dungan provided a departing prayer

Set Next Meeting
Within a month

Adjourn
Councilmember Ortiz adjourned the meeting.

Meeting video can be viewed at: https://youtu.be/VcY8vGAZe7A

TED Talks Presentation can be viewed at:
https://www.ted.com/talks/richard_j_berry_a_practical_way_to_help_the_homeless_find_work_and_safety#t-728108

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

PUBLIC HEALTH AND SAFETY COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
www.topeka.org

Date: June 15, 2018
Time: 3:30 p.m.
Location: Holliday Building, 1st Floor Conference Room – 620 SE Madison

Committee members present: Councilmembers Sandra Clear, Sylvia Ortiz (Chair) and Mike Padilla

City staff present: Brenda Younger, City Clerk; Luther Ganieany, Topeka Police Legal Advisor; Lisa Robertson, City Attorney; Brent Trout, City Manager; Sergeant Joshua Klamm, Topeka Police Department; Sasha Haehn, Director of Department of Neighborhood Relations; and Corrie Wright, Division Director of Housing Services.

Call to Order
Councilmember Ortiz called the meeting to order.

Appoint Committee Chair
Councilmember Clear moved to appoint Councilmember Ortiz. The motion seconded by Councilmember Padilla carried unanimously (3-0-0)

Approve Minutes from September 28, 2017 meeting
Councilmember Clear moved to approve the minutes. The motion seconded by Councilmember Padilla carried unanimously. (3-0-0)

Introduction of TMC 9.45 Article III: Camping on Public and Private Property
Lisa Robertson, City Attorney, reported staff presented two separate ordinances to the Governing Body on May 8, 2018. She stated the ordinance relating to camping on public and private property was referred to the Public Health and Safety Committee; and the ordinance relating to traffic and pedestrian safety was referred to a Special Committee appointed by the Deputy Mayor that will work independently from the Public Health and Safety Committee. She stated Luther Ganieany, Topeka Police Legal Advisor, has performed extensive research on the matter and will provide a presentation to the Committee. She requested Committee members discuss what was important to them and what they would like to be included in the ordinance.

Luther Ganieany, Topeka Police Legal Advisor, reported the camping ordinance presented to the Committee for consideration would serve as (1) an enforcement piece of camping on public or private property without permission of the property owner; and (2) establish protections for personal property. He highlighted the challenges, complexity, resources and services available to assist with the issue; compliance measures as well as the legal obstacles outlined in the Pottinger Protocols and Exceptions. He stated staff was recommending a collaboration of agencies including law enforcement as well as behavioral health and social service providers resulting in tailored interventions that connect people with housing, social services and treatment. He reported

the agency partnership would meet the community goal of reducing the number of people inhabiting public spaces. He continued discussion on the Homeless Outreach Team (H.O.T) a program created for the purpose of educating and serving as a resource guide for social services offered through outreach and diversion. He noted enforcement of the proposed camping ordinance would serve as a last resort in dealing with homelessness.

Councilmember Clear questioned if the ordinance could be approved without having the H.O.T. Program in place; how the proposed ordinance would influence property rights of business owners; and what efforts are being made by the current Homeless Task Force in regards to addressing camping on public property.

Luther Ganieany stated the ordinance could be approved without the program being in place and business owners would still have their traditional property rights.

Corrie Wright, Division Director of Housing Services, reported the Homeless Task Force currently has several outreach teams that are involved in the community. She stated with regard to the homeless campsites and how it relates to criminalization the Homeless Task Force would welcome the opportunity to discuss the issue in more detail at their next meeting and report back to the Committee with what they believe may be viable options to address the matter. She noted the Homeless Task Force consists of approximately 40 members representing various organizations in the community with the goal to address homelessness in Topeka.

Councilmember Ortiz encouraged the Homeless Task Force to get involved in the process as they will be crucial to the success of the program and helping to manage the homeless community.

Corrie Wright reported the goal of the Homeless Task Force was to help homeless people get into a shelter no matter what; however, there is only one shelter in Topeka and not all individuals are allowed in the shelter for various reasons such as behavioral and medical issues or substance abuse.

Councilmember Clear asked if a homeless person could be sent to a shelter located in another city.

Luther Ganieany reported a homeless person from the Topeka community would need to be placed in a local shelter as it would become a problem to try and transport homeless people to other communities.

Councilmember Ortiz noted many times the services offered to homeless people are refused.

Corrie Wright reported recently the Homeless Task Force has implemented a coordinated assessment of the individuals included in their database receiving resources in the community for the purpose of providing additional services to individuals as needed.

Councilmember Ortiz questioned how the ordinance would address repeat offenders and how long would personal possessions be held.

Luther Ganieany reported the repeat offenders would not be able to establish a camp because outreach efforts will be documented and if they pursue staying at the campsite then the enforcement piece would take effect. He noted personal property would be held for 90 days from the date seized.

Councilmember Clear asked if the Mission refuses people due to lack of available space and if the Mission enforces mandatory therapeutic or religious programing for their occupants.

Mike Foster, Topeka Rescue Mission, reported homelessness was a problem throughout the city and the Mission works to accommodate any person who seeks their services and would not reject a person due to lack of space. He stated he would need clarification on the term "therapeutic" and the Mission has no religious requirements; however, they do offer a voluntary chapel service. He stated they do require repeat offenders to participate in therapy programs.

Luther Ganieany clarified that therapeutic and religious requirements could be offered; however, these requirements could not be a mandatory condition for a person to receive shelter.

Councilmember Ortiz questioned if the Mission would consider serving as a bed site if the H.O.T. program was implemented.

Mike Foster reported the Mission would welcome the opportunity to work with the City in addressing homeless efforts; however, the Topeka Rescue Mission was not considered a public shelter.

Councilmember Padilla referenced businesses located west of Wannamaker and reported the business owners have problems with homeless people camping on their private property. He questioned if this would be considered criminal trespassing.

Luther Ganieany stated a person must have written permission from the property owner to occupy the area; however, the same protocol would apply in regards to offering outreach services and encourage the person to vacate the area without requiring enforcement or arrest.

Councilmember Clear questioned if they should include language in the ordinance that would address camping permits issued by other agencies along the river and in other areas of the city.

Lisa Robertson stated initially there were discussions relating to the City implementing a permitting process; however, it would be ideal if another agency implements a permitting process and that process could be referenced in the ordinance.

Councilmember Ortiz requested City Attorney Robertson determine if the Kansas Department of Wildlife, Parks and Tourism was in the process of implementing a permitting system as mentioned by Councilmember Hiller and report back at the next Committee meeting. She requested Corrie Wright gather input from the Homeless Task Force and report back at the next Committee meeting.

Topeka Police Sgt. Joshua Klamm, Behavior Health - Crisis Intervention Team (CIT), reported TPD has been working to create a Homeless Outreach Team that will fall under the umbrella of the CIT. He stated officers will receive mandatory training to become CIT Certified. He provided an overview of the program and noted it should be fully implemented by August or September; however, the biggest obstacle will be sufficient manpower.

Councilmember Padilla stated he was encouraged by the creation of the Homeless Outreach Team; however, proper training and selection of officers will be crucial in the success of the program.

Topeka Police Sgt. Klamm questioned enforcement of the ordinance as it relates to individuals that are intoxicated and would not be allowed to stay at the Topeka Rescue Mission as well as those individuals that

are banned indefinitely from the Topeka Rescue Mission.

Councilmember Ortiz expressed the importance of creating a public-private partnership that could address special circumstances such as those described by Sgt. Klamm.

Councilmember Lesser questioned where the burden would fall in regards to obtaining proof of permission for a person to camp on private property. He cautioned the Committee in creating language that would burden the property owner.

Luther Ganieany stated the proposed ordinance would require the person camping on private property to provide written permission to occupy the property.

Brent Trout, City Manager, stated he appreciates the deliberate process being used to consider the ordinance being proposed. He commended Committee members for involving all the necessary players to ensure a positive outcome. He expressed the importance of people feeling comfortable in their community while assisting those in need and taking personal rights into consideration.

Pat DeLapp expressed concern with the regulations of the Topeka Rescue Mission and suggested finding a federally funded alternative organization that could handle those individuals that are noncompliant with the regulations of the Topeka Rescue Mission. He suggested the City create a general form that could be signed annually by property owners prohibiting camping on private property. He noted it would be difficult to confirm if the written permission being presented was legitimate.

Councilmember Ortiz announced the Homeless Task Force would meet on July 11, 2018, and the next Public Health and Safety Committee meeting would be scheduled after that date.

Other Business
Councilmember Ortiz reported on an incident that occurred involving two large goats running at large in her neighborhood. She requested staff review the code section that would address the issue to avoid it from happening in the future.

Upon no other items being presented to the Committee for consideration, Councilmember Ortiz adjourned the meeting at 4:59 p.m.

Meeting video can be viewed at https://www.topeka.org/citycouncil/public-health-safety-committee/

Camping Ordinance
Questions and Answers

Q: ***What does the ordinance do?***

A: The ordinance prohibits individuals from camping on public property; or on private property without having in their possession the owner's express written consent.

Q: ***What is 'camping?'***

A: The primary intent of the ordinance is to keep people from living on sidewalks, alleys, and other public areas. 'Camping' is broadly defined to include bedding, sleeping bags, blankets, luggage, cookware, and tents, which, taken as a whole, make it appear that the person is using the property as a living area.

Q: ***What is 'public property?'***

A: 'Public property' means public parks and all property that is owned, managed, or maintained by the City, including streets, sidewalks, alleys, public right of way, and easements; and, thus subject to City enforcement efforts.

Q: ***Does 'public property' include the levees and areas close to the Kansas River?***

A: Yes. The City owns a portion of the property (located along the levee units located on the Kansas River and Shunga Creek), and is responsible for the operation and maintenance of other portions of the property that comprises these levee units.

Q. ***Would the ordinance apply to parks since those are owned by the County now?***

A. Yes. As part of the transfer of ownership to the County, the City agreed to continue to enforce City ordinances on these properties.

Q. ***Would the ordinance apply to a person sleeping in a car or camper parked on the street?***

A. Yes. Sleeping in a vehicle parked on a public street is included in the definitions of 'camp' and 'public property.'

Q: ***Would the ordinance prohibit a parent/child weekend campout at the Zoo, Black Friday campouts in retail parking areas, campouts along City-owned property along the Kansas River, or other similar activities?***

A: No. The ordinance will not prohibit activities that may typically occur in association with the particular property involved. Common sense and good judgment will be applied. There will likely be designated camping areas established for camping along the Kansas River, for which a corresponding permit will be required.

Q: ***How will the ordinance be enforced?***

A: A citation may be issued, or an arrest may be made, only if:

(1) the person fails to comply with TPD's order by leaving and taking his or her personal property with him or her; and

(2) the person is not in need of medical or social service assistance; or

(3) if it appears that the person is in need of medical or social service assistance, the person declines TPD's offer to transport the person to either a hospital or shelter.

Q: ***What is the time frame within which personal property must be removed?***

A: This ordinance requires that personal property be removed from public property within 24 hours of receiving 'pre-removal notice,' as provided in the ordinance. A pre-removal notice would not be required for removing unauthorized personal property from privately-owned property, due to trespass.

Q: ***What will the 'pre-removal notice' say?***

A: It will contain a general description of the personal property and the location from which such property will be removed; the date and time the notice was posted; a warning that the property will be impounded if not removed from public areas within 24 hours and that simply moving the property to another location on public property will not suffice; a warning that the property will be discarded if not claimed within 90 days, accompanied by information related to where the property is being stored and instructions, including contact information on how it can be retrieved.

Q: ***What if the person just moves the property to another location?***

A: This is not considered 'removing' the property - so the person would still be in violation.

Q: ***What happens if the 24 hour period has expired and the property is still there?***

A: TPD will take photos of the property, then remove it; taking it to the impound lot for storage. TPD will leave a 'post-removal notice,' as provided in the ordinance. A post-removal notice would not be required for removing unauthorized personal property from privately-owned property, due to trespass.

Q: ***What will the 'post-removal notice' say?***

A: It will contain a general description of the personal property removed; the date an approximate time it was removed; a statement of that violation (personal property stored on public property); a warning that the property will be discarded if not claimed within 90 days, accompanied by information related to where the property is being stored and instructions, including contact information on how it can be retrieved.

Q: ***How are these notices served if the person is not present at the time?***

A: If the apparent owner of the personal property is gone, pre-removal notice will be posted conspicuously on or near the personal property and post-removal notice will be posted conspicuously in the area from which the personal property was removed.

Q: ***How can an owner get his or her personal property back?***

A: Both the 'pre-removal notice' and the 'post-approval notice' will provide appropriate contact information, via telephone numbers or emails or City website. The person will need to show some proof of ownership by indicating the location and date that property was seized, as well as a description of the property.

Q: ***What happens to the personal property if it is not retrieved by the owner?***

A: This ordinance requires that personal property be moved within 24 hours of receiving the 'pre-removal notice' provided for in the ordinance. If the property is not moved, TPD will remove it, leave a 'post-removal notice' and subsequently hold the property for 90 days. If the property is not claimed within this 90-day period of time, TPD may dispose of the property by discarding it or selling it at auction.

Q: ***What's the penalty if convicted?***

A: Misdemeanor. Fine of up to $499 and 30 days in jail.

HOMELESS OUTREACH TEAMS

COORDINATION OF SERVICES

Challenges



Challenges



Challenges



Challenges


DIRECTION
246 deg(T)
39.06306°N
095.66655°W
ACCURACY 5 m
DATUM WGS84
Kansas avenue bridge
along bank
2018-01-09
08:40:10-06:00

Challenges



Challenges

- On a single night in 2017, 553,742 people were experiencing homelessness in the United States.

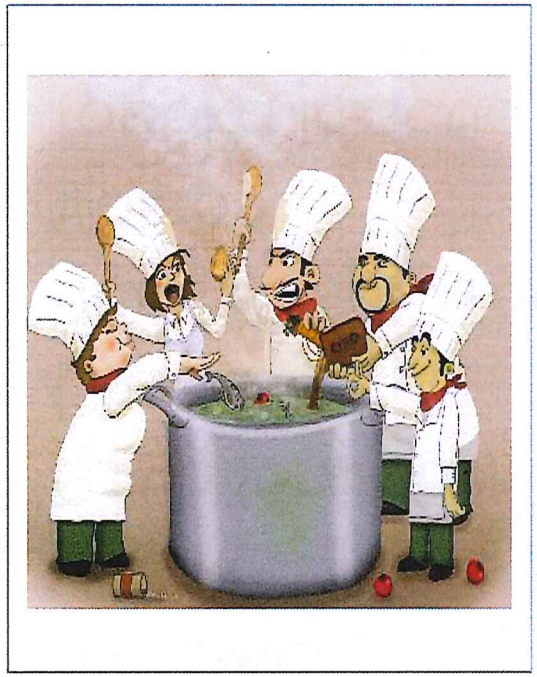
- Approximately two thirds (65%) were staying in emergency shelters or transitional housing programs, and about one third (35%) were in unsheltered locations.

US Department of Housing and Urban Development: *The 2017 Annual Assessment Report to Congress*, December 2017

Challenges

- 2018 Topeka Point-In-Time Count
  - 419 People experiencing homelessness (Increased from 356 in 2017)
  - 66% of people were in an emergency shelter
  - 17% of people were in transitional housing
  - **15% of people were unsheltered**
  - **419 x 15% = 62.85**

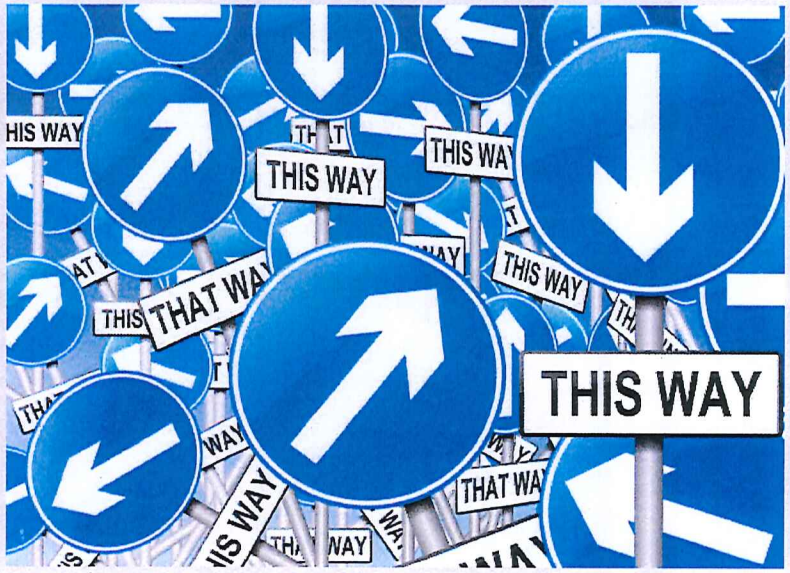
Complexity



- Multiple City Departments
- Municipal Code Limitations
- Numerous Social Service Organizations
- Policy and Advocacy Groups
- Neighborhood and Business Groups

Resources & Services

- HRADAC
- VA
- Salvation Army
- GraceMed
- HOPE/CABHI Team
- Valeo
- Topeka Rescue Mission
- Topeka/Shawnee County Homeless Task Force
- Continuum of Care
- Many, many others …



Compliance Measures

Unlawful Camping – Enforcement Limitations

Being homeless cannot be criminalized.

- Ability to comply vs. willingness to comply



Legal Obstacles

- **Eighth Amendment – Cruel & Unusual Punishment**
- **Fundamental Right to Travel**
- "...[E]nforcement of laws that prevent homeless individuals who have no place to go from sleeping, lying down, eating, or performing other harmless life-sustaining activities burdens their right to travel."Pottinger, 810 F.Supp. at 1580
- "arresting the homeless for the harmless acts which they are forced to perform in public infringes on their fundamental right to travel." Id.

Pottinger v. City of Miami, 810 F.Supp. 1551 (S.D. Fla. 1992)

Legal Obstacles

- "It should be uncontroversial that punishing conduct that is a universal and unavoidable consequence of being human violates the Eighth Amendment – **if a person literally has nowhere else to go**, then enforcement of an anti-camping ordinance against that person **criminalizes them for being homeless**."

U.S. Department of Justice brief filed in *Bell v. City of Boise et al (2015)*

Pottinger Protocols

Pursuant to a settlement finalized in 2013, the City of Miami agreed to adopt certain law enforcement protocols that:

1. Apply to government interaction with homeless and their personal property.

2. Define "homeless" person" as an individual who "lacks a fixed, regular, and adequate night time residence and has a primary residence that is:

    - A public or private shelter;
    - A place of institutionalization; or
    - A public or private place not designed as a regular sleeping accommodation for human beings.

Pottinger v. City of Miami, 810 F.Supp. 1551 (S.D. Fla. 1992)

Pottinger Protocols

3. Require documentation of government contacts with homeless persons, specifically:

- Document outreach efforts, transports to shelter, refusals of shelter, etc. in a "field information (FI) card" or equivalent.

- Document arrests in an arrest affidavit.

- File all records with Police Department.

Pottinger v. City of Miami, 810 F.Supp. 1551 (S.D. Fla. 1992)

Pottinger Protocols

4. Defined "life sustaining conduct misdemeanors" as:

   - Misdemeanors "which a homeless individual commits by the mere fact that he or she is without shelter, and must conduct life sustaining activities, such as **eating**, **sleeping**, **sitting**, **congregating** or **walking in public**."

5. Defined "available shelter" as:

   - At least 24 hours, with "dignity and respect",
   - A bed or mat at least 3 inches think,
   - At no cost to the homeless person,
   - Within the city. (Or county, if person agrees),
   - No mandatory religious or therapeutic programming.

Pottinger v. City of Miami, 810 F.Supp. 1551 (S.D. Fla. 1992)

Pottinger Protocols

6. Require "available shelter" in order for the government to enforce "life sustaining conduct misdemeanors" against a homeless person.

   - No "available shelter" = no enforcement.
   - "Available shelter" + acceptance = no enforcement.
   - "Available shelter" + refusal = enforcement.

7. Establishes protections for personal property.

   - If a homeless person is arrested, police must secure their property.

Pottinger v. City of Miami, 810 F.Supp. 1551 (S.D. Fla. 1992)

Pottinger Protocols

8. Requires training of law enforcement personnel

- The settlement required the city of Miami to implement training to ensure that police officers and other city officials who deal with homeless individuals are sensitive to the "unique struggle and circumstances of homeless persons."

- Specialized mission (H.O.T.)

Pottinger v. City of Miami, 810 F.Supp. 1551 (S.D. Fla. 1992)

Pottinger Exceptions

- Nothing in *Pottinger* precludes an arrest for any felony or any misdemeanor that is not "life-sustaining conduct" regardless of whether there is available shelter.

- Nothing in *Pottinger* says how many available shelter beds must be acquired in your jurisdiction or who must own and operate them.

Pottinger v. City of Miami, 810 F.Supp. 1551 (S.D. Fla. 1992)

SEARCHING OUT SOLUTIONS

Constructive alternatives to the criminalization of homelessness.

JUNE 2012

Three Recommendations:

1. Creation of Comprehensive and Seamless Systems of Care
2. Collaboration among Law Enforcement and Behavioral Health and Social Service Providers
3. Alternative Justice System Strategies

SOLUTION 2:

Collaboration between law enforcement and behavioral health and social service providers results in tailored interventions that connect people with housing, services, and treatment and meet the community's goal of reducing the number of people inhabiting public spaces.

- Outreach and engagement involving police and service provider collaboration to link people with supportive housing and avoid their arrest.

SOLUTION 2:

- Cross-training of police officers and service providers to facilitate information sharing and promote ongoing coordination.

- Crisis Intervention Teams (CIT) with specially trained police officers working with behavioral health professionals to respond to crises involving people with mental illness.

H.O.T. Program - Architecture

System to operationalize and document all of these recommendations

- Outreach Efforts – referrals to social services
- Diversion – avoid entering criminal justice system
- Case Management – documenting efforts
- Local Code – ensure safety and rule of law

H.O.T. Program - Architecture

- ***Educate*** about social services (resource guide).
- ***Encourage*** referral to those services through outreach and diversion.
- ***Enforce*** the criminal code as a last resort (camping ordinance).

City of Topeka Property (Riverfront)

source: Shawnee County Appraiser

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 3, 2019

DATE:	**December 3, 2019**	
CONTACT PERSON:	**Councilmember Brendan Jensen**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**Traffic and Pedestrian Safety Ordinance**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 003 Requests**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:	**Defer to Special Committee 05-08-18. Update (90-Day) 08-07-18. Defer (until Sept 4th) 08-21-18. Update (90-Day) 09-04-18. Update (90-Day) 12-04-18. Update (90-Day) 03-05-19. Update (90-Day) 06-04-19. Update (90-Day) 09-03-19.**	**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

UPDATE and possible ACTION on the proposed traffic and pedestrian safety ordinance. *(90-day update from the meeting of September 3, 2019.)*

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

(Governing Body Rule 8.5(c) requires that each item referred to a committee shall be acted upon on or before any deadline set by the Governing Body or ninety (90) calendar days of the date upon which it was referred, whichever occurs first. The last update provided by the Special Committee related to the proposed Traffic and Pedestrian Safety Ordinance occurred on September 3, 2019. Action or a subsequent update on the proposed ordinance is required on or before December 3, 2019.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

The Special Committee Chair will provide an update to the Governing Body on the proposed Traffic and Pedestrian Safety Ordinance as required by Governing Body Rules and Procedure 8.5(c).

STAFF RECOMMENDATION:

Staff makes no recommendation

BACKGROUND:

On May 8, 2018, a proposed ordinance addressing Traffic and Pedestrian Safety was referred to a Special Committee (Councilmembers Jensen, Lesser and Padilla). Since May 8, 2018, the Special Committee has conducted meetings on July 9, 2018 and July 18, 2018, for the purpose of discussing the ordinance. Multiple updates have been provided to the Governing Body on August 7, 2018; September 4, 2018; December 4, 2018; March 5, 2019; June 4, 2019; and September 3, 2019). The last several reports have indicated that the Special Committee continues to await the conclusion of efforts being undertaken by the Public Health and Safety Committee on the camping ordinance referred to the Committee on May 8, 2018.

Governing Body Rule 8.5(c) requires that each item referred to a committee shall be acted upon on or before any deadline set by the governing body or ninety (90) calendar days of the date upon which it was referred, whichever occurs first. The last update provided by the Special Committee related to the proposed Traffic and Pedestrian Safety Ordinance occurred on September 3, 2019. Action or subsequent update on the proposed Traffic and Pedestrian Safety Ordinance is required on or before December 3, 2019.

The Public Health and Safety Committee recommended the adoption of the camping ordinance on December 3, 2019. The Special Committee's next step is to schedule a meeting to consider revisions to the originally-proposed traffic and pedestrian safety ordinance.

BUDGETARY IMPACT:

Not Applicable

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

Ordinance (Updated Draft of Traffic/Pedestrian Safety Ordinance - December 3, 2019)
Originally-Proposed Traffic/Pedestrian Safety Ordinance - May 8, 2018
Speical Committee Meeting Minutes - July 18, 2018
Special Committee Meeting Minutes - July 9, 2018
Question and Answer Summary - May 8, 2018 Governing Body Meeting Packet
Traffic Safety Map - May 8, 2018 Governing Body Meeting Packet

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by Brent Trout City Manager, creating Chapter 10.80 in Title 10 of the Topeka Municipal Code concerning Traffic and Pedestrian Safety.

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

Section 1. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 10.80.010, which said section reads as follows:

Findings.

The governing body makes the following findings:

(a) The high volume of motor vehicles travelling on congested roadways in the city makes mixing pedestrian and the moving, slowing or temporarily stopping of motor vehicles in the same space, at the same time, inherently dangerous.

(b) Pedestrians distracting drivers from the task of driving by approaching a stopped vehicle, attracting and/or attempting to attract the attention of the driver of a motor vehicle for the purpose of inducing that driver to slow or stop the vehicle to facilitate the transfer of anything by the pedestrian to the driver or passenger is hazardous to public safety, both for occupants of motor vehicles and for pedestrians.

(c) The prohibitions set forth in this chapter are narrowly tailored to serve the significant interest of promoting and protecting the public health, safety and welfare and that these prohibitions leave open ample alternative channels of communication throughout the city.

(d) It is the intent of this chapter to protect the health, safety and general welfare of the citizens of the city, to assure the free, orderly, undisrupted movement of motor vehicles on designated highways within city limits, and to provide for the safety and interests of pedestrians and of occupants of motor vehicles located on designated roadways within the city and to reduce the number of pedestrian and motor vehicles occurring within the city.

(e) Pedestrians are increasingly using highways and roadways in ways for which the roads were not designed or intended. These uses include approaching vehicles when stopped or in use or staying upon medians and in the public right of way for purposes other than crossing the highway. These activities create safety hazards for pedestrians and distract drivers, making automobile accidents more likely. This chapter is designed to decrease the safety hazards by restricting such activity. These safety concerns are most acute in the busiest streets within the city identified as arterial streets and those within a congested area.

Section 2. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 10.80.020, which said section reads as follows:

Designated Intersections.

Due to the high number of reported crashes and the prevalence of distracted driving as a contributing factor in these crashes, the following intersections are hereby designated as having restricted pedestrian activity as specified in section 10.80.030:

S. 5th Street and SW Topeka Blvd.

SW 12th Street and SW Jackson Street

SW 6th Avenue and Orchard Street

SW 8th Avenue and SW Topeka Blvd.

SW 10th Avenue and SW Topeka Blvd.

SW Huntoon Street and SW Gage Blvd.

SW 21st Street and SW Fairlawn Road

SW 6th Avenue and SW Topeka Blvd.

SW 10th Avenue and SW Lane Street

SE 21st Street and SE Adams Street

SW 29th Street and SW Fairlawn Road

SW 21st Street and SW Gage Blvd.

SW 6th Avenue and SW Gage Blvd.

SW 21st Street and SW Wanamaker Road

SW 17th Street and SW Wanamaker Road

SW Huntoon Street and SW Fairlawn Road

SE 15th Street and SE Adams

SW 29th Street and SW Gage Blvd.

SW 29th Street and SW Topeka Blvd.

SW 21st Street and SW Washburn Avenue

SW 29th Street and SW Wanamaker Road

SW 21st Street and SW Topeka Blvd.

SW 17th Street and SW Westover Road and SW Oakley Street

Section 3. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 10.80.030, which said section reads as follows:

Prohibition: Pedestrians Entering or Staying Upon Roadways at Certain Intersections.

(a) It shall be unlawful for any person to go upon any roadway or remain alongside any roadway at any of the intersections designated in subsection 10.80.020 and approach a vehicle stopped on the roadway or attempt to attract the attention of the driver or occupant of a motor vehicle for the purpose of inducing the driver of the motor vehicle to remain stopped, slow or stop the vehicle to facilitate a transfer of anything from the driver or occupant of the vehicle to the pedestrian or the transfer of anything by the pedestrian to the driver or occupant.

(b) No person shall be upon the median of a roadway at any of the intersections designated in subsection 10.80.020 unless that person is in the process of crossing the roadway.

(c) No person shall activate a pedestrian crosswalk signal for any purpose other than to stop traffic to allow such person to cross the roadway.

(d) It is prima facie evidence of a violation of subsection (b) and (c) if the person stays on the median or at the intersection through two consecutive opportunities to legally cross the roadway. This may include a change in the traffic control signal or lack of traffic. After two such consecutive opportunities, such person shall not be considered to be using the crosswalk for purposes of the exception in subsection (f)(1).

(e) No driver or operator of a motor vehicle shall park, stop, or leave standing a vehicle on a designated roadway or suddenly decrease the speed of such vehicle or deviate from a traffic lane for the purpose of responding to persons violating subsection (a), (b), or (c).

(f) Exceptions. This chapter does not apply to:

(1) Persons using a crosswalk to cross the roadway.

(2) Persons engaged in law enforcement, emergency, or rescue activities, including providing assistance to an injured or disabled vehicle or person.

(3) Persons engaged in repair or maintenance activities of highways under the direction of the city or state.

(4) Streets or portions thereof that have been closed pursuant to authorization from the City, including but not limited to special events permitted pursuant to Chapter 12.70.

Section 4. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 10.80.040, which said section reads as follows:

Penalty.

Any person who violates the provisions of TMC 10.80.030 is guilty of a misdemeanor. Upon conviction, a person shall be sentenced to a fine not to exceed four hundred and ninety-nine dollars ($499) and/or imprisonment not to exceed thirty (30) days.

Section 5. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 10.80.050, which said section reads as follows:

Severability.

If any section, subsection, sentence, clause, or other provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

Section 7. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 8. 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

_____
Michelle De La Isla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

(Published in the Topeka Metro News _____)

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(a) The high volume of motor vehicles travelling on congested roadways in the city makes mixing pedestrian and the moving, slowing or temporarily stopping of motor vehicles in the same space, at the same time, inherently dangerous.

(b) Pedestrians distracting drivers from the task of driving by approaching a stopped vehicle, attracting and/or attempting to attract the attention of the driver of a motor vehicle for the purpose of inducing that driver to slow or stop the vehicle to facilitate the transfer of anything by the pedestrian to the driver or passenger is hazardous to public safety, both for occupants of motor vehicles and for pedestrians.

(c) The prohibitions set forth in this chapter are narrowly tailored to serve the significant interest of promoting and protecting the public health, safety and welfare and that these prohibitions leave open ample alternative channels of communication throughout the city.

(d) It is the intent of this chapter to protect the health, safety and general welfare of the citizens of the city, to assure the free, orderly, undisrupted movement of

motor vehicles on designated highways within city limits, and to provide for the safety and interests of pedestrians and of occupants of motor vehicles located on designated roadways within the city and to reduce the number of pedestrian and motor vehicles occurring within the city.

(e) Pedestrians are increasingly using highways and roadways in ways for which the roads were not designed or intended. These uses include approaching vehicles when stopped or in use or staying upon medians and in the public right of way for purposes other than crossing the highway. These activities create safety hazards for pedestrians and distract drivers, making automobile accidents more likely. This chapter is designed to decrease the safety hazards by restricting such activity. These safety concerns are most acute in the busiest streets within the city identified as arterial streets and those within a congested area.

Section 2. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 10.80.020, which said section reads as follows:

Definitions.

"Arterial streets" includes the following:

S.W. Wanamaker between S.W. 29th Street and S.W. 10th Avenue

S.W. Fairlawn between S.W. 29th Street and S.W. Huntoon Street

S.W. Gage between S.W. 29th Street and S.W. Huntoon Street

S.W. 21st Street between S.W. Wanamaker and S.W. Gage

S.W. 29th Street between S.W. Wanamaker and S.E. Adams Street

"Congested areas" means all streets and portions of streets, excluding alleys, within the area bounded by (a): S.W. MacVicar Avenue on the west; S.W Topeka

Boulevard on the east; S.W. 6th Avenue on the north; and S.W. 21st on the south; and (b) S. W. Topeka Boulevard on the west; Interstate 70 on the east; S.W. 4th Street on the north; and S.W. 10th Avenue on the south.

"Designated roadway" includes roadways, shoulders, islands, public right-of-ways or medians of any arterial streets and streets within a congested area.

"Driver" means every person who drives or is in actual physical control of a motor vehicle.

"Motor vehicle" means every vehicle which is self-propelled.

"Pedestrian" means any person afoot.

"Public right-of-way" means the entire width of the area from property line to property line including that area between the roadway and the abutting private property line.

"Roadway" means the portion of a highway improved, designed or ordinarily used for vehicular travel.

"Vehicle" means every device in, upon, or by which any person or property is or may be transported upon a highway, except devices moved by human power.

Section 3. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section, to be numbered 10.80.030, which said section reads as follows:

Prohibition: Entering or Staying Upon Designated Roadway.

(a) It shall be unlawful for any person to go upon any designated roadway or remain alongside any designated roadway and approach a vehicle stopped on the roadway or attempt to attract the attention of the driver or occupant of a motor vehicle for the purpose of inducing the driver of the motor vehicle to remain stopped, slow or

stop the vehicle to facilitate a transfer of anything from the driver or occupant of the vehicle to the pedestrian or the transfer of anything by the pedestrian to the driver or occupant.

(b) No person shall be upon the median of a designated roadway unless that person is in the process of crossing the roadway.

(c) No person shall activate a pedestrian crosswalk signal for any purpose other than to stop traffic to allow such person to cross the roadway.

(d) It is prima facie evidence of a violation of subsection (b) and (c) if the person stays on the median or at the intersection through two consecutive opportunities to legally cross the roadway. This may include a change in the traffic control signal or lack of traffic. After two such consecutive opportunities, such person shall not be considered to be using the crosswalk for purposes of the exception in subsection (f)(1).

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(f) Exceptions. This chapter does not apply to:

(1) Persons using a crosswalk to cross the roadway.

(2) Persons engaged in law enforcement, emergency, or rescue activities, including providing assistance to an injured or disabled vehicle or person.

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Section 6. This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

Section 7. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 8. 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

_____
Michelle De La Isla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

Special Committee – Traffic & Pedestrian Safety

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
www.topeka.org

Location: Topeka Police Department, 320 S. Kansas Ave., LEC Classroom A

Date: July 18, 2018

Time: 3:00 p.m.

Attendance
Committee members Deputy Mayor Brendan Jensen, Councilmember Michael Lesser, Leiutenant Aaron Jones (TPD), Chief Craig Duke (TFD), Bill Persinger (Valeo), Barry Feaker (Topeka Rescue Mission), Brian Cole (SNCO DOC).

Absent: Councilmember Michael Padilla, excused

1) Call to Order/Introductions
Meeting was called to order by Deputy Mayor Brendan Jensen. Committee members introduced themselves.

2) Approval of Minutes
Barry Feaker made a motion to approve the minutes from the July 9, 2018 meeting. Brian Cole seconded the motion. Minutes were approved.

3) Discussion by Committee
Major topics included:

- Brian Cole reminding all that the topic is a public safety concern. Limiting distractions, of any kind, in congested areas will help to keep people safe. And that the issue of panhandling is a separate issue. Mr. Cole made the recommendation to focus the meeting toward clearing up congested intersections.

- Councilmember Lesser wanted to add that the data gathered to measure where accidents occur should be the focus and not finding relevance in the specific causes of those accidents.

- Deputy Mayor Jensen stated the goal of the ordinance is to prevent accidents and injuries between vehicles and pedestrians, or vehicle collisions. A significant fallout will occur with this ordinance in that there are a number of individuals who participate in their constitutional right to panhandle. Deputy Mayor Jensen suggested looking at the

proposed ordinance as it stands and if the committee agrees on the language within the ordinance, the next focus would be on how to mitigate the challenge of individuals who are panhandling.

- Luther Ganieany considered discussion about the number of accidents that was brought up at the July 9th meeting and one clear issue coming from this will be a constitutional one. The framework must be narrowly tailored to further a compelling government interest. The government interest is where there is potential for an issue. There is still a chance that the City would be sued, and could lose that lawsuit. The committee's compelling government interest in this ordinance is public safety. The legal issue is whether or not proof must be provided. That is not something that can be known until a potential case would occur. Some discussion was had between committee members and Mr. Ganieany to clarify the various legalities. Mr. Ganieany then showed a video that highlighted an alternative program to address the issue of panhandling in the City of Albuquerque, New Mexico. (The link to this video can be found at the bottom of the minutes). Video feedback included:

    - Mr. Ganieany noted that this alternative program not only collected panhandlers for the day to do work, but it also took an educational approach for the public, letting them know where their donation money is spent.
    - Deputy Mayor Jensen inquired if the program was successful because it was already in place, or if we thought something similar might be successful in our city.
    - Reverend Barry Feaker appreciated the idea presented in the video and noted some of the infrastructure that is currently set up in the city. Reverend Feaker would prefer to start the program prior to putting the ordinance into place.
    - Deputy Mayor Jensen clarified that the Governing Body initially sent this ordinance to the Special Committee because there was a feeling that there would be a need for both, an ordinance as well as a program, and not just passing the ordinance.
- There was some back and forth discussion between committee members as to if the ordinance should be passed first or begin the program first.
- Bill Persinger inquired if there was a way to separate the ordinance into various phases which would allow for a phase one to be implemented sixty (60) days after passing the ordinance followed by a second and third phase being implemented after some of the programs are better established.
- Brian Cole noted that there is an inmate work program, and is able to attest to the success of offering work to someone who is currently without a job. Mr. Cole was concerned with some of the insurance and worker's compensation restrictions that may apply to the City doing a program such as this as well as if having panhandlers perform some of

the same type of work as the inmate crews. Overall, Mr. Cole was interested in finding out more as to this opportunity.

- Bill Persinger suggested having a private for-profit business step in to assist this effort or perhaps a private non-profit organization to have public/private partnership with the City.
- Deputy Mayor Jensen noted that having some more information would be helpful for a future meeting. However, would like to see if the committee could come to an agreement on passing the ordinance as it stands at this point.
- Mr. Persinger noted that he would feel more comfortable having more information and input from the community prior to passing the ordinance. Mr. Persinger appreciates the ordinance as it is written, however would like to have a program in place prior to putting the ordinance into effect.
- The committee held more conversation regarding the order of the ordinance and the program. The committee discussed placing one in action prior to the other, having both occur simultaneously, and having the ordinance go into place however limiting the penalty portion for an amount of time allowing the program and public education piece to develop.
- Deputy Mayor Jensen inquired with Reverend Feaker as to how quickly he felt the program portion could begin. Reverend Feaker felt that the program could possibly begin as early as the end of 2018, however more likely 2019. Reverend Feaker also noted that having adequate shelter in place would be necessary, reminding committee members that the Rescue Mission has standards that not everyone wants to or can follow. Additional shelter would need to be made available.
- Bill Persinger echoed Reverend Feaker's comments noting that the program could easily be successful if there were enough resources and enough will.
- Deputy Mayor Jensen inquired with Luther Ganieany about the possibility of introducing the ordinance and having it go into effect immediately however the citation aspect being held for a determined and noted period of time. Mr. Ganieany noted that the only risk of going forward with this would be that there would be no consequence.
- There was further discussion from the committee members regarding potential set-backs including mental/behavioral health, any background check processes, public education and pushing that information out so that the programs can be funded adequately, traffic issues.
- Fire Chief Duke inquired with Mr. Ganieany as to what the likelihood would be of panhandlers simply moving the intersection or location to continue their behavior. Mr. Ganieany noted that individuals would be legally allowed to move. If a program got started and signs for the general public were posted around the city, not only those listed intersections, it would help to educate, encourage and then enforce the ordinance.

- Councilmember Lesser provided an example of San Francisco where secured donation boxes are set up all over the town and commercials are played asking people to make their donation in those boxes rather than handing money to an individual directly. The boxes note the many organizations which split the money to help people in need.
- Chief Duke elaborated on his initial question to ask about the possibility in requiring some sort of registration or permit to allow them to ask for donations. This would include the fire departments that participate in the MDA Boot campaign, as well as panhandlers, or other group.
- Mr. Persinger inquired as to the difference between being legally allowed to offer a service, such as selling hot dogs and doing an activity at an intersection such as washing windows. Deputy Mayor Jensen elaborated that the ordinance would be content neutral in regard to the activity. Anything that would be distracting to drivers in the listed intersections would be illegal.
- Chief Duke inquired as to what some options would be to allow the firefighters to continue collecting donations annually for the MDA drive. Councilmember Lesser suggested setting up alternative locations in a similar way that the Salvation Army sets up their kettle collections and the Girl Scouts set up cookie locations. Deputy Mayor Jensen suggested adding a requirement that participants in activities within these noted areas would need to have a high visibility uniform of sorts. Mr. Ganieany noted that the City's liability risk would be lower with that requirement versus a requiring a permit, however would not likely be practical for everyone to abide by as it would require pre-planning. The problem with this requirement is that an activity such as panhandling is considered freedom of speech under the constitution and there cannot be a requirement of pre-planning for this right.
- Councilmember Lesser reminded the committee that there are potentially more than just the two participants at risk with no ordinance. Not only the driver and person on the street, but also the driver(s) behind them not realizing the car in front is coming to an immediate stop thus causing an accident.
- Deputy Mayor Jensen suggested looking at the ordinance at this meeting, excluding the implementation timeline, and talk about the program that would be brought forth alongside of the ordinance at the next committee meeting, giving time for the committee members to do some research and have something substantial to provide the Governing Body when the committee makes its final report.
- Reverend Feaker inquired as to if there is enough of a public safety concern to warrant an ordinance. If the answer is yes, then move forward with the program and the ordinance. If the answer is no, he suggested that the ordinance without adequate understanding of those individuals that would be effected would not be wise. Luther Ganieany noted that the ordinance began by identifying the top ten accident locations that included pedestrians and vehicles. There is an issue of distracted

drivers. The ordinance would recognize that there is an issue with distracted drivers at busy pedestrian intersections. There is a split from how the court would view this information, and there is no prediction as to which direction the court would view the ordinance on a specific situation.

- Bill Persinger inquired if the City Manager's office would be responsible for putting together some of the program's logistics. Deputy Mayor Jensen noted that the topic would be something that was addressed at the next committee meeting.
- Deputy Mayor Jensen suggested three phases to be completed by the time the committee makes a final report to the Governing Body:
    - Approval of the language of the ordinance
    - Introduction of the program
    - How to phase in the program in with the ordinance
- Reverend Feaker made a motion to accept these three phases. Brian Cole seconded the motion. The motion passed 7:0.
- Deputy Mayor Jensen charged the committee members to bring ideas regarding a program to help with panhandling, as well as the resources that would be needed to accomplish the program.

4) Public Comment
James Smith, private citizen, suggested a few ideas to the committee regarding ways to educate the public on which intersections were dangerous, as well as the general inherent danger of panhandling. Mr. Smith also suggested requiring panhandlers who wanted to be a permanent profession, to be required to have a Peddler's license in the way the City requires individuals at the Farmer's Market or others to do. Mr. Smith also suggested building some sort of tiny house community to go along with the work program being suggested by the committee as an option for individuals to retreat to following a day's work.

5) Set Future Meeting Date(s)
To Be Determined

6) Adjourn
Deputy Mayor Jensen adjourned the meeting.

Link to TED Talks video presented at meeting can be found at: https://www.ted.com/talks/richard_j_berry_a_practical_way_to_help_the_homeless_find_work_and_safety#t-728108

Video from the meeting can be found at: https://youtu.be/oaeL8EbUYdY

CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

Special Committee - Traffic & Pedestrian Safety

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
www.topeka.org

Location: Topeka Police Department, 320 S. Kansas Ave., LEC Classroom A

Date: July 9, 2018

Time: 3:00 p.m.

Attendance
Committee members Deputy Mayor Brendan Jensen, Councilmember Michael Lesser, Councilmember Michael Padilla, Leiutenant Aaron Jones (TPD), Chief Craig Duke (TFD), Bill Persinger (Valeo), Barry Feaker (Topeka Rescue Mission), Brian Cole (SNCO DOC).

1) Call to Order/Introductions
Meeting was called to order by Deputy Mayor Brendan Jensen. Committee members introduced themselves.

2) Election of Committee Chair
Committee member Padilla made a motion to elect Deputy Mayor Jensen as the Committee Chair. Committee member Feaker seconded the motion. Motion passed. Deputy Mayor Jensen will serve as the chair for this committee.

3) Presentations

a) Overview of proposed changes - City Manager Brent Trout gave a few words to the committee to thank members for their work with this special committee and reiterated the importance of coming together to work on this ordinance.

b) Legal considerations - Luther Ganieany, TPD Legal, provided committee members with a presentation for legal considerations. The City of Wichita currently has a similar ordinance for panhandling that the City of Topeka is looking at implementing. After providing some statistics and data that has been gathered over the past seven years in Topeka, Luther Ganieany introduced the vocabulary and definitions that would make up the ordinance. The ordinance would be limited to apply to only arterial intersections and congested areas as would be defined within the ordinance. The streets and areas introduced were selected after historical data provided the necessary statistics, which then identified "designated areas". The main proponents to this ordinance that are intended to aid in keeping areas safe for both pedestrians and drivers include:

1) The proposed ordinance prohibits individuals to go upon any designated roadway or remain alongside a designated roadway and approach a stopped vehicle or attract the attention of the driver or occupant for the purpose of facilitating a transfer.

Bill Persinger questioned if drivers would also be penalized along with pedestrians. Mr. Ganieany noted that the answer would be presented shortly. Mr. Persinger also inquired if alleys and parking lots within those congested areas or near the arterial streets would be included as unlawful per this ordinance. Mr. Ganieany noted that these were not be included. Mr. Persinger wanted to make note to circle back to this issue to look at.

Councilmember Lesser inquired about drivers pulling over in a legal parking area momentarily, such as in a residential area, and parks to drop something off, if the action would be considered illegal. Mr. Ganieany confirmed that such an action would not fall under the proposed ordinance and would not be considered illegal.

2) The ordinance would prohibit the action of being on the median of a designated roadway unless the person is in the process of crossing the roadway.

3) The ordinance would prohibit the activation of a pedestrian crosswalk signal for any purpose other than to stop traffic to allow crossing the roadway. It would be considered a violation if the person stayed on the median or at the intersection after two consecutive opportunities to legally cross the roadway.

Deputy Mayor Jensen suggested volunteer crossing guards to assist with crossing the street. Mr. Ganieany noted that this ordinance would not prohibit individuals legally using the crosswalk to cross the roadway with exceptions also being made for large groups that may need to activate the pedestrian signal multiple times to allow for safe crossing at one time.

Mr. Ganieany then presented the section of the ordinance that would prohibit certain actions of drivers and would make them equally liable for violations the same as for pedestrians. The section included exceptions to the ordinance to allow for working and temporary types of situations that may fall into the category of holding up traffic on congested areas.

Barry Feaker inquired about including a provision for special circumstances that would cover an individual, who was not a designated first responder, stopping and/or holding up traffic to assist in an emergency type of situation. Mr. Ganieany noted that this type of example would not be in violation of the ordinance as no transfer of services would be occurring.

4) Discussion by Committee

Councilmember Lesser provided a handout to the committee. Deputy Mayor Jensen opened up the floor for committee members' comments/questions.

Brian Cole inquired if the data shown in the presentation showed that the crashes correlated to panhandling/distracted drivers specifically due to this activity, or if there just happen to be a high number of crashes in those intersections due to sheer volume. Mr. Cole also voiced concern that activity may move off of designated streets and into parking lots of businesses. Mr. Cole also voiced concern regarding the financial impact it would cost if pedestrian violators of this ordinance were to be sent to jail. The other main concern of Mr. Cole's is that pedestrians will seek out other public areas to move their activity to keep within the ordinance rather than ceasing the activity altogether. Councilmember Lesser answered the question regarding the use of private parking lots, noting that individuals would be required to have permission to be in the private parking lot. Councilmember Lesser asked Mr. Ganieany to expand. Councilmember Lesser also inquired as to the inherent danger that comes with the act of distracting a driver regardless of location, and if there is a need for defining congested areas and arterial streets and not simply prohibiting the action entirely. Mr. Ganieany noted that there were some legal considerations that had to be made with regard to the First Amendment. Panhandling is recognized as speech and is protected by the First Amendment. Whatever ordinance is set, it must remain content neutral and apply to everyone. The language in the ordinance must also be narrowly tailored, meaning that the proposed ordinance must allow for an alternative avenue for this type of activity and speech. This answers why there is a need to identify certain streets, intersections, and designated areas.

Deputy Mayor Jensen inquired about the City's sign ordinance. Mr. Ganieany noted that the sign ordinance defines a sign as something that is fixed to an object or stuck into the ground, and not a person. Mr. Persinger followed with an inquiry regarding advertisements, such as a furniture store employee holding a sign. Mr. Ganieany noted that in the instance of businesses using employees to advertise on the sides of streets, they are not exchanging anything which would hold up traffic. Drivers can see their advertisements and continue driving or pull into the private business parking lot. In order for an individual to be in violation of the ordinance, each of the items identified in the "Prohibition" section of the ordinance would need to occur.

Padilla questioned if ordinance should include a goal for people who need help to get it rather than just putting them in jail. Deputy Mayor agreed that the goal of the committee was to not only displace people away from the congested areas but to displace them to areas where they could receive services such as from Valeo or Rescue Misison. Barry Feaker commented to understand where the committee needs to go is to begin by understanding why the repeated behavior is occurring. There are two main components that must be looked at: 1) The reason that the behavior occurs and 2) The reason that the behavior continues to occur. Rev. Feaker noted that having an understanding of these two things will need to be part of the equation in addition to addressing a community safety issue. Rev. Feaker also noted a concern for the correlation between the accidents that have occurred and panhandling.

Mr. Cole asked if restrictions or time limits could be added into the ordinance. Mr. Ganieany noted that as long as it is the same across the board, and there was a purpose of public safety, then yes. If the law is content neutral, the courts will not scrutinize it for being unconstitutional.

Councilmember Lesser noted three core ideas that he felt were of importance 1) safety of roadways 2) providing care for those in need 3) Economic impact. Business owners who have spoken to Councilmember Lesser noted a negative effect on business, tenants being fearful for their safety, etc. The next question becomes where would it push individuals who are not truly in need?

Deputy Mayor Jensen asked Mr. Persinger and Rev. Feaker to introduce what tools they have already in place. Mr. Persinger inquired about those who might decide to offer some type of service, such as washing car windows, in order to negate the ordinance. Mr. Ganieany noted that if the action was blocking the roadway, it would be in violation, however there would not be any rule to keep the driver from going onto a side street or other area to partake in the service. Rev. Feaker introduced some of the services that the Topeka Rescue Mission (TRM) offers. There are three types of people living on the street 1) taking advantage of the system 2) chronically homeless 3) could benefit but choosing not to because they prefer to do it their way. TRM advocates educating the community. Deputy Mayor Jensen asked how this ordinance would affect each of these types of panhandlers. Rev. Feaker noted that the community would need to be proactive with restrictions but create opportunity as well. Rev. Feaker asked the committee to consider composite care.

Bill Persinger introduced programs that were offered through Valeo. Most of the programs are full the majority of the time. Mr. Persinger noted that looking at current programs as well as programs that would be useful to have would be helpful if passing the ordinance becomes a possibility.

Deputy Mayor Jensen asked committee members where they thought existing loopholes or immediate problems would occur within the framework of the ordinance as it is currently written and to identify what issues would need to be addressed farther out. Deputy Mayor Jensen also inquired whether this ordinance would be good for our city when taking a holistic approach.

Mr. Cole inquired about best interest to improve safety in these high traffic areas. Mr. Cole was in agreement with Mr. Persinger in regard to reviewing what other cities who have a similar ordinance in place, or who have had a similar problem and found a solution elsewhere.

Mr. Persinger provided the example of DUI law changes as an example of a way that a law aided in public safety and perhaps this ordinance would have a similar effect.

Councilmember Lesser agreed with sentiments related from other committee members. He also noted that this ordinance might offer an opportunity to help people as well as to eliminate a problem to safety as well.

Deputy Mayor Jensen inquired with Rev. Feaker as to some ideas regarding assisting individuals who are in true need versus ones who are taking advantage of the system.
(Had to leave about hour 6 minutes into meeting...catch everything)

Councilmember Padilla wanted to note his approval of keeping these meetings transparent and how important they are. He also wanted to remind committee members of two things when speaking to the public or media to include 1) making sure when talking to media, they understand the hope and direction of community.

Rev. Feaker noted that this is indeed a public safety issue and inquired as to if the ordinance would contain language that would direct officers to take individuals to the shelter. Mr. Ganieany stated that said language is in camping ordinance. LT Jones inquired if language could be inserted to cover this topic. Mr. Ganieany noted that it would difficult to do as it is more about addressing the action, not lifestyle.

Chief Duke noted future community mental health paramedicine program that TFD and TPD are working on would be something that would tie into this ordinance nicely. He also noted that in regard to the MDA collection, that if collection isn't drawn from busy locations, there is a very noticeable drop in donations. However, TFD would look at other ways around this ordinance.

5) Public Comment
Councilmember Hiller agreed with other committee members to recommend that crash logs be reviewed to determine if there is a true correlation to crashes and the actions of pedestrians who were trying to solicit something from them and which were caused by other actions. Councilwoman Hiller suggested creating a culture of caring in the community to allow individuals to donate to places that will help the individuals by channeling to the appropriate area. She also suggested that the committee take a look at current sign ordinance noting that the current ordinance says signs that remain in the same place are not allowed. Councilmember Hiller felt this ordinance shouldn't make difference if the signs are on metal legs or human legs.

Linda Johnsrud made a plea to look at the state of Michigan which has laws against panhandling. There are regulations that give organizations ways to collect. Ms. Johnsrud also noted that places such as San Diego and Kentucky requires everyone (panhandlers, organizations, etc) to be registered with a lanyard (permit) stating who they are, what they are collecting for.

6) Set Future Meeting Date(s)

Committee members will research other cities, and alternative ideas, if this ordinance isn't the solution, what is. Look at July 30th for next date or look at dates for the week of July 23rd.

7) Adjourn

Video from the meeting can be found at: https://youtu.be/j7lGHrVU_e0

Traffic/Pedestrian Safety Ordinance
Questions and Answers

Q: ***What does the ordinance do?***

A: The ordinance has three objectives:

(1) to prohibit both drivers and pedestrians from transferring items on certain designated streets;

(2) to prohibit people from standing on medians on certain designated streets unless the person is actually crossing the street; and

(3) to prohibit a person from using a pedestrian crosswalk signal for any purpose other than to cross any street.

Q: ***Do these prohibitions apply to <u>all</u> streets in the city?***

A: No. Only the prohibition against folks using a pedestrian crosswalk signal for any purpose other than to cross a street.

Q: ***If not, to which streets in the city do these prohibitions apply?***

A: The prohibitions against transferring items and standing on medians apply only on the streets identified as 'arterial streets' and the streets located within the 'congested area.' These particular streets were identified based upon data reflecting a higher volume of vehicular traffic accidents and an increased number of pedestrian injuries/fatalities.

Q: ***What is a pedestrian prohibited from doing?***

A: A pedestrian cannot stand in any part of the designated street (i.e. shoulder, median); or stand next to the designated street and approach a stopped vehicle or try to attract the attention of the driver/occupant to get the driver to stop or slow down to facilitate a transfer of an item (e.g. money, food).

Q: ***How will the police determine if a pedestrian has violated the second or third prohibition?***

A: If the pedestrian lingers at the median or the intersection through two consecutive opportunities to cross (e.g. two light changes; no traffic), that will evidence that the pedestrian isn't using the crosswalk to cross the street.

Q. ***Would the ordinance apply to a person advertising for a business or activity such as a car wash or going out of business sale?***

A. No, as long as the pedestrian is not on the median and does not enter the roadway to engage in a transfer with a vehicle driver.

Q: ***What is a driver prohibited from doing?***

A: A driver cannot stop the vehicle, slow down, or change lanes to facilitate a transfer of an item (e.g. money, food) to a pedestrian.

Q: ***Does the 'congested area' include private property and parking lots?***

A: No. The prohibitions apply only to the streets within that area and exclude alleys.

Q: ***Does the ordinance provide for any exceptions?***

A: Yes. Crossing the street. Law enforcement and emergency personnel. Street repair. Streets closed for special events permitted by the City.

Q: ***Does the ordinance provide an exception for city employees and/or those volunteering on behalf of charitable organizations to solicit funds?***

A: No. The purpose of the ordinance is to promote traffic safety by protecting both drivers and pedestrians. The City cannot discriminate among various types of speech without subjecting itself to potential legal exposure.

Q: ***What constitutes a special event?***

A: A special event is an outdoor event held on public property organized for a particular and limited purpose and time, including, but not limited to, parades, block parties running/walking/bicycling events, motor vehicle events, festivals and concerts. TMC 12.70.010.

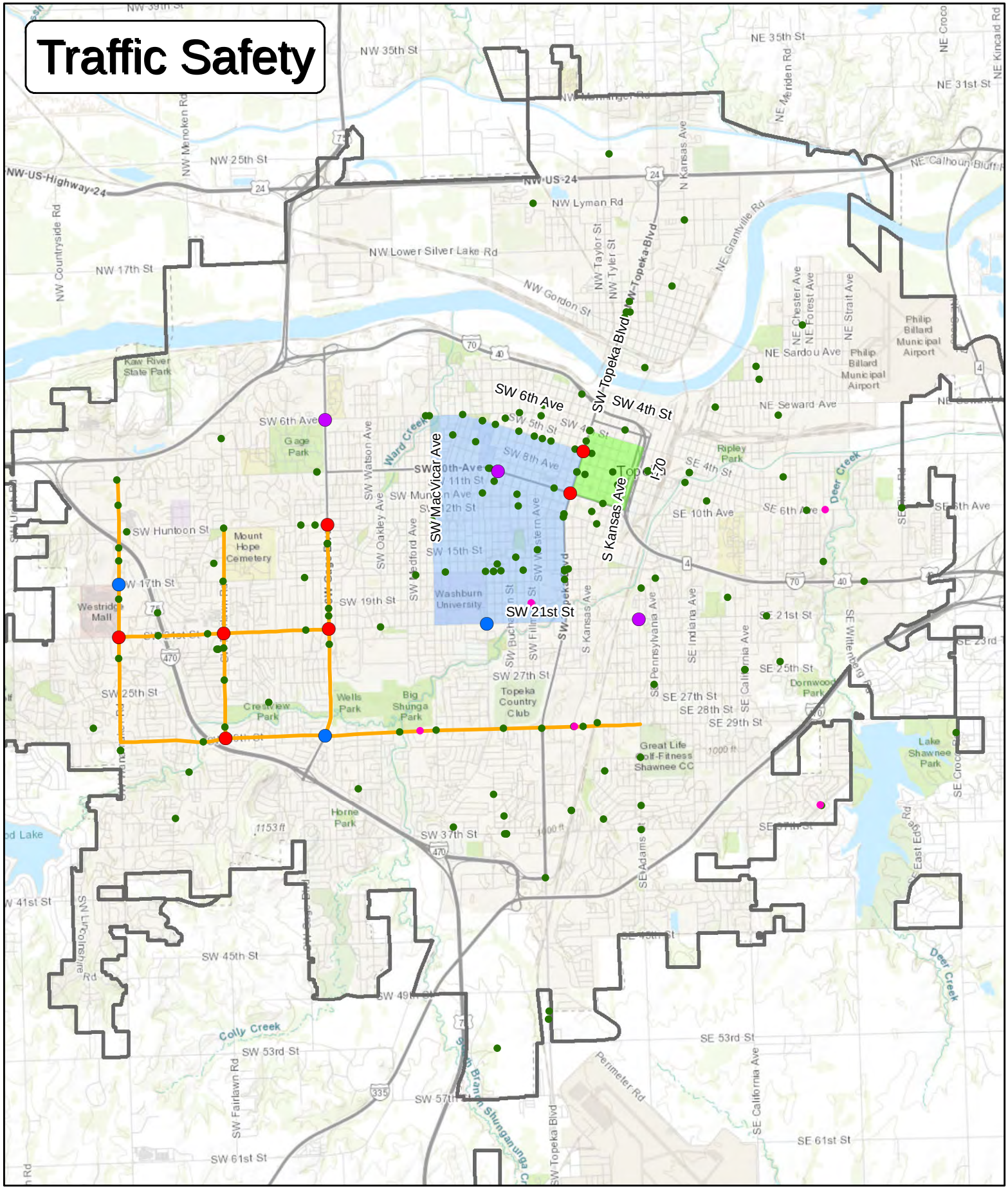
Q: ***Will there be a 'grace period' within which TPD will issue warnings before issuing actual citations?***

A: Yes. Staff will follow Wichita's lead, which allowed for a 90 day grace period.

Q: ***What's the penalty if convicted?***

A: Misdemeanor. Fine of up to $499 and 30 days in jail.

Traffic Safety



- Highest Total Crashes at an Intersection
- Highest Total Crashes & Fatalities/Injuries at an Intersection
- Highest Total Fatalities/Injuries at an Intersection
- Arterial Street
- Fatality Pedestrian Accidents
- Bicycle Accidents
- Congested Area A
- Congested Area B

While the City of Topeka, KS makes every effort to maintain and distribute accurate information, NO WARRANTIES AND/OR REPRESENTATIONS OF ANY KIND are made regarding information, data, or services provided. In no event shall the City of Topeka, Kansas be liable in any way to the users of this data.Users of the data shall hold the City of Topeka, Kansas harmless in all matters and accounts arising from the use and/or accuracy of this data/map.

Created by: tvogue
Date: 5/3/2018

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 3, 2019

DATE:	**December 3, 2019**	
CONTACT PERSON:	**Craig Duke, Fire Chief**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**American Medical Response**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**013 Ordinances - Codified / 160 Franchises**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION regarding nonexclusive franchise for American Medical Response.

(Approval would grant AMR a nonexclusive franchise agreement for one year.)

VOTING REQUIREMENTS:

Discussion only. No action required by the Governing Body.

POLICY ISSUE:

Approval would grant AMR a franchise agreement for one year so that AMR can provide ambulance services to city residents. The agreement provides for payment from AMR to the City for "lift assists" provided by the Topeka Fire Department personnel in non-emergency situations.

STAFF RECOMMENDATION:

Discussion only. Staff recommends the Governing Body move to adopt the ordinance when considered.

BACKGROUND:

Shawnee County contracts with AMR to provide ambulance services. The current AMR franchise agreement expires December 31, 2019. Topeka Fire Department and AMR have negotiated a new agreement.

BUDGETARY IMPACT:

A modest increase to the general fund is anticipated based on non-emergency lift assistance provided by Topeka Fire Department personnel. The annual revenue for ambulance fees remains at $275 per ambulance and there is a $1,500 franchise application fee for 2020. Currently, AMR has 21 active ambulance vehicle licenses.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

Ordinance

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Brent Trout, providing for a nonexclusive franchise to American Medical Response to operate an ambulance service within the City of Topeka until December 31, 2020, and replacing the franchise ordinance codified at City Code Appendix B, Article XI that will expire December 31, 2019.

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

Section 1. Authority.

This Franchise Ordinance is passed and approved by the Governing Body of the City of Topeka, Kansas, and enacted pursuant to K.S.A. 12-2001 and the authority found and provided for in Chapter 5.25 TMC.

Section 2. Satisfactory qualifications.

The Governing Body of the City of Topeka, Kansas, has considered the legal, character, financial, and other qualifications of the applicant and has found Medevac MidAmerica, Inc., doing business as American Medical Response, hereinafter "AMR," to be qualified in all respects to own, maintain and operate an ambulance service in the City of Topeka, Kansas hereinafter "City." The Governing Body of the City of Topeka finds that public convenience will be promoted and public necessity requires such ambulance service under the terms and provisions of Chapter 5.25 TMC.

Section 3. Service.

The maintenance and operation of an ambulance service by AMR in the City shall be in accordance with these terms and conditions and performance standards set forth in the current ambulance service contract entered into by AMR and the Board of County Commissioners of Shawnee County, Kansas. Said contract is identified as

Shawnee County Contract C207-2016. In addition, AMR agrees to provide to the City Manager of the City copies of documents which are required to be filed pursuant to Shawnee County Contract C207-2016.

AMR is currently working toward implementing a community paramedicine progam/service. It is the goal of AMR and TFD to jointly participate and collaborate in such implementation. This franchise does not permit AMR to provide the new paramedicine program without further approval by the City.

Section 4. Franchise grant.

Pursuant to the provisions of TMC 5.25.040, a nonexclusive franchise is granted to AMR, to own, maintain, and operate an ambulance service within the City. Said nonexclusive franchise is granted through and including December 31, 2020, and shall vest all rights, privileges and immunities of an ambulance service franchise with AMR; however, said nonexclusive franchise shall be subject to and conditioned upon all of the terms, duties and obligations found in the laws of the State of Kansas, Chapter 5.25 TMC, and this Franchise Ordinance.

Section 5. Payments to the City.

Consideration for the rights, privileges, and immunities granted to AMR includes the benefits to be derived by the citizens of the City of Topeka from the maintenance and operation of an ambulance service under the terms and conditions of this Franchise Ordinance.

(a) The ambulance service franchise application fee prescribed by TMC 5.10.040 has been paid to the City Clerk.

(b) On or before April 1 of each year within the term of this Franchise

Ordinance, the fees set forth in TMC 5.10.040(b) are due, including the business fee and an ambulance fee for each AMR ambulance in operation in the City. An ambulance fee for each additional ambulance placed into operation after the initial fee payment is due at the time the additional ambulance is licensed.

(c) Within thirty (30) days of the presentation of an invoice to AMR by the City, AMR shall make payments to the City Treasurer for the following types of assistance:

(1) For each Topeka Fire Department ("TFD") response to AMR's request for a non-emergency lift assist of any patient due to the patient's weight, AMR shall pay a fee of $200.00 per patient receiving the lift assist. For purposes of this subsection, non-emergency means any request that was not initiated by a 911 call.

Section 6. Insurance.

Upon the effective date of this Franchise Ordinance, AMR shall file with the City Clerk an insurance policy as required by TMC 5.25.140 and the same shall be approved as to form by the City Attorney's office. During the term of this Franchise Ordinance, AMR shall maintain paid insurance coverage according to TMC 5.25.140.

Section 7. Acceptance by AMR.

Operation of an ambulance service within the City by AMR on or after the effective date of this Franchise Ordinance constitutes acceptance of the provisions of the Franchise Ordinance.

Section 8. Remedies of City.

Nothing herein shall limit or preclude the City from seeking remedies at law or equity in a court of competent jurisdiction for any violation by AMR of the laws of the

State of Kansas or any ordinance of the City.

Section 9. Forfeiture.

Any material and substantial fraud, misrepresentation or default of the terms, duties and obligations imposed upon AMR by the laws of the State of Kansas, Chapter 5.25 TMC or by this Franchise Ordinance shall constitute grounds for forfeiture of this nonexclusive Franchise Ordinance. The City shall notify AMR in writing of any allegation of a material and substantial fraud, misrepresentation or default and shall hold a public hearing before the Governing Body of the City of Topeka on the merits of such allegations. Said public hearing shall be held within thirty (30) days after the notification to AMR and shall be adjudicative in character but shall not bar the rights of any parties to pursue judicial review. Within ten (10) days following the conclusion of such hearing, the Governing Body of the City of Topeka shall act with respect to such forfeiture and shall submit a written statement to AMR. This Franchise Ordinance shall not be forfeited unless the Governing Body of the City of Topeka finds that there has been a material and substantial fraud, misrepresentation or default on the part of AMR so as to justify a forfeiture. In such case a notice of forfeiture shall be provided to AMR. In the event this Franchise Ordinance is forfeited, AMR shall, within one hundred eighty (180) days of its receipt of notice of forfeiture, cease operation of an ambulance service hereunder.

Section 10. Surrender.

If, during the term of this Franchise Ordinance, AMR does not earn a fair rate of return upon the value of property used and useful in providing such ambulance service for a period of six (6) months; and it is determined by AMR that it would not be practical, possible or in the public interest to cure the deficiency by an increase in rates and/or a

reduction in service; and AMR has complied with all applicable procedures as prescribed by the Board of County Commissioners of Shawnee County, Kansas including the giving of notice of surrender to the City; then AMR upon one hundred eighty (180) days written notice to the City Clerk may elect to surrender this Franchise Ordinance and cease operation of the ambulance service hereunder. Fair rate of return means receipt of revenues for patient charges and public funds, if any, to include the sum of operating costs, depreciation reserves, growth and development costs and management fees.

Section 11. Transfer.

Only upon written approval of the Governing Body of the City of Topeka may the rights and obligations of AMR, pursuant to this Franchise Ordinance, be transferred to a person meeting the requirements for an ambulance service, as determined by the laws and regulations of the State and the City at the time of the contemplated transfer. Any approved transferee shall, without limitation, assume all the duties and obligations of AMR and AMR shall be released of all future rights, duties, and obligations arising from this Franchise Ordinance.

Section 12. Hold harmless.

AMR shall hold the City harmless for all liability, damages, costs and expenses of every kind for the payment of which the City may become liable to any person by reason of the rights and privileges herein granted and, if any action either at law or in equity, be brought against the City for damages or for any cost to the City for any fault of AMR, its servants, agents, or employees, in the operation of its ambulance service, AMR shall pay all costs, damages and expenses including costs of defense for which

the City may be held liable.

Section 13. Effective date.

This Franchise Ordinance shall take effect and be in force from January 1, 2020, and after its passage, approval and publication in the official City newspaper in the manner prescribed by law, and shall be binding upon AMR upon the conditions set forth herein.

PASSED AND APPROVED by the Governing Body on _____.

CITY OF TOPEKA, KANSAS

_____
Michelle De La Isla, Mayor

ATTEST:

_____
Brenda Younger, City Clerk

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 3, 2019

DATE:	**December 3, 2019**	
CONTACT PERSON:	**Doug Gerber, Deputy City Manager**	**DOCUMENT #:**
SECOND PARTY/SUBJECT:	**2020 Legislative Agenda**	**PROJECT #:**
CATEGORY/SUBCATEGORY	**006 Communication / 005 Other**	
CIP PROJECT:	**No**	
ACTION OF COUNCIL:		**JOURNAL #:**
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION regarding the legislative priorities identified by the Governing Body to be addressed or monitored during the 2020 Legislative Session.

VOTING REQUIREMENTS:

Discussion only. No action required by the Governing Body.

POLICY ISSUE:

Determine legislative priorities for the 2020 Legislative Session.

STAFF RECOMMENDATION:

Staff is making no recommendation. Discussion item only.

BACKGROUND:

The Governing Body provides issues they would like addressed during the next Legislative Session. The City Manager's Office will coordinate with the City's lobbyist to address the items and monitor during the legislative session.

BUDGETARY IMPACT:

There would be no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

Memorandum - Whitney Damron, P.A. - December 3, 2019.

WHITNEY B. DAMRON, P.A.

wbdamron@gmail.com
919 South Kansas Avenue
Topeka, Kansas 66612-1210
(785) 224-6666

MEMORANDUM

TO: Mr. Brent Trout, City Manager
Mr. Doug Gerber, Deputy City Manager
Mayor Michelle De La Isla
Members of the Topeka City Council

CITY OF TOPEKA

FROM: Whitney Damron

RE: City of Topeka 2020 Legislative Agenda & Legislative Update

DATE: December 3, 2019

Good evening Mayor De La Isla, Members of the City Council and City of Topeka Staff. I am pleased to appear before you today and provide information on the 2020 legislative session and items for consideration of inclusion in a City of Topeka list of legislative priorities. The list of priorities enumerated in this document were prepared in consultation with the City Manager's Office.

The Shawnee County Delegation is scheduled to hold meetings in the statehouse on Wednesday, December 4 beginning at 9:00 a.m. in room 144-south of the statehouse and we will plan to provide information on the City's 2020 legislative priorities at that time either as approved or under consideration.

The City of Topeka is scheduled to present comments at 11:30 a.m. Interested parties can attend in person or listen in through the Kansas Legislature's website link.

A complete list of the presenters is included with these materials.

The 2020 legislative session is scheduled to begin on Monday, January 13, 2020.

Proposed Legislative Priorities for the City of Topeka:

- **Support for a comprehensive Transportation Plan to succeed T-WORKS program (Forward Kansas).** The City's priority is advancement of the Polk-Quincy Viaduct project. The City has a working group including the Greater Topeka Partnership, City officials and transportation professionals who have been meeting with representatives of KDOT to better understand how best to advance this project in both the legislative process and with KDOT.

- **Protection of local government streams of revenue**, including support for amendment of the state-imposed property tax lid if opportunities present themselves; increased state/local revenue sharing programs and general support for local control.

- **Support for city authority to regulate placement of political signs.** HB 2135 was advanced out of the House Local Government Committee during the 2019 session but failed to run on the floor before final adjournment. The bill remains alive and can be reconsidered or new legislation introduced.

- **Collection of sales taxes on internet sales.** The Kansas Department of Revenue has directed those conducting business in Kansas to collect and remit sales taxes on all sales, internet based or otherwise. The directive with application to internet sales was announced to go into effect October 1, 2019. Republican leaders sought a review by Kansas Attorney General Derek Schmidt, who held in opinion 2019-008 that the Governor exceeded her statutory authority. We can anticipate the 2020 Legislature will review this issue during the session.

- **Property tax assessment.** Dramatic increases in property valuations, particularly on large commercial stores (e.g., big box retailers) has led to litigation and legislation on this issue, which is primarily focused on Johnson County taxpayers. We could see legislation on this issue in 2020, but consideration may be delayed until a final decision on pending litigation that so far has been decided in favor of the taxpayer.

- **Telecommunications Infrastructure.** Several years ago, the telecommunications industry successfully sought legislation to streamline the placement of equipment on public infrastructure (e.g., small cell technology). It is believed the cable telecommunications industry may seek similar authority.

Revenue Forecast.

- **Budget.** On November 8, the Consensus Revenue Estimating Group met and reviewed anticipated state revenues over the next two years and increased previous estimates by more than $525 million. 2020 will mark the first time in a decade when K-12 school finance litigation isn't casting a shadow over the legislative session, but there are concerns that the checks needed to be written to keep the new formula in compliance with the Kansas Supreme Court's decisions will prove costly and challenging in the out years. Revenue forecasts prior to the CREG report indicated a surplus of $300 million or so heading into the next fiscal year beginning on July 1, 2020; a revenue shortfall of $55 million for FY 2022 and a deficit of $563 million by FY 2023 beginning on July 1, 2022. The most recent CREG report will change that narrative, but by how much will depend upon spending approved by the 2020 Legislature.

Major Issues likely to be considered in 2020.

- Abortion Constitutional Amendment
- Banks vs. Credit Unions
- Electric Rates; Study Recommendations
- Foster Care
- KPERS
- Medicaid Expansion
- Medical Marijuana
- Noneconomic Damages Cap
- Prison and Sentencing Reform
- Sports Wagering
- Supreme Court Nominating Commission Process
- Tax Bill, including sales tax on food, unbundling, repatriation & taxation of internet sales.
- Transportation

Priorities of the League of Kansas Municipalities.

- Home Rule Authority
- Property Tax Lid Repeal
- Internet Sales Tax Collections
- Property Valuation
- Budget Timeline
- EMS/Hospital Funding (Medicaid Expansion)
- Mental Health

Priorities of the Kansas Association of Counties.

- Constitutional Home Rule
- Property Tax Lid Repeal
- Tax Valuation and Appeals
- Medicaid Expansion
- Mental Health and Jails
- State Funding (KPERS, state/local revenue sharing, etc.)
- Broadband Access
- Federal Taxes (Federal tax deduction for local taxes and retain exemption for muni bonds)

2020 is an election year for all 165 House and Senate Members, which can lead to interesting legislative initiatives.

WBD

2019 SHAWNEE COUNTY DELEGATION MEETING

Wednesday, December 4, 2019

Statehouse, 9:00 AM Room 144-S

9:00 AM	OPENING REMARKS BY REPRESENTATIVE VIC MILLER, CHAIRPERSON
9:15 AM	Dr. Farley, President of Washburn University
9:30 AM	Michael Kagay, Shawnee County District Attorney
9:45 AM	Curtis Sneden, Topeka Chamber of Commerce
10:00 AM	Shawnee Heights, Seaman, Silver Lake, Auburn Washburn Schools
10:15 AM	Topeka Public Schools
10:30 AM	Dana Schoffelman, CEO of Florence Crittenton Services
10:45 AM	Judge Teresa Watson, Shawnee County Judicial Court
11:00 AM	Wayne Lukert, Shawnee County Conservation District
11:15 AM	Kathleen Marker, CEO YWCA
11:30 AM	**Whitney Damron, City of Topeka**
11:45 AM	Jim Leiker, President and CEO of Capper Foundation
12:00 PM	**BREAK/LUNCH**
12:30 PM	Jessica Lehnherr, CEO, United Way of Greater Topeka
12:45 PM	Bill Persinger, CEO of Valeo Behavioral Health Care
1:00 PM	Laura Lutz, Evergy
1:15 PM	Brett Oetting, President of Visit Topeka
1:30 PM	Dawn McWilliams, Boys & Girls Clubs of Topeka
1:45 PM	Heidi Pickerell, President/CEO, Meals on Wheels
2:00 PM	Karren Weichert, President/CEO, Midland Care Connection, Inc.
2:15 PM	
2:30 PM	
2:45 PM	
3:00 PM	

City of Topeka
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214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 3, 2019

DATE:	**December 3, 2019**		
CONTACT PERSON:	**Brendan Wiley**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Friends of the Topeka Zoo**	**PROJECT #:**	**368-9131**
CATEGORY/SUBCATEGORY	**006 Communication / 005 Other**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:	**Discussion 06-04-19.**	**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

DISCUSSION on the governance of operations at the Topeka Zoo.

(The purpose of this discussion is to update the Governing Body on the opportunity that exists to modify the current operational partnership between the City and Friends of the Topeka Zoo (FOTZ) and exploring a City agreement with a non-profit organization to manage the full operation of the Topeka Zoo.)

VOTING REQUIREMENTS:

No action is required by the Governing Body. Discussion only.

POLICY ISSUE:

The policy issue of this item relates to determining the most effective governance model of the Topeka Zoo to promote future growth.

STAFF RECOMMENDATION:

Continue exploring the option of operating the Topeka Zoo under a Public Private Partnership.

BACKGROUND:

The City of Topeka currently operates the Topeka Zoo through a public private partnership with FOTZ. Last fall, FOTZ retained a consultant to assist both organizations with evaluating the direction of this partnership; and future governance of the Zoo.

Evaluating the form of governance of the Topeka Zoo was first recommended in 2009. The topic has been discussed every two to three years since then. The recent conversation was initiated due to the level of growth the Topeka Zoo is experiencing. The question we are trying to answer is, "How can growth at the Zoo be facilitated without having a negative impact on the General Fund?"

BUDGETARY IMPACT:

The purpose of the discussion is for information sharing only. Budget impact will be a topic of a future discussion.

SOURCE OF FUNDING:

While there is no funding request at this time, future budget and funding questions will relate to the General Fund.

ATTACHMENTS:

Description

Executive Summary - Topeka Zoo Public-Private Partnership
Zoo Governance Presentation (June 4, 2019 Governing Body Meeting)

CITY OF TOPEKA

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EXECUTIVE SUMMARY - TOPEKA ZOO PUBLIC-PRIVATE PARTNERSHIP

REQUEST: The purpose of the discussion is to provide an update to the Governing Body on a Public Private Partnership operating model of the Topeka Zoo and to request support to continue evaluating the best model for long term governance of the Topeka Zoo.

BACKGROUND: Operating the Zoo through a public private partnership was first recommended by an Association of Zoos & Aquariums (AZA) special inspection in the fall of 2009, and was again considered in 2012, 2016 and 2018.

In a Public Private Partnership, the City would maintain ownership of all assets, including land, buildings and animals. The City would contract with a non-profit to operate the zoo for an agreed upon annual management fee. Most City employees become employees of the non-profit in the short-term. In the long-term, all personnel become employees of the non-profit. The model allows for operational and infrastructure growth without passing the associated costs of growth to the General Fund.

PROCESSES ALREADY TRANSITIONED TO FOTZ:

The City currently contracts with FOTZ, a non-profit organization, to operate several Zoo functions for an agreed upon annual fee.

- 2013 - Began operating Admission, Rental, Concession and Public Area Custodial Processes.
- 2015 - Began hiring seasonal animal care staff to work under City staff.
- 2019 - FOTZ began the practice of hiring seasonal education staff to work under City staff.

WHY NOW?

- Facilitates operational growth and infrastructure growth without pressure on the City's General fund budget and provides budgeting consistency for the City.
- Eliminates confusion regarding areas of operational responsibility.
- Creates a better process for operational fundraising.
- Supports Industry Best Practice: Over 75% of AZA zoos follow this model.

Evaluation Status:

- Reviewing employee status relating to pay and benefits.
- Developing draft license agreement considering term, management fee, governance structure and capital needs.
- Developing asset lists including physical property, animals and technology.
- Reviewing potential actions needed from Governing Body.

ZOO ADVISORS



Topeka Zoo

Governance Evaluation

Initial Review

August 2013

Current Responsibilities

City of Topeka

- Day-to-day Zoo management & operations
- Staffing
- AZA Accreditation
- Animal Management
- Education & Programs
- Facility management and upkeep
- Grounds maintenance
- Guest Services (partial)
- Capital project management
- Master Plan Development
- Back-office management; HR, payroll, finances

FOTZ

<u>Current</u>

- Fundraising & Events
- Donor Relations
- Project Funding, e.g. Master Plan Development & Governance Evaluation
- Membership
- Marketing Support
- Gift Operations

<u>Pending</u>

- Combined Guest Services (Admissions, Food, & Gift)
- Janitorial Support (guest areas)

* Shared responsibility with Society

Current Roles - Observations

The following **early** observations can be made as they relate to the current operations of the Zoo.

- The current partnership between the Zoo and the Friends appears to be working well with a strong and positive relationship between the Zoo and the Friends Directors
- City provides a significant level of back-end support to operate the Zoo, with City staff managing human resources, finances, and payroll
- The City has made investments in the Zoo, e.g. hospital, elephant programs
- The City appears to remain committed to the success of the Zoo but is open to alternatives to continue to improve the Zoo
- The Friends have shown a commitment and willingness to take on a greater role at the Zoo and further enhance the guest experience
- The Friends are waiting on city action to take over management of the Zoo's guest services functions – admission, food, and gift as well as providing some janitorial services for guest areas
- Pending City approval, the Friends will enter into an updated MOU that covers the new functions and outlines the financial arrangements between the two entities
- The revenue sharing model is –
  - *FOTZ keeps 5% of Admission Revenue*
  - *FOTZ keeps all revenue from gift , food, rental and event sales*
  - *City experiences a net operational savings of 2.4%*
  - *Zoo guests experience enhanced benefits*

SWOT – Current Model

+ Strengths

- City provides set level of expense funding for operations regardless of revenue
- City has shown commitment to the Zoo through investments in capital improvements
- City has easier ability to raise funds for capital projects through bonds or other taxing initiatives

+ Weaknesses

- Donors don't like to fund City assets
- Future City financial pressures could negatively impact Zoo operations
- Ability to grow and invest in staff may be limited with City budget
- City decision making processes could slow improvements
- Change in City politics could present uncertainty for Zoo's future

SWOT – Current Model

+ Opportunities

- The Zoo is a treasured asset in the community with a rich history
- The Friends have continually provided investment and support to enhance the guest experience
- Can the City provide some type of public tax funding to enhance the Zoo?
- To move forward with FOTZ funded master plan

+ Threats

- Can the Topeka community support the Zoo at the higher levels required to implement the Zoo's master plan?
- Is the Zoo a philanthropic priority for the region?
- Does the Friends Board have the capacity to secure the additional funds to improve the Zoo?
- Zoo will always be a lesser priority among City's core services

Public Private Partnership (PPP) An overview

What is a PPP?

- A PPP is a governance model which shifts total organizational, operational, and fiscal responsibilities of the Zoo from a public entity, i.e. the City of Topeka, to a non-profit management organization, i.e. The Friends of the TopekaZoo.

How does it work?

- The City enters into a long-term agreement with the Friends to take over management of operations of the Zoo for a fixed annual management fee paid by the City. Under one scenario, staff at the Zoo would become employees of Friends while the City would maintain ownership of all assets, including all buildings and animals. The City would continue to provide a level of annual support for capital improvements to maintain its assets with the Friends raising outside funds to build new exhibits and attractions. The Zoo would be managed by a professional Director/CEO with oversight provided by a Board of Directors made up of business and community leaders and could include City representative(s).

PPPs

PPPs –

- *Are not an answer for every operating model*
- *Are successful governance models but there are many successful publicly run zoos as well, e.g. Minnesota; Cleveland; Point Defiance*
- *Are unique to individual zoos and the community's they serve*
- *Can combine the elements of various alternatives to come up with what works best for the individual institution*
- *Have never failed in the zoo business, i.e. no zoos have closed nor reverted back to their previous publicly run operation*
- *Require the right funding model to work well*

PPP - Benefits

Shifting to a PPP operating model results in a long list of benefits to the City, the Zoo, and the community, including:

- *A more streamlined and efficient organizational model with a single entity responsible for all aspects of operations run by one executive*
- *Staff can be deployed more effectively across the Zoo with a single entity responsible for all aspects of operations and the guest experience;*
- *City costs for the Zoo remain stable through a stable management fee resulting in long-term savings for the City;*
- *Donors are more likely to support a non-profit managed Zoo to invest in new exhibits and experiences and help grow the Zoo with contributed operating support;*
- *With the Zoo operated as one entity, there is an improved guest service experience, particularly in areas such as admissions & membership (same people can service both); events and rentals (single point of contact to handle all aspects of events); and experiences (fee-based attractions can share staff across the Zoo); Note: This is already being initiated with the Friends taking over these areas.*
- *An increased focus and a stronger business approach that will result in growing earned revenue;*
- *City minimizes its risk of increasing and changing standards related to animal management and welfare and the associated costs of meeting those standards;*
- *Insulates the City from public relations crisis associated with the Zoo; and*
- *There is a greater incentive for success and growth since what gets earned in the Zoo stays at the Zoo.*
- *Removes continued USDA threat from the City.*

Public Private Partnerships - Benchmark Zoos

- Over 70% of AZA zoos are operated by private non-profit or for-profit entities
- Most large zoos have already made the shift – Dallas is the most recent large zoo in 2009; many of the remaining large public zoos have a dedicated funding model, e.g. Cleveland through property tax. San Francisco and Los Angles remain as two large zoos that have not shifted governance, although LA is exploring making a change
- The trend is now moving towards small to mid-size public zoos
  - Chattanooga (2010)
  - Lake Superior (2009)
  - Tulsa (2011)
- A number of Zoos are actively evaluating or pursing privatization
  - Potawatomi Zoo, South Bend, IN
  - John Ball Zoo, Grand Rapids, MI
  - Santa Ana Zoo, Santa Ana, CA
- This is a path that is well traveled; many lessons have already been learned, however, there is no *'one size fits all'* approach, each agreement or partnership model is uniquely structured to meet many stakeholder groups: employees; political leadership; guests, and the community

Public Private Partnerships - Benchmark Zoos

- Zoos that have privatized have seen great success
- Based on a survey by Mesker Park Zoo in Indiana of eight recently privatized zoos, once zoos moved to a single operational model:
  - Attendance increased on average 24% from transition to date
  - Annually over time, these zoos saw on average a 3% to 6% increase in annual attendance
  - Operating revenues increased by 142%
  - Contributed revenue programs increased by 183%
  - Capital facility improvements generated on average $30m from private donors and $36.9m from public sector funding (bonds)
  - Public sector funding declined in three of the eight zoos (due to new regional funding initiatives)

Note – findings are from Mesker Park's PPP Study; it is unknown at this time which eight zoos were surveyed; it is expected that many of these are larger institutions but the trends are still valid for the NC

Current Zoo Funding Model

- Department within the City's General Fund
  - General fund populated primarily through property tax
  - 2013 expense allocation of $2.4M
  - Revenue generated does not offset expenses
- Additional operating support from FOTZ
  - 2010 – $91,403; underwrote education initiatives; development; small projects throughout the zoo
  - 2011 – $100,205; underwrote education initiatives; development; and small projects throughout the zoo
  - 2012 – $234,667; traveling penguin exhibit
  - 2013 - $209,724; traveling alligator exhibit

Funding Models

One of the keys to any successful public private partnership is the right funding model. Most successful zoos rely on three categories of funds to support their annual operations: earned, contributed, and public. Relying too heavily on any one source puts the organization at greater risk for financial instability. Weather plays the greatest factor in impacting (positively and negatively) the ups and downs of earned income tied directly to attendance. A stable base of contributed operating support helps to even out those peaks and valleys. Although there are many variations in the amount of funding that comes from each, with some getting over 50% of their operating budget from public sources, industry best practice percentages are outlined below. These figures exclude any capital costs.

- Three funding sources:
  - **Earned:** admission; membership; concessions; (60% to 65% of revenue)
  - **Contributed:** donations from individuals, corporate, and foundations (10% to 15%)
  - **Public:** City, County, or Regional (30% to 35%)

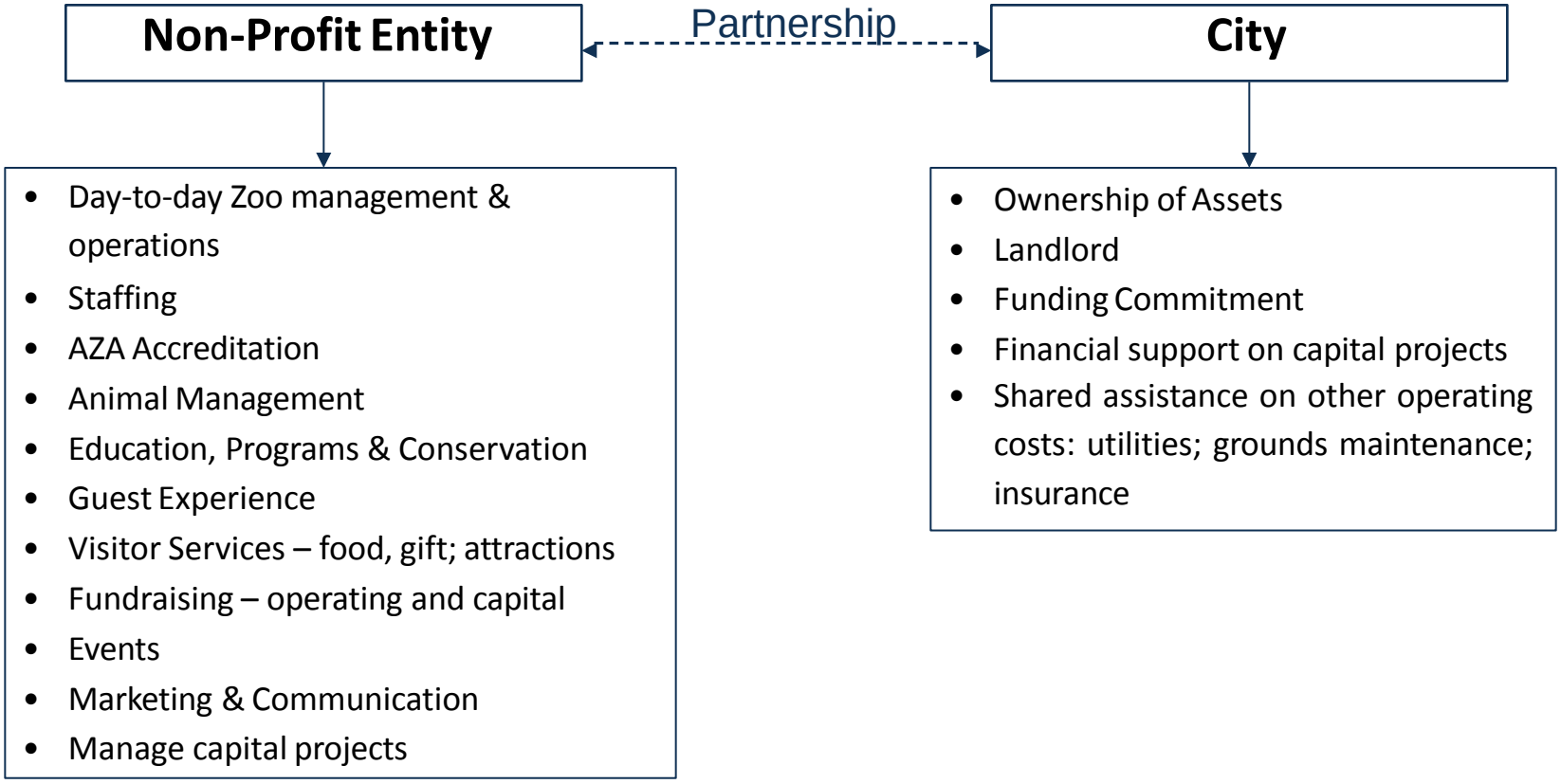
- Successful partnerships have consistent public support, through:
  - Direct appropriation
  - Regional funding mechanisms including: sales, property, and entertainment/tourism taxes

Funding Alternatives

A number of possible funding models and alternatives have been used in zoos -

- **Self Sustaining** – receive no public dollars; operate through combination of earned and contributed dollars; a minority of zoos; examples include Philadelphia, Naples, Indianapolis
- **Direct Appropriation** – line item within City budget; examples include Dallas; El Paso
- **Property Tax -** Zoos receive a combination of operating and capital dollars through a property tax millage; examples include all Ohio zoos
- **Direct Sale Tax –** operating and capital funding provided through dedicated sales tax; example – Fresno; Great Plains Zoo
- **Shared Tax –** zoo shares in sales tax revenue with other cultural institutions; examples include Denver; Hogle Zoo (UT)

Typical Roles under PPP



* Shared responsibility with Society

Success Factors

Based on working with and reviewing a number of other similar institutions that have shifted governance models, a number of success factors have been identified.

- Strong sense of partnership between all parties, uniting behind the common goal of improving the Zoo
- Support from City at all levels; it is critical to have buy-in at the highest levels of leadership, e.g. Mayor or City manager. Many of the transitions have taken place after a change in leadership.
- A strong Friends Board - it will be critical to have unified support for moving forward and a commitment to making this work.
- Having the key leaders in the community on the Board has insured success at other zoos; this would include high level business, community and philanthropic leaders (C-level Board)
- Additionally, the Board must be in the position to raise significant sums of money to fund the transition and the new capital projects that will be required to grow the organization. Given the long-term costs of the facility plan, the Board will need to raise significant dollars annually for capital projects
- There will be the need to grow contributed operating support as well to supplant earned and public dollars. These contributed funds – over and above capital dollars raised – will define the 'margin of excellence' for the Zoo and set it apart from others

Success Factors

Additional factors include:

- Involvement of key community stakeholders; getting the right community leaders engaged early in this process will help sell a transition to City and regional leadership
- Gaining support of regional partners, both in business and government leadership to begin positioning the Zoo as a regional destination that requires regional support
- Funding commitment from the City to support on-going operations; at a minimum, the funding should remain stable from current levels and grow at some inflationary rate
- Consistent and coordinated communications; the City and the Friends should assign a single point of contact to get the key message points out to the right constituencies
- Realistic implementation plan with an achievable timeline that captures the momentum and excitement of the process
- Having the right 'people on the bus' at the operational level to implement the plan, lead the new organization, and manage growth
- Willingness to invest in additional staff to exceed AZA standards for animal welfare and management and grow new areas of the business – development; food, gift, and experiences; programs

Benchmarks

As was noted earlier, a number of zoos have changed governance models. Outlined below are a number of key elements from these institutions. Operating agreements for many of these institutions have been reviewed by the planning team.

+ Chattanooga
  - City provides fixed level of funding; not to exceed 45% of operating income
  - Provides $50,000 annually for capital
  - City had union employees; Society does not; some came over to new entity, others retired or remained with the City
+ Dallas
  - Set up new entity to take over management
  - City provides increasing level of annual operating support
  - City employees could apply for jobs at new entity; no commitment to hire
+ Tulsa
  - Established new entity to manage Zoo
  - Developed high-powered Board to raise funds
  - City provides annual operating support with inflationary growth of management fee
  - City to pay utility cost for two years; 25% of liability insurance

Benchmarks

Additional benchmark institutions:

- Lake Superior, Duluth MN
  - City operated Zoo with union employees; no union at non-profit
  - City is providing annual operating support
  - Society must raise funds for capital
- John Ball Zoo, Grand Rapids, MI (in process)
  - Establishing new entity with new high-level Board
  - County will provide annual commitment of operating and capital funds
  - Mid-term goal (beyond 3 years) is to secure regional property tax millage
- Roger Williams Zoo, Providence, RI
  - Line staff remained City employees; management staff employed by non-profit
  - City provides funding for management salaries
  - City helps to build reserve fund

Alternatives

A number of alternatives are available to both the City and the Friends as they evaluate the alternatives in operation of the Zoo. On the following pages, the advantages and disadvantages of each are outlined.

- **Status Quo** – keep operations the same with no change in responsibilities between the Friends and the Zoo
- **Full PPP** – transfer full management from City to Friends; a model similar to what has been done in most other zoos that have made a change in governance
- **Partnership** with other non-profit to manage operations; have another entity in the area take over management of the Zoo
- **New non-profit management** of the Zoo; create a new entity, e.g. Topeka Zoo Management Inc. to manage the Zoo (model seen in Tulsa and Dallas)
- **Partial shift** of operations from City to Friends
  - Friends continues to take over additional functions and operational areas of the Zoo
  - Zoo staff remains City employees with management by non-profit

Status Quo

Under this scenario, there would be no change in how the Zoo is operated. The City would continue to manage operations with the Friends continuing to provide fundraising support, selling memberships and supporting guest service functions.

+ Advantages
  - The City can continue operations with no change in staffing or the funding model
  - No transition costs
  - No need to bring before City leadership to 'sell' any change
+ Disadvantages
  - Current model is not business best practice
  - Zoo is not core service of the City
  - Doesn't maximize value of City asset
  - Decision making can be slow and cumbersome

Full PPP – Friends Management

This is the model that has proven to be the most successful at other Zoos. With many of the benefits of this alternative already having been discussed, the major ones have been highlighted below.

+ Advantages
  - Streamlines business and management operations
  - Greater appeal to donors; can raise needed capital dollars to build new exhibits
  - Ability to increase earned revenue through more and better offerings

+ Disadvantages
  - Requires a stable, if not growing, level of funding from the City; is City willing or able to provide that funding at this point
  - Requires a strong and high level Board of Directors to raise the necessary funds to support a transition and build out the facility plan
  - The amount of operating contributed funding will need to grow to balance the Zoo's funding streams and cover any gaps between earned and public support
  - Resources (both time and money) will be required for a successful implementation; do the Friends have the dollars and does the Board have the time to put towards the transition?

PPP – Other non-profit managem

Another area non-profit, either alone or in partnership with the Friends, would take over management of the Zoo. This is a model that is being explored in a couple of zoos where a science museum or university would operate the facility. While none have been done in the zoo field, several museums have taken this route (Drexel's Academy of Natural Sciences in Philadelphia is one example)

+ Advantages
  - A larger or more well established partner could bring a greater pool of resources to the table to effect change
  - Collaborative efforts are appealing to the foundation and donor community since it is a more effective use of a limited pool of resources
  - Management and back-office functions could be shared among groups, reducing operational costs

+ Disadvantages
  - No viable partner is apparent in the Topeka region
  - Alignment of mission between the Zoo and a museum or University presents challenges, i.e. where is the fit?
  - Definition of roles and combination of leadership has caused issues for others
  - Potential partners may question the value of partnership or what do they gain in management of the Zoo

Partial Shift of Operations

Under this alternative, The Friends would take over some additional areas of operations, e.g. increased revenue producing functions; education.

+ Advantages
  - Allows the Friends to build capacity by only running select areas of the business
  - The Friends, given their structure, would be in a better position to maximize new revenue opportunities
  - Provides for a natural evolution to a full-blown PPP

+ Disadvantages
  - A revenue sharing model would need to be clearly defined between the City and the Friends so that both partners can realize new benefits from this arrangement
  - If new money is raised through earned income, will it be able to be invested back into operations?
  - Having dual leadership over multiple areas is still an ineffective business model; roles would need to be clearly defined
  - From a guest services perspective, guests still want and need a single point of contact for their entire visit

Next Steps

- Additional benchmarking
- In-depth review of finances
- Test alternatives with Friends Board
- Gain better understanding of City's interest and willingness for greater change