



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

Governing Body Agenda

December 10, 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:

1. ROLL CALL:

2. CONSENT AGENDA:

A. Resolution - Initiation of Eminent Domain Proceeding - Wanamaker Sanitary Sewer Project

RESOLUTION introduced by City Manager Brent Trout authorizing initiation of condemnation proceedings to acquire easements for replacement of the Wanamaker Sanitary Sewer Main from the 6300 block of S.W. 9th to Danbury Lane (Project T-291056.00).

B. Ordinance - AMR Franchise Agreement

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 6 that will expire on December 31, 2019.

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

C. MINUTES of the regular meeting of December 3, 2019

D. APPLICATIONS:

3. ACTION ITEMS:

A. Real Estate Purchase Agreement - 1910 NW Grove Ave

APPROVAL of a Real Estate Purchase Agreement between Kathleen Ann Danker and the City of Topeka in the amount of \$80,000.

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

(Approval would allow the purchase of property located at 1910 NW Grove Avenue in the amount of \$80,000.)

B. Ordinance - 2020 Downtown Business Improvement District Fee Structure

ORDINANCE introduced by City Manager Brent Trout, establishing a service fee levy for 2020 relating to the Capital City Downtown Business Improvement District.

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

(Approval will continue the imposition of business improvement service fees on businesses located within the Capital City Downtown Business Improvement District. There are no proposed changes to the fee structure for 2020.)

C. Ordinance - 2020 Topeka Tourism Business Improvement District Fee Structure

ORDINANCE introduced by City Manager Brent Trout, amending City of Topeka Code Section 3.65.035 establishing a service fee levy for 2020 relating to the Topeka Tourism Business Improvement District and specifically repealing said original section.

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

(Approval would continue the imposition of business improvement service fees on hotels within the district in the amount of \$1.00 per occupied room per night. The BID Advisory Board recommends no change to the fee.)

D. Public Hearing and Ordinance - Establishing the Dynamic Core Redevelopment District

PUBLIC HEARING AND ORDINANCE introduced by City Manager Brent Trout, establishing the Dynamic Core Redevelopment District pursuant to K.S.A. 12 1770 et seq.

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

(Following the conclusion of the public hearing, approval would establish the Dynamic Core Redevelopment District.)

E. Public Hearing and Ordinance - 2019 Budget Amendment

PUBLIC HEARING and APPROPRIATION ORDINANCE introduced by City Manager Brent Trout, approving and adopting certain amendments to the operating budget for the City of Topeka for the year 2019, and appropriating the amounts for the purpose as set forth therein.

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

(Approval would increase the expenditure level of the 2019 Adopted Budget in specified funds from \$12,165,734 to \$14,510,890, a \$2,345,156 increase.)

F. Ordinance - Utility Rates

ORDINANCE introduced by City Manager Brent Trout, concerning utility rates amending City of Topeka Code Sections 13.05.020 through 13.05.060 and repealing original sections.

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

(Potential rate changes for infrastructure maintenance include a 9% increase for water, 2% wastewater and 9% stormwater in 2021, 2022 and 2023, and an 8% increase for water, 2% wastewater and 8% stormwater in 2024 and 2025.)

4. NON-ACTION ITEMS:

A. Discussion - New Fire Station - Request to Approve Land Acquisition

DISCUSSION regarding the request to acquire property for construction of new a fire station on SW 6th Street.

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 10, 2019

DATE:	December 10, 2019		
CONTACT PERSON:	Braxton Copley, Deputy Utilities Director	DOCUMENT #:	
SECOND PARTY/SUBJECT:	Wanamaker Sanitary Sewer Main Project T- 291056.00	PROJECT #:	T-291056.00
CATEGORY/SUBCATEGORY	020 Resolutions / 002 Condemnations		
CIP PROJECT:	No		
ACTION OF COUNCIL:		JOURNAL #:	
		PAGE #:	

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Brent Trout authorizing initiation of condemnation proceedings to acquire easements for replacement of the Wanamaker Sanitary Sewer Main from the 6300 block of S.W. 9th to Danbury Lane (Project T-291056.00).

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to take the first step in initiating eminent domain (condemnation) proceedings to acquire easements for replacement of the Wanamaker sanitary sewer main.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

This is the first step in acquiring easements for the Wanamaker sanitary sewer project which will replace the Wanamaker forced sanitary sewer main from the 6300 block of S.W. 9th to Danbury Lane. The resolution authorizes the city engineer to determine what easements are necessary for the project. If passed, an ordinance authorizing the city attorney to commence eminent domain proceedings will be presented to the governing body.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Resolution

(Published in the Topeka Metro News_____)

RESOLUTION NO._____

A RESOLUTION introduced by City Manager Brent Trout authorizing initiation of condemnation proceedings to acquire easements for replacement of the Wanamaker Sanitary Sewer Main from the 6300 block of S.W. 9th to Danbury Lane (Project #: T-291056.00)

BE IT RESOLVED by the Governing Body of the City of Topeka, Kansas, pursuant to K.S.A. 26-201 that it is necessary and advisable in the public interest to condemn within the corporate limits of the City of Topeka certain private property interests for replacement of the Wanamaker Sanitary Sewer Main from the 6300 block of S.W. 9th to Danbury Lane and such other public purposes as are authorized by law.

Pursuant to the provisions of K.S.A. 26-201, the Engineering Division is hereby authorized and directed to cause a survey to be made by some competent engineer of the private property interests which are necessary to be appropriated for the project, and such other public purposes as are authorized by law, and the City Engineer or designee, is authorized and directed to file the report of the survey, including a description of the private property interests to be acquired by condemnation, in the office of the City Clerk.

THIS RESOLUTION shall become effective upon one publication in the official city newspaper.

ADOPTED and APPROVED by Governing Body _____.

CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk

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

1 (Published in the Topeka Metro News _____)

2
3 ORDINANCE NO. _____

4
5 AN ORDINANCE introduced by City Manager Brent Trout, providing for a
6 nonexclusive franchise to American Medical Response to operate
7 an ambulance service within the City of Topeka until December 31,
8 2020, and replacing the franchise ordinance codified at City Code
9 Appendix B, Article XI that will expire December 31, 2019.

10
11 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

12
13 **Section 1. Authority.**

14 This Franchise Ordinance is passed and approved by the Governing Body of the
15 City of Topeka, Kansas, and enacted pursuant to K.S.A. 12-2001 and the authority
16 found and provided for in Chapter 5.25 TMC.

17 **Section 2. Satisfactory qualifications.**

18 The Governing Body of the City of Topeka, Kansas, has considered the legal,
19 character, financial, and other qualifications of the applicant and has found Medevac
20 MidAmerica, Inc., doing business as American Medical Response, hereinafter "AMR," to
21 be qualified in all respects to own, maintain and operate an ambulance service in the
22 City of Topeka, Kansas hereinafter "City." The Governing Body of the City of Topeka
23 finds that public convenience will be promoted and public necessity requires such
24 ambulance service under the terms and provisions of Chapter 5.25 TMC.

25 **Section 3. Service.**

26 The maintenance and operation of an ambulance service by AMR in the City
27 shall be in accordance with these terms and conditions and performance standards set
28 forth in the current ambulance service contract entered into by AMR and the Board of
29 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 program/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

99 reduction in service; and AMR has complied with all applicable procedures as
100 prescribed by the Board of County Commissioners of Shawnee County, Kansas
101 including the giving of notice of surrender to the City; then AMR upon one hundred
102 eighty (180) days written notice to the City Clerk may elect to surrender this Franchise
103 Ordinance and cease operation of the ambulance service hereunder. Fair rate of return
104 means receipt of revenues for patient charges and public funds, if any, to include the
105 sum of operating costs, depreciation reserves, growth and development costs and
106 management fees.

107 **Section 11. Transfer.**

108 Only upon written approval of the Governing Body of the City of Topeka may the
109 rights and obligations of AMR, pursuant to this Franchise Ordinance, be transferred to a
110 person meeting the requirements for an ambulance service, as determined by the laws
111 and regulations of the State and the City at the time of the contemplated transfer. Any
112 approved transferee shall, without limitation, assume all the duties and obligations of
113 AMR and AMR shall be released of all future rights, duties, and obligations arising from
114 this Franchise Ordinance.

115 **Section 12. Hold harmless.**

116 AMR shall hold the City harmless for all liability, damages, costs and expenses of
117 every kind for the payment of which the City may become liable to any person by
118 reason of the rights and privileges herein granted and, if any action either at law or in
119 equity, be brought against the City for damages or for any cost to the City for any fault
120 of AMR, its servants, agents, or employees, in the operation of its ambulance service,
121 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

SOURCE OF FUNDING:

Utility Operating Funds

ATTACHMENTS:

Description

Real Estate Purchase Agreement

Property Appraisal

Stream Buffer Map

Property Photo 1

Property Photo 2

Property Photo 3

Property Photo 4

City of Topeka Contract No. _____
REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement ("Agreement") is made and entered into on the ____ day of _____ by and between Kathleen Ann Danker ("Seller") and the City of Topeka, a municipal corporation ("Buyer").

1. Sale of Property. Subject to the terms and conditions herein set forth, Seller hereby agrees to sell and convey to Buyer by good and sufficient general warranty deed, free and clear of encumbrances, and Buyer hereby agrees to purchase, that certain real estate legally described as:

Part of Tract 1 Belvoir an addition to the City of Topeka, Shawnee County, Kansas, described as follows: Beginning at a point on the North line of Grove Avenue 465.4 feet West of the center of Elmwood Avenue; thence West along said North line 108.5 feet to the center of Creek; thence North at right angles 234.9 feet; thence East at right angles, 108.5 feet; thence South at right angles 234.9 feet to the place of beginning.

and;

Part of Tract 1 in Belvoir, an addition to the City of Topeka, Shawnee County, Kansas, described as follows: Beginning at a point 234.9 feet North of a point on the North line of Grove Avenue, 465.4 feet West of the center of Elmwood Avenue; said point being identical to the Northeast Comer of the first above described tract, thence South 109.9 feet; thence East 8.7 feet; thence North to a point on the North line of said Tract 1, Belvoir 9.45 feet East of the point of beginning; thence West 9.45 feet to the point of beginning.

commonly known as 1910 NW Grove Avenue, Topeka, Kansas, (the "Real Estate"). The Real Estate shall include all attached improvements permanently affixed to the premises, or any improvements thereon, with the following exceptions:

Seller may salvage any personal property, property attached to the improvements or any improvements, conditioned on Seller securing the structure to prevent entry into the house during salvage operations and until Buyer takes possession.

2. Purchase Price. The purchase price for the Real Estate shall be the sum of Eighty Thousand and 00/100 Dollars (\$80,000) ("Purchase Price").

3. Relocation costs. There are no relocation costs associated with this purchase.

4. Time of Purchase. The time for closing of the purchase of the Real Estate shall be within sixty (60) days of the date upon which all of the conditions precedent are satisfied or waived in writing by the party for whose benefit the condition is provided.

5. Title and Conveyance. Seller agrees to cooperate with Buyer in securing a title insurance commitment (the "Commitment") to insure the Real Estate in the amount of the Purchase Price, which Commitment shall show marketable title vested in Seller, subject to all rights of way, easements, and restrictions of

record. The Commitment shall be delivered to Buyer at least ten (10) days prior to the closing of this transaction for examination by Buyer or Buyer's attorney. In Buyer's opinion, if 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 from Buyer in which to correct such title objections and the closing date shall be extended for up to such period of time. 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. As a part of the closing, Seller shall cause the title company to issue and deliver to Buyer a title insurance policy in the amount of the Purchase Price. The cost of the Commitment and title insurance policy shall be paid by Buyer.

6. Voluntary Negotiation. The Seller and the Buyer acknowledge the parties entered into good faith negotiation of fair and reasonable benefits, in addition to compensation for the Real Estate. The Seller acknowledges that the Buyer has indicated that Buyer would not initiate eminent domain proceedings to acquire the Real Estate.

7. City Council Approval. It is understood and agreed between the Buyer and Seller that this Agreement and its funding is contingent upon approval by the City Council. If the City Council does not approve the Agreement and funding, the Buyer shall not be obligated to complete the purchase.

8. Seller's Representations. The Seller hereto respectively covenants, represents, and warrants that Seller owns good and marketable title to the Real Estate; which covenants, representations, and warranties shall be true and accurate as of the date of closing and shall survive the closing and the transfer of the deed of conveyance.

9. Taxes and Assessments. All taxes and assessments on the Real Estate due and payable in prior years and a prorata share of present taxes, based upon taxes and assessments for 2019, shall be paid by Seller to date of closing.

10. Closing and Possession. Except as provided in Section 4, the closing for this transaction shall occur on or before January 1, 2020 unless the parties agree to extend the date. The closing shall occur at the offices of Kansas Secured Title, and the closing costs shall be paid by Buyer. Possession shall be delivered to Buyer after Seller completes salvage operations on the Real Estate, but no later than February 1, 2020. Any personal property left on the Real Estate after the Buyer takes possession shall be considered abandoned.

11. Default. If Buyer fails to close the purchase of the Real Estate, 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.

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

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

"Seller"

Kathleen Ann Danker
Kathleen Ann Danker

October 15, 2019

Date

"Buyer"

ATTEST:

CITY OF TOPEKA, KANSAS

Brenda Younger, City Clerk

Brent Trout, City Manager



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

*1910 NW Grove Avenue
Topeka, KS 66606-1399*

for

*City of Topeka, Engineering Division
620 SE Madison Street, 2nd Floor
Topeka, KS 66607*

as of

09/18/2019

by

*Melodee K. Pruett
1920 SW Briarwood Drive
Topeka, KS 66611*

Pruett Appraisal & Consulting Service

SALES COMPARISON APPROACH

Exterior-Only Inspection Residential Appraisal Report

File # COTdanke

There are		2		comparable properties currently offered for sale in the subject neighborhood ranging in price from \$										74,900			to \$		78,900.													
There are		5		comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$										55,000			to \$		78,160.													
FEATURE			SUBJECT			COMPARABLE SALE # 1						COMPARABLE SALE # 2						COMPARABLE SALE # 3														
1910 NW Grove Avenue						185 NW The Drive						190 NW Hawthorne Street						133 NW Franklin Avenue														
Address			Topeka, KS 66606-1399			Topeka, KS 66606						Topeka, KS 66606						Topeka, KS 66606														
Proximity to Subject						0.11 miles W						0.08 miles W						0.16 miles W														
Sale Price			\$			\$						\$						\$														
Sale Price/Gross Liv. Area			\$			sq. ft.						\$						sq. ft.														
Data Source(s)						MLS #205285;DOM 111						MLS #205762;DOM 5						MLS #205064;DOM 0														
Verification Source(s)						CoRecs/MLS/OLP = \$78,500						MLS/CoRecs/OLP = \$72,000						CoRecs/MLS/OLP = \$69,500														
VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment											
Sale or Financing						ArmLth						ArmLth						ArmLth														
Concessions						FHA;3500						-3,500						Conv;0														
Date of Sale/Time						s06/19;c05/19						s04/19;c02/19						s12/18;c12/18														
Location			N;Res;			N;Res;						N;Res;						N;Res;														
Leasehold/Fee Simple			Fee Simple			Fee Simple						Fee Simple						Fee Simple														
Site			18369 sf			7812 sf						Equal						7405 sf														
View			N;Res;			N;Res;						N;Res;						N;Res;														
Design (Style)			DT2;1.5Story			DT2;1.5Story						DT2;AirpBung						DT2;1.5Story														
Quality of Construction			Q4			Q4						Q4						Q4														
Actual Age			89			131						97						95														
Condition			C4			C4						C4						C4														
Above Grade			Total			Bdrms.			Baths			Total			Bdrms.			Baths			Total			Bdrms.			Baths					
Room Count			7			3			3.1			5			3			2.0			+4,500			5			2			1.1		
Gross Living Area			1,568			sq. ft.			1,497			sq. ft.			+1,100			1,266			sq. ft.			+4,500			1,507			sq. ft.		
Basement & Finished Rooms Below Grade			743sf0sfin			126sf0sfin						+1,000						786sf350sfin						-2,600								
Functional Utility			Average			Average						Average						Average														
Heating/Cooling			FHA/CA			FHA/CA						FHA/None						+1,500														
Energy Efficient Items			Normal			Normal						Normal						Normal														
Garage/Carport			2cpt1dw			1gd1dw						-1,000						2ga2dw						-5,000								
Porch/Patio/Deck			2CvPor,Sheds			2CvPor,Patio						+1,000						2CvdPor,Patio,Dk						Equal								
Amenities												Fencing						-2,500														
Settlement Data			N/A			s6/18/19;c5/8/19						s4/5/19;c2/23/19						s12/28/8;c12/26/18														
Net Adjustment (Total)						X + -						\$						X + -						\$								
Adjusted Sale Price of Comparables						Net Adj. 4.0%						Gross Adj. 15.5%						Net Adj. 2.6%						Gross Adj. 30.7%								
						\$						81,260						\$						73,900								

☒ I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s)County Records

My research did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s)County Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Records/MLS	County Records/MLS	CoRecs/MLS	County Records/MLS
Effective Date of Data Source(s)	09/18/2019	09/18/2019	09/18/2019	09/18/2019

Analysis of prior sale or transfer history of the subject property and comparable salesThe subject property has not sold within the last 36 months. None of the comparable sales or subject property are currently listed. None of the comparable have prior sales within 12 months of the sales used in this appraisal.

Summary of Sales Comparison ApproachSearch included sales of single family homes within the last 12 months, in urban setting with older homes with minimal updates. All sales adjusted for number of baths (may need verified), square footage, garage capacities and amenities. Sales #1 and #2 required adjustment for size and/or finish for basements. Sale #1 also adjusted for seller participation and Sale #2 adjusted for no central air. Sale #2 had materials but needed labor, however, it also had new roof, siding and windows. Therefore, no adjustment was made. No time adjustment necessary on sales over six months old supported by Sale #1 and other sales/listings in my files further away from subject. Sales may have excessive percentages per guidelines but are the best sales when considering size and age. Short sales and repos were analyzed but not considered the best comparables unless noted. All photographs were taken by appraiser unless also noted. All sales weighted.

Indicated Value by Sales Comparison Approach\$79,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach\$79,000

Cost Approach (if developed)\$N/A

Income Approach (if developed)\$N/A

The Market Data Approach best represents the desires of buyers and sellers in the marketplace and is considered to be the best indication of market value. The Cost Approach usually sets upper limit and is suspect in valuation of older homes. Therefore, the Cost Approach is not considered applicable in this appraisal. Income Approach also not applicable in this price range but there are rentals in this area.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$79,000, as of 09/18/2019, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

File #COTdanke

LEGAL DESCRIPTION (CONT.): See attached deed.

MARKET CONDITIONS (CONT.): As with most neighborhoods of this size, predominant sale prices vary. Some neighborhoods are expanding to incase more sales data but stay near averages in both age and price range. Seller paying Discount Points and Closing Cost has a direct impact on sale price. In some instances, Cash also has an impact.

SCOPE OF WORK: The scope of this appraisal is to personally inspected the interior and/or exterior of the subject property and search the area to obtain current market data relating to properties that have sold and are similar to the subject. County selectabilities, Appraisers, MLS, Abstractors and buyer/seller information was researched to verify sales. All adjustments to comparable sales were arrived at by the market.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report for, and the Definition of Market Value. No additional intended Users are identified by the appraiser.

REASONABLE EXPOSURE TIME: A reasonable exposure time for the subject property developed independently from the stated marketing time is: 3-6 months.

REASONABLE MARKETING TIME: A reasonable marketing time for the subject property developed independently from the stated exposure time is: 3-6 months.

2014 USPAP STATEMENT: I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)Land (\$8,000.00 per site) estimated by vacant land sales that are in my files along with support from County land valuation. Kansas had a total mass appraisal as of 1/1/1989 when land values were analyzed and changed if necessary. Land values in these older neighborhoods are almost impossible to recreate as there are only a few offers over multiple years (after fires, tornados, etc.).

ESTIMATED	☐	REPRODUCTION OR	☐	REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	0		
Source of cost data					Dwelling	1,568 Sq. Ft. @ \$	= \$ 0		
Quality rating from cost service	Effective date of cost data				BSMT	743sf0sfin Sq. Ft. @ \$	= \$ 0		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)									
Not Applicable					Garage/Carport	Sq. Ft. @ \$	= \$		
					Total Estimate of Cost-New		= \$ 0		
					Less	Physical	Functional	External	
					Depreciation				= \$(0)
					Depreciated Cost of Improvements			= \$ 0	
					"As-is" Value of Site Improvements			= \$	
Estimated Remaining Economic Life (HUD and VA only)					30	Years	Indicated Value By Cost Approach		= \$ 0

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ N/A Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)Income Approach not applicable as homes in area and price range are owner occupied.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases

Total number of units

Total number of units sold

Total number of units rented

Total number of units for sale

Data Source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

Freddie Mac Form 2055 March 2005

Page 3 of 6

Fannie Mae Form 2055 March 2005

Pruett Appraisal & Consulting Service

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Melodee K. Pruett
Name Melodee K. Pruett
Company Name Pruett Appraisal & Consulting Service
Company Address 1920 SW Briarwood Drive
Topeka, KS 66611
Telephone Number 785 234-2229
Email Address pruettappraisal@att.net
Date of Signature and Report September 30, 2019
Effective Date of Appraisal 09/18/2019
State Certification # 973
or State License # _____
or Other (describe) _____ State # _____
State KS
Expiration Date of Certification or License 06/30/2020
ADDRESS OF PROPERTY APPRAISED
1910 NW Grove Avenue
Topeka, KS 66606-1399

APPRAISED VALUE OF SUBJECT PROPERTY \$ 79,000
LENDER/CLIENT
Name Mr. Thomas Allen
Company Name City of Topeka, Engineering Division
Company Address 620 SE Madison Street, 2nd Floor
Topeka, KS 66607
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____

Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY
☐ Did not inspect exterior of subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

LEGAL DESCRIPTION

Borrower or Owner	N/A		
Property Address	1910 NW Grove Avenue		
City	Topeka	County	Shawnee
		State	KS
		Zip Code	66606-1399
Client	City of Topeka, Engineering Division		

Cynthia A. Beck

JAN 11 2006

00758

EXECUTOR'S DEED**0176188**

KNOW ALL MEN BY THESE PRESENTS:

Kathleen Ann Danker, the executor for the estate of Donald F. Danker, Deceased Case No.05- P-74, SHAWNEE COUNTY, KANSAS, does hereby make this Deed dated this December __, 2005 with Kathleen Ann Danker, as Grantee.

WITNESSETH:

THAT WHEREAS Decedent's Will authorizes and empowers the executor to convey real and personal property:

NOW THEREFORE, Kathleen Ann Danker, the executor for the estate of Donald F. Danker, Deceased by virtue of the powers given in said Will, does hereby grant, transfer and convey to Grantee, Kathleen Ann Danker, real estate commonly known as 1910 NW Grove Avenue, Topeka, Kansas 66606

"Part of Tract 1 Belvoir an addition to the City of Topeka, Shawnee County, Kansas, described as follows: Beginning at a point on the North line of Grove Avenue 465.4 feet West of the center of Elmwood Avenue; thence West along said North line 108.5 feet to the center of Creek; thence North at right angles 234.9 feet; thence East at right angles, 108.5 feet; thence South at right angles 234.9 feet to the place of beginning,"

Part of Tract 1 in Belvoir, an addition to the City of Topeka, Shawnee County, Kansas, described as follows: Beginning at a point 234.9 feet North of a point on the North line of Grove Avenue, 465.4 feet West of the center of Elmwood Avenue; said point being identical to the Northeast Corner of the first above described tract, thence South 109.9 feet; thence East 8.7 feet; thence North to a point on the North line of said Tract 1, Belvoir 9.45 feet East of the point of beginning; thence West 9.45 feet to the point of beginning.

To have and hold the same together with all applicable easements, rights, title and interests appurtenant thereto.

IN WITNESS WHEREOF, Kathleen Ann Danker, the executor for the estate of Donald F. Danker, Deceased, has executed this Deed on this Jan 3, 2006 ~~December __~~, 2005.

For record to KSA-79-14370 as amended
Exemption No. (4)

Kathleen Ann Danker, Executor
KATHLEEN ANN DANKER, Executor

STATE OF KANSAS
SHAWNEE COUNTY
RECEIVED FOR RECORD

1 2006 JAN 11 A 10:46

REGISTER OF DEEDS
MARILYN L. NICHOLS

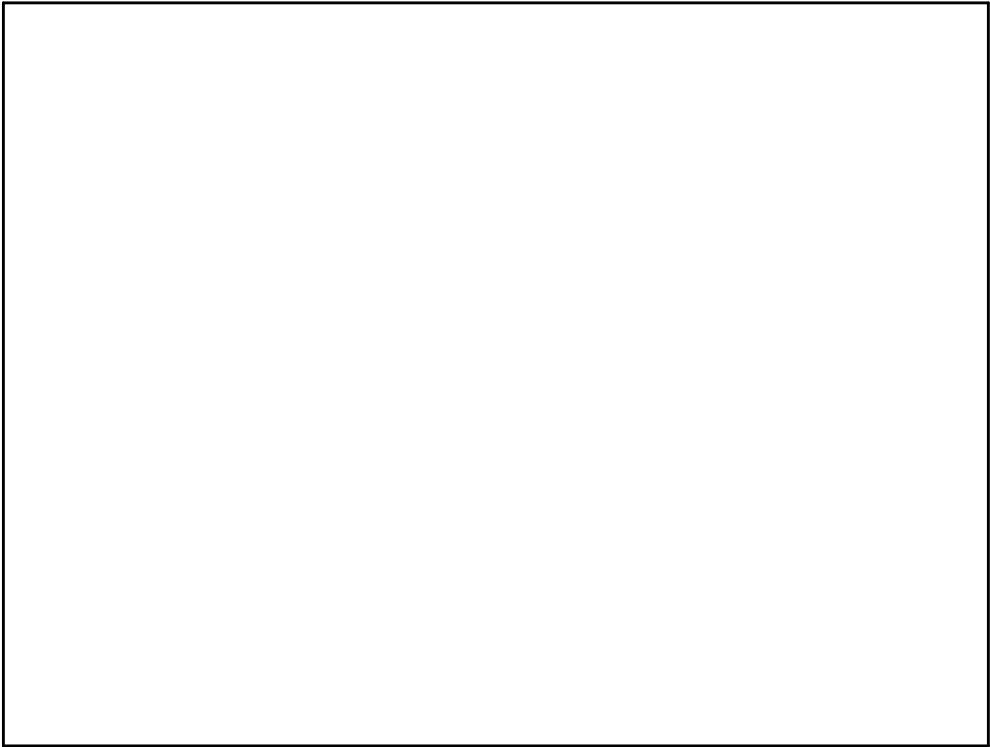
VOL. 4312 PAGE 206

PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A		
Property Address	1910 NW Grove Avenue		
City	Topeka	County	Shawnee
		State	KS
		Zip Code	66606-1399
Client	City of Topeka, Engineering Division		



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



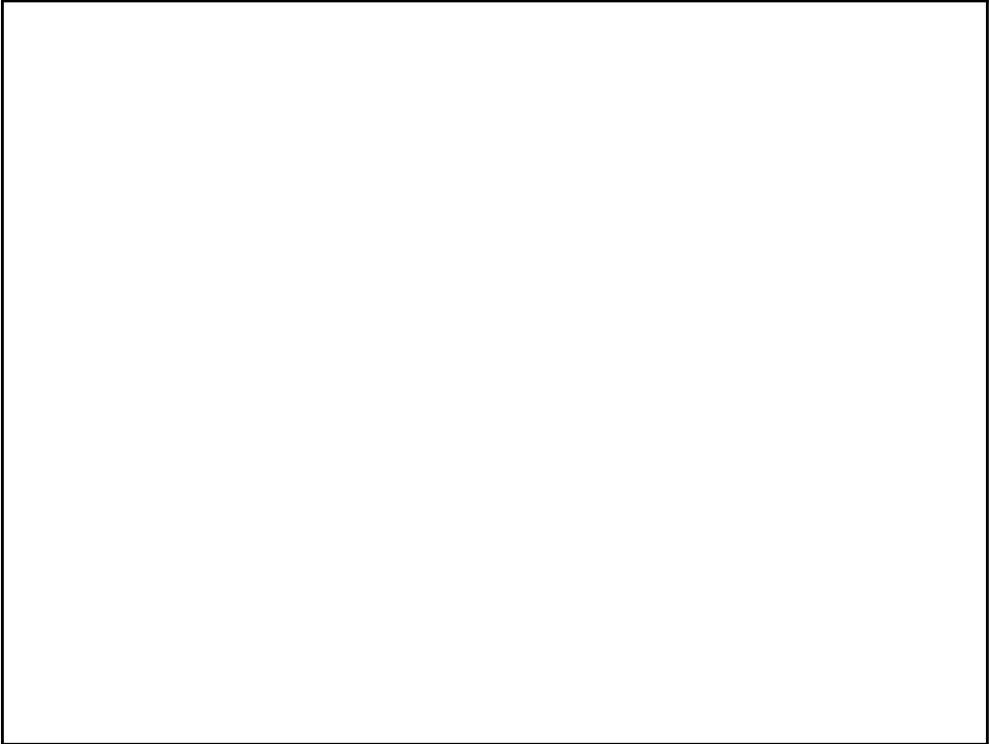
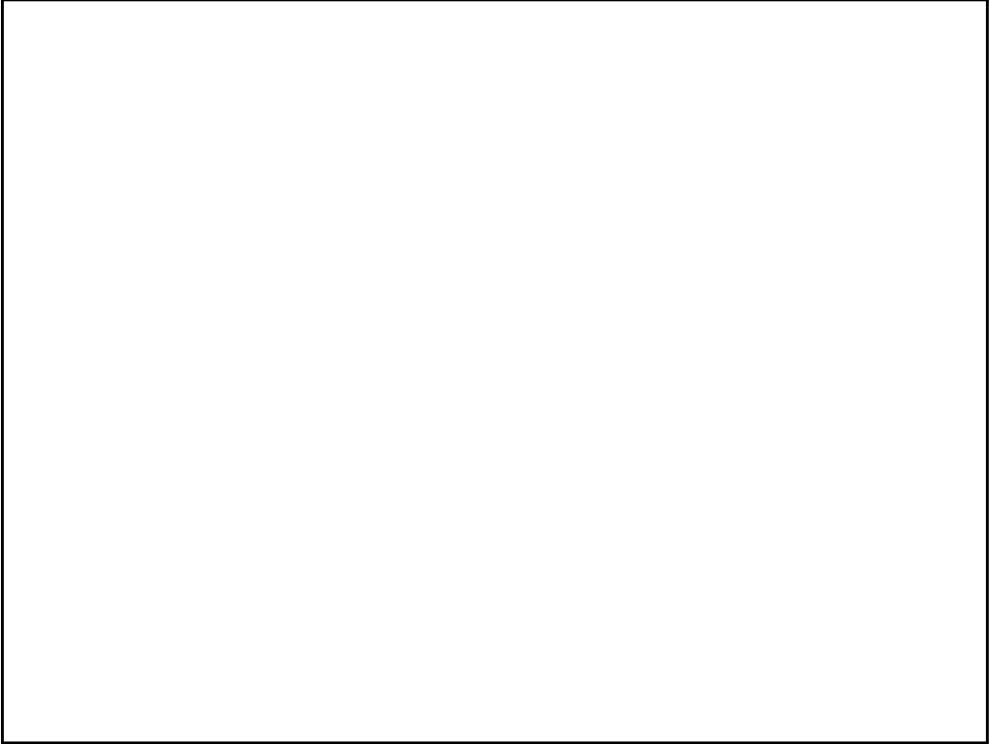
STREET SCENE OF
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Borrower or Owner	<i>N/A</i>				
Property Address	<i>1910 NW Grove Avenue</i>				
City	<i>Topeka</i>	County	<i>Shawnee</i>	State	<i>KS</i>
				Zip Code	<i>66606-1399</i>
Client	<i>City of Topeka, Engineering Division</i>				



Carport and Shed



PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A				
Property Address	1910 NW Grove Avenue				
City	Topeka	County	Shawnee	State	KS
				Zip Code	66606-1399
Client	City of Topeka, Engineering Division				



COMPARABLE #1

185 NW The Drive
Topeka, KS 66606

Price	\$78,160
Price/SF	52.21
Date	s06/19;c05/19
Age	131
Room Count	5-3-2.0
Living Area	1,497

Value Indication \$81,260



COMPARABLE #2

190 NW Hawthorne Street
Topeka, KS 66606

Price	\$72,000
Price/SF	56.87
Date	s04/19;c02/19
Age	97
Room Count	5-2-1.1
Living Area	1,266

Value Indication \$73,900



COMPARABLE #3

133 NW Franklin Avenue
Topeka, KS 66606

Price	\$69,000
Price/SF	45.79
Date	s12/18;c12/18
Age	95
Room Count	6-3-1.1
Living Area	1,507

Value Indication \$79,400

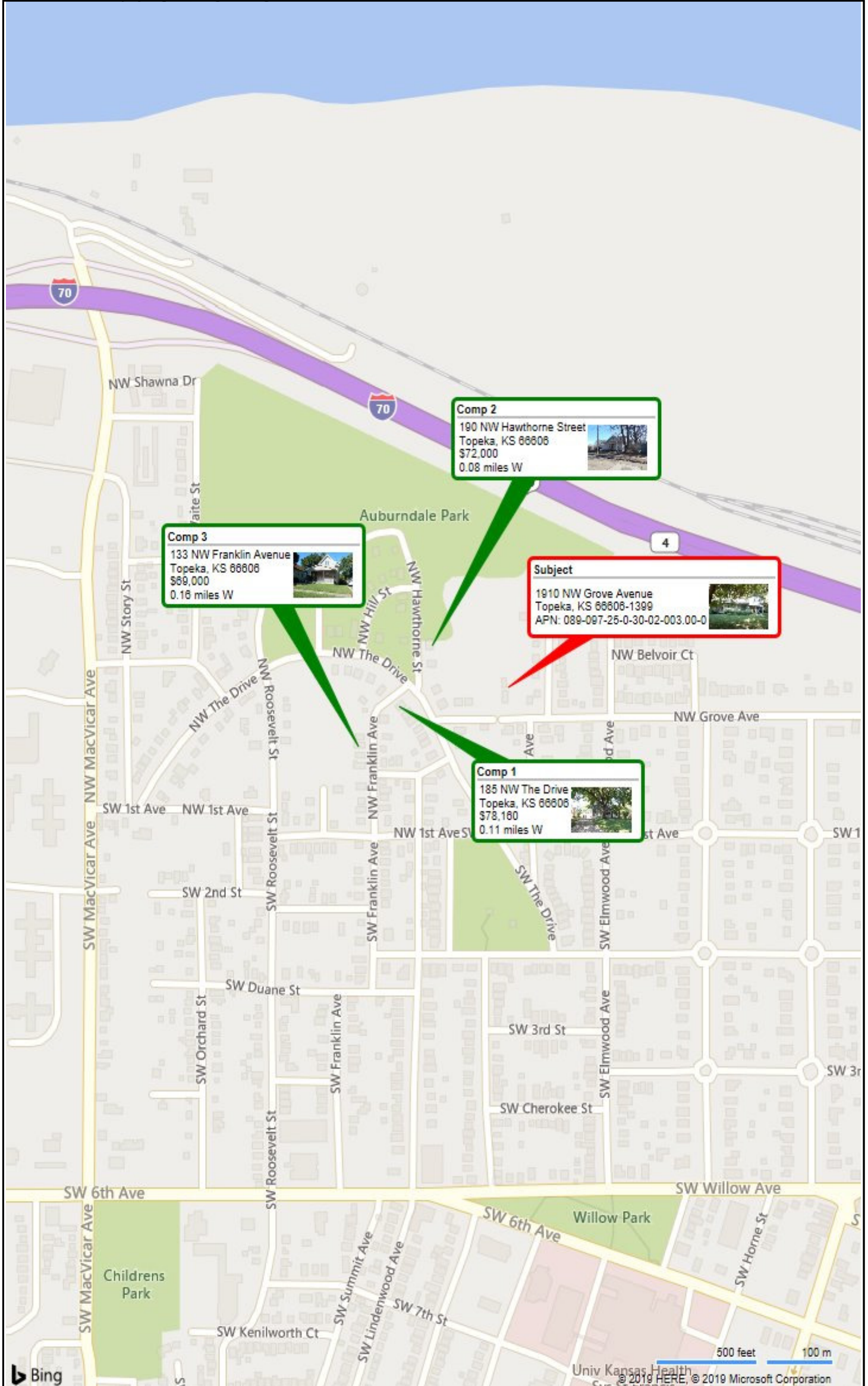
Location Map

Borrower or Owner	N/A
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Property Address **1910 NW Grove Avenue**

City **Topeka** County **Shawnee** State **KS** Zip Code **66606-1399**

Client City of Topeka, Engineering Division



SITE PLAN

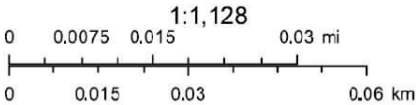
Borrower or Owner	N/A				
Property Address	1910 NW Grove Avenue				
City	Topeka	County	Shawnee	State	KS
				Zip Code	66606-1399
Client	City of Topeka, Engineering Division				

Property Map



9/24/2019, 11:43:45 AM

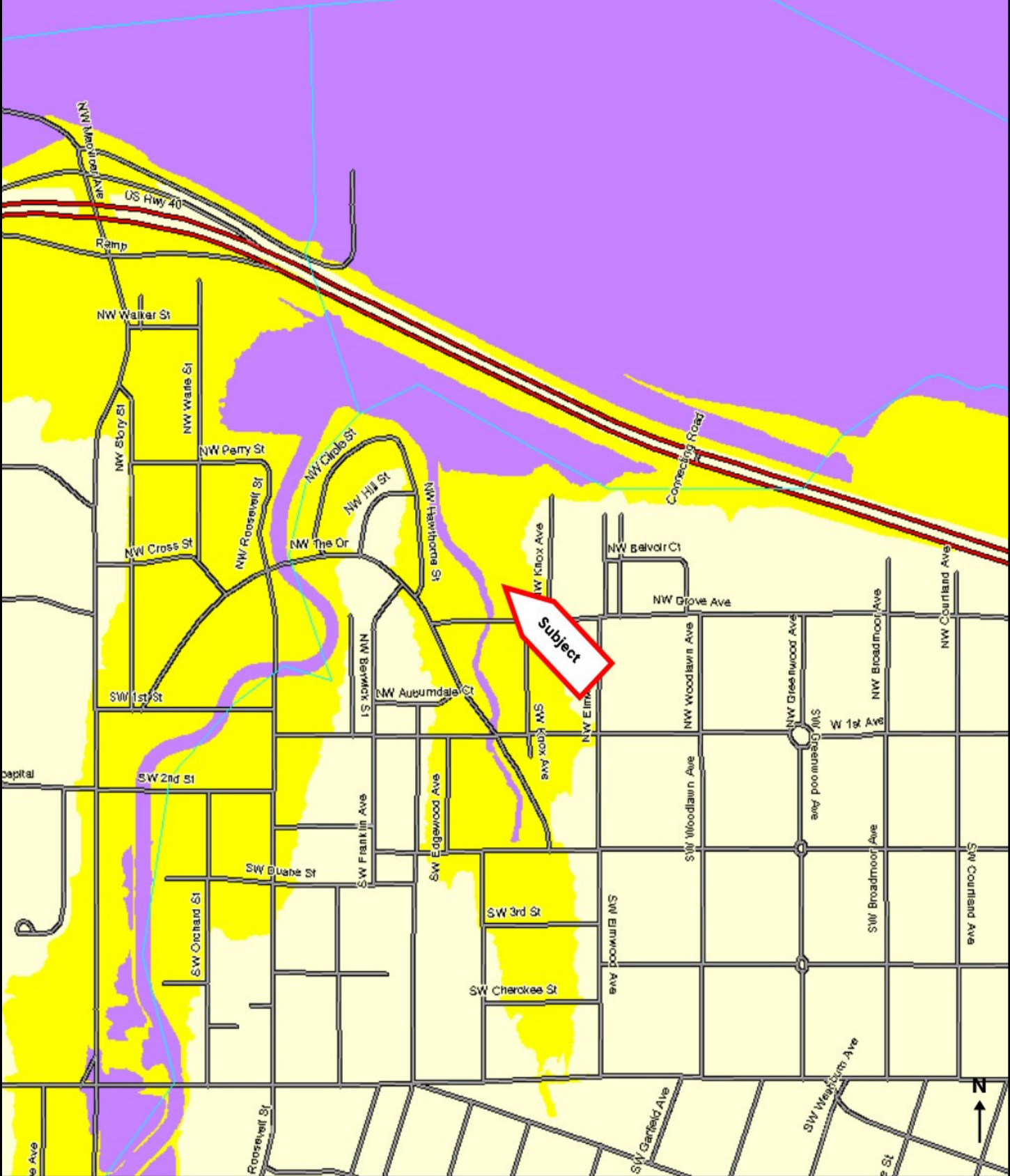
Parcels



SNCO GIS
SNCO GIS

FLOOD MAP

Borrower or Owner	N/A				
Property Address	1910 NW Grove Avenue				
City	Topeka	County	Shawnee	State	KS
				Zip Code	66606-1399
Client	City of Topeka, Engineering Division				



Flood Zones

Areas inundated by 500-year flooding	Floodway areas
Areas outside of the 100- and 500-year flood plains	Floodway areas with velocity hazard
Areas inundated by 100-year flooding	Areas of undetermined but possible flood hazards
Areas inundated by 100-year flooding with velocity hazard	Areas not mapped on any published FIRM

Flood Zone Determination

Latitude: 39.065352

Longitude: -95.698551

Community Name:
TOPEKA, CITY OF

Community: 205187

SFHA (Flood Zone): No

Within 250 ft. of multiple flood zones: Yes

Zone: X500L **Map #:** 20177C0204E

Panel: 0204E **Panel Date:** 09/29/2011

FIPS Code: 20177 **Census Tract:** 22

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

DISCLOSURE ADDENDUM

Borrower or Owner	N/A						
Property Address	1910 NW Grove Avenue						
City	Topeka	County	Shawnee	State	KS	Zip Code	66606-1399
Lender or Client	City of Topeka, Engineering Division						

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

APPRaiser:

Signature:

Name: Melodee K. Pruett

Date Signed: September 30, 2019

State Certification #: 973

or State License #:

State: KS

Expiration Date of Certification or License: 06/30/2020

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Did

Did Not Inspect Property

Borrower	N/A				
Property Address	1910 NW Grove Avenue				
City	Topeka	County	Shawnee	State	KS
				Zip Code	66606-1399
Lender/Client	City of Topeka, Engineering Division		Address	620 SE Madison Street, 2nd Floor, Topeka, KS 66607	

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1 - The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 - The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 - The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 - The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property*

C5 - The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 - The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 - Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2 - Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q3 - Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 - Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 - Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 - Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated - Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled - Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls and/or the addition of square footage). This would include a complete gutting and rebuild.

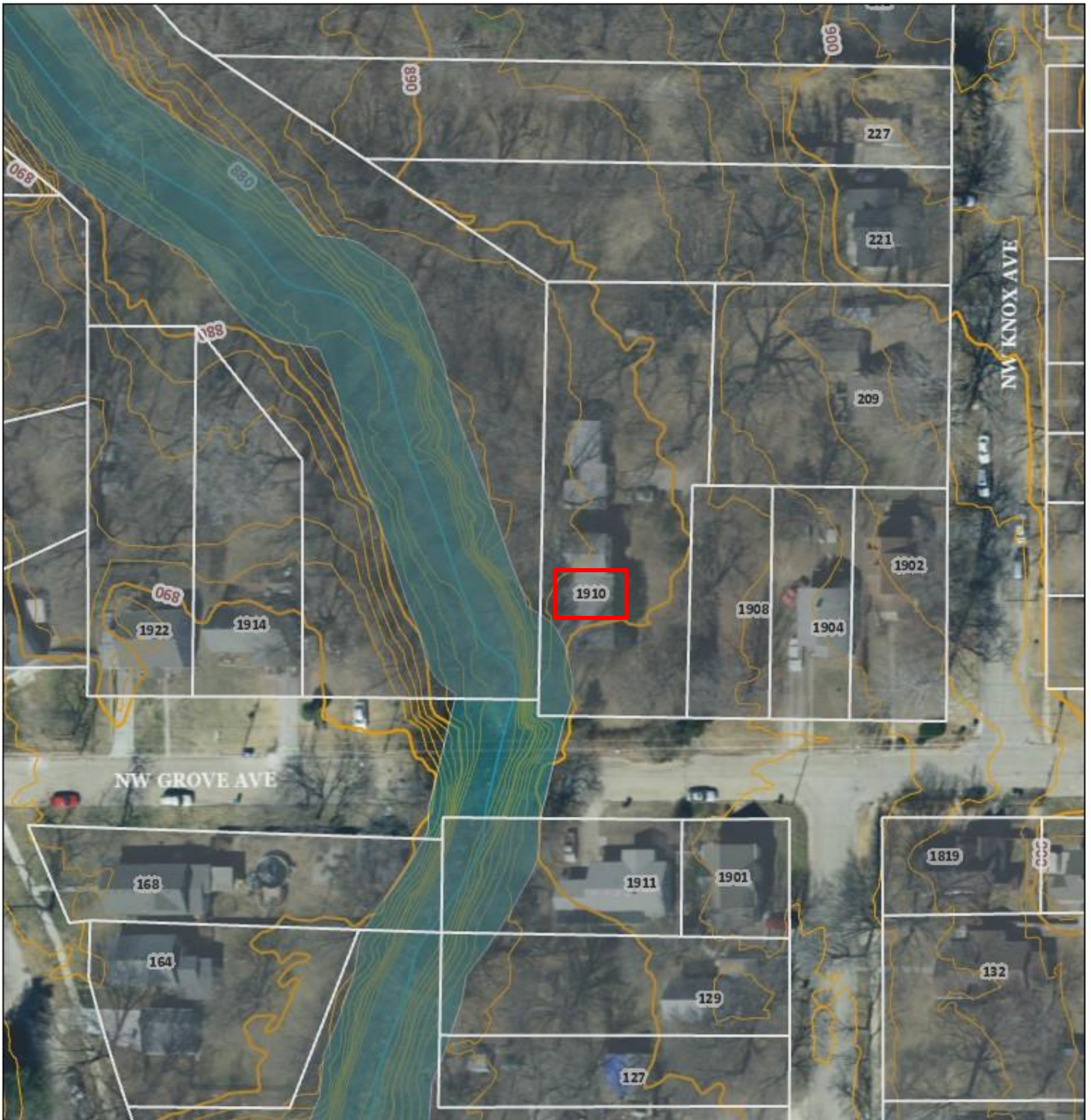
Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example: 3.2 indicates three full baths and two half baths.

Abbreviation	Full Name	Appropriate Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concession
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
G	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTm	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
s	Settlement Date	Date of Sale/Time
sf	Square Feet	Area, Site, Basement
Short	Short Sale	Sale or Financing Concessions
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

[illegible]



Stream Buffer Map 1910 NW Grove Avenue



October 22, 2019

City of Topeka, Kansas GIS Data Disclaimer
While the City of Topeka, Kansas makes every effort to maintain and distribute accurate information, NO WARRANTIES OR REPRESENTATIONS OF ANY KIND are made regarding information, data or services provided. In no event shall the City of Topeka, KS be liable in any way to the users of this data. Users of this data shall hold the City of Topeka, KS harmless in all matters and accounts arising from the use and/or accuracy of this data. This Agreement is solely for the benefit of the parties hereto, and no third party shall be entitled to claim or enforce any rights hereunder.











City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 10, 2019

DATE: December 10, 2019
CONTACT PERSON: Nick Hawkins, Deputy Director of Administrative and Financial Services
DOCUMENT #:
SECOND PARTY/SUBJECT: Downtown Business Improvement District
PROJECT #:
CATEGORY/SUBCATEGORY 013 Ordinances - Codified / 002 Administration
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #: 12
PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Brent Trout, establishing a service fee levy for 2020 relating to the Capital City Downtown Business Improvement District.

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

(Approval will continue the imposition of business improvement service fees on businesses located within the Capital City Downtown Business Improvement District. There are no proposed changes to the fee structure for 2020.)

VOTING REQUIREMENTS:

At least six (6) votes of the governing body is required.

POLICY ISSUE:

Whether to authorize the continuation of the service fee assessed to businesses in the district.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance

BACKGROUND:

State law authorizes the imposition of service fees on businesses located within a business improvement district created by a City. Topeka has established such a district downtown. The fees are assessed based upon the square footage and location of the business.

Beginning in 2017, the Board recommended introducing the tier structure as outlined on the map and varied fee structure as follows:

Tier 1:

Up to 999 square feet, the fee is \$60, over 1000 square feet, the rate is .0805 per square foot, with a cap of \$15,000

Tier 2:

Up to 999 square feet, the fee is \$60, over 1000 square feet, the rate is .0605 per square foot, with a cap of \$15,000

Tier 3:

Up to 999 square feet, the fee is \$60, over 1000 square feet, the rate is .0405 per square foot, with a cap of \$15,000

Additionally, vacant structures would pay as follows:

- \$.0405 per square foot in Tier 1
- \$.0305 per square foot in Tier 2
- \$.0205 per square foot in Tier 3

In 2019, Tiers 1 and 2 were combined, increasing the rate per square foot of occupied space to \$0.0905, and \$.04525 per square foot of unoccupied space. There are no proposed changes to the fee structure for 2020.

Business improvement service fees are used to provide a variety of services to downtown businesses: a portion of the landscaping, lighting between 4th and 10th Streets on S. Kansas Avenue, maintenance of improvements in City right-of-way in the district, programs to enhance downtown and promote economic development downtown.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

Ordinance

Map - Business Improvement District

2019 BID Report

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Brent Trout, amending City of Topeka Code § 3.40.030 establishing a service fee levy for 2020 relating to the Capital City Downtown Business Improvement District and specifically repealing said original section.

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

Section 1. That section 3.40.030, Method of raising revenue, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

3.40.030 Method of raising revenue.

(a) The method to be used to raise the funds necessary for the district shall be the levy of service fees upon all businesses located within the district. "Business" means a fixed place of business where one or more persons are employed or engaged in the purchase, sale, provision or manufacturing of commodities, products or services. The ownership of real estate which is unoccupied and which is held for investment purposes, for sale or lease, shall be considered a business. For the purposes of this chapter, the operation of multifamily residential property and the operation of structured parking facilities shall not be considered to be a business.

(b) The service fees shall be based upon the location of the business in one of the tier areas located in the map which is incorporated by reference. However, the maximum service fee per business will not exceed \$15,000 regardless of the number of square feet or tier area. The service fees assessed shall be as follows:

Number of square feet	Rate
0 – 999	\$60 (all tiers)
1,000 plus (tier	\$.0905 per square

Number of square feet	Rate
one)	foot
1,000 plus (tier two)	\$.0405 per square foot
Unoccupied Real Estate	Rate
Tier One	\$.04525 per square foot
Tier Two	\$.0205 per square foot

(c) For the purposes of this chapter, the number of square feet of floor area occupied shall be determined as the total area designated for the exclusive use by the owner or tenants expressed in square feet and measured from the centerline of joint partitions and from outside wall faces. In the case of leased property, square feet of floor area occupied is considered that area for which tenants pay rent. In no event shall square feet of floor area occupied include public toilets, corridors, stairwells, elevators, mechanical equipment rooms, lobbies, mall areas, or hotel sleeping rooms. Further, in no event shall square feet of floor area occupied include area which is unusable or is not occupied due to applicable city codes. In the case of a building occupied by a single business, the gross floor area may be reduced by subtracting the actual measured square footage of excluded areas as defined in this section or by subtracting 15 percent of the gross floor area, whichever is greater.

(d) Service fees under this section shall be levied for the year ~~2019~~ 2020 and shall be due and payable in two semiannual installments. Service fees shall be deemed

delinquent if not paid within 30 days of the due date provided for the second semiannual installment.

Section 2. That original § 3.40.030, of The Code of the City of Topeka, Kansas, is hereby specifically repealed.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

Section 4. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 5. 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 Governing Body on _____.

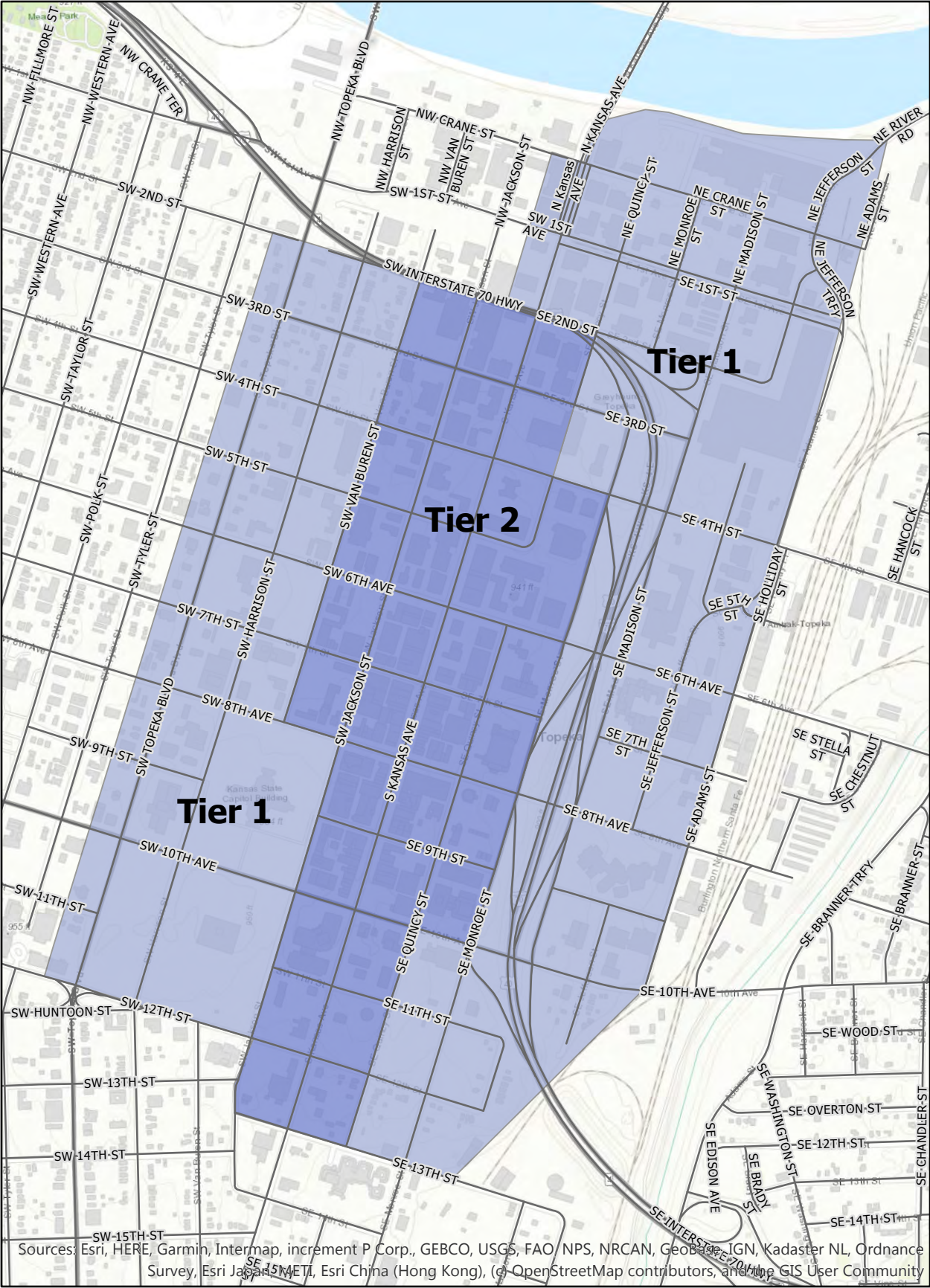
CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk

Business Improvement District



Legend

- Tier 1
- Tier 2

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Map Author: dfish
Date Created: 11/27/2019 10:32 AM
Date Printed: 11/27/2019 10:30 AM
Date Exported: 11/27/2019 10:32 AM



2019 BID REPORT

BUSINESS IMPROVEMENT DISTRICT





2019 BID REPORT

BUSINESS IMPROVEMENT DISTRICT

ADVISORY BOARD

Ken Scott	Chairman, Capitol Federal Savings
Jim Parrish	Parrish Hotel Corporation
Angela Broxterman	Midwest Health
Stephen Smith	Stephen Smith Images
Nick Xidis	Hazel Hill Chocolates
Jeff Carson	Gizmo Pictures
Angel Zimmerman	Zimmerman & Zimmerman PA
Michael Wilson	Architect One
Caleb Asher	Sprout Creative



CAPITAL CITY BUSINESS IMPROVEMENT DISTRICT

MISSION STATEMENT

It is the purpose of the Capital City Business Improvement District (BID), under the authority of the City of Topeka, to carry out a program of services that will:

1. Create an attractive physical environment.
2. Create an attractive economic environment.
3. Strive to achieve excellence in the quality of life as a center of government, commerce, culture, history and recreation.

2019 PROGRAM OF SERVICE

Downtown Topeka, Inc., as the contractor for the BID, will carry out the following program of services to the extent that the funding will permit:

1. Provide general maintenance and cleaning of the district.
2. Provide maintenance of the equipment used in downtown cleaning.
3. Provide a walking path during snow on sidewalks from 4th to 10th on Kansas Avenue as well as the side streets from 6th to 10th.
4. Promote the district through a variety of marketing tools.
5. Spray for weeds on sidewalks.
6. Underwrite and support special downtown events and parades.
7. Provide timely and pertinent information through the DTI website, Facebook page and Twitter.
8. Publish a BID newsletter to communicate to businesses in the district.
9. Provide administrative services including inventory maintenance, office/overhead, insurance, salaries, benefits, etc.
10. Recruit new businesses and residential opportunities.
11. Collaborate with the City to provide Christmas lights and banners on Kansas Avenue.

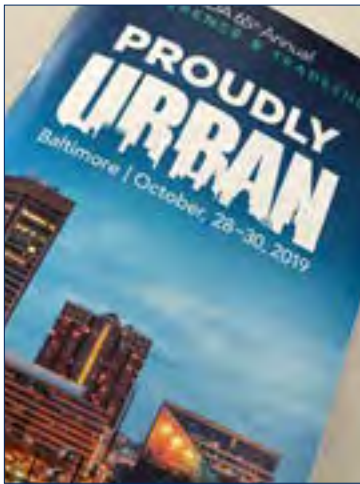


INTRODUCTION:

The Capital City Downtown Business Improvement District was established December 23, 1986, by the City of Topeka Ordinance Number 15701. The district was established in accordance with the Kansas Statutes to enable the City to provide additional services within the District not otherwise generally provided throughout the City of Topeka. In accordance with the provisions of state law, the Business Improvement District Advisory Board was established to make recommendations regarding the operation of the District. Staff assistance for the District was provided by the Topeka/Shawnee County Metropolitan Planning Agency. Paul Graves, who was Assistant Director for CBD Development, was assigned the primary responsibility for staff support of the District.

The administration of the District dramatically changed in 1995. At that time, the City of Topeka felt it could no longer provide the staff and resources necessary for managing the District as it had since 1986. Therefore, the City of Topeka has annually entered into an agreement with Downtown Topeka, Inc. to provide the administrative services adopted each year.

As is required in the annual operating agreement, the following report describes and explains the activities and services provided during 2019.



ADMINISTRATION:

Downtown Topeka, Incorporated administers the District by providing the services recommended by the District Advisory Board and approved by the City Council. As the exciting revitalization of downtown continues, the BID goals remain the same: To create an attractive physical and economic environment and strive to achieve excellence in the quality of life as a center of commerce, government, culture, history and recreation.

Every year new businesses open in downtown and questions arise about the Business Improvement District. To inform the businesses in the district, a video was produced in 2019 that describes why the district was created and the services provided. The link to the video was included in the City's assessment notices this year.

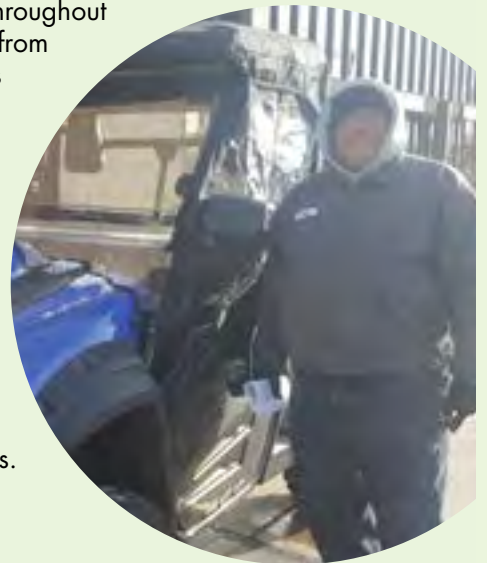
<https://vimeo.com/349998435>

Vince Frye attended the International Downtown Association Annual Meeting in Baltimore where he interacted with over 100 BID managers from throughout the country. Topics on services, safety, relationships with municipalities and means of assessment were discussed.

MAINTENANCE:

Paul Cervantez is employed full-time by DTI to provide maintenance and cleaning throughout the District. His schedule starts at 7:00AM Monday through Saturday as he travels from Adams to Topeka Boulevard and from 2nd to 13th streets daily emptying trash cans and clearing the sidewalks, alleys and curbs of trash, leaves and other debris. He sprays for weeds on the sidewalks. He also is available on Sundays to clean and remove trash after major Saturday events. Paul maintains the equipment we use for the District and is a watchful eye as he travels throughout downtown. To reduce costs, Paul repaired an additional 6 benches this year rather than purchase new expensive ones. The Advisory Board purchased 5 new trash cans placing them on 6th, 8th and Quincy. Paul does a wonderful job maintaining the area.

During the winter months Paul often pre-treats the sidewalks in anticipation of ice and provides a walking path from 3rd to 10th on Kansas Avenue as well as the side streets intersecting 6th and 10th before stores open on snowy mornings. It is up to the individual business for removal of remaining snow in front of their business. The BID maintains a supply of urea for downtown businesses to purchase as an ice melt to use on the new concrete sidewalks.



To assist Paul in his coverage of the district, the BID purchased a Club Car last year. This vehicle has attachments for a snow blade and has a tow package. It has been a considerable upgrade in servicing the needs of the BID.



SAFETY:

Downtown is one of the safest places in Topeka and the BID Advisory Board wants to continue that record. When Chief Cochran indicated his desire to bring the Segways back into service last year he said they needed to improve the aging fleet. The BID Advisory Board immediately voted to purchase a new Segway for use in downtown. The Segways have been used throughout the District.



AESTHETICS:

The BID works with the City's Forestry Department to place the Christmas decorations that the BID purchased in 2016 and 2017 along Kansas Avenue. The BID purchased banner arm extensions for the poles to allow for the appropriate size of banners. We also work in partnership with Everygy to secure the community Christmas tree that is donated by a local resident each year and to coordinate the annual tree lighting ceremony.

The BID owns many tables, chairs and trash cans which we loan, at no charge, to downtown businesses for their events as well as non-profit organizations holding activities in downtown. Paul keeps track of our inventory and delivers and oversees their return after each event.



Through a grant from Keep America Beautiful, we received 25 additional cigarette receptacles to add to the 25 the BID purchased in 2017. Those receptacles were placed from 6th to 10th on Kansas Avenue. The new ones were placed on Kansas Avenue as well as Jackson and Quincy. These receptacles have reduced the amount of cigarette butts discarded along the Avenue.



RECRUITMENT:

The BID is the source of downtown inventory and we receive numerous inquiries on available properties to lease or purchase. During the last five years over 40 buildings have been purchased by local investors throughout the District. DTI facilitated several of these transactions and is actively soliciting new businesses to downtown. In addition, we direct many prospective residents to lofts and apartments as the demand to live downtown continues to grow.

In 2019, DTI commissioned a Downtown Market Study conducted by Development Strategies of St. Louis. The study confirmed that Downtown contains 60% of the region's office space and 24% of the jobs in only 2% of the land area. It found that Downtown can support another 900 residential units, 690,000 square feet of retail space, 300,000 square feet of new and rehabbed office space and over 200 new hotel rooms over the next 10 years. This potential growth will lead to continued demand for services throughout the District. A new Master Plan for Downtown is being developed by the City of Topeka.

EVENTS AND PROGRAMMING:

Our goal is to make downtown the entertainment center of the community. We produced over 30 events last year helping to bring more people into contact with the many outstanding downtown businesses. We helped in the planning and execution of the St. Patrick's, Fiesta, Veterans and Miracle on Kansas Avenue parades, the Gary Woodland Celebration and helped in the coordination of numerous activities planned by organizations wanting to conduct events downtown. We help pay for and secure barricades, porta-potties, fencing and other needs for the many activities. DTI and the BID produced the following events in 2019:

- 18 **Brown Bag Concerts** every Wednesday from mid-May through early September
- 4 **Second Saturday Concerts** on 8th between Kansas and Jackson
- **Bridge2Bridge 5K Run/Walk**
- **Capital City Jazz and Food Truck Festival**
- **Country and Food Truck Festival** – Over 15,000 attended
- **Rock and Food Truck Festival** – Over 10,000 attended
- **Cruisin' the Capitol Car Show** – 450 cars and over 5,000 in attendance
- **Touch A Truck** – Family event with 50 trucks, cranes, bulldozers and everything a child loves to climb on. Over 12,000 attended.
- **Boo It Downtown** – Downtown's annual Halloween trick-or-treat event. Several thousand ghosts and goblins attended despite inclement weather
- Hosted **movies on the Capitol Lawn** in June and September





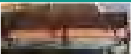
DOWNTOWN TOPEKA, INC. BID NEWSLETTER

DOWNTOWN ADDITIONS

Additional cigarette receptacles have been added to Jackson and Quincy Streets through a grant from Krazy America Beautiful. KAB volunteers have helped pick up cigarette butts in downtown landscape beds this summer as well as hand out reminders to discard cigarettes in the appropriate containers. It takes 17 years for a cigarette butt to biodegrade.



Several benches have been repaired on Jackson by Paul.



He has been busy spraying for weeds during the last few weeks.

New banners designed with the new City flag will be placed on Kansas Avenue after Christmas.



EVERGY PLAZA UPDATE

Only seven more months before the Evergy Plaza becomes a reality! Each day something new is being added to bring the plaza closer to completion. The stage and the video board are under construction. The pump house and restroom buildings have been erected and pipes are being laid for the fountains. Masons are adding bricks and stonework to the support structures for the light and sound towers. A professional management company, that will oversee the plaza, is expected to be announced soon.

DOWNTOWN TOPEKA MASTER PLAN

A Master Plan for Downtown, riverfront and NOTO is being developed by the City of Topeka under the leadership of City Planning Director, Bill Frander. The plan will pull information from a recently completed market study of the downtown and NOTO areas, parking and transportation studies, the Sasaki River Plan and others. The Master Plan will provide direction for future development and infrastructure over the next 10 to 20 years. The last Downtown Master Plan was created in 2000.

PAUL CERVANTEZ KEEPING DOWNTOWN TOPEKA BEAUTIFUL



Paul Cervantez is one of the first to arrive downtown every morning. As the maintenance supervisor for the Business Improvement District he can be seen Monday through Saturday from 7 a.m. to 2 p.m. as he cleans and helps maintain the district. Paul provides a friendly smile and a watchful eye as he goes about emptying trash, spraying weeds, repairing benches, creating a walking path after snow storms, spreading ice melt or coordinating clean up after major events. The district is very large and if something needs additional attention please contact the Downtown Topeka, Incorporated office at 785.246.6163.

Paul takes great pride in keeping downtown clean and safe.

BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD

Ken Scott | chair | Capitol Federal
Jim Parrish | vice chair | Parrish Hotel Corporation
Jeff Carson | Glamo Pictures
Angie Zimmerman | Zimmerman & Zimmerman PA
Stephen Smith | Stephen Smith Gallery
Michael Wilson | Architect One
Caleb Asher | Sprout Creative
Nick Xella | Hazel Hill Chocolate
Angelo Broadman | Midwest Health

Promotion:

We are fortunate to have great media partners. Most of our events are promoted at no expense through their sponsorships. In addition, we promote the downtown activities through 785, TK and Topeka magazines, social media, digital information monitors in area hotel lobbies and through the DTI web site.

We conduct monthly merchant meetings communicating upcoming events, community police reports for the district, redevelopment project updates and to receive feedback from the businesses. We produce a BID newsletter twice a year that is mailed to every business. Numerous presentations were made to business and civic organizations regarding the great things happening downtown.

Numerous businesses in the BID, in addition to Downtown Topeka, Incorporated, actively serve on committees for Momentum 2022, the Downtown Topeka Foundation, the Evergy Plaza planning committee and the coordination of a Downtown Master Plan. These commitments are significant in helping transform great ideas into realities for the BID.









City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 10, 2019

DATE: December 10, 2019
CONTACT PERSON: Nick Hawkins, Deputy Director of Administrative and Financial Services
DOCUMENT #:
SECOND PARTY/SUBJECT: Topeka Tourism Business Improvement District
PROJECT #:
CATEGORY/SUBCATEGORY 013 Ordinances - Codified / 002 Administration
CIP PROJECT: No
ACTION OF COUNCIL:
JOURNAL #: 12
PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Brent Trout, amending City of Topeka Code Section 3.65.035 establishing a service fee levy for 2020 relating to the Topeka Tourism Business Improvement District and specifically repealing said original section.

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

(Approval would continue the imposition of business improvement service fees on hotels within the district in the amount of \$1.00 per occupied room per night. The BID Advisory Board recommends no change to the fee.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Approval would continue the imposition of business improvement service fees which are used to provide a variety of services in the district.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance.

BACKGROUND:

State law authorizes the imposition of service fees on businesses located within a business improvement district created by a city. Topeka has established such a district encompassing the city limits. The service fees must be approved annually by the governing body.

Since 2018 when the district was established, the fees have been \$1 per paid occupied room per night on hotel room rentals. The BID Advisory Board is recommending no changes to this fee.

The fees are used for a variety of statutory purposes that include beautification, architectural design for public spaces such as the Downtown Plaza, and support for community events.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

TTBID Annual Service Fee Ordinance

Topeka Lodging Association - 2019 Tourism BID Report

Ordinance 20074 - Impose Fee

Topeka Lodging Association Contract No. 46320

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager, Brent Trout, amending City of Topeka Code § 3.65.035 establishing a service fee levy for 2019 relating to the Topeka Tourism Business Improvement District and specifically repealing said original section.

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

Section 1. That section 3.65.035, TTBD Service Fees, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

3.65.035 TTBD Service Fees

(a) The service fee levied on all hotels in the District for calendar year 2020 shall be \$1.00 per paid occupied room per night on hotel room rentals.

(b) All revenue from the service fees shall be placed in a special fund, as required by K.S.A. 12-1792 and amendments thereto and shall be used only for the services identified in TMC 3.65.020.

Section 2. That original § 3.65.035 of The Code of the City of Topeka, Kansas, is hereby specifically repealed.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

Section 4. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 5. 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 Governing Body on _____.

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CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk



2019 Tourism Business Improvement District Report

ADVISORY BOARD

Stephanie Gassen

Rob Bergquist

Linda Morgan

Dean Patel

Kurt Young

Vince Frye

Thad Halstead

PURPOSE

The Tourism Business Improvement District (TBID) was created to provide supplemental funding to the Topeka Lodging Association to design and assist in the development of a Downtown Topeka Plaza. The Topeka City Council voted to adopt the TBID ordinance on March 14, 2017 and the TBID commenced on 1/1/2018. The plaza will create economic prosperity in our community with increased tourism, property values and business development.

2019 PROGRAM OF SERVICE

1. Provide funding to pay for architectural services to design the plaza.
2. Provide funding for the administration of the Topeka Lodging Association.
3. Provide funding for a contingency fund for needs that may arise beyond the scope of the previously established line items such as architectural billing and operational needs.
4. Provide funding for the City of Topeka for the overall administration of the Tourism Business Improvement District.
5. Provide funding to the Downtown Topeka Foundation for the on-going operation of the plaza.

ARCHITECTURAL SERVICES/OPERATIONAL SUPPORT

Representatives of the Topeka Lodging Association are actively participating in the design, development and construction of the plaza. The Topeka Lodging Association is an active stakeholder in the entire plaza process and continues its effort to make Topeka truly become a destination city.

In 2018 all TBID funding provided to the Downtown Topeka Foundation was designated for payment of architectural services. In 2019 a change in funding was directed by the Advisory Board to allow the Downtown Topeka Foundation the flexibility of using the TBID revenue for operational considerations as well as completing the payment of the architectural services. We are excited to report that through November of this current year (2019), TLA has provided a total of \$586,850.80 in TBID funding to the Downtown Topeka Foundation for development and operation of the Everygy Plaza. With the December payment coming on the same day as this presentation to the City Council it is anticipated we will surpass the \$600,000 mark in total contributions since the inception of the TBID.

LOAN REPAYMENT

The loan provided by VTI to TLA has been paid in full.

ADMINISTRATIVE SERVICES

TBID Administration--

1. TLA continues to provide staffing to training all hoteliers and provide property level assistance in accurately reflecting the TBID collection on customer folios.
2. TLA has continued to play an active role in the on-going education and updating of records to maintain an accurate database. i.e. ownership changes, property closings etc. This will be an on-going process.
3. In 2019 TLA retained the accounting firm, BTandCo., to review all TBID accounting procedures used by TLA representatives and prepare an "Agreed Upon Procedures" document that details standard procedures for the accounting and use of the TBID monies that are consistent with the guidelines as set forth by the City of Topeka when the TBID was enacted on March 14, 2017.

TLA Administration—

1. The TLA Executive Director is actively involved on a daily basis in the design, development and construction of the Everygy Plaza.
2. TLA staff has been active in conducting presentations to educate Topeka and Shawnee County citizens regarding the development and future use of the Everygy Plaza.
3. TLA continues to work in conjunction with Visit Topeka to determine methods and means to increase Topeka's exposure as a destination through the development of the plaza. It is the expectation of TLA membership that with the growth and popularity of the Everygy Plaza that the amount of revenue generated by the TBID will increase as occupancy levels increase.

4. TLA is represented on the Downtown Topeka Foundation board of directors, the developer of the Every Plaza, through the presence of our Executive Director.

In conclusion, with this report we hereby ask that the City Council re-authorize the TBID funding to continue at a rate of \$1.00 per sold room for 2020 following the same criteria as originally set forth in the resolution passed by this body on March 14, 2017.

We appreciate the continued support from the City Council and look forward to 2020 and the progress of the Every Plaza.

Respectfully Submitted,

A. Kurt Young

Executive Director

Topeka Lodging Association

6B



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
July 11, 2017

DATE: July 11, 2017

CONTACT PERSON: Lisa Robertson, City Attorney

DOCUMENT #: 20074

SECOND PARTY/SUBJECT:

PROJECT #:

CATEGORY/SUBCATEGORY 013 Ordinances - Codified / 002 Administration

CIP PROJECT: No

ACTION OF COUNCIL:

JOURNAL #: 2017

Adopted Ord 7-11-17

PAGE #: 202

JUL 17 2017

DOCUMENT DESCRIPTION:

AN ORDINANCE introduced by Interim City Manager Doug Gerber, concerning service fee levied in Topeka Tourism Business Improvement Districts, creating Topeka Municipal Code Section 3.65.035.

Voting Requirement: Majority vote of the Governing Body (6 votes).

(Approval would impose a \$1.00 service fee on hotel rooms in the Topeka Tourism Business Improvement District to commence on January 1, 2018.)

POLICY ISSUE:

Whether to impose a service fee on all hotels in the City - the proceeds of which would be used for services within the Topeka Tourism Business Improvement District (TTBID), including the design of the Downtown Plaza.

STAFF RECOMMENDATION:

Staff recommends the Governing Body adopt the ordinance.

BACKGROUND:

The governing body established the TTBID on May 9, 2017. If no business owner files a protest petition contesting the TTBID by June 29, 2017, the next step is to enact an ordinance establishing a service fee of \$1.00 per paid occupied room per night on hotel room rentals. The service fee would start on January 1, 2018 unless a protest petition is filed by business owners.

BUDGETARY IMPACT:

\$465,000 in anticipated revenue for 2018.

SOURCE OF FUNDING:

Service fees paid by hoteliers

(Published in the Topeka Metro News July 17, 2017)

ORDINANCE NO. 20074

AN ORDINANCE introduced by Interim City Manager, Douglas Gerber, concerning service fee levied in Topeka Tourism Business Improvement Districts, creating new section TMC 3.65.035.

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 3.65.035, which said section reads as follows:

TTBID Service Fees.

(a) Effective January 1, 2018, the service fee levied on all hotels in the District for calendar year 2018 shall be \$1.00 per paid occupied room per night on hotel room rentals.

(b) All revenue from the service fees shall be placed in a special fund, as required by K.S.A. 12-1792 and amendments thereto and shall be used only for the services identified in TMC 3.65.020.

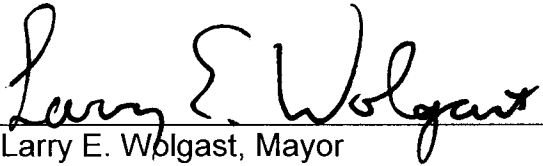
Section 2. This ordinance, which is subject to the protest provisions of K.S.A. 12-1789 and amendments thereto, shall take effect upon its passage, approval and publication in the official City newspaper, but shall be subject to repeal if, within 45 days following publication of the ordinance, a sufficient petition by the owners of a majority of the businesses located within the District is submitted to the City Clerk to compel repeal of this ordinance and dissolution of the District.

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

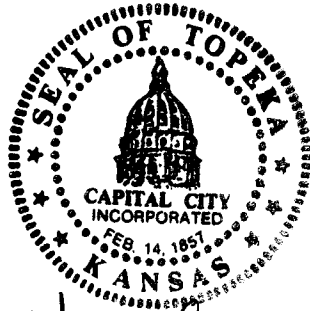
28 Section 4. Should any section, clause or phrase of this ordinance be declared
29 invalid by a court of competent jurisdiction, the same shall not affect the validity of this
30 ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

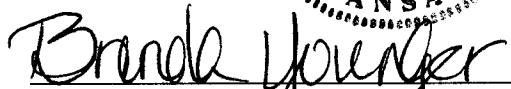
31 PASSED AND APPROVED by the Governing Body on July 11, 2017.

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33 CITY OF TOPEKA, KANSAS

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36 Larry E. Wolkast, Mayor

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38 ATTEST:



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43 Brenda Younger, City Clerk

ADMINISTRATIVE ACTION FORM

Contact Person:	Mary Feighny, Deputy City Attorney	Date:	10/4/2017
Document Type:	Contract/Agreement (not involving C & P)	Document #:	410320
Second Party:	Topeka Lodging Association	Project #:	
Subject:		HTE #:	
Department/Division:	Legal - ATTY	CIP Project?	No
Category/Subcategory:	007 Contracts and Amendments / 018 Other		

Requested Action: Approve and Execute Document

OCT 10 2017

Financial Implications:

Tourism
Finance will facilitate collection of business improvement district service fee imposed by hoteliers. A service fee of \$1 per hotel room will be collected by hoteliers and remitted to a financial institution retained by the finance department. The Topeka Lodging Assn. will pay a 2% fee to City to administer the collection process.

Ordinance No. 20064 requires that the City Manager contract with the Topeka Lodging Assn. to manage and provide services to the Topeka Tourism Business Improvement District in accordance with a program of services and a budget provided annually. The agreement addresses collection of the service fee and transfer of the funds to the TLA. The contract begins on 1/1/2018 and ends on 12/31/2022 (5 years).

RECEIVED
CITY CLERK
2017 OCT -5 P 2:07
TOPEKA, KANSAS

Approval/Action Routing:

Approved By:	Department/Division	Date:	
Approved By:	<i>LF</i>	Date:	10-4-17
Approved By:	<i>David R. Lee</i> Chief Fiscal Officer	Date:	10-4-17
Approved By:	<i>B. Younger</i> City Clerk	Date:	10-9-17
Approved By:		Date:	
Return To:	<i>Legal - Feighny</i>		

CITY OF TOPEKA CONTRACT NO. 46320

AGREEMENT

THIS AGREEMENT entered into this 10th day of October, 2017, by and between the City of Topeka, Kansas, hereinafter referred to as the "City," and the Topeka Lodging Association, a not-for-profit corporation, hereinafter referred to as "TLA."

WHEREAS, the City has established the Topeka Tourism Business Improvement District (the District); and

WHEREAS, the services to be provided to the District will include the services identified in K.S.A. 12-1784 and amendments thereto; and

WHEREAS, Topeka Municipal Code (TMC) Section 3.65.020 requires the city manager to contract with the TLA.

NOW, THEREFORE, in furtherance of these objectives and in consideration of the mutual covenants and agreements set forth herein, the City and the TLA hereby agree as follows:

1. SCOPE OF SERVICES. TLA shall provide the services identified in the Budget and Program of Services which are submitted on or before May 15th of each year by the Topeka Tourism Business Improvement District Advisory Board (Board) to the City in accordance with K.S.A. 12-1790 and amendments thereto.

2. COLLECTION OF SERVICE FEE. City is responsible for ensuring collection of the service fee from the hoteliers in accordance with TMC 3.65.030. City may utilize the services of a financial institution that will receive payments and reports on a monthly basis from the hoteliers with the first payment from the hoteliers being

due on or before February 25, 2018. Upon receipt, the financial institution will deposit the service fees into an account maintained by City pursuant to K.S.A. 12-1792 and amendments thereto ("City Account").

3. TRANSFER TO TLA.

(a) The City will transfer all of the funds from the City Account to the TLA, after deducting the City's administrative fee of 2%, on or before the first Friday of each month commencing on or before March 2, 2018.

(b) The parties acknowledge that funding for the services is dependent and conditioned upon the levy and collection of service fees pursuant to K.S.A. 12-1791 and amendments thereto. In no event shall the City be obligated to pay for any services provided by the TLA from the City's general fund regardless of any insufficiency in funds collected pursuant to K.S.A. 12-1791.

4. USE OF FUNDS; RECORDS. TLA shall use the funds generated by the service fee only for the services identified in K.S.A. 12-1784 and shall maintain adequate records so as to fully document and support all expenditures for the architectural design of the downtown Topeka plaza and any other services provided to the District. Such records shall be available for inspection by the City at all times during the normal business hours upon advance notification to the TLA.

5. NONDISCRIMINATION. In carrying out the terms and provisions of this Agreement, TLA will not discriminate against any employee, applicant for employment, recipient of service or applicant to receive services because of race, color, religion, sex, age, disability, national origin, ancestry or any other legally protected status.

6. NO JOINT VENTURE; INDEPENDENT CONTRACTOR. Nothing herein

contained shall be construed or held to make the City a partner, joint venturer, or associate of TLA in the endeavor undertaken in this Agreement, nor shall either party be deemed the agent of the other, it being expressly understood and agreed that the relationship between the parties hereto is and shall at all times remain contractual as provided by the terms and conditions of this Agreement.

7. INDEMNIFICATION. The TLA agrees to indemnify, hold the City harmless, and defend City from any and all claims, causes of action, and damages of every kind arising from the operations and activities of the TLA, its officers, agents, and employees, carried out in furtherance of this Agreement.

8. TERM/TERMINATION.

(a) This Agreement shall be for a term of five (5) years commencing on January 1, 2018, and terminating on December 31, 2022, unless extended in writing by the parties.

(b) Notwithstanding Section (a), this Agreement may be terminated at any time by either party by providing ninety (90) days written notice to the other party. In the event of the termination of this Agreement by either party, the City shall transfer to the TLA in accordance with the provisions of Section 3 all funds that were deposited in the City Account prior to the effective date of the termination of this Agreement.

(c) Notwithstanding Section (a), the parties agree that the City shall have the absolute and unqualified authority to terminate this Agreement at any time during the duration of this Agreement for any of the following reasons:

- (i) Failure of TLA to comply with the terms of this Agreement.
- (ii) Expending services fees for services outside the scope of K.S.A.

12-1784 and amendments thereto.

(iii) TLA's expenditures are unsubstantiated, unauthorized or improper.

(iv) Failure to allow inspection and audit of TLA records by City or its agents.

(v) The District is dissolved in accordance with K.S.A. 12-1789 and amendments thereto.

(vi) TLA dissolves or changes its not-for-profit status, files for bankruptcy protection or fails to remain in good standing with the Kansas Secretary of State.

In any of the foregoing events, TLA shall return all unexpended funds to the City.

9. ASSIGNMENT. This Agreement shall not be assigned by either party, in whole or in part, without the written consent of the other party.

10. AGREEMENT BINDING ON SUCCESSORS. This Agreement shall bind the heirs, successors and assigns of the parties and inure to the benefit of the heirs, successors, and assigns.

11. INTERPRETATION. This Agreement and its interpretation shall be governed by the laws of the State of Kansas. The obligations of the parties are performable, and venue for any legal action arising out of this Agreement shall lie in Shawnee County, Kansas.

12. NOTICE TO PARTIES: Any and all written notices between the parties relating to this Agreement shall be deemed to be sufficiently given if mailed, postage prepaid, by certified or registered mail, return receipt requested, addressed as follows:

If to the TLA:

Topeka Lodging Association
Kurt Young Executive Director
1430 S.W. Woodhull St. #4042
Topeka, Kansas 66604

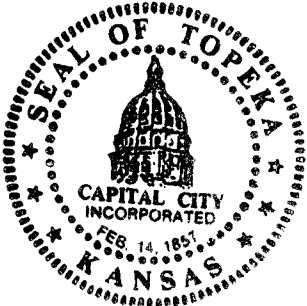
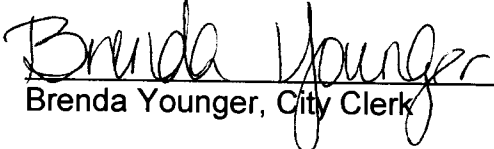
If to the City:

City of Topeka
Brenda Younger, City Clerk
215 SE 7th Street, Room 166
Topeka, Kansas 66603

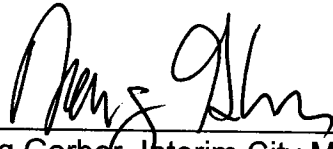
13. REPRESENTATIONS; EXECUTION IN COUNTERPARTS. By signing this Agreement, the parties represent that the person signing this Agreement is authorized to execute this Agreement on behalf of the party, and that the parties agree to be bound by the provisions of this Agreement. This Agreement may be signed by faxed or electronic signature, which shall be deemed to be an original signature. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and all of which shall be deemed to constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have hereto executed this contract as of the day and year first above written.

ATTEST:

The seal of the City of Topeka, Kansas, is circular. It features a central illustration of a domed building, likely the city's capitol. The text "SEAL OF TOPEKA" is arched across the top, and "KANSAS" is arched across the bottom. In the center, below the building, it says "CAPITAL CITY INCORPORATED FEB. 14, 1857".

Brenda Younger, City Clerk

CITY OF TOPEKA, KANSAS


Doug Gerber, Interim City Manager

APPROVED AS TO FORM AND LEGALITY

DATE 10-4-17 BY MF

TOPEKA LODGING ASSOCIATION


Stephanie Gassen, President



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 10, 2019

DATE: December 10, 2019
CONTACT PERSON: Doug Gerber, Deputy City Manager
DOCUMENT #:
SECOND PARTY/SUBJECT: PROJECT #:
CATEGORY/SUBCATEGORY 014 Ordinances – Non-Codified / 005 Miscellaneous
CIP PROJECT: No
ACTION OF COUNCIL: Discussion 05-21-19. JOURNAL #:
Defer to no certain date
06-11-19. Discussion
0813-19. Set PH Date of
10-15-19 (09-03-19)
Recess Public Hearing
until 12-03-19 (10-15-19).
PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC HEARING AND ORDINANCE introduced by City Manager Brent Trout, establishing the Dynamic Core Redevelopment District pursuant to K.S.A. 12 1770 et seq.

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

(Following the conclusion of the public hearing, approval would establish the Dynamic Core Redevelopment District.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

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

STAFF RECOMMENDATION:

Staff recommends approval of the ordinance.

BACKGROUND:

Downtown Topeka, Inc. (DTI) is requesting establishment of a redevelopment district pursuant to the tax increment financing laws, K.S.A. 12-1770 et seq. This matter was considered at public hearings on October 15, 2019 and December 3, 2019.

BUDGETARY IMPACT:

Once the district is created, the base year assessed valuation is established for all the properties in the district. Real property taxes collected by the county treasurer will be allocated to the various taxing subdivisions in accordance with a statutory formula. Property taxes produced from an increase in the base year will be paid to the City to be used to pay project costs.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:**Description**

Resolution No. 9146 - Setting Public Hearing
Ordinance
Dynamic Core TIF Application
Excerpt of Governing Body Meeting Minutes
Resolution 9016 City of Topeka TIF Policy
City of Topeka TIF Procedure

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.

29 3. The proposed plan is based upon a market study that concluded that the area
30 encompassed by the proposed District could support 900 new and rehabilitated housing units,
31 690,000 supportable square feet of retail space, 300,000 new and rehabilitated square feet of
32 office space and over 200 new hotel rooms over the next ten years. The District shall consist of
33 one (1) or more redevelopment project areas, which are anticipated to include a mix of all these
34 uses including retail, restaurant, and other commercial uses with associated amenities, along with
35 associated infrastructure.

36 4. A legal description and map of the proposed Redevelopment District are available for
37 public inspection during regular office hours in the Office of the City Clerk, at Topeka City Hall,
38 215 SE 7th Street, Room 166, Topeka, Kansas.

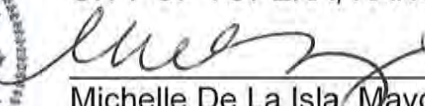
39 5. At the public hearing, the Governing Body of the City will consider findings necessary
40 for the establishment of the proposed Redevelopment District.

41 6. A copy of this Resolution shall be sent by certified mail, return receipt requested, to
42 the Board of Commissioners of Shawnee County and the Board of Education for U.S.D. 501.
43 Copies of this Resolution also shall be mailed by certified mail, return receipt requested, to each
44 owner and occupant of land within the proposed Redevelopment District not more than 10 days
45 following the date of adoption of this Resolution. This Resolution and the map of the proposed
46 District shall be published once in the official City newspaper not less than one week or more
47 than two weeks preceding the date fixed for the public hearing.

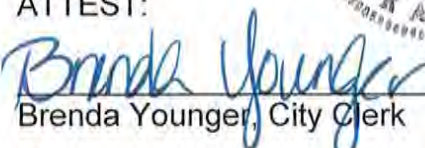
48 ADOPTED and APPROVED by the Governing Body on September 3, 2019.



CITY OF TOPEKA, KANSAS


Michelle De La Isla, Mayor

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54 ATTEST:


Brenda Younger, City Clerk

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57
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 104-106-108-110-112-114-116-118-120	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 S 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



ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Brent Trout, establishing the Dynamic Core Redevelopment District pursuant to K.S.A. 12-1770 *et seq.*

WHEREAS, notice of a public hearing to consider establishment of the redevelopment district was provided as required by K.S.A. 12-1771(a) and K.S.A. 12-1772(c) (Resolution No. 9146); and

WHEREAS, pursuant to K.S.A. 12-1771, the governing body held a public hearing on October 15, 2019 in City Council Chambers, 214 E. 8th, at 6 p.m. to consider the advisability of establishing a redevelopment district within an enterprise zone established on December 30, 1991, which hearing was recessed to December 3, 2019; and

WHEREAS, the hearing was held on December 3, 2019 and recessed to December 10, 2019; and

WHEREAS, the hearing was held on December 10, 2019 and concluded.

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

Section 1. The map and legal description of the Dynamic Core Redevelopment District (District) is identified on Exhibit A which is attached herein and incorporated by reference.

Section 2. The District is an "eligible area" as defined at K.S.A. 12-1770a(g) by virtue of the area being included within an enterprise zone.

Section 3. The redevelopment of the area within the District is necessary to promote the general and economic welfare of the City. Accordingly, the District is established and its boundaries identified in Exhibit A.

Section 4. The District Plan, attached herein as Exhibit B and incorporated by reference, is approved.

Section 5. Upon payment of all redevelopment project costs, any tax increment remaining in the special fund established pursuant to K.S.A. 12-1775 and amendments thereto, shall be used to pay the costs of a project within the redevelopment district approved by the Governing Body, the Board of Commissioners of Shawnee County, and the U.S.D 501 Board of Education. If the parties cannot agree on a project, the City shall allocate the remaining tax increment to each of the taxing subdivisions that levy taxes within the redevelopment district on a proportional basis based upon the respective mill levies.

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. The City Clerk is directed to provide a certified copy of the Ordinance to the County Clerk and to the Unified School District 501.

PASSED and APPROVED by the Governing Body _____.

CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk

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 'A1'

TOPEKA, KANSAS

TIF DISTRICT

8.14.2019



NE RIVER RD

12TH STREET

TOPEKA BLVD

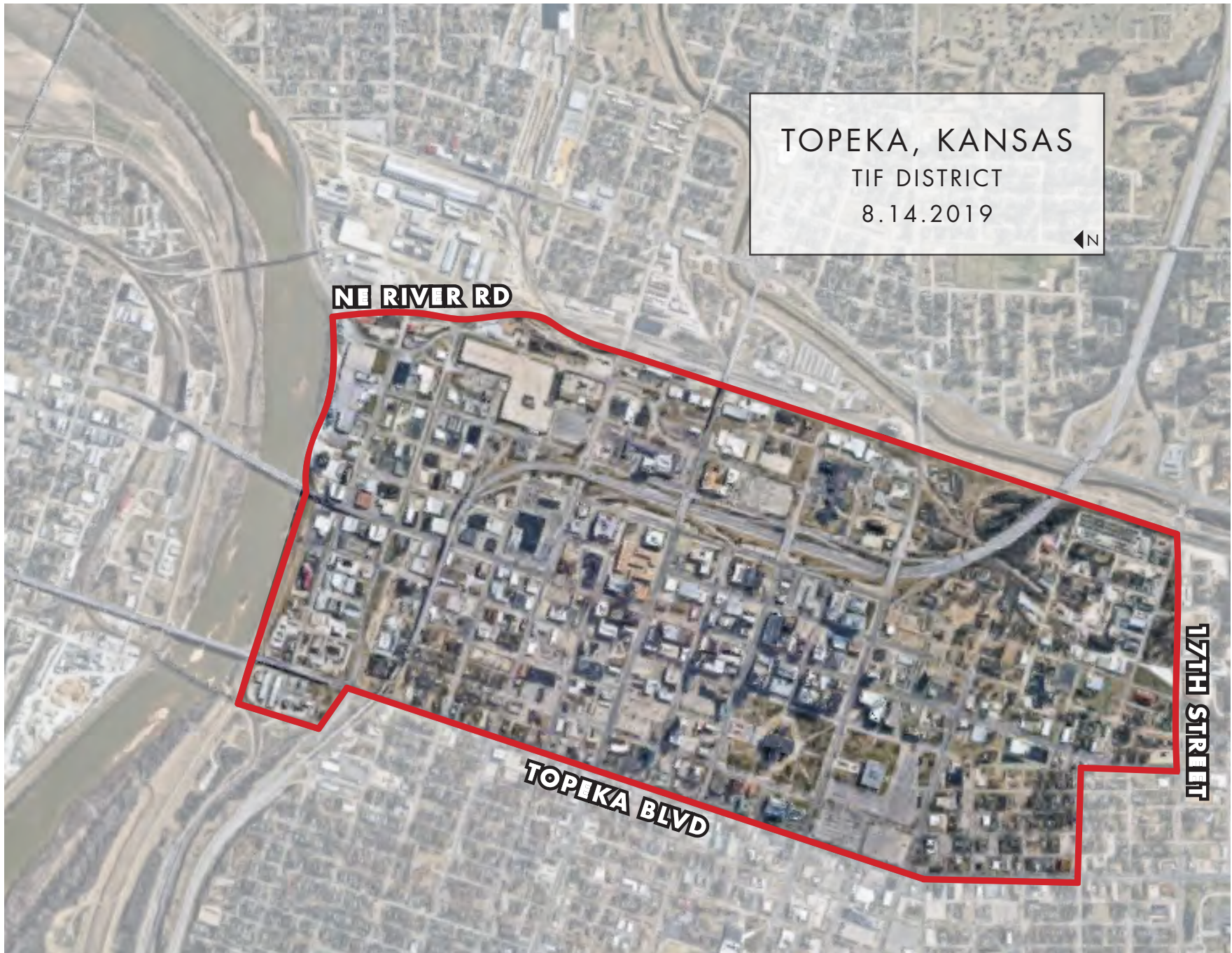


Exhibit A1 - Exclusion from TIF District

PROPERTY DESCRIPTION	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	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	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	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	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	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
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
ORIGINAL TOWN, S31, T11, R16, Lot 74 +, ACRES 0.52, 74-76-78-80-82-84 VAN BUREN, ORIGINAL TOWN	304 SW VAN BUREN ST	Topeka, KS 66603
ORIGINAL TOWN, S31, T11, R16, Lot 282 +, ACRES 0.35, KANSAS AVE LOTS 282-284-286-288	830 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN , Lot 309 + , KANSAS AVE LOT 309-N 5FT OF W 1/2 OF LOT 311 SECTION 31 TOWNSHIP 11 RANGE 16	921 S KANSAS AVE	Topeka, KS 66612
HUNTOONS ADDITION, S06, T12, R16, BLOCK 11, Lot 470 +, HARRISON ST LOTS 470, 472, 474, 476, 478, 480 & N 10.5 FT OF LOT 482 BLK 11 HUNTOONS ADD SECTION 06 TOWNSHIP 12 RANGE 16	1306 SW HARRISON ST	Topeka, KS 66612
ORIGINAL TOWN , Lot 276 + , KANSAS AVE LT 276 278 SECTION 31 TOWNSHIP 11 RANGE 16	822-824 S KANSAS AVE	Topeka, KS 66612
ORIGINAL TOWN, S31, T11, R16, Lot 97 + , N 75' OF LOTS 97-99-101-103-105-107-109-111-113-115 W OF RR SPUR 20' R/W SECTION 31 TOWNSHIP 11 RANGE 16	100 S KANSAS AVE	Topeka, KS 66603
MILL BLOCK , Lot 1 + , LTS 1, 3, 5, 7 & PT VAC ALLEY POB S W COR LT 1, TH W 15, N 100, E 15, S 100 TO POB SECTION 30 TOWNSHIP 11 RANGE 16	101 N KANSAS AVE	Topeka, KS 66603
ORIGINAL TOWN , Lot 104 + , VAN BUREN ST N 10FT LOT 104-S 15FT OF W 93FT LOT 104 & N 12 1/2 FT OF W 93FT OF LOT 106 SECTION 31 TOWNSHIP 11 RANGE 16	330 SW VAN BUREN ST	Topeka, KS 66603
ORIGINAL TOWN, LOT 209, QUINCY ST. LOT 209, SECTION 31, TOWNSHIP 11, RANGE 16	629 SE QUINCY ST	Topeka, KS 66603
ORIGINAL TOWN, LOT 301, KANSAS AVE N 24 FT, 3IN, LOT 301, SECTION 31, TOWNSHIP 11, RANGE 16	913 S KANSAS AVE	Topeka, KS 66612

EXHIBIT B

District Plan

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.



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.

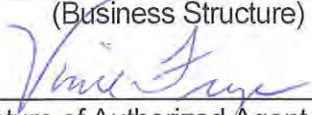
In witness whereof, the undersigned petitioners have executed the above foregoing petition to create the district at the dates set forth opposite their respective signatures below:

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)

THE COUNTY OF Shawnee)

ss:

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.



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



Notary Public

My Appointment Expires:



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



MORSE ST

KANSAS AVE

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	TOPEKA KS 66612-1389	9520-Game retreat / wildlife reserve / fishing preserve
R19697	REED PROPERTIES LLC	1260 NW CENTRAL AVE	66608 3206 NW 94TH ST	TOPEKA KS 66618	2102-Retail store
R23815	KANSAS DISTRICT OF THE WESTLEIAN CHURCH INC	1201 NW CENTRAL AVE	66608 5833 SW 29TH ST	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 & GILLIAM, 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	TOPEKA KS 66603-3914	9965-Institutional highest and best use
R23832	BECKWITH, LYNN	1209 N KANSAS AVE	66608 6690 KIMBERLY DR	TOPEKA KS 66607-4097	3610-Warehouse distribution / storage facility
R23833	EBERT, JOSEPH R	1227 N KANSAS AVE	66608 5446 SW 12th TER	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	CAMPPOS, ANGELITA	1230 N KANSAS AVE	66608 1230 N KANSAS AVE	TOPEKA KS 66608	1199-Accessory residential support use (garage/shed)
R23839	LEHORO, PATRICK T & STACY A	1226 N KANSAS AVE	66608 4935 STONEBACK DR	TOPEKA KS 66608-1440	1101-Technical / trade / specialty school
R23840	OGATA, LUIS M	1222 N KANSAS AVE	66608 150 NW EVELYN ST	TOPEKA KS 66608	3610-Warehouse distribution / storage facility
R23841	DAVIS, EDWARD E & ROBERTA L	1216 N KANSAS AVE	66608 1270 NW HARRISON ST	TOPEKA KS 66608-0310	9910-Residential highest and best use
R23842	THE TOPEKA RESCUE MISSION	1208 N KANSAS AVE	66608 600 N KANSAS AVE	TOPEKA KS 66608	1101-Single family residence (detached)
R23843	PENNINGTON, JERRY JOE	1200 N KANSAS AVE	66608 PO BOX 8310	TOPEKA KS 66608-1226	1101-Single family residence (detached)
R23844	PENNINGTON, JERRY JOE	1203 NE QUINCY ST	66608 PO BOX 8310	TOPEKA KS 66608-0310	1101-Single family residence (detached)
R23845	CONNER, KAREN V & MINOTON, 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	RAULS, 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	1130 N KANSAS AVE	66608 PO BOX 8009	TOPEKA KS 66608-0009	9950-Commercial highest and best use
R23925	STORMONT VAL, HEALTHCARE INC	1133 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 & GAMBARINO, 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 /	1128 NW CENTRAL AVE	66608 507 MARINER ST	SILVER LAKE KS 66539-9610	1101-Single family residence (detached)
R23932	SAWYER, DONALD A	1123 N KANSAS AVE	66608 1111 N KANSAS AVE	TOPEKA KS 66608	2118-Car lot / used car dealership
R23933	SAWYER, 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 66617-1885	2102-Retail store
R23937	SWOOGER, LEO GLENN	1101 N KANSAS AVE	66608 5815 SW TURNBERRY CT	TOPEKA KS 66614	2175-Service garage / paint shop / detailing
R23938	SWOOGER, 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	JCI 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 LII	NW JACKSON ST	66608 1126 NW Jackson ST	TOpeka KS 66608	9910-Residential highest and best use
R23943	STADLEY, LARRY LII	1126 NW JACKSON ST	66608 1126 NW Jackson ST	TOpeka KS 66616-1129	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	1102 NW JACKSON ST	66608 1303 NE MONROE ST	TOPEKA KS 66608-1152	1101-Single family residence (detached)
R23951	JP REO LLC	1103 NW CENTRAL AVE	66608 4445 CORPORAION LN	TOPEKA KS 66608-1152	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	SEIBERT, STEPHEN THOMAS & BERNIECE C	1117 NW CENTRAL AVE	66608 1117 NW CENTRAL AVE	TOPEKA KS 66608-1311	1101-Single family residence (detached)

R24194	NICOLL, MICHAEL R & C M & M D & LANE, MF & FLEMING, DR & LEES, MK & HOLLOWAY, SW,	920 NW VAN BUREN ST	66608 1399 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	KENNEY, 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	CHAVEZ, MICHAEL L & JEANNE F	216 NW LAURENT ST	66608 1301 N TOPEKA BLVD	TOPEKA KS 66608	1101- Single family residence (detached)	
R24199	PEREZ, ELUTERIO D	903 NW JACKSON ST	66608 2410 NE GRANTVILLE RD	TOPEKA KS 66608-1723	9910- Residential highest and best use	
R24200	ANGEL-PEREZ, DANIEL & GARAY, BEATRIZ	909 NW JACKSON ST	66608 909 NW JACKSON ST	TOPEKA KS 66608-1332	1101- Single family residence (detached)	
R24201	ROGERS MARGARET A TRUST	913 NW JACKSON ST	66608 913 NW JACKSON ST	TOPEKA KS 66608	1101- Single family residence (detached)	
R24202	GONZALES, JAVIER & LETICIA	917 NW JACKSON ST	66608 917 NW JACKSON ST	TOPEKA KS 66608-1332	1101- Single family residence (detached)	
R24203	NORTH TOPEKA BAPTIST CHURCH	919 NW JACKSON ST	66608 919 NW JACKSON ST	TOPEKA KS 66608-1332	1101- Single family residence (detached)	
R24204	MASSER, BILLY S & WILLIAM G	923 NW JACKSON ST	66608 PO BOX 8183	TOPEKA KS 66608-0183	6610- Church / place of worship	
R24205	RAMIREZ, CARMEN GONZALES & LUISA J	927 NW JACKSON ST	66608 PO BOX 8183	TOPEKA KS 66608-0183	6610- Church / place of worship	
R24206	MILLER, FRANK E	931 NW VAN BUREN ST	66608 9249 VALLEY VIEW DR	OZAWAKE KS 66070	1180- Dwelling converted to apartments	
R24207	MASSER, WILLIAM & ZENA	927 NW VAN BUREN ST	66608 927 NW VAN BUREN ST	TOPEKA KS 66608-1374	1101- Single family residence (detached)	
R24208	MERILLAT INC	923 NW VAN BUREN ST	66608 923 NW VAN BUREN ST	TOPEKA KS 66608-1374	1101- Single family residence (detached)	
R24209	SAUCEDO GARCIA, M I ALBERTO	919 NW VAN BUREN ST	66608 919 NW VAN BUREN ST	TOPEKA KS 66608	1101- Single family residence (detached)	
R24210	NORRIS STREET INVESTMENTS LLC	919 NW VAN BUREN ST	66608 PO BOX 378	TOPEKA KS 66601-0378	9910- Residential highest and best use	
R24211	QUINN, CHARLES M	NW VAN BUREN ST	66608 PO BOX 378	TOPEKA KS 66601-0378	3400- Miscellaneous manufacturing	
R24212	GRACE, FRANK P	835 NW VAN BUREN ST	66608 835 NW VAN BUREN ST	TOPEKA KS 66608	3610- Warehouse distribution / storage facility	
R24213	QUINN, CHARLES M	310 NW NORRIS ST	66608 PO BOX 8066	TOPEKA KS 66608	3216- Millwork / veneer / plywood mfg.	
R24214	GRACE, FRANK P	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	KECK, GERALD L SR	840 NW VAN BUREN ST	66608 PO BOX 8814	TOPEKA KS 66608-0814	1101- Single family residence (detached)	
R24219	NORRIS STREET INVESTMENTS LLC	0000 NW VAN BUREN ST	66608 300 N CEDAR ST	ABILENE KS 67410-3606	2102- Retail store	
R24220	TRUSTEES OF THE CARPENTERS JOINT TRAINING FUND OF ST LOUIS	NW VAN BUREN ST	66608 PO BOX 8066	TOPEKA KS 66608	9950- Commercial highest and best use	
R24221	THE TOPEKA RESCUE MISSION	212 NW NORRIS ST	66608 1001 HAMPTON	ST LOUIS MO 63139	6810- Union hall / labor / political organization	
R24222	PENNINGTON, JERRY J	206 NW NORRIS ST	66608 600 N KANSAS AVE	TOPEKA KS 66608	3630- Warehouse-retail combination	
R24223	PENNINGTON, JERRY J	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 231 DIAGONAL RD	LAWRENCE KS 66047	2101- Downtown row store	
R24243	LINDEWUTH 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 & GLASSGOW JERRY W & LINDA L	835 N KANSAS AVE	66608 193 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	RODRIGON, JERRY J	839 N KANSAS AVE	66608 7481 74TH ST	MERIDEN KS 66512	TOPEKA KS 66608-1210	2101- Downtown row store
R24249	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	841 N KANSAS AVE	66608 800 SE 7TH ST	STE B-11	TOPEKA KS 66603-3933	2650- Parking lot (uncovered)
R24250	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	118 NE NORRIS ST	66608 843 N KANSAS AVE	TOPEKA KS 66608-1210	2101- Downtown row store	
R24251	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	842 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	840 N KANSAS AVE	66608 843 N KANSAS AVE	TOPEKA KS 66608-1210	2101- Downtown row store	
R24254	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
R24255	SIGLOW PROPERTY MANAGEMENT COMPANY LLC	834 N KANSAS AVE	66608 843 N KANSAS AVE	TOPEKA KS 66608-1210	2101- Downtown row store	
R24256	RUDY PROPERTY MANAGEMENT LLC	830 N KANSAS AVE	66608 4911 SE 10TH ST	TECUMSEH KS 66542	2101- Downtown row store	
R24257	RUDY PROPERTY MANAGEMENT LLC	828 N KANSAS AVE	66608 4911 SE 10TH ST	TECUMSEH KS 66542	2101- Downtown row store	
R24258	JACKSON DAVID D & ANNETTE L & GLASSGOW JERRY W & LINDA L	826 N KANSAS AVE	66608 1735 N KANSAS AVE	TOPEKA KS 66608-1254	2101- Downtown row store	

R24799	WHITELENS 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	SV 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	6000-Education / public admin / health care / other institutions
R25264	CITY OF TOPEKA	322 NW CRANE ST	66603 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	3332-Glass / glassware products mfg
R25265	DEGGINGER FOUNDRY INC	436 NE CRANE ST	66603 436 NE Crane St	TOPEKA KS 66603	4133-Local transit systems - bus/special needs/other
R25266	TOPEKA METROPOLITAN TRANSIT AUTHORITY	200 N KANSAS AVE	66603 201 N KANSAS AVE	TOPEKA KS 66603-3622	3610-Warehouse distribution / storage facility
R25267	TKG 125 LLC	125 N KANSAS AVE	66603 2420 SW DUANE ST	TOPEKA KS 66606	3630-Warehouse-retail combination
R25268	M & D CLASSICS STORAGE LLC	129 N KANSAS AVE	66603 1808 FOXHIRE 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 66603	3610-Warehouse distribution / storage facility
R25273	109 N KANSAS LLC	66603 906 S Kansas AVE STE 200	TOPEKA KS 66612-1211	TOPEKA KS 66612-1211	3630-Warehouse-retail combination
R25274	IT & DV INVESTMENTS LLC	121 N KANSAS AVE	66603 5924 NW MELBA DRIVE CT	TOPEKA KS 66618-3269	3610-Warehouse distribution / storage facility
R25275	JIT VENTURES INC	115 N KANSAS AVE	66603 109 N KANSAS AVE	TOPEKA KS 66603	3610-Warehouse distribution / storage facility
R25276	FOX, MICHAEL R TRUST	115 N KANSAS AVE	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	1150-Apartment unit (single family - e.g. condo unit)
R25278	J T LARDNER CUT STONE LLC	132 NW VAN BUREN ST	66603 128 NW VAN BUREN ST	TOPEKA KS 66603-3316	3610-Warehouse distribution / storage facility
R25279	KUEHNLE, FRED J	114 NW VAN BUREN ST	66603 115 NW VAN BUREN ST	TOPEKA KS 66603-3315	3610-Warehouse distribution / storage facility
R25280	USKA, DONALD E	218 SW 1ST ST	66603 2849 SW HEREFORDSHIRE RD	TOPEKA KS 66614-4725	3335-Cut stone and stone products mfg
R25281	LEVIN, JOHN G	109 NW JACKSON ST	66603 115 NW VAN BUREN ST	TOPEKA KS 66603-3315	3115-Beverage products mfg
R25282	ASSOCIATED INVESTMENTS LLC	115 NW JACKSON ST	66603 170 GLENVIEW WEST	LAKE QUINCY KS 66017	3230-Furniture and related products mfg
R25283	SHEINBARGER, BOB D & DEBRA R TRUST	117 NW JACKSON ST	66603 14426 MEADOW CT	OVERLAND PARK KS 66224-396	3630-Warehouse-retail combination
R25284	MIM OF TOPEKA LLC	127 NW VAN BUREN ST	66603 127 NW VAN BUREN ST	TOPEKA KS 66603-3315	3620-Warehouse distribution / storage facility
R25285	J T LARDNER CUT STONE LLC	320 SW 1ST ST	66603 128 NW VAN BUREN ST	TOPEKA KS 66603-3316	2321-Mini-storage warehouse / self-storage
R25286	LEVIN, JOHN G & JOAN RIVERS	306 SW 1ST ST	66603 115 NW VAN BUREN ST	TOPEKA KS 66603	3640-Warehouse-office combination
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	3610-Warehouse distribution / storage facility
R25289	VANBUREN PROPERTY LLC	117 NW VAN BUREN ST	66603 1048 Brianna CT	Manhattan KS 66503	3630-Warehouse-retail combination
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 200 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	1101-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 66601-1332	1180-Dwelling converted to apartments
R25417	SANDERS, JAMES N & DONNA M	225 SW VAN BUREN ST	66603 1625 SW 26TH ST	TOPEKA KS 66613-1332	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 66613-1332	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	KOL 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	KOL 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	KOL 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 building (1-4 stories)
R25428	HCFN TITLE HOLDING CORPORATION	215 SE QUINCY ST	66603 Attn: ROBIN POTTS 3801 TOPPING A	TOPEKA KS 66603-3632	3640-Warehouse-office combination
R25429	LETS HELP INC	200 S KANSAS AVE	66603 215 SE QUINCY ST	TOPEKA KS 66603-3632	2401-General office building (1-4 stories)
R25430	CATHOLIC CHARITIES OF NORTHEAST KANSAS INC	224 S KANSAS AVE	66603 9720 W 87TH ST	OVERLAND PARK KS 66212-456	6222-Correctional institutions / jail / prison
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	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	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	66603 301 S KANSAS AVE	TOPEKA KS 66603-3462	1150-Apartment unit (single family - e.g. condo unit)
R25436	HISTORIC LANDMARK DEVELOPMENT INC	303 S KANSAS AVE	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 VICTORIAN 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 #I	66603 3103 NW BUTTON RD	TOPEKA KS 66618-1429	3610-Warehouse distribution / storage facility
R25440	TFI LLC	300 SW JACKSON ST	66603 1848 SW HOCH RD	TOPEKA KS 66615	342-Steel fabrication
R25441	CLUNKINBARD, STEVE	112 SW 4TH ST	66603 120 SW 4TH ST	TOPEKA KS 66603	2101-Downtown row store
R25442	STODS RENTALS	124 SW 4TH ST	66603 5000 KINOSTON ST	DENVER CO 80239-2522	2175-Service garage / paint shop / detailing
R25443	PERELESS TYRE CO	333 S KANSAS AVE	66603 501 S 57TH ST LOT 1	TOPEKA KS 66619	2101-Downtown row store
R25444	KRATOCHWIL, PATRICIA A	325 S KANSAS AVE	66603 2942 SW WYANMAKER DR STE A	TOPEKA KS 66614	3640-Warehouse-office combination
R25445	RIVER HILL DEVELOPERS LLC	323 S KANSAS AVE	66603 2112 SW QUICK RD	TOPEKA KS 66614	2101-Downtown row store
R25446	HAGEDORN, JAMES R	311 S KANSAS AVE	66603 PO BOX 751302	TOPEKA KS 66614	2101-Downtown row store
R25447	SMITH, GARY D	309 S KANSAS AVE	66603 2112 SW QUICK RD	TOPEKA KS 66614	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	342-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	OZAWAIE KS 66607-5176	9910-Residential highest and best use
R25459	WILCOX, CHRISTOPHER J	214 SW 4TH ST	66603 PO BOX 825	EDGEWORTH SD 57735	1180-Dwelling converted to apartments
R25460	TREE OF LIFE FELLOWSHIP INC	335 SW JACKSON ST	66603 1830 SW COTTONWOOD LN	TOPEKA KS 66615	2101-Downtown row store
R25461	TREE OF LIFE FELLOWSHIP 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	317 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, MARIE 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	EDGEWORTH SD 57735	1180-Dwelling converted to apartments
R25469	RIVERA ALFARO, NUOVA 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	BREKATHROUGH HOUSE INC	318 SW HARRISON ST	66603 1195 SW BUCHANAN ST	TOPEKA KS 66604-1172	1320-Rooming and boarding house
R25472	FALTA, PATRICK & BARBARA	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 24TH 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 1128 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 LAKEVIEW 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	TRIPTZRETE LLC	305 SW 5TH ST	66603 335 SW YORKSHIRE RD	TOPEKA KS 66606	2101-Downtown row store
R25561	TRIPTZRETE 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 523 SW 35TH ST	TOPEKA KS 66614-1618	2101-Downtown row store
R25567	GREGG OTIS N TRUST	300 SW 6TH AVE	66603 6123 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
R327402	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	PIEGGAR & 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 35TH 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	RUFIN PROPERTIES LLC	506 SW TOPEKA BLVD	66603 PO BOX 12087	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	410 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 1301 SOVEREIGN ROW	OKLAHOMA CITY OK 73108	1176-High-rise apartment (8+ stories)
R25588	FRIENDS OF KCSBY 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 SUFPOIX 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	HEITMANEK DANITON 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 LAKEVIEW 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	KLATION PROPERTIES LLC	605 S KANSAS AVE	66603 3024 SW WANNAMAKER 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	AIMA 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	TECUMSEH KS 66542-9805	2213-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 02456-1634	2402-General office buildings (5+ stories)
R26181	AIMS 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	DILTON 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)
R300284	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	HUI INVESTMENTS LLC	709 S KANSAS AVE #405	66603 5104 COODY 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	BIRN 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 707 SW RAINOOLPH 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	716 S KANSAS AVE	66603 700 S Kansas AVE FL 1	TOPEKA KS 66603-3894	2401-General office buildings (1-4 stories)
R26424	PRAIRIE BLAZE LLC	716 S KANSAS AVE	66603 722 S KANSAS AVE	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	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	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	BRIMMAS 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 66611-1710	2101-Downtown row store
R26435	GECIA PROPERTIES LLC	114 SE 8TH AVE	66603 2090 SW MACVICAR AVE	TOPEKA KS 66603	2101-Downtown row store
R26436	WINDIER, 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 66603	2101-Downtown row store
R26438	CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION	723 SE QUINCY ST	66603 700 S Kansas AVE FL 1	TOPEKA KS 66603-0318	2101-Downtown row store
R26439	CITY OF TOPEKA	215 SE 7TH ST	66603 215 SE 7TH ST STE 166	TOPEKA KS 66603-3914	2101-Downtown row store
R26440	LEADINGAGE KANSAS INC	217 SE 8TH AVE	66603 217 SE 8TH AVE	TOPEKA KS 66603	2101-Downtown row store
R26441	KANSAS HOSPITAL ASSOCIATION	215 SE 8TH AVE	66603 215 SE 8TH AVE	TOPEKA KS 66603-3906	2101-Downtown row store
R26442	CENTRAL NATIONAL BANK	800 SE QUINCY ST	66612 201 N KANSAS AVE	JUNCTION CITY KS 66441	2401-General office buildings (1-4 stories)
R26443	TOPEKA METROPOLITAN TRANSIT AUTHORITY	820 SE QUINCY ST	66612 3804 SW 40TH ST	TOPEKA KS 66610-2337	2210-Bank, credit union, or savings institution
R26444	MARLOW, HOWARD J JR & KAREN K	214 SE 9TH ST	66612 3804 SW 40TH ST	TOPEKA KS 66610-2337	4133-Local transit systems - bus/special needs/other
R26445	MARLOW, HOWARD J JR & KAREN K	218 SE 9TH ST	66612 3804 SW 40TH ST	TOPEKA KS 66610-2337	1104-Fourplex
R26446	MARLOW, HOWARD J 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 820 S Kansas AVE	Topeka KS 66612-1203	2402-General office buildings (5+ stories)
R26451	KATON PROPERTIES LLC	822 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26452	KANSAS TOWERS LLC	830 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614	2101-Downtown row store
R323492	JENSEN, BRENDAN R & BECKLEY, AMBER N	826 S KANSAS AVE	66612 1275 SW JEWELL AVE	TOPEKA KS 66604	2402-General office buildings (5+ stories)
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	KATON REAL ESTATE LLC	823 SE QUINCY ST	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26456	RAYS RED LLC	805 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2402-General office buildings (5+ stories)
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 PONTIAC 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	PPMA LLC	825 S KANSAS AVE	66612 825 S KANSAS AVE STE 510	TOPEKA KS 66612	2660-Parking garage (covered)
R325729	PPMA 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 510	TOPEKA KS 66612	2401-General office buildings (1-4 stories)
R26464	KIATON REAL ESTATE LLC	815 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66612	2101-Downtown row store
R26465	KIATON REAL ESTATE LLC	813 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26466	KIATON REAL ESTATE LLC	811 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R26467	KIATON REAL ESTATE LLC	809 S KANSAS AVE	66612 3024 SW WANAMAKER RD STE 300	TOPEKA KS 66614-4498	2101-Downtown row store
R319446	KIATON 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 Serv	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	FLORCZ, 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 JEFFERSON ST	66607	2900 E APACHE ST	TULSA OK 74110	3610-Warehouse distribution / storage facility
R26929	WIN LLC	140 SE JEFFERSON ST	66607	2900 E APACHE ST	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 use
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 use
R26933	HCM TITLE HOLDING CORPORATION	220 SE QUINCY ST	66603	ATtn: ROBIN POTTS 3801 TOPPING AL KANSAS CITY MO 64129	EL PASO TX 79925	3640-Warehouse-office combination
R26934	CHAVIRA, URIEL	200 SE 3RD ST	66603	6767 GATEWAY W BLDG	EMPHIS KS 66801	4133-Local transit systems - bus/facility needs/other
R26935	TH FAMILY SERVICES INC	308 SE MONROE ST	66607	PO BOX 2224	TOPEKA KS 66603-3788	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	4234-Information services and data processing
R26938	KENNEY, DENIS M REVOCABLE LIVING TRUST	406 SE JEFFERSON ST	66607	1220 SW LAKEVIEW 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 1STH 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: TAY DEPARTMENT 725 BROAD	TOPEKA KS 66603-3914	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	KIATON REAL ESTATE LLC	600 SE ADAMS ST	66607	3024 SW WANAAMAKER 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 66610-1621	3342-Steel fabrication
R27095	KIATON IRONWORKS LLC	720 SE ADAMS ST	66607	3024 SW WANAAMAKER RD STE 300	TOPEKA KS 66614-4498	3610-Warehouse distribution / storage facility
R324009	KIATON IRONWORKS LLC	720 SE ADAMS ST	66607	3024 SW WANAAMAKER RD STE 300	TOPEKA KS 66614-4498	3610-Warehouse distribution / storage facility
R27096	KIATON IRONWORKS LLC	700 SE ADAMS ST	66607	3024 SW WANAAMAKER 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 LAKEVIEW 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	DANKSCO HOLDINGS LLC	914 SE JEFFERSON ST	66607	6010 N BROADWAY	WICHITA KS 67219	3610-Warehouse distribution / storage facility
R27106	BROOKS REALTY PARTNERS LP	500 SE 10TH AVE	66607	1825 LAKEWAY DR STE 700	LEWISVILLE TX 75057-6031	2401-General office buildings (1-4 stories)
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	2175-Service garage / paint shop / detailing
R27108	HUNTER GLEN LLC	834 SE ADAMS ST	66607	911 SE ADAMS ST	TOPEKA KS 66607-1127	6222-Correctional institutions / jail / prison
R27109	ATCHISON TOPEKA & SANTA FE RAILWAY COMPANY	900 SE ADAMS ST	66607	PO BOX 961089	TOPEKA KS 66601-0618	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)
R320934	CAPITOL CITY OIL INC	605 SE 10TH AVE	66607	PO BOX 618	TOPEKA KS 66601-0618	3610-Warehouse distribution / storage facility
R320935	P&Q ENTERPRISES INC	603 SE 10TH AVE	66607	913 SE SHERMAN AVE	TOPEKA KS 66601-1778	3519-Salvage yard / recycle center
R32096	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 use
R32097	ATCHISON TOPEKA & SANTA FE RAILWAY COMPANY	SE 10TH AVE	66607	PO BOX 1738	TOPEKA KS 66601-1738	4120-Rail transportation
R32098	PROMETAL FABRICATION LLC	SE JEFFERSON ST	66607	PO BOX 961089	FORT WORTH TX 76161-0089	4120-Rail transportation
R32099	CANO, MARIA C	505 SE 10TH AVE	66607	509 SE 10TH AVE	TOPEKA KS 66607	1101-Single family residence (detached)
R32901	HOLLOWAY, JOHN H D & ROZANNE	1000 SE JEFFERSON ST	66607	PO BOX 210	AUBURN KS 66602-0210	1180-Dwelling converted to apartments
R32902	STONE, THOMAS G	1006 SE JEFFERSON ST	66607	1021 SE JEFFERSON ST	TOPEKA KS 66607	1101-Single family residence (detached)
R32903	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)
R32904	DELGADO, DULCE R	1014 SE JEFFERSON ST	66607	1014 SE JEFFERSON ST	TOPEKA KS 66607	1101-Single family residence (detached)
R32905	RAMIRO RIZO A, JOSE	SE JEFFERSON ST	66607	1711 SE 24TH	TOPEKA KS 66605	1199-Accessory residential support use (garage/shop)
R32906	SOTO, JULAN ANTONIO DERAS	1018 SE JEFFERSON ST	66607	1018 SE JEFFERSON ST	TOPEKA KS 66607	1101-Single family residence (detached)
R32907	DELGADO, JESUS	423 SE 10TH AVE	66607	1018 SE JEFFERSON ST	TOPEKA KS 66607	9950-Commercial highest and best use
R32908	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
R32909	KDI INC	405 SE 10TH AVE	66607	4125 SW GAGE DR STE 204	TOPEKA KS 66604-1806	2175-Service garage / paint shop / detailing
R32910	BENNING, J W	SE MADISON ST	66607	2214 SW FILMORE ST	TOPEKA KS 66611-1248	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 1206 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	VANHOLTEBEKE, STACY & ALAIN H	1231 SE MONROE ST	66612 3411 SE PARK LAKE CT	TOPEKA KS 66605-2340	3610- Warehouse distribution / storage facility
R32987	HEAD, JOHN F & DOROTHY C	SE MONROE ST	66612 2721 SW JANSINSBORO RD	TOPEKA KS 66614-4346	9910- Residential highest and best use
R32988	ERLUND, 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	RAUFIN 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, DONITA	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	1220 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 66612	1101- Single family residence (detached)
R33002	TORRES, GERARDO	1211 SE QUINCY ST	66612 1211 SE QUINCY ST	TOPEKA KS 66608-1653	9910- Residential highest and best use
R33003	BARNES, HAZEL M	1209 SE QUINCY ST	66612 1209 SE QUINCY ST	TOPEKA KS 66612-1121	1101- Single family residence (detached)
R33004	RAISTON, ROBERT L & FELINDA S	1205 SE QUINCY ST	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	2101- Downtown row store
R33005	DOUBLE C LLC	1205 S KANSAS AVE	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	9950- Commercial highest and best use
R33006	DOUBLE C LLC	1115 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	1222 SW JACKSON ST	66612 3201 SW 39RD 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	2102- Retail store
R33016	RICHARDSON, JANET M	1235 S KANSAS AVE	66612 6801 NW 62ND ST	TOPEKA KS 66618-4202	1101- Single family residence (detached)
R33019	CAMPUS GARDENS LLC	1227 S KANSAS AVE	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	3610- Warehouse distribution / storage facility
R33020	CAMPUS GARDENS LLC	1221 S KANSAS AVE	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	2540- Bar / Tavern / Lounge
R33021	CAMPUS GARDENS LLC	1211 S KANSAS AVE	66612 823 SW 10TH AVE	TOPEKA KS 66612-1618	6121- Elementary
R33022	USD 501	1301 SE MONROE ST	66612 624 SW 24TH ST	TOPEKA KS 66611-1208	1101- Single family residence (detached)
R33023	GARNER REMODELING AND HOME IMPROVEMENTS INC & GARNER, KEVIN C & NANCY J	1308 S KANSAS AVE	66612 117 SE 25TH	TOPEKA KS 66605-1	2510- Full-service restaurant
R33024	GARNER REMODELING AND HOME IMPROVEMENTS INC & GARNER, KEVIN C & NANCY J	1306 S KANSAS AVE	66612 117 SE 25TH	TOPEKA KS 66605	3630- Warehouse-retail combination
R33025	G E B PROPERTIES LC	1324 S KANSAS AVE	66612 29475 W 95TH ST	DESOTO KS 66018	9950- Commercial highest and best use
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	3630- Warehouse-retail combination
R33028	G E B PROPERTIES LC	110 SE 14TH ST	66612 624 SW 24TH ST	TOPEKA KS 66611-1208	6121- Elementary
R33029	USD 501	SE 14TH ST	66612 624 SW 24TH ST	TOPEKA KS 66611-1208	3610- Warehouse distribution / storage facility
R33030	THORNTON, HARRY J & RUBY E	1300 SE MONROE ST	66612 4647 SE 2ND ST	TECUMSEH KS 66542-9420	9910- Residential highest and best use
R33031	THORNTON, RUBY E	1310 SE MONROE ST	66612 4647 SE 2ND ST	TECUMSEH KS 66542-9420	1101- Single family residence (detached)
R33032	MCKEAL, LOUISE E	1314 SE MONROE ST	66612 1314 SE MONROE ST	TOPEKA KS 66612	9910- Residential highest and best use
R319416	MCKEAL, LOUISE 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 TEDON 1 ST	DENVER CO 80211	1101- Single family residence (detached)
R33034	WARREN, ROBT F OR CHARITA L	1322 SE MONROE ST	66612 1322 SE MONROE ST	DENVER CO 80211	9910- Residential highest and best use
R322154	ARNOLD, JOHN	SE MONROE ST	66612 3334 TEDON 1 ST	DENVER CO 80211	9910- Residential highest and best use
R33035	ARNOLD, JOHN	1324 SE MONROE ST	66612 3334 TEDON 1 ST	DENVER CO 80211	3610- Warehouse distribution / storage facility
R33036	ARNOLD, JOHN	1334 SE MONROE ST	66612 3334 TEDON 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 1407 SE 2ND ST	TECUMSEH KS 66542-9420	3630- Warehouse-retail combination
R33039	GALLEGO, MAURICIO	1301 SE MADISON ST	66607 PO BOX 326	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 326 SE 15TH ST	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

R33338	LANDRUM, THELMA J	1403 SW VAN BUREN ST	66612	1403 SE WAINWRIGHT 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	MACCEE, PATRICK T	317 SW 14TH ST	66612	317 SW 14TH ST	TOPEKA KS 66612-1319	1101-Single family residence (detached)
R33342	MACCEE, DAVID J	SW HARRISON ST	66612	1404 SW HARRISON ST	TOPEKA KS 66612-1810	9910-Residential highest and best use
R33343	MACCEE, DAVID J & SUSAN	1404 SW HARRISON ST	66612	1404 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33344	MACCEE, DAVID J	1408 SW HARRISON ST	66612	1408 SW HARRISON ST	TOPEKA KS 66612-1810	1101-Single family residence (detached)
R33345	URISTA, ROSE ELVA & HIPOOLITO	1408 SW HARRISON ST	66612	1408 SW HARRISON ST	TOPEKA OK 66612	1101-Single family residence (detached)
R33346	MACCEE, 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 & WILLA ROMAN	1427 SW VAN BUREN ST	66612	1427 SW VAN BUREN ST	TOPEKA KS 66612-1339	1101-Single family residence (detached)
R33359	LABILE, LESLIE L & JANE E	1423 SW VAN BUREN ST	66612	2308 SW FAIRLAWN CT	TOPEKA KS 66614-1434	1101-Single family residence (detached)
R33360	SONIA PROPERTY MANAGEMENT LLC	1419 SW VAN BUREN ST	66612	111 RIVERVIEW DR 8B	WANEGON 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, STEVE A	1411 SW VAN BUREN ST	66612	PO BOX 67364	TOPEKA KS 66667-0364	1101-Single family residence (detached)
R33363	LAUREGUE, FELICIA & 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	WAGNER 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
R33379	VILLAGRAN, MARTIN	1501 SW HARRISON ST	66612	1534 SW TOPEKA BLVD	TOPEKA KS 66612	1101-Single family residence (detached)
R33380	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)
R33381	NORTH MARKET COMPANY	1506 SW TOPEKA BLVD	66612	500 N MARKET ST	WICHITA KS 67214-3514	1101-Single family residence (detached)
R33382	NORTH MARKET COMPANY	1508 SW TOPEKA BLVD	66612	500 N MARKET ST	WICHITA KS 67214-3514	2401-General office buildings (1-4 stories)
R33383	HENDERSON, CURTIS L	1516 SW TOPEKA BLVD	66612	1516 SW TOPEKA BLVD	TOPEKA KS 66612	2401-General office buildings (1-4 stories)
R33384	M & M PROPERTIES A PARTNERSHIP	1520 SW TOPEKA BLVD	66612	2238 SW LOWELL LN	TOPEKA KS 66614-5019	6511-Medical / dental office or clinic
R33385	M & M PROPERTIES A PARTNERSHIP	1526 SW TOPEKA BLVD	66612	2238 SW LOWELL LN	TOPEKA KS 66614-5019	9950-Commercial highest and best use
R33386	ALBERT, ALYCE DIANE & EDWARD	1530 SW TOPEKA BLVD	66612	PO BOX 8485	TOPEKA KS 66608	9950-Commercial highest and best use
R33387	VILLAGRAN, MARTIN	1534 SW TOPEKA BLVD	66612	1534 SW TOPEKA BLVD	TOPEKA KS 66612-1845	1101-Single family residence (detached)
R33388	URISTA, ROSA ELVA	308 SW 16TH ST	66612	1222 SE LONG ST	TOPEKA KS 66607	1101-Single family residence (detached)
R33389	OSUNA, ANA M	1535 SW HARRISON ST	66612	1535 SW HARRISON ST	TOPEKA KS 66612-1811	1101-Single family residence (detached)
R33390	OSUNA, ANA M	1529 SW HARRISON ST	66612	1529 SW HARRISON ST	TOPEKA KS 66612-1811	1101-Single family residence (detached)
R33391	UAMS, CLAYTON D	1525 SW HARRISON ST	66612	2238 SW LOWELL LN	TOPEKA KS 66614-5019	1101-Single family residence (detached)
R33392	M & M PROPERTIES A PARTNERSHIP	1517 SW HARRISON ST	66612	1516 SW TOPEKA BLVD	TOPEKA KS 66612-1811	1101-Single family residence (detached)
R33393	HENDERSON, CURTIS L	1515 SW HARRISON ST	66612	2925 SE AQUARIUS DR	TOPEKA KS 66605-1887	9910-Residential highest and best use
R33394	LOPEZ, ALFREDO & ALMA NAVA	1509 SW HARRISON ST	66612	1509 SW HARRISON ST APT 4	TOPEKA KS 66612-1879	1180-Dwelling converted to apartments
R33395	NAVA, ALMA	1505 SW HARRISON ST	66612	1505 SW HARRISON ST	TOPEKA KS 66612-1811	1101-Single family residence (detached)
R33396	CHASE, CLYRTIS L & ISABEL M	1501 SW VAN BUREN ST	66612	1501 SW VAN BUREN ST	TOPEKA KS 66612-1341	1101-Single family residence (detached)
R33397	CHASE, MARY JOSEPHINE & GERALD BURTON	315 SW 15TH ST	66612	1500 SW HARRISON ST	TOPEKA KS 66612-1812	1101-Single family residence (detached)
R33398	CHASE, MARY JOSEPHINE & GERALD BURTON	1500 SW HARRISON ST	66612	1500 SW HARRISON ST	TOPEKA KS 66612-1812	1180-Dwelling converted to apartments
R33399	DORSEY, TELUS J	1504 SW HARRISON ST	66612	PO BOX 1406	TOPEKA KS 66601-1406	1101-Single family residence (detached)
R33400	HERNADEZ, JOSE, JR	1508 SW HARRISON ST	66612	7144 WOODRUFF	FORT LUPKIN CO 80621	1101-Single family residence (detached)
R33401	BUNDRIDGE, LEONARD W	1512 SW HARRISON ST	66612	1240 SE LOCUST ST	TOPEKA KS 66607	1101-Single family residence (detached)
R33402	LEE, LEVI V, JR	SW HARRISON ST	66612	1316 NE MADISON ST	TOPEKA KS 66608	9910-Residential highest and best use
R33403	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.

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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, 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, 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, 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, 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
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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.

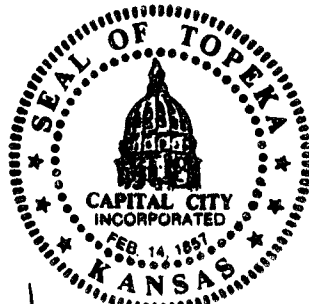
If the method of financing includes special obligation bonds, then the City's costs of executing any bond financing, including the costs of its counsel and advisors, shall be included in the bond financing.

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.



ATTEST:

Brenda Younger
Brenda Younger, City Clerk

CITY OF TOPEKA, KANSAS

Michelle De La Isla
Michelle De La Isla, Mayor



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, City Manager



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 10, 2019

DATE: December 10, 2019
CONTACT PERSON: Nick Hawkins, Deputy Director of Administrative and Financial Services
DOCUMENT #:
SECOND PARTY/SUBJECT: Budget Amendment/Establish Public Hearing Date
PROJECT #:
CATEGORY/SUBCATEGORY 004 Budgets or Appropriations / 001 Operating Budget - City
CIP PROJECT: No
ACTION OF COUNCIL: Discussion 12-10-19.
JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC HEARING and APPROPRIATION ORDINANCE introduced by City Manager Brent Trout, approving and adopting certain amendments to the operating budget for the City of Topeka for the year 2019, and appropriating the amounts for the purpose as set forth therein.

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

(Approval would increase the expenditure level of the 2019 Adopted Budget in specified funds from \$12,165,734 to \$14,510,890, a \$2,345,156 increase.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

K.S.A. 79-2929 allows for governing bodies to amend a budget based upon a standard process outlined in statute that follows a similar process for the budget adoption. Any amended budgets for proposed increases in expenditures are required to be balanced by previous unbudgeted revenues or balances other than ad valorem property taxes. At no time after setting the maximum taxes levied can the governing body increase the ad valorem property taxes.

During budget planning, staff are planning for budgets typically eight months in advance of the beginning of the upcoming fiscal year. The governing body typically will adopt the budget four months in advance of the upcoming

fiscal year. Amendments are needed due to the changing nature of the City's budget, especially if more revenues are received than estimated.

As required by State law, the governing body must hold a public hearing to consider amendments to the 2019 Operating Budget. On November 19th the Governing Body set a public hearing date of December 10, 2019, and authorized the publication of the public hearing notice in the Topeka Metro Newspaper on November 25, 2019. Approval of the appropriation ordinance is now required.

STAFF RECOMMENDATION:

Staff recommends the Governing Body adopt the ordinance.

BACKGROUND:

The Notice of Public Hearing was published on November 25, 2019, in the Topeka Metro Newspaper and the Public Hearing was held December 10, 2019. The proposed amendments for the 2019 budget would increase the adopted budget from \$12,165,734 to \$14,510,890, a \$2,345,156 *increase* for the following funds:

Special Alcohol Fund (228) - The 2019 adopted budget is \$570,000, the recommendation is to increase the budget authority to \$669,206. The additional funding will be funded through the existing cash balance in the fund. Revenue is generated from the liquor tax and is allocated per recommendations by the Topeka-Shawnee County Alcohol-Drug Abuse Advisory Council. The amendment is needed due to a prior year encumbrance which was not anticipated to be expended in the 2019 budget. The source of funding is fund balance.

Federal Funds Exchange (276) – The City of Topeka enters into a master agreement with the Kansas Department of Transportation for use of federal and state transportation funding. In 2019, the City set up a fund to better track the revenue and expenditures of these federal and state funds. This fund has received \$1,305,952 of revenue in 2019 and the recommendation is to approve an expenditure budget to match the revenues received.

Special Highway Fund (291) – The 2019 adopted budget is \$7,578,445, the recommendation is to increase the budget authority to 8,478,445. This fund receives a portion of motor fuel tax revenues from the state of Kansas and pays for improvements and labor to maintain streets throughout the City. The amendment is needed to account for capital purchases made in 2018, but received in 2019. The source of funding is fund balance.

Information Technology Fund (613) - The 2019 adopted budget is \$4,017,288, the recommendation is to increase the budget authority to \$4,057,288. This fund provides for the information technology (IT) needs of the City and is funded by charging departments annual IT fees. A budget amendment is needed due to the legal, maintenance, and forensic analysis fees that resulted from a cybersecurity incident. The source of funding is fund balance.

BUDGETARY IMPACT:

The amendment would increase the expenditure level of the 2018 Adopted Budget in the specified funds from \$12,165,734 to \$14,510,890, a \$2,345,156 *increase*.

SOURCE OF FUNDING:

The following source of funding includes:

Special Alcohol (228): Fund Balance
Federal Funds Exchange (276): Revenue transfer
Special Highway Fund (291): Fund Balance
IT Fund (613): Fund Balance

ATTACHMENTS:

Description

Public Hearing Notice
Ordinance
Summary
Proof of Publication - Nov 25, 2019 Topeka Metro News
State Forms

2019

**Notice of Budget Hearing for Amending the
2019 Budget**

The governing body of

Topeka

will meet on the day of December 10, 2019 at 6:00 pm at City Council Chambers at 214 E Eighth Street for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at Office of the City Clerk at City Hall
and will be available at this hearing.

Summary of Amendments

Fund	2019 Adopted Budget			2019 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Special Alcohol Fund			570,000	669,206
Federal Funds Exchange			0	1,305,952
IT Fund			4,017,289	4,057,287
Special Highway			7,578,445	8,478,445


Official Title: City Clerk

Page No. 6



1 (Published in the Topeka Metro News_____.)

2
3 ORDINANCE NO. _____

4
5 AN APPROPRIATION ORDINANCE introduced by Brent Trout, City Manager, approving
6 and adopting certain amendments to the operating
7 budget for the City of Topeka, for the year 2019, and
8 appropriating the amounts for the purpose as set
9 forth therein.

10
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

12
13 Section 1. *Amendments to the Budget incorporated by reference as a part of this*
14 *Ordinance.* The amendments to the operating budget for the City of Topeka, Kansas, for
15 the year 2019 as set forth in a document in the format prescribed by the Director of
16 Accounts and Reports of the Kansas Department of Administration, as required by law,
17 which has been published in a summary format together with a notice of public hearing, is
18 hereby incorporated by reference as a part of this Ordinance with the same force and
19 effect as if it were set forth herein in its entirety.

20 Section 2. *Amendments to the Budget approved and adopted.* The amendments
21 to the operating budget as described and incorporated by reference in Section 1 above are
22 hereby approved and adopted as amendments to the operating budget for the year 2019.

23 Section 3. *Funds appropriated by budget.* The amendments to the budget as
24 approved and adopted herein shall constitute and shall be declared to be appropriations for
25 the funds and departments as set forth therein, and the appropriations thus made shall not
26 be used for any other purpose. No money in any fund or fund type shall be used to pay for
27 any indebtedness created in excess of the amount appropriated for such fund or fund type,
28 or for the departments of such fund or fund type as referred to in the operating budget.
29 The appropriations made herein are for the year 2019 and no expenditures shall be
30 incurred as being authorized by such appropriations prior to January 1, 2019 or

subsequent to December 31, 2019.

Section 4. *Budget amendments.* Any further amendment to the operating budget must be approved by the Governing Body and enacted in accordance with the provisions of K.S.A. § 79-2929a.

Section 5. *As used in this ordinance "fund" is defined as follows:*

Fund. A fiscal and accounting entity with a self balancing set of accounts in which cash and other financial resources, all related liabilities and residual equities, or balances, and changes therein are recorded and segregated to carry on specific activities or attain certain objectives in accordance with special regulations, restrictions, or limitations.

Section 6. *The following fund types are authorized:*

Governmental (or statutory) Fund Type: including General Fund, Special Revenue Funds, Debt Service Funds, and Capital Projects Funds; Proprietary Fund Type: including Enterprise Funds and Internal Service Funds (fixed or flexible); and, Fiduciary Fund Type: including Trust and Agency Funds. This Ordinance applies to all funds as listed on the budget certificate and fund summary adopted and submitted to the county and state.

Section 7. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

PASSED and APPROVED by the Governing Body on _____.

CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk

2019 Budget Amendment Summary

Below is a summary of each of the proposed amendments to the 2019 budget.

Special Alcohol Fund (228) - The 2019 adopted budget is \$570,000, the recommendation is to increase the budget authority to \$669,206. The additional funding will be funded through the existing cash balance in the fund. Revenue is generated from the liquor tax and is allocated per recommendations by the Topeka-Shawnee County Alcohol-Drug Abuse Advisory Council. The amendment is needed due to a prior year encumbrance which was not anticipated to be expended in the 2019 budget. The source of funding is fund balance.

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Special Highway Fund (291) – The 2019 adopted budget is \$7,578,445, the recommendation is to increase the budget authority to 8,478,445. This fund receives a portion of motor fuel tax revenues from the state of Kansas and pays for improvements and labor to maintain streets throughout the City. The amendment is needed to account for capital purchases made in 2018, but received in 2019. The source of funding is fund balance.

Information Technology Fund (613) - The 2019 adopted budget is \$4,017,288, the recommendation is to increase the budget authority to \$4,057,288. This fund provides for the information technology (IT) needs of the City and is funded by charging departments annual IT fees. A budget amendment is needed due to the legal, maintenance, and forensic analysis fees that resulted from a cybersecurity incident. The source of funding is fund balance.

The Topeka Metro News

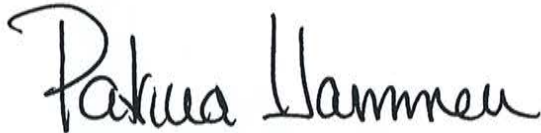
P.O. Box 1794
Topeka, KS 66601-1794
(785) 232-8600

CITY OF TOPEKA - CITY CLERK'S OFFICE
215 SE 7TH ST RM 166
TOPEKA KS 66603-3914

Proof of Publication

STATE OF KANSAS, SHAWNEE COUNTY, SS;
Patricia Hammer, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Clerk for The Topeka Metro News which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Shawnee County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than one year prior to the first publication of the notice attached, and has been entered at the post office as Periodicals Class mail matter. That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by the following case number, if any) for 1 consecutive week(s), as follows:

NOTICE OF BUDGET HEARING FOR
AMENDING THE 2019 BUDGET
11/25/19



Patricia Hammer, Legal Notices Clerk

Subscribed and sworn to before me on this date:

November 25, 2019



Notary Public

PENNY KNIGHT
Notary Public-State of Kansas
My Appt. Expires Dec. 31, 2021

L83462
Publication Fees: \$22.50

NOTICE OF BUDGET HEARING

First published in The Topeka Metro News, Monday, November 25, 2019.

2019

Notice of Budget Hearing for Amending the 2019 Budget

The governing body of

Topeka

will meet on the day of December 10, 2019 at 6:00 pm at City Council Chambers at 214 E Eighth Street for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at Office of the City Clerk at City Hall
and will be available at this hearing.

Summary of Amendments

Fund	2019 Adopted Budget			2019 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Special Alcohol Fund			570,000	669,206
Federal Funds Exchange			0	1,305,952
IT Fund			4,017,289	4,057,287
Special Highway			7,578,445	8,478,445

Brenda Younger
Official Title: City Clerk

11/25

2019

**Amended
Certificate
For Calendar Year 2019**

To the Clerk of Shawnee, State of Kansas
We, the undersigned, duly elected, qualified, and acting officers of
Topeka
certify that: (1) the hearing mentioned in the attached publication was
held;(2) after the Budget Hearing this Budget was duly approved and
adopted as the maximum expenditure for the various funds for the year.

			2019 Amended Budget		
			Amount of 2018 Tax that was Levied	Adopted 2019 Expenditures	Proposed Amended 2019 Expenditures
Table of Contents:		Page No.			
Fund	<u>K.S.A.</u>				
Special Alcohol Fund	79-41A04	2		570,000	669,206
Federal Funds Exchange	Administrative	3			1,305,952
IT Fund	City Code 2-144	4		4,017,289	4,057,287
Special Highway	12-1, 119	5		7,578,445	8,478,445
Totals		xxxxxxx	0	12,165,734	14,510,890
Summary of Amendments		6			

Attested date: _____

County Clerk

Assisted by:

Address:

Email:

Governing Body

CPA Summary

Topeka

2019

Adopted Budget

Special Alcohol Fund	2019 Adopted Budget	2019 Proposed Budget
Unencumbered Cash Balance January 1	142,757	167,998
Receipts:		
Liquor Tax	570,000	570,000
Total Receipts	570,000	570,000
Resources Available:	712,757	737,998
Expenditures:		
Grants to Outside Agencies	570,000	669,206
Total Expenditures	570,000	669,206
Unencumbered Cash Balance December 31	142,757	68,792

CPA Summary

Topeka

Adopted Budget

Federal Funds Exchange	2019 Adopted Budget	2019 Proposed Budget
Unencumbered Cash Balance January 1	0	0
Receipts:		
KDOT Transfer	0	1,305,952
Total Receipts	0	1,305,952
Resources Available:	0	1,305,952
Expenditures:		
Transfer to Capital Projects	0	1,305,952
Total Expenditures	0	1,305,952
Unencumbered Cash Balance December 31	0	0

CPA Summary

Topeka

2019

Adopted Budget

IT Fund	2019 Adopted Budget	2019 Proposed Budget
Unencumbered Cash Balance January 1	979,776	1,294,477
Receipts:		
Department Fees	3,931,275	3,931,275
Franchise Fees	10,000	10,000
Total Receipts	3,941,275	3,941,275
Resources Available:	4,921,051	5,235,752
Expenditures:		
Personnel	1,701,836	1,701,836
Contractual	2,092,099	2,132,099
Capital	123,354	123,352
Commodities	100,000	100,000
Total Expenditures	4,017,289	4,057,287
Unencumbered Cash Balance December 31	903,762	1,178,465

CPA Summary

Topeka

2019

Adopted Budget

Special Highway	2019 Adopted Budget	2019 Proposed Budget
Unencumbered Cash Balance January 1	2,546,392	3,751,597
Receipts:		
State of Kansas Gas Tax	3,424,179	3,424,179
County Transfers Gas	2,150,956	2,150,956
Inmate Program Income	369,785	369,785
Miscellaneous	34,000	34,000
Total Receipts	5,978,920	5,978,920
Resources Available:	8,525,312	9,730,517
Expenditures:		
Personnel	3,641,880	3,641,880
Contractual	2,417,327	2,417,327
Commodities	810,068	810,068
Capital	339,385	1,239,385
Inmate Program	369,785	369,785
Total Expenditures	7,578,445	8,478,445
Unencumbered Cash Balance December 31	946,867	1,252,072

CPA Summary

2019

**Notice of Budget Hearing for Amending the
2019 Budget**

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Topeka

will meet on the day of December 10, 2019 at 6:00 pm at City Council Chambers at 214 E Eighth Street for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at Office of the City Clerk at City Hall
and will be available at this hearing.

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Brenda Younger
Official Title: City Clerk



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 10, 2019

DATE: December 10, 2019
CONTACT PERSON: Braxton Copley, Deputy Utilities Director DOCUMENT #:
SECOND PARTY/SUBJECT: Proposed Utility Rate Increases PROJECT #:
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: Discussed 11-19-19. JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Brent Trout, concerning utility rates amending City of Topeka Code Sections 13.05.020 through 13.05.060 and repealing original sections.

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

(Potential rate changes for infrastructure maintenance include a 9% increase for water, 2% wastewater and 9% stormwater in 2021, 2022 and 2023, and an 8% increase for water, 2% wastewater and 8% stormwater in 2024 and 2025.)

VOTING REQUIREMENTS:

At least six (6) votes of the Governing Body is required. (*K.S.A. 12-860 requires the governing body to set utility rates*)

POLICY ISSUE:

Potential rate changes for infrastructure maintenance and investment. The proposed rate increases are as follows:

2021 – 9% increase for water, 2% for wastewater, 9% for stormwater
2022 – 9% increase for water, 2% for wastewater, 9% for stormwater
2023 – 9% increase for water, 2% for wastewater, 9% for stormwater
2024 – 8% increase for water, 2% for wastewater, 8% for stormwater
2025 – 8% increase for water, 2% for wastewater, 8% for stormwater

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the ordinance.

BACKGROUND:

The City has been working with Black and Veatch over the past year to develop and evaluate a comprehensive Utility Rate Study. Much work has gone into determining the condition and replacement cycle of all Utility assets. Throughout the process the City has worked diligently with Black and Veatch to come to a responsible and manageable solution to its Utility infrastructure crisis.

After the presentation and discussion with the Governing Body, the potential rate changes will be presented to various use class groups in the city including industrial, commercial and residential. Staff will continue to take input, evaluate and make adjustments as necessary.

BUDGETARY IMPACT:

2021 - \$3,072,400 additional water revenue; \$601,700 additional wastewater revenue; \$721,000 additional stormwater revenue

2022 - \$3,353,200 additional water revenue; \$613,700 additional wastewater revenue; \$716,000 additional stormwater revenue

2023 - \$3,659,500 additional water revenue; \$626,000 additional wastewater revenue; \$780,800 additional stormwater revenue

2024 - \$3,550,100 additional water revenue; \$638,500 additional wastewater revenue; \$757,000 additional stormwater revenue

2025 - \$3,838,900 additional water revenue; \$651,300 additional wastewater revenue; \$818,700 additional stormwater revenue

SOURCE OF FUNDING:

User fees collected for services provided.

ATTACHMENTS:**Description**

Ordinance

Presentation - Black and Veatch (Nov 19, 2019 Governing Body Meeting)

(Published in the Topeka Metro News _____)

ORDINANCE NO. _____

AN ORDINANCE introduced by City Manager Brent Trout, concerning utility rates amending City of Topeka Code § 13.05.020 through § 13.05.060 and repealing original sections.

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

Section 1. That section 13.05.020 of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Retail water service rates.

The following are hereby established as the monthly retail water service rates, effective on the dates specified, which the consumer shall pay for water services.

(a) Base Charge. A customer who has a city service line connected to the city water main shall pay a monthly base charge that is based upon the size of the water meter. This base charge shall apply regardless whether water has passed from the city water main through the city service line during the billing period. The rates for properties inside the city and outside the city are as follows:

Property Inside City

	<u>Feb. 1, 2018</u>	<u>Jan. 1, 2019</u>	<u>Jan. 1, 2020</u>	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
1" and below	<u>11.49</u>	<u>12.06</u>	<u>\$12.66</u>	<u>\$13.80</u>	<u>\$15.04</u>	<u>\$16.39</u>	<u>\$17.70</u>	<u>\$19.12</u>
1 1/2"	<u>22.96</u>	<u>24.11</u>	<u>\$25.32</u>	<u>\$27.60</u>	<u>\$30.08</u>	<u>\$32.79</u>	<u>\$35.41</u>	<u>\$38.24</u>
2"	<u>36.75</u>	<u>38.59</u>	<u>\$40.52</u>	<u>\$44.17</u>	<u>\$48.15</u>	<u>\$52.48</u>	<u>\$56.68</u>	<u>\$61.21</u>
3"	<u>68.91</u>	<u>72.36</u>	<u>\$75.98</u>	<u>\$82.82</u>	<u>\$90.27</u>	<u>\$98.39</u>	<u>\$106.26</u>	<u>\$114.76</u>
4"	<u>114.84</u>	<u>120.58</u>	<u>\$126.61</u>	<u>\$138.00</u>	<u>\$150.42</u>	<u>\$163.96</u>	<u>\$177.08</u>	<u>\$191.25</u>
6"	<u>229.70</u>	<u>241.19</u>	<u>\$253.25</u>	<u>\$276.04</u>	<u>\$300.88</u>	<u>\$327.96</u>	<u>\$354.20</u>	<u>\$382.54</u>

8"	367.50	385.88	\$405.17	<u>\$441.64</u>	<u>\$481.39</u>	<u>\$524.72</u>	<u>\$566.70</u>	<u>\$612.04</u>
10"	528.29	554.70	\$582.44	<u>\$634.86</u>	<u>\$692.00</u>	<u>\$754.28</u>	<u>\$814.62</u>	<u>\$879.79</u>

20

Property Outside City

	Feb. 1, 2018	Jan. 1, 2019	Jan. 1, 2020	Jan. 1, 2021	Jan. 1, 2022	Jan. 1, 2023	Jan. 1, 2024	Jan. 1, 2025
1" and below	20.11	21.11	\$22.16	<u>\$24.15</u>	<u>\$26.32</u>	<u>\$28.68</u>	<u>\$30.98</u>	<u>\$33.46</u>
1 1/2"	40.18	42.19	\$44.31	<u>\$48.30</u>	<u>\$52.64</u>	<u>\$57.38</u>	<u>\$61.97</u>	<u>\$66.92</u>
2"	64.31	67.53	\$70.91	<u>\$77.30</u>	<u>\$84.26</u>	<u>\$91.84</u>	<u>\$99.19</u>	<u>\$107.12</u>
3"	120.59	126.63	\$132.97	<u>\$144.94</u>	<u>\$157.97</u>	<u>\$172.18</u>	<u>\$185.96</u>	<u>\$200.83</u>
4"	200.97	211.02	\$221.57	<u>\$241.50</u>	<u>\$263.24</u>	<u>\$286.93</u>	<u>\$309.89</u>	<u>\$334.69</u>
6"	401.98	422.08	\$443.19	<u>\$483.07</u>	<u>\$526.54</u>	<u>\$573.93</u>	<u>\$619.85</u>	<u>\$669.45</u>
8"	643.13	675.29	\$709.05	<u>\$772.87</u>	<u>\$842.43</u>	<u>\$918.26</u>	<u>\$991.73</u>	<u>\$1,071.07</u>
10"	924.51	970.73	\$1019.27	<u>\$1,111.01</u>	<u>\$1,211.00</u>	<u>\$1,319.99</u>	<u>\$1,425.59</u>	<u>\$1,539.63</u>

21

(b) Water Volume Charge. The customer shall pay on a monthly basis for the

22

water passing from the city water main to the property. The rates for properties inside

23

the city and outside the city are as follows:

Volume Charge (per 1,000 gallons) – Property Inside City

	Feb. 1, 2018	Jan. 1, 2019	Jan. 1, 2020	Jan. 1, 2021	Jan. 1, 2022	Jan. 1, 2023	Jan. 1, 2024	Jan. 1, 2025
Single-Family	4.43	4.65	\$4.88	<u>\$5.32</u>	<u>\$5.80</u>	<u>\$6.32</u>	<u>\$6.83</u>	<u>\$7.38</u>
Multifamily	3.59	3.77	\$3.96	<u>\$4.32</u>	<u>\$4.71</u>	<u>\$5.13</u>	<u>\$5.54</u>	<u>\$5.98</u>
Commercial	3.28	3.44	\$3.61	<u>\$3.93</u>	<u>\$4.28</u>	<u>\$4.67</u>	<u>\$5.04</u>	<u>\$5.44</u>
Industrial	2.80	2.94	\$3.09	<u>\$3.37</u>	<u>\$3.67</u>	<u>\$4.00</u>	<u>\$4.32</u>	<u>\$4.67</u>
Industrial II	2.64	2.77	\$2.91	<u>\$3.17</u>	<u>\$3.46</u>	<u>\$3.77</u>	<u>\$4.07</u>	<u>\$4.40</u>

Irrigation	5.32	5.59	<u>\$5.87</u>	<u>\$6.40</u>	<u>\$6.98</u>	<u>\$7.61</u>	<u>\$8.22</u>	<u>\$8.88</u>
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**Volume Charge (per 1,000 gallons) –
Property Outside City**

	<u>Feb. 1, 2018</u>	<u>Jan. 1, 2019</u>	<u>Jan. 1, 2020</u>	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
Single-Family	7.75	8.14	\$8.54	<u>\$9.31</u>	<u>\$10.15</u>	<u>\$11.06</u>	<u>\$11.95</u>	<u>\$12.92</u>
Multifamily	6.28	6.60	\$6.93	<u>\$7.56</u>	<u>\$8.24</u>	<u>\$8.98</u>	<u>\$9.70</u>	<u>\$10.47</u>
Commercial	5.74	6.02	\$6.32	<u>\$6.88</u>	<u>\$7.49</u>	<u>\$8.17</u>	<u>\$8.82</u>	<u>\$9.52</u>
Industrial	4.90	5.15	\$5.41	<u>\$5.90</u>	<u>\$6.42</u>	<u>\$7.00</u>	<u>\$7.56</u>	<u>\$8.17</u>
Industrial II	4.62	4.85	\$5.09	<u>\$5.55</u>	<u>\$6.06</u>	<u>\$6.60</u>	<u>\$7.12</u>	<u>\$7.70</u>
Irrigation	<u>9.31</u>	<u>9.78</u>	<u>\$10.27</u>	<u>\$11.20</u>	<u>\$12.22</u>	<u>\$13.32</u>	<u>\$14.39</u>	<u>\$15.54</u>

Section 2. That section 13.05.030, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Wholesale water rates.

The following are hereby established as the monthly wholesale water rates, effective on the dates specified, which wholesale customers shall pay for water services:

(a) Rural Water Districts.

		<u>Feb. 1, 2018</u>	<u>Jan. 1, 2019</u>	<u>Jan. 1, 2020</u>	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
(1)	Jackson Co. No. 1 – First 2,748,000 gallons – Minimum charge per month	<u>\$12,888.12</u>			<u>\$3,384.00</u>	<u>\$3,690.00</u>	<u>\$4,020.00</u>	<u>\$4,344.00</u>	<u>\$4,692.00</u>

	Over 2,748,000 600,000 gallons per month	\$4.69	\$4.92	\$5.17	<u>\$5.64</u>	<u>\$6.15</u>	<u>\$6.70</u>	<u>\$7.24</u>	<u>\$7.82</u>
(2)	Shawnee CRWD No. 1 – First 2,992,000 gallons – Minimum charge per month	\$14,032.48	\$14,720.64	\$15,468.64	<u>\$16,874.88</u>	<u>\$18,400.80</u>	<u>\$20,046.40</u>	<u>\$21,662.08</u>	<u>\$23,397.44</u>
	Over 2,992,000 gallons per month	\$4.69	\$4.92	\$5.17	<u>\$5.64</u>	<u>\$6.15</u>	<u>\$6.70</u>	<u>\$7.24</u>	<u>\$7.82</u>
(3)	Shawnee CRWD No. 3 (formerly RWD No. 6) – First 2,598,000 gallons – Minimum charge per month	\$12,184.62	\$12,782.16	\$13,431.66	<u>\$14,652.72</u>	<u>\$15,977.70</u>	<u>\$17,406.60</u>	<u>\$18,809.52</u>	<u>\$20,316.36</u>
	Over 2,598,000 gallons per month	\$4.69	\$4.92	\$5.17	<u>\$5.64</u>	<u>\$6.15</u>	<u>\$6.70</u>	<u>\$7.24</u>	<u>\$7.82</u>
(4)	Shawnee CRWD No. 4 – First 995,000 gallons – Minimum charge per month	\$4,666.55	\$4895.40	\$5144.15	<u>\$5,611.80</u>	<u>\$6,119.25</u>	<u>\$6,666.50</u>	<u>\$7,203.80</u>	<u>\$7,780.90</u>
	Over 995,000 gallons per month	\$4.69	\$4.92	\$5.17	<u>\$5.64</u>	<u>\$6.15</u>	<u>\$6.70</u>	<u>\$7.24</u>	<u>\$7.82</u>

(5)	Shawnee Co. No. 8 – First 5,402,000 gallons – Minimum charge per month	\$25,335.38	\$26,577.84	\$27,928.34	\$30,467.28	\$33,222.30	<u>\$36,193.40</u>	<u>\$39,110.48</u>	<u>\$42,243.64</u>
	Over 5,402,000 gallons per month	\$4.69	\$4.92	\$5.17	<u>\$5.64</u>	<u>\$6.15</u>	<u>\$6.70</u>	<u>\$7.24</u>	<u>\$7.82</u>
(6)	Douglas Co. No. 3 – First 623,000 gallons – Minimum charge per month	\$2,921.87	\$3065.16	\$3220.91					
-	Over 623,000 gallons per month	\$4.69	\$4.92	\$5.17					

32 (b) Other. Other contractual rates shall be as follows:

	<u>Feb. 1, 2018</u>	<u>Jan. 1, 2019</u>	<u>Jan. 1, 2020</u>	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
Metro. Topeka Airport Authority – First 1,139,000 gallons -- Minimum charge per month	\$5,341.91	\$5,603.88	\$5888.63	<u>\$6,423.96</u>	<u>\$7,004.85</u>	<u>\$7,631.30</u>	<u>\$8,246.36</u>	<u>\$8,906.98</u>
Over 1,139,000 gallons per month	\$4.69	\$4.92	\$5.17	<u>\$5.64</u>	<u>\$6.15</u>	<u>\$6.70</u>	<u>\$7.24</u>	<u>\$7.82</u>

33 Section 3. That section 13.05.040, of The Code of the City of Topeka, Kansas,
34 is hereby amended to read as follows:

35 **Fire protection rates.**

36 (a) Monthly fire protection rates for fire lines or fire connections, effective on
37 the dates specified, shall be as follows:

38

(1) Property Inside City.

Size of Connection (Inches)	<u>Feb. 1, 2018</u>	<u>Jan. 1, 2019</u>	<u>Jan. 1, 2020</u>	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
4" or less	<u>\$11.53</u>	<u>\$12.11</u>	<u>\$12.72</u>	<u>\$13.86</u>	<u>\$15.11</u>	<u>\$16.47</u>	<u>\$17.79</u>	<u>\$19.21</u>
6"	<u>\$33.43</u>	<u>\$35.10</u>	<u>\$36.86</u>	<u>\$40.18</u>	<u>\$43.80</u>	<u>\$47.74</u>	<u>\$51.56</u>	<u>\$55.68</u>
8"	<u>\$71.09</u>	<u>\$74.64</u>	<u>\$78.37</u>	<u>\$85.42</u>	<u>\$93.11</u>	<u>\$101.49</u>	<u>\$109.61</u>	<u>\$118.38</u>
10"	<u>\$127.72</u>	<u>\$134.11</u>	<u>\$140.82</u>	<u>\$153.49</u>	<u>\$167.30</u>	<u>\$182.36</u>	<u>\$196.95</u>	<u>\$212.71</u>
12"	<u>\$207.75</u>	<u>\$218.14</u>	<u>\$229.05</u>	<u>\$249.66</u>	<u>\$272.13</u>	<u>\$296.62</u>	<u>\$320.35</u>	<u>\$345.98</u>

39

(2) Property Outside City.

Size of Connection (Inches)	<u>Feb. 1, 2018</u>	<u>Jan. 1, 2019</u>	<u>Jan. 1, 2020</u>	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
4" or less	<u>\$20.18</u>	<u>\$21.19</u>	<u>\$22.26</u>	<u>\$24.26</u>	<u>\$26.44</u>	<u>\$28.82</u>	<u>\$31.13</u>	<u>\$33.62</u>
6"	<u>\$58.50</u>	<u>\$61.43</u>	<u>\$64.51</u>	<u>\$70.32</u>	<u>\$76.65</u>	<u>\$83.55</u>	<u>\$90.23</u>	<u>\$97.44</u>
8"	<u>\$124.41</u>	<u>\$130.62</u>	<u>\$137.15</u>	<u>\$149.49</u>	<u>\$162.94</u>	<u>\$177.61</u>	<u>\$191.82</u>	<u>\$207.17</u>
10"	<u>\$223.51</u>	<u>\$234.69</u>	<u>\$246.44</u>	<u>\$268.61</u>	<u>\$292.78</u>	<u>\$319.13</u>	<u>\$344.66</u>	<u>\$372.24</u>
12"	<u>\$363.56</u>	<u>\$381.75</u>	<u>\$400.84</u>	<u>\$436.91</u>	<u>\$476.23</u>	<u>\$519.09</u>	<u>\$560.61</u>	<u>\$605.47</u>

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(b) Fire Hydrants Outside City. There shall be a fee paid each month to the

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water division by outside city customers for the maintenance of fire hydrants; such fee

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charged per month per customer, effective on the dates specified, as follows:

	<u>Feb. 1, 2018</u>	<u>Jan. 1, 2019</u>	<u>Jan. 1, 2020</u>	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
Maintenance fee	<u>\$6.11</u>	<u>\$6.42</u>	<u>\$6.74</u>	<u>\$7.35</u>	<u>\$8.01</u>	<u>\$8.73</u>	<u>\$9.43</u>	<u>\$10.18</u>

43

Section 4. That section 13.05.050, of The Code of the City of Topeka, Kansas,

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is hereby amended to read as follows:

45

Sanitary sewer service rates.

46

The following are established as the monthly sewer service rates, effective on the

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dates specified, for discharging wastewater into the sanitary sewer system.

(a) Base Charge. A customer who has a private sewer line that is connected to the city wastewater system, as determined by the utilities director or designee, shall pay a monthly base charge that is based upon the size of the water meter. This base charge shall apply regardless whether wastewater has passed from the private sewer line to the city wastewater system during the billing period. The rates for properties inside and outside the city are as follows:

Base Charge (Property Inside City)

	Feb. 1, 2018	Jan. 1, 2019	Jan. 1, 2020	Jan. 1, 2021	Jan. 1, 2022	Jan. 1, 2023	Jan. 1, 2024	Jan. 1, 2025
1" and below	\$10.66	\$11.19	\$11.75	\$11.99	\$12.23	\$12.47	\$12.72	\$12.97
1 1/2"	\$21.32	\$22.39	\$23.51	\$23.98	\$24.46	\$24.95	\$25.45	\$25.96
2"	\$34.11	\$35.82	\$37.61	\$38.36	\$39.13	\$39.91	\$40.71	\$41.52
3"	\$63.96	\$67.16	\$70.52	\$71.93	\$73.37	\$74.84	\$76.34	\$77.87
4"	\$106.60	\$111.93	\$117.53	\$119.88	\$122.28	\$124.73	\$127.22	\$129.76
6"	\$213.21	\$223.87	\$235.06	\$239.76	\$244.56	\$249.45	\$254.44	\$259.53
8"	\$341.15	\$358.21	\$376.12	\$383.64	\$391.31	\$399.14	\$407.12	\$415.26
10"	\$490.39	\$514.91	\$540.66	\$551.47	\$562.50	\$573.75	\$585.23	\$596.93

Base Charge (Property Outside City)

	Feb. 1, 2018	Jan. 1, 2019	Jan. 1, 2020	Jan. 1, 2021	Jan. 1, 2022	Jan. 1, 2023	Jan. 1, 2024	Jan. 1, 2025
1" and below	\$18.66	\$19.58	\$20.56	\$20.98	\$21.40	\$21.82	\$22.26	\$22.70
1 1/2"	\$37.31	\$39.18	\$41.14	\$41.97	\$42.81	\$43.66	\$44.54	\$45.43
2"	\$59.69	\$62.69	\$65.82	\$67.13	\$68.48	\$69.84	\$71.24	\$72.66
3"	\$111.93	\$117.53	\$123.41	\$125.88	\$128.40	\$130.97	\$133.60	\$136.27
4"	\$186.55	\$195.88	\$205.68	\$209.79	\$213.99	\$218.28	\$222.64	\$227.08
6"	\$373.12	\$391.77	\$411.36	\$419.58	\$427.98	\$436.54	\$445.27	\$454.18
8"	\$5597.01	\$626.87	\$658.21	\$671.37	\$684.79	\$698.50	\$712.46	\$726.71
10"	\$858.18	\$901.09	\$946.16	\$965.07	\$984.38	\$1,004.06	\$1,024.15	\$1,044.63

55 (b) Wastewater Volume Charge. The customer shall pay on a monthly basis
56 for the volume of wastewater passing from the private sewer line to the city wastewater
57 system according to the rate schedule in subsection (c) of this section.

58 (1) Residential and Multifamily Residences/Public Water System
59 Supply. The charge shall be based on a calculated average water volume
60 determined in accordance with TMC 13.10.490 and 13.10.510 for water used in
61 the months of December, January and February. The average water volume
62 determined by this method shall be referred to as the three-month winter
63 average. The three-month winter average water volume shall be recalculated
64 each year following the three-month winter period and shall be in effect for the
65 following 12-month period. For a customer who has not established an average,
66 the charge shall be the average of the residential three-month winter average for
67 the applicable meter reading route.

68 (2) Residential and Multifamily Residences/Well Water Supply. The
69 charge for a customer whose potable water is supplied by a well shall be based
70 on the average of the residential three-month winter average for the applicable
71 meter reading route. Alternatively, the customer may install and maintain, at the
72 customer's cost, a water meter approved by the utilities director or designee. If a
73 meter is installed, the sewer rates shall be calculated based on the average
74 water volume used in the months of December, January, and February as
75 measured at the meter; provided, that access is granted to the utilities director or
76 designee to read, inspect, test, or repair the meter.\

(3) Commercial and Industrial. The volume shall be based on the lesser of water volumes determined in accordance with TMC 13.10.490 or actual metered sewer discharges. Credit shall be given for those metered flows which do not enter the sewer collection system. Those customers who discharge wastewater with a biological oxygen demand in excess of 300 milligrams per liter and/or suspended solids in excess of 300 milligrams per liter will be assessed the excess strength charge in accordance with the schedule of rates and charges in subsection (c) of this section.

(c) Schedule of Rates and Charges.

(1) Inside City.

Domestic Strength Wastewater:								
	<u>Feb. 1, 2018</u>	<u>Jan. 1, 2019</u>	<u>Jan. 1, 2020</u>	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
Volume Charge per 1,000 gallons	\$4.77	\$5.01	\$5.26	<u>\$5.37</u>	<u>\$5.48</u>	<u>\$5.59</u>	<u>\$5.70</u>	<u>\$5.81</u>

(2) Outside City.

Domestic Strength Wastewater:								
	<u>Feb. 1, 2018</u>	<u>Jan. 1, 2019</u>	<u>Jan. 1, 2020</u>	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
Volume Charge per 1,000 gallons	\$8.35	\$8.77	\$9.21	<u>\$9.40</u>	<u>\$9.59</u>	<u>\$9.78</u>	<u>\$9.98</u>	<u>\$10.17</u>

(d) Adjustment of Bills.

(1) Notwithstanding subsection (b)(3) of this section, in the event a customer's facility bypass system becomes inoperable because of equipment failure or system maintenance, the customer may request a temporary

suspension of the imposition of excess strength charges in accordance with the policy established by the utilities director.

(2) The monthly rate and charge on a bill may be adjusted administratively by the water pollution control division to the actual or estimated volume or strength, provided a significant change from normal conditions of discharge of waste or strength during the billing period can be demonstrated. In no event shall an adjusted monthly charge be less than the minimum rate as established in this section.

(e) Excess Strength Charges. Excess strength charges may be established by the Utilities Director subject to the approval by the City Manager.

Section 5. That section 13.05.060, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

ERU rate.

(a) There is hereby established for purposes of calculating the stormwater drainage fee the equivalent residential unit (ERU). The ERU is hereby established to be 2,018 feet of impervious area.

(b) The ERU rate to be charged for stormwater drainage fees for each ERU is hereby established as follows:

ERU rates per month:	Feb. 1, 2018	Jan. 1, 2019	Jan. 1, 2020	<u>Jan. 1, 2021</u>	<u>Jan. 1, 2022</u>	<u>Jan. 1, 2023</u>	<u>Jan. 1, 2024</u>	<u>Jan. 1, 2025</u>
Single-family residence:								
Less than 1,500 sq. ft.	\$2.92	\$3.07	\$3.22	<u>\$3.51</u>	<u>\$3.83</u>	<u>\$4.17</u>	<u>\$4.51</u>	<u>\$4.87</u>
1,501 to 3,500 sq. ft.	\$4.50	\$4.75	\$5.00	<u>\$5.45</u>	<u>\$5.94</u>	<u>\$6.47</u>	<u>\$6.99</u>	<u>\$7.55</u>

Over 3,500 sq. ft.	\$7.05	\$7.40	\$7.77	<u>\$8.47</u>	<u>\$9.23</u>	<u>\$10.05</u>	<u>\$10.86</u>	<u>\$11.73</u>
All other residential	\$4.50	\$4.75	\$5.00	<u>\$5.45</u>	<u>\$5.94</u>	<u>\$6.47</u>	<u>\$6.99</u>	<u>\$7.55</u>
All nonresidential	\$4.50	\$4.75	\$5.00	<u>\$5.45</u>	<u>\$5.94</u>	<u>\$6.47</u>	<u>\$6.99</u>	<u>\$7.55</u>

(c) The following enumerated factors and review process are hereby adopted by the city to evaluate any reductions of stormwater utility fees charged to properties which are located within a duly created drainage district:

(1) Quantify the functional activities and frequency for the activities that are being performed within a drainage district's boundary within the city's service area by the city.

(2) Quantify the functional activities and frequency for the activities that are being performed within a drainage district's boundary within the city's service area by the drainage district.

(3) If an identical function is being performed by the drainage district and is not replicated by the city within the drainage district's service area, quantify the specific unit of service, including but not limited to length, cross-section area, surface area, number of structures, rehabilitation activities and the frequency for this performance.

(4) Compare the same function and frequency with the costs appropriate for the city staff to perform an identical activity utilizing the city's budget for that specific function.

(5) Utilizing the city's cost for a function and the specific units accomplished in the drainage district's boundary, extend the unit cost times the units accomplished to obtain the total annual cost for all identical functions.

(6) Utilizing the total costs for all functions provided by the drainage district based upon city unit costs, divide this total cost by the ERUs within the drainage district (divided by 12 to obtain monthly) and obtain a "drainage district ERU equivalent cost."

(7) For all parcels within the specific drainage district boundary and within the city limits, subject the "drainage district ERU equivalent cost" from the city's stormwater ERU rate (monthly).

(d) The utilities department is directed to annually review, utilizing the factors and process referenced herein, and determine monetary savings, if any, to the city for stormwater services provided by duly created drainage districts. The utilities department shall report its determination of savings to the stormwater utility, if any, to the governing body by June 15th of each year. Rate reductions for properties within duly created drainage districts shall be adopted by separate ordinance and be based upon savings to the stormwater utility.

(e) Utilizing the enumerated factors and review process adopted herein, the stormwater rate reduction for the following duly created drainage districts is as follows:

Shunganunga Drainage District	0
Kaw River Drainage District	0
North Topeka Drainage District (per ERU, per month)	\$0.83

Section 6. That original § 13.05.020 through § 13.05.060 of The Code of the City of Topeka, Kansas, are hereby specifically repealed.

Section 7. This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

Section 8. This ordinance shall supersede all ordinances, resolutions or rules, or portions thereof, which are in conflict with the provisions of this ordinance.

Section 9. 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 Governing Body on _____.

CITY OF TOPEKA, KANSAS

ATTEST:

Michelle De La Isla, Mayor

Brenda Younger, City Clerk



November 19, 2019

Water, Wastewater and Stormwater Rate Study

Anna White
Principal Consultant

BUILDING A WORLD OF DIFFERENCE®



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Agenda



Purpose of Presentation



Background Information



Rate Study Process & Results



Purpose of Presentation and Background Information

Braxton Copley
Deputy Director, Utilities



Purpose of Presentation

1. Provide the City Council with background information related to water, wastewater and stormwater rates
2. Present the results of the rate study
3. Respond to questions
4. Gain the City Council's understanding of the proposed rate increases



Background Information

- Most recent comprehensive utility rate study was completed in 2014
 - Proposed increases were not approved, Council approved alternative rate increases of 6% in 2015, 5% in 2016, and 5% in 2017
- Most recent approved rate increases were 6% in 2018, 5% in 2019 and 5% in 2020
- In 2018 the City authorized a comprehensive rate study to determine the cost of providing water, wastewater and stormwater services and to develop rate schedules that appropriately recover those costs
- The rate study develops proposed rates for 2021 through 2025



Rate Study Best Practices

Anna White
Principal Consultant



Project Understanding

Perform independent water and sewer rate studies that will accomplish the following:



Establish operating and capital financing plans that fully fund activities



Perform a cost of service analysis to determine if cost allocations are fair and equitable among customer classes



Review the existing rate structure and design proposed rates that provide adequate revenues



Industry Financial Planning / Rate Setting Best Practices



What are the Industry's
Rate Setting Best
Practices?



Define **financial
performance standards**
that support financial
resiliency



Develop annually a 5 to 10
year **financial plan** to
achieve financial
performance



Perform a **cost of service**
study review every 3 to 5
years

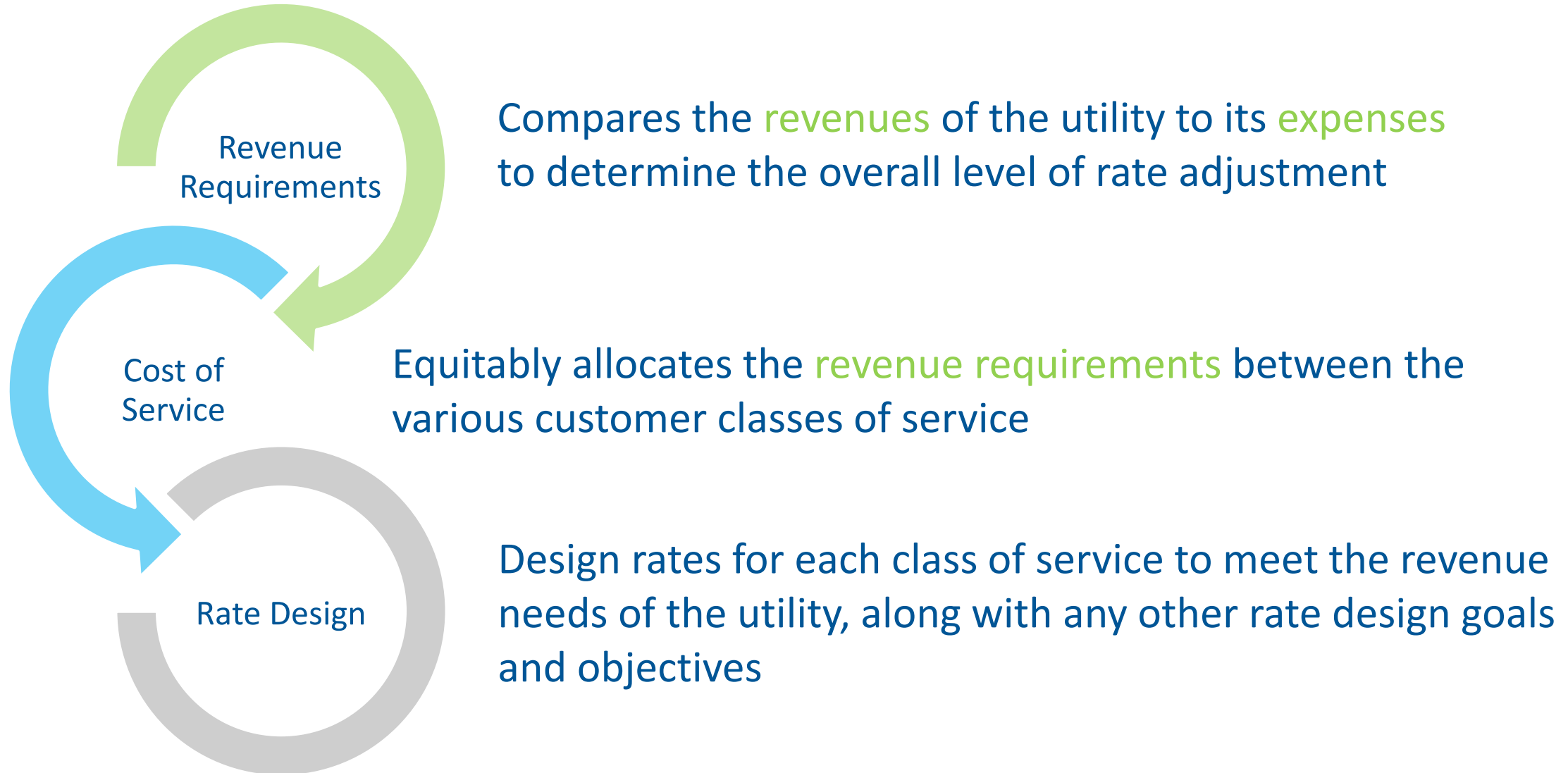


Establish rates to ensure
self-sufficiency to meet all
revenue requirements

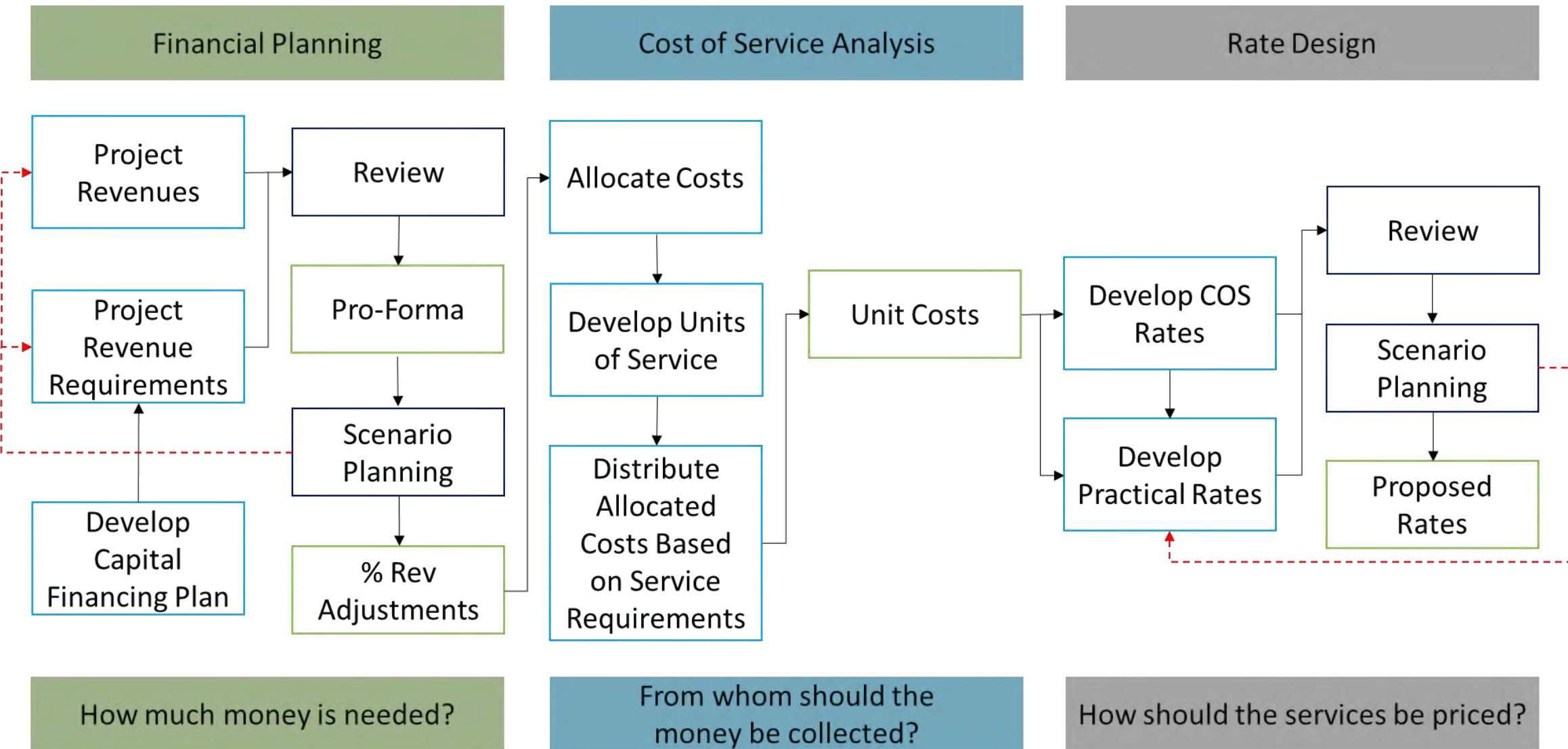


Rate Study Process & Results

Building Blocks of Rate Setting



Rate Making Process



Financial Planning

- **Objective:**

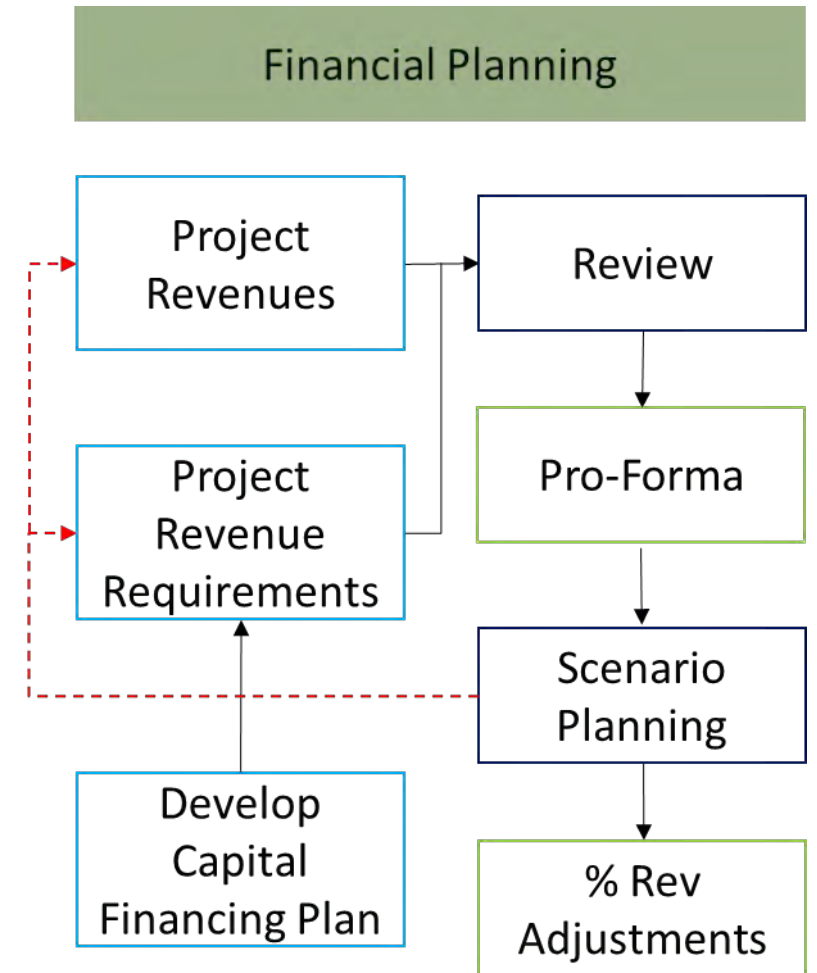
- Provide adequate funding for future utility operating and capital program needs
- Set a path for timely revenue adjustments

- **Considerations:**

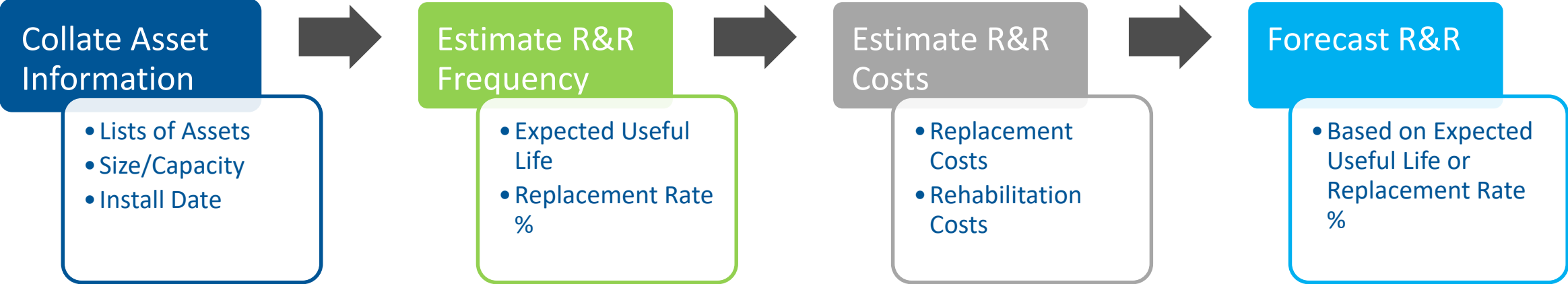
- Factors that impact revenue generation
- Factors that impact revenue requirements
- Appropriateness of operating and capital reserves
- Financial performance targets to be achieved



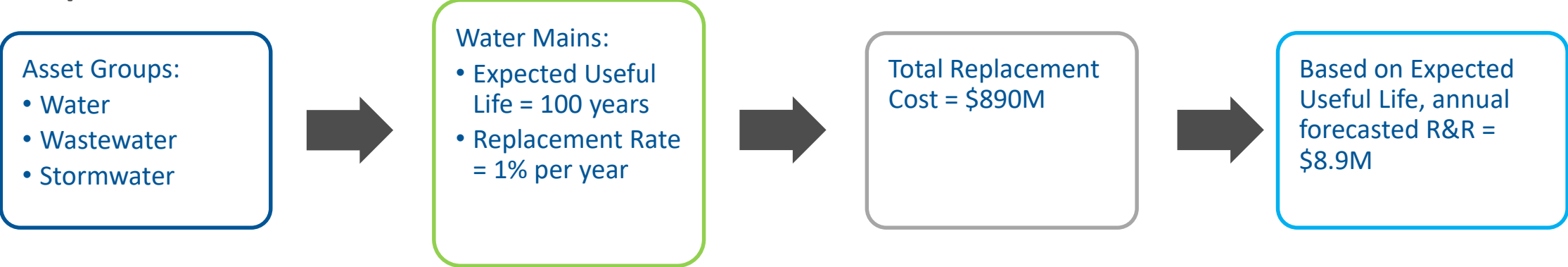
Benefit to You: An optimized Financial Plan that allows you to understand the impacts of Operating and Capital Requirements on Existing Rates



Repair & Replacement (R&R) Forecast Methodology



Example:



Repair & Replacement Costs Scenarios

Status Quo

- Based on current R&R projects in CIP assuming a continuation of 6%, 5%, 5% annual revenue increases
- Allows for minimal rates increases but doesn't allow for increased investment in assets

Middle

- Higher R&R levels than Status Quo
- Balances rate increases with increased investment in assets

Ideal

- Addresses large number of mains past their useful life
- Allows for optimal investment in assets but results in double-digit revenue increases

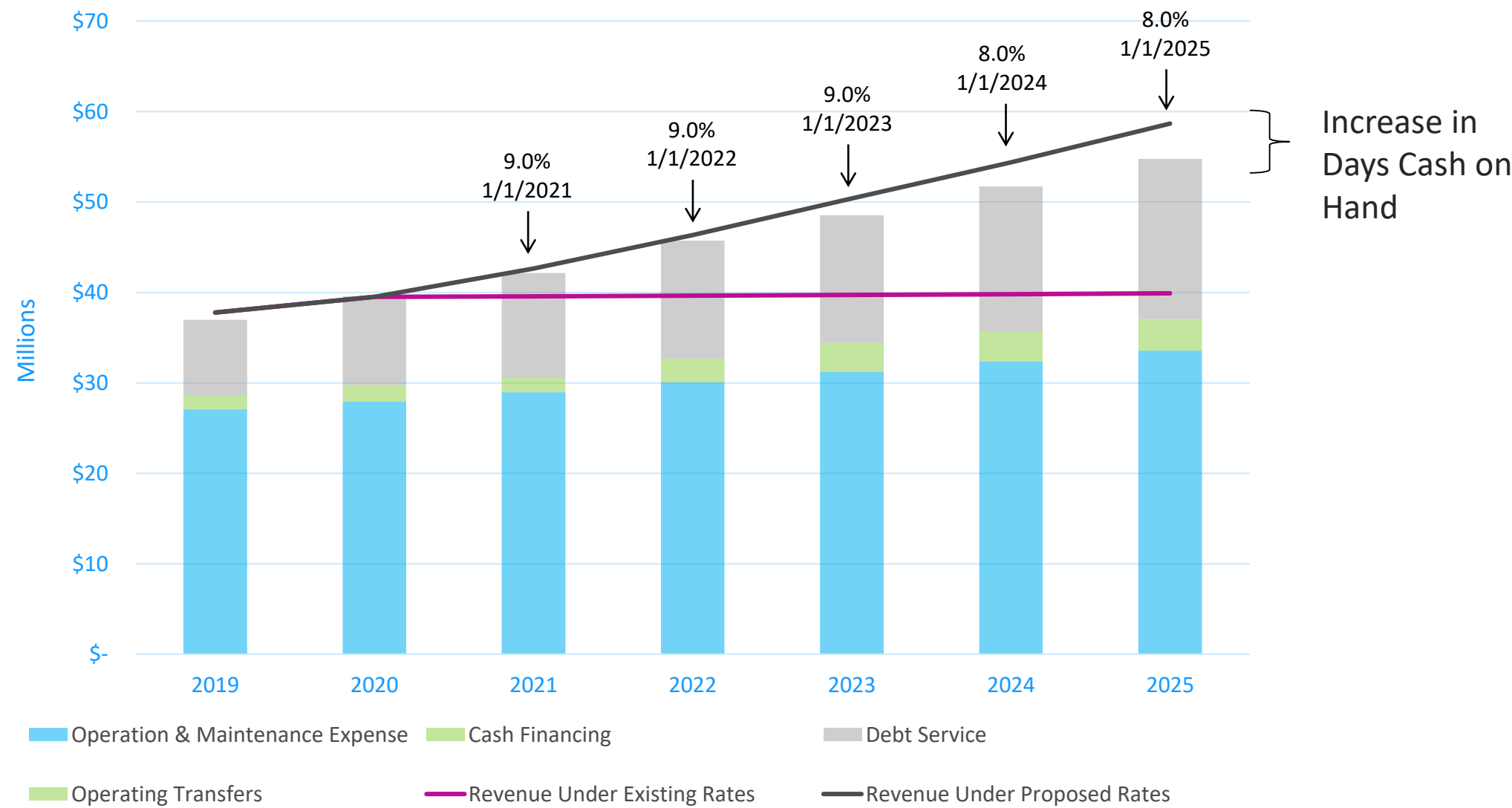
Total Major CIP and R&R Costs* for Study Period

Description	Status Quo	Middle	Ideal
Water			
Major CIP	\$69,317,000	\$69,317,000	\$69,317,000
Renewal & Replacement	\$60,772,700	\$68,979,000	\$134,622,800
Total	\$130,089,700	\$138,296,000	\$203,939,800
Wastewater			
Major CIP	\$108,349,500	\$108,349,500	\$108,349,500
Renewal & Replacement	\$92,570,100	\$100,451,000	\$163,288,400
Total	\$200,919,600	\$208,800,500	\$271,637,900
Stormwater			
Major CIP	\$3,850,000	\$3,850,000	\$3,850,000
Renewal & Replacement	\$29,478,800	\$34,869,300	\$51,240,100
Total	\$33,328,800	\$38,719,300	\$55,090,100

* Costs are uninflated and include financing costs

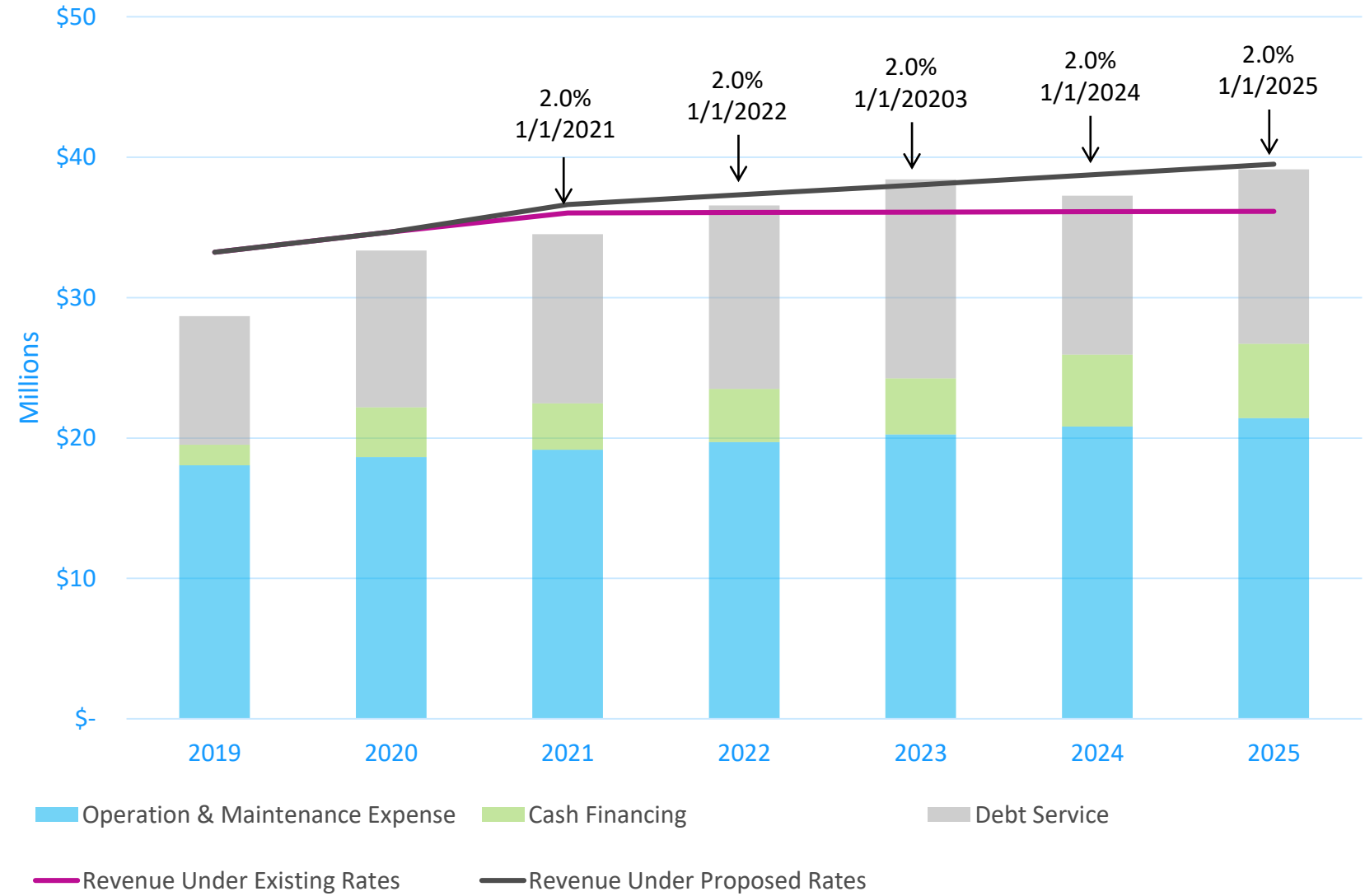


Water Revenue and Revenue Requirements*



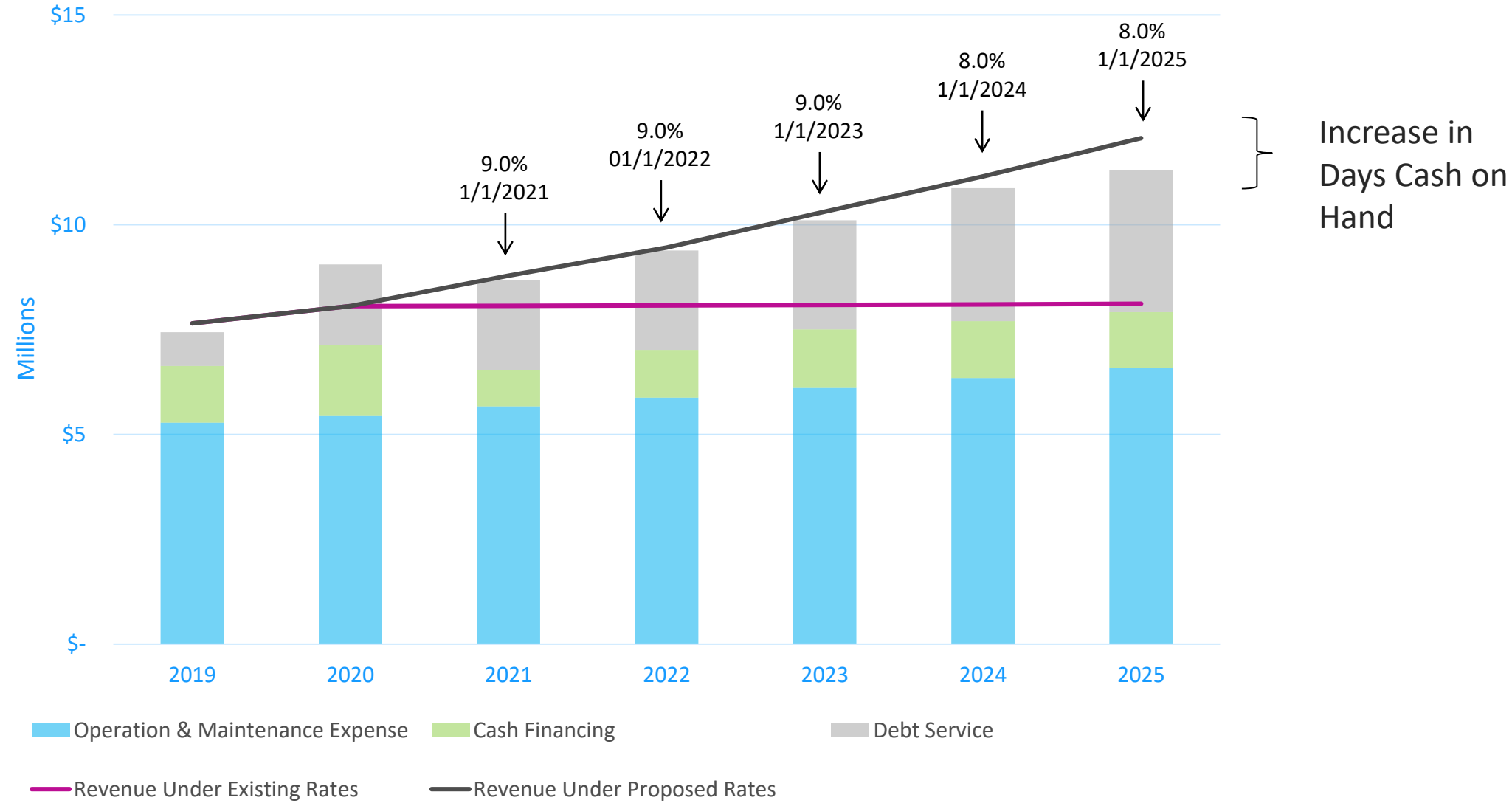
* Based on Middle R&R scenario

Wastewater Revenue and Revenue Requirements*



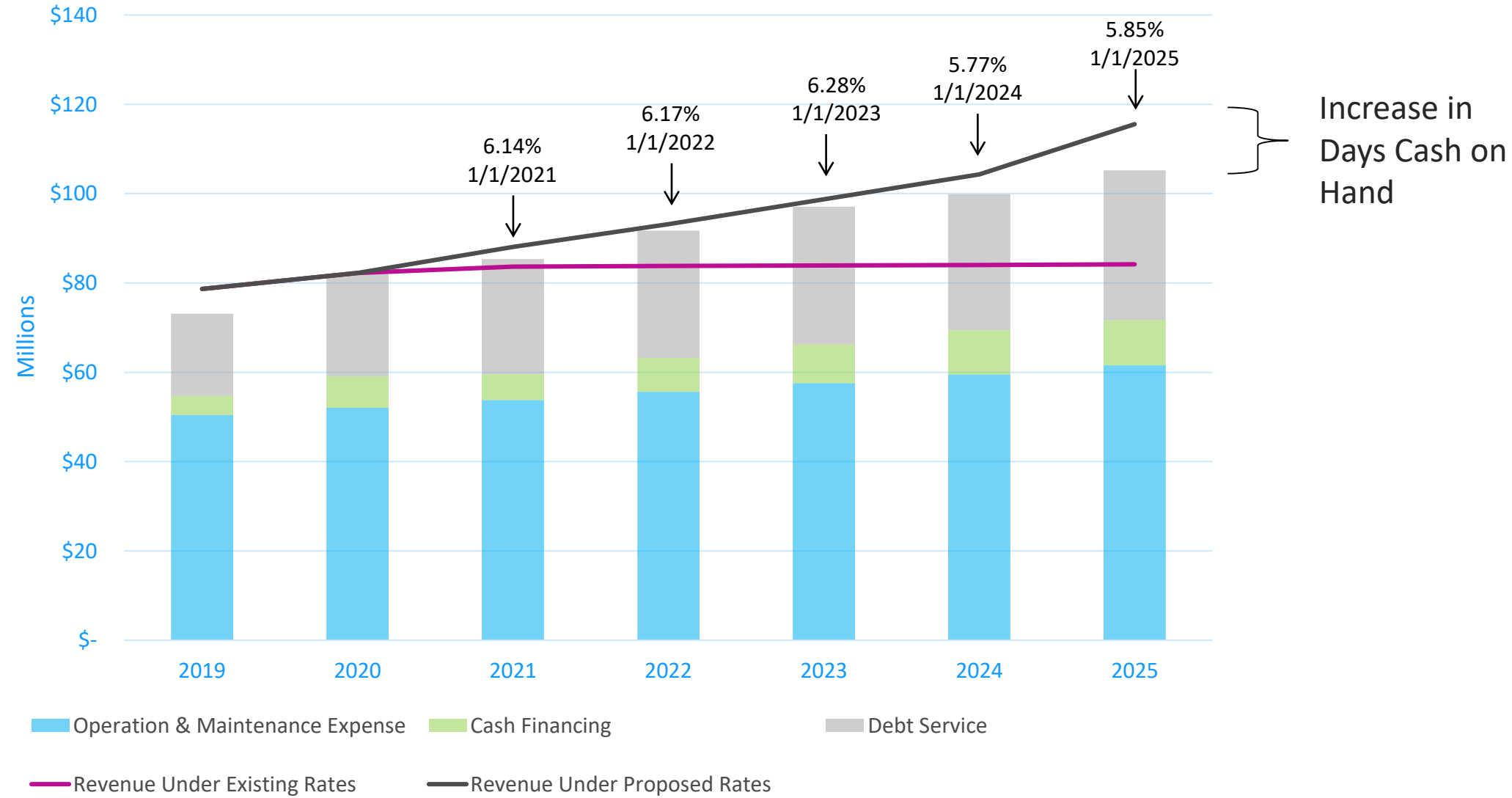
* Based on Middle R&R scenario

Stormwater Revenue and Revenue Requirements*



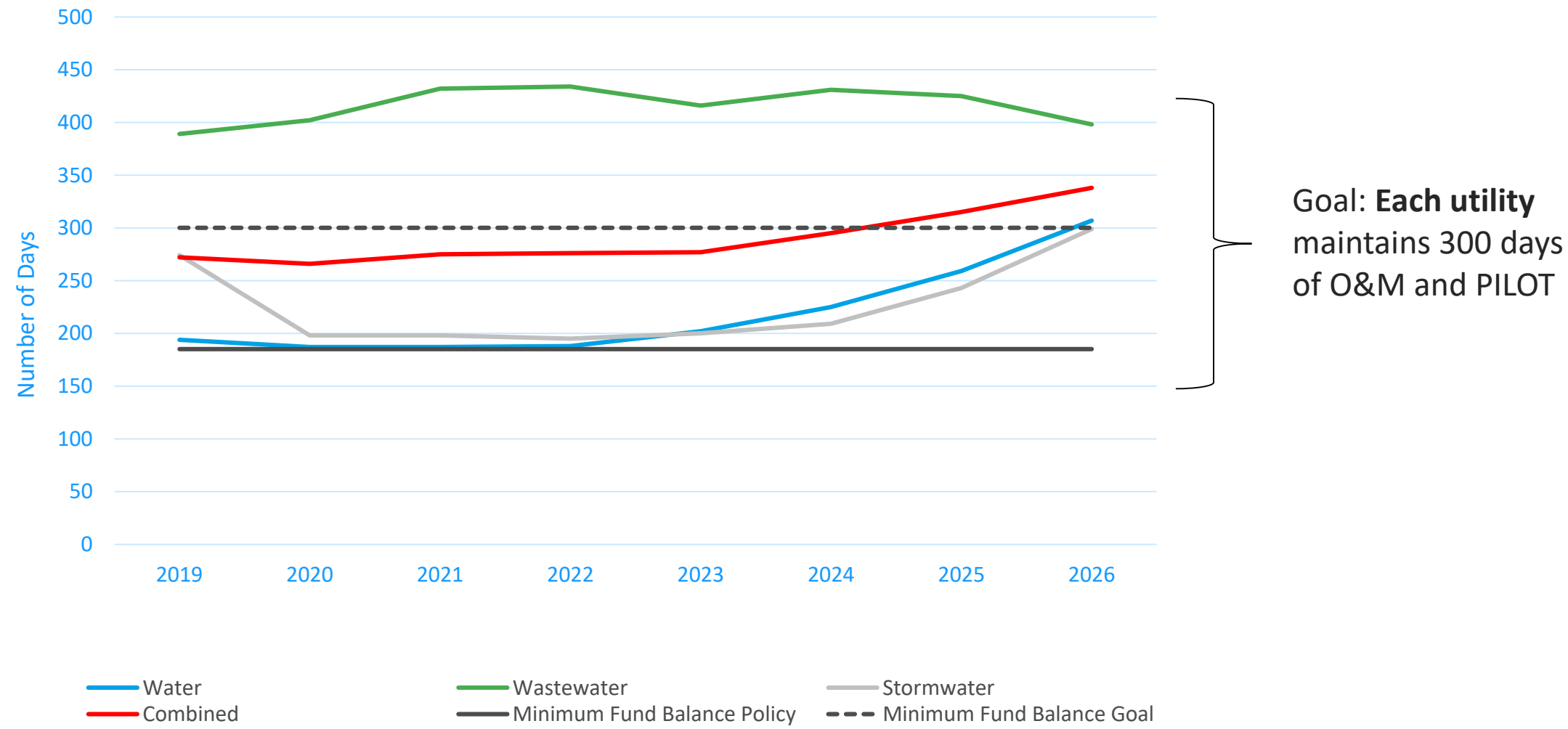
* Based on Middle R&R scenario

Combined Revenue and Revenue Requirements*



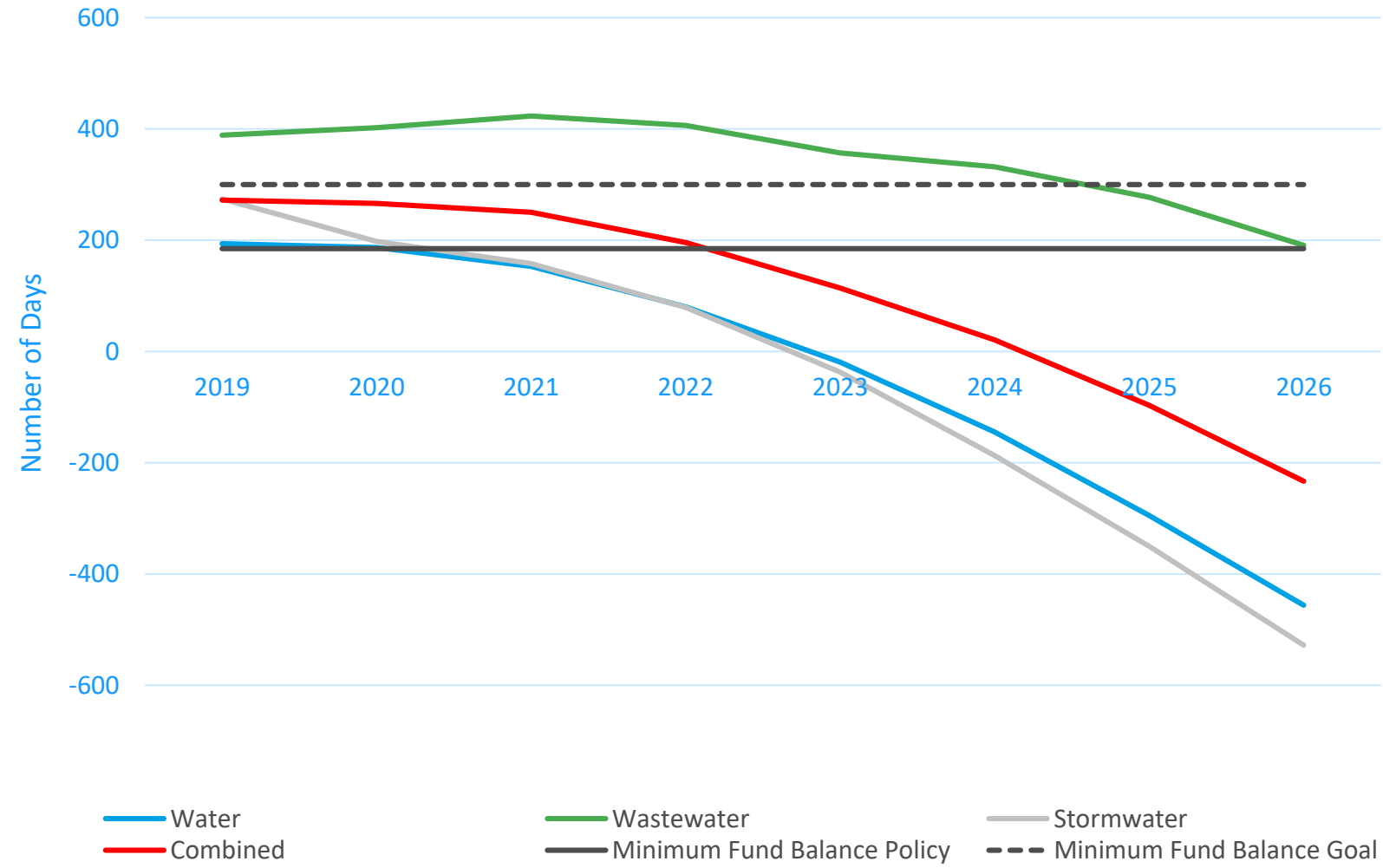
* Based on Middle R&R scenario

Days of Cash on Hand*



* Based on Middle R&R scenario

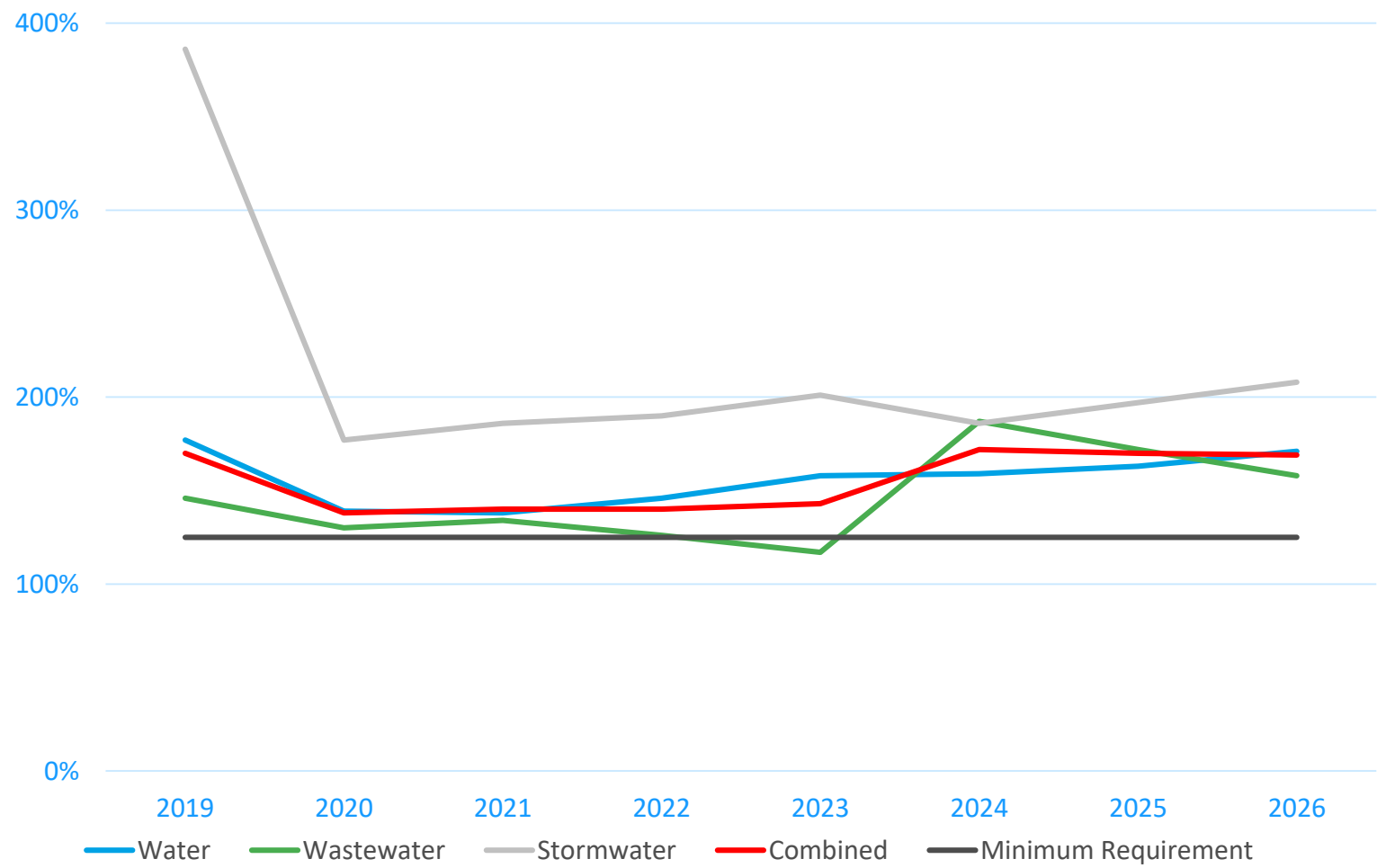
Days of Cash on Hand with No Revenue Increases*



Combined revenue under existing rates will not provide sufficient number of days of cash on hand beginning in 2022

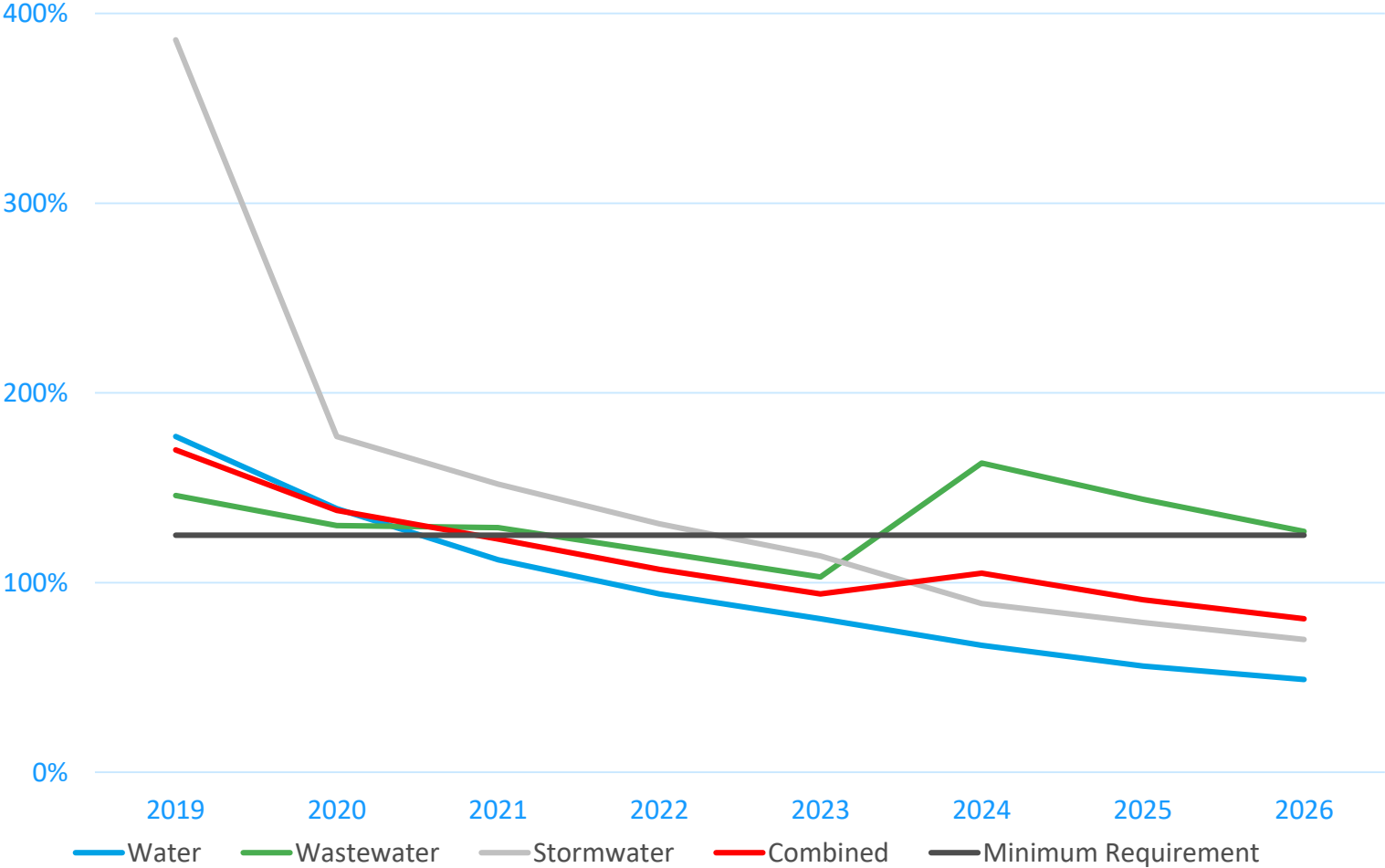
* Based on Middle R&R scenario

Debt Service Coverage – Annual Revenue Bond Coverage Test*



* Based on Middle R&R scenario

Debt Service Coverage – Annual Revenue Bond Coverage Test with No Revenue Increases*



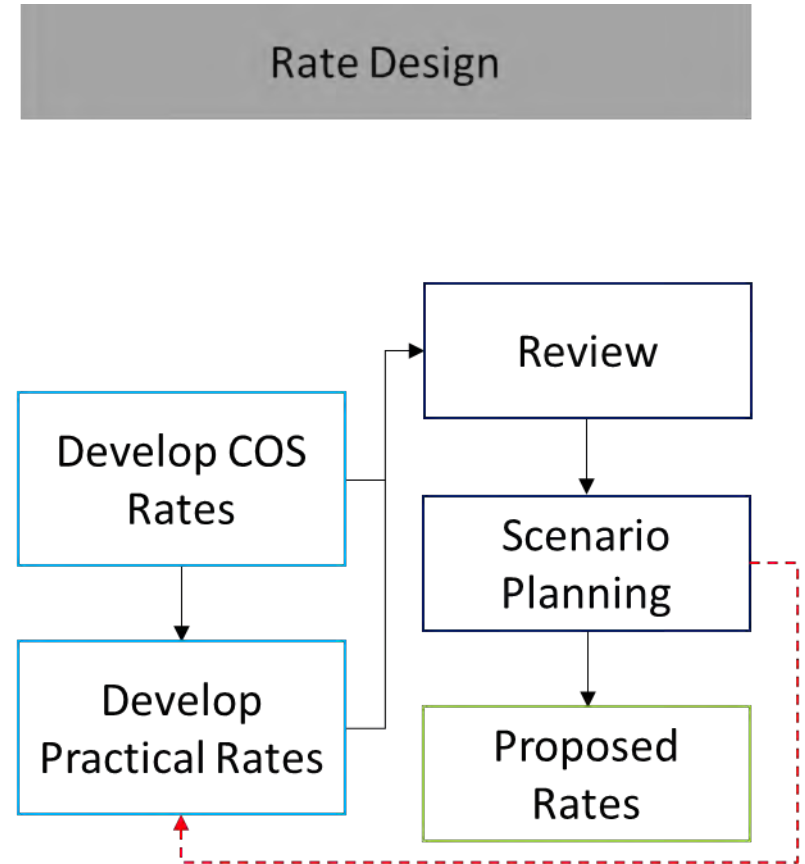
Combined revenue under existing rates will not provide sufficient net revenue to meet annual coverage requirements beginning in 2021

* Based on Middle R&R scenario

Rate Design

- **Rate Setting Principles:**

- Equitability
- Revenue Stability
- Provides Appropriate Price Signals
- Recognizes Customer Usage Patterns & Demands
- Easy to Understand and Administer
- Customer Acceptance
- Consistent with City Policies
- Legally Acceptable / Defensible



Benefits to You: A schedule of proposed rates that are defensible, appropriately recover costs, and easy to understand by stakeholders

Water Proposed Retail Rates (Inside City*)

Proposed rates reflect continuation of across-the-board increases

Rate Component	2020	Proposed Jan 1, 2021	Proposed Jan 1, 2022	Proposed Jan 1, 2023	Proposed Jan 1, 2024	Proposed Jan 1, 2025
Service Charge - \$/Meter Size/Month						
1" & Below	\$12.66	\$13.80	\$15.04	\$16.39	\$17.70	\$19.12
1.5"	\$25.32	\$27.60	\$30.08	\$32.79	\$35.41	\$38.24
2"	\$40.52	\$44.17	\$48.15	\$52.48	\$56.68	\$61.21
3"	\$75.98	\$82.82	\$90.27	\$98.39	\$106.26	\$114.76
4"	\$126.61	\$138.00	\$150.42	\$163.96	\$177.08	\$191.25
6"	\$253.25	\$276.04	\$300.88	\$327.96	\$354.20	\$382.54
8"	\$405.17	\$441.64	\$481.39	\$524.72	\$566.70	\$612.04
10"	\$582.44	\$634.86	\$692.00	\$754.28	\$814.62	\$879.79
Volume Charge - \$/1,000 gallons						
Single-Family Residential	\$4.88	\$5.32	\$5.80	\$6.32	\$6.83	\$7.38
Multi-Family Residential	\$3.96	\$4.32	\$4.71	\$5.13	\$5.54	\$5.98
Commercial	\$3.61	\$3.93	\$4.28	\$4.67	\$5.04	\$5.44
Industrial	\$3.09	\$3.37	\$3.67	\$4.00	\$4.32	\$4.67
Industrial II	\$2.91	\$3.17	\$3.46	\$3.77	\$4.07	\$4.40
Irrigation	\$5.87	\$6.40	\$6.98	\$7.61	\$8.22	\$8.88

*Rates for property outside the City Limits continue to be 1.75 times the rates for property inside the City Limits



Wastewater Proposed Retail Rates (Inside City*)

Proposed rates reflect continuation of across-the-board increases

Rate Component	2020	Proposed Jan 1, 2021	Proposed Jan 1, 2022	Proposed Jan 1, 2023	Proposed Jan 1, 2024	Proposed Jan 1, 2025
Service Charge - \$/Meter Size/Month						
1" & Below	\$11.75	\$11.99	\$12.23	\$12.47	\$12.72	\$12.97
1.5"	\$23.51	\$23.98	\$24.46	\$24.95	\$25.45	\$25.96
2"	\$37.61	\$38.36	\$39.13	\$39.91	\$40.71	\$41.52
3"	\$70.52	\$71.93	\$73.37	\$74.84	\$76.34	\$77.87
4"	\$117.53	\$119.88	\$122.28	\$124.73	\$127.22	\$129.76
6"	\$235.06	\$239.76	\$244.56	\$249.45	\$254.44	\$259.53
8"	\$376.12	\$383.64	\$391.31	\$399.14	\$407.12	\$415.26
10"	\$540.66	\$551.47	\$562.50	\$573.75	\$585.23	\$596.93
Volume Charge - \$/1,000 gallons						
All Customers	\$5.26	\$5.37	\$5.48	\$5.59	\$5.70	\$5.81

*Rates for property outside the City Limits continue to be 1.75 times the rates for property inside the City Limits



Stormwater Proposed Retail Rates (Inside City*)

Proposed rates reflect continuation of across-the-board increases

Rate Component	2020	Proposed Jan 1, 2021	Proposed Jan 1, 2022	Proposed Jan 1, 2023	Proposed Jan 1, 2024	Proposed Jan 1, 2025
Residential (per account)						
Under 1,500 sq feet of IA	\$3.22	\$3.51	\$3.83	\$4.17	\$4.51	\$4.87
1,501 to 3,500 sq feet of IA	\$5.00	\$5.45	\$5.94	\$6.47	\$6.99	\$7.55
Over 3,500 sq feet of IA	\$7.77	\$8.47	\$9.23	\$10.05	\$10.86	\$11.73
Apartment/Duplexes						
Per Each Living Unit	\$5.00	\$5.45	\$5.94	\$6.47	\$6.99	\$7.55
Non-Residential						
Per Equivalent Residential Unit (ERU)	\$5.00	\$5.45	\$5.94	\$6.47	\$6.99	\$7.55

*Rates for property in North Topeka is \$0.83 less per ERU than the rate per ERU for property inside the City Limits



Typical Water/Wastewater Combined Bill Comparison – Inside City

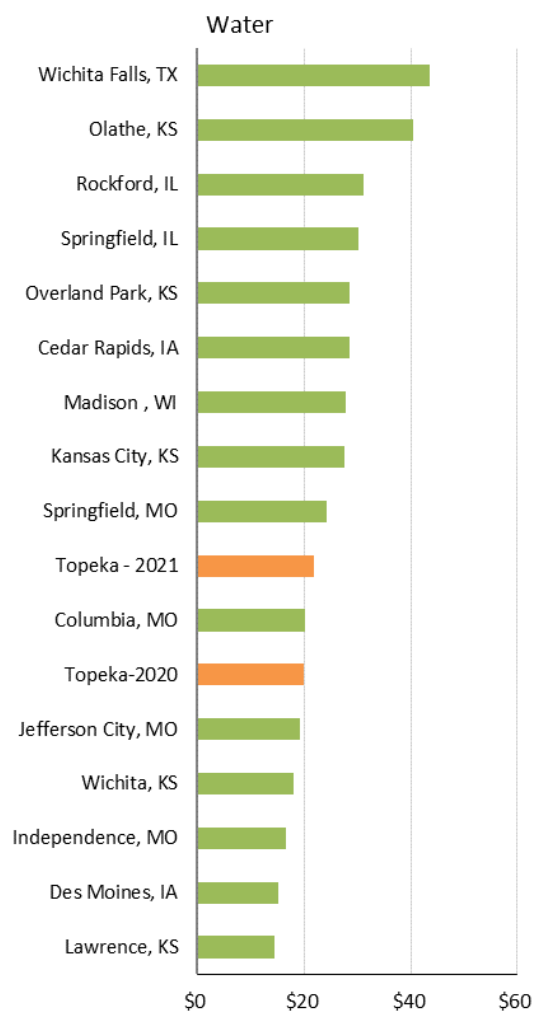
Proposed rates reflect continuation of across-the-board increases

Description	2020	Proposed Jan 1, 2021	Proposed Jan 1, 2022	Proposed Jan 1, 2023	Proposed Jan 1, 2024	Proposed Jan 1, 2025
Residential – 1,500 gallons						
Water	\$19.98	\$21.78	\$23.74	\$25.87	\$27.95	\$30.19
Wastewater	\$19.64	\$20.05	\$20.45	\$20.86	\$21.27	\$21.69
Stormwater*	\$5.00	\$5.45	\$5.97	\$6.54	\$7.10	\$7.70
Combined	\$44.62	\$47.28	\$50.16	\$53.27	\$56.32	\$59.58
Residential – 5,000 gallons						
Water	\$37.06	\$40.40	\$44.04	\$47.99	\$51.85	\$56.02
Wastewater	\$38.05	\$38.84	\$39.63	\$40.42	\$41.22	\$42.02
Stormwater*	\$5.00	\$5.45	\$5.97	\$6.54	\$7.10	\$7.70
Combined	\$80.11	\$84.69	\$89.64	\$94.95	\$100.17	\$105.74

*Assumes 1 ERU



2021 Typical Bill Comparison – Residential 1,500 Gallons



Average \$25.13
Topeka 2020 \$19.98
Topeka 2021 \$21.78



Average \$20.92
Topeka 2020 \$19.64
Topeka 2021 \$20.05



Average \$46.05
Topeka 2020 \$39.62
Topeka 2021 \$41.83

2021 Typical Bill Comparison – Residential 5,000 Gallons



Average \$41.16
Topeka 2020 \$37.06
Topeka 2021 \$40.40

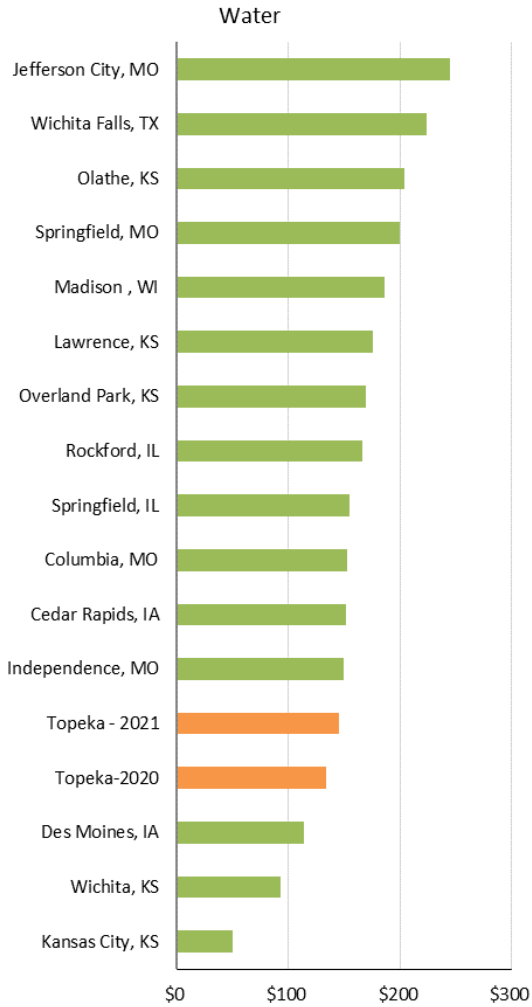


Average \$38.68
Topeka 2020 \$38.05
Topeka 2021 \$38.84



Average \$79.84
Topeka 2020 \$75.11
Topeka 2021 \$79.24

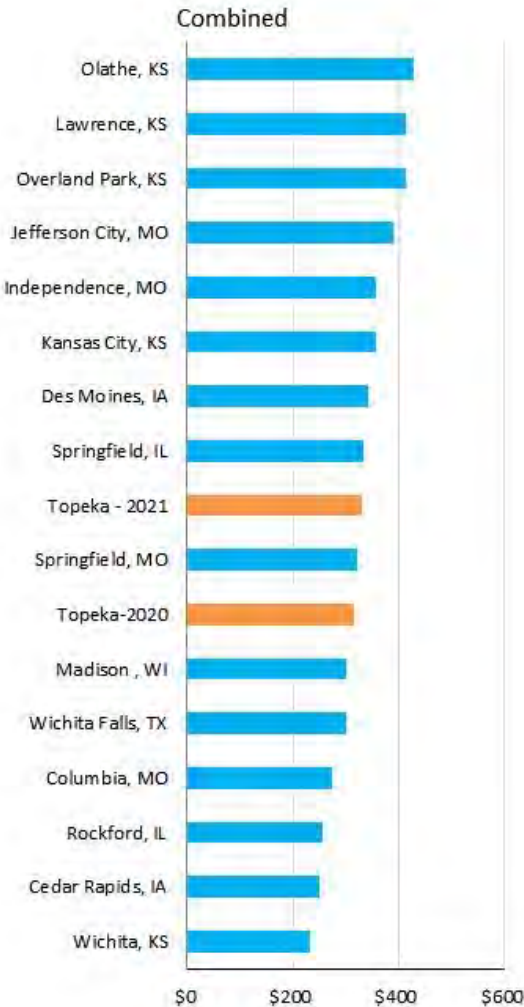
2021 Typical Bill Comparison – Commercial 30,000 Gallons



Average \$159.52
Topeka 2020 \$133.62
Topeka 2021 \$145.50



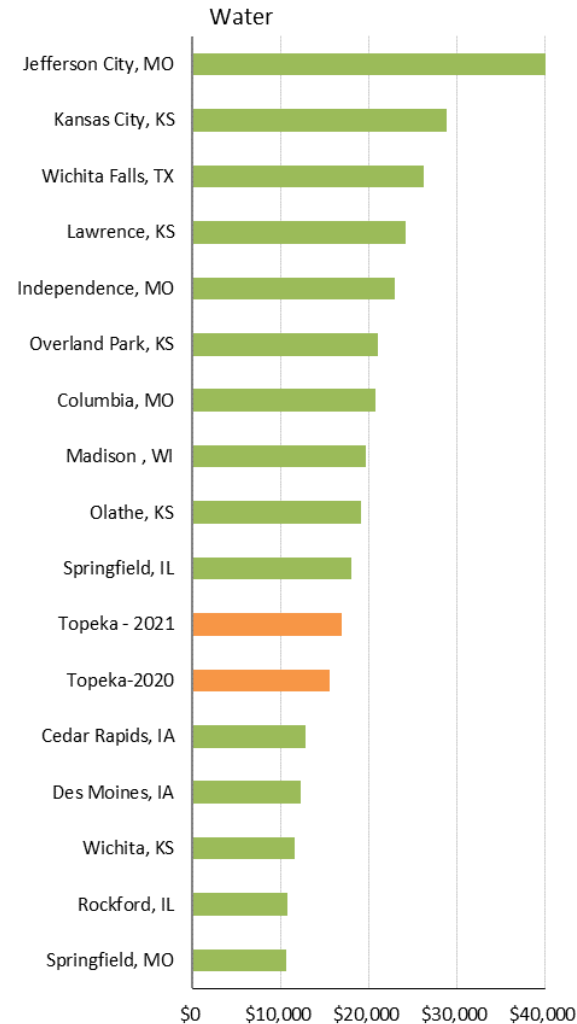
Average \$170.68
Topeka 2020 \$181.31
Topeka 2021 \$185.03



Average \$330.20
Topeka 2020 \$314.93
Topeka 2021 \$330.58



2021 Typical Bill Comparison – Industrial 5,000,000 Gallons



Average \$19,506.40
Topeka 2020 \$15,525.98
Topeka 2021 \$16,932.82

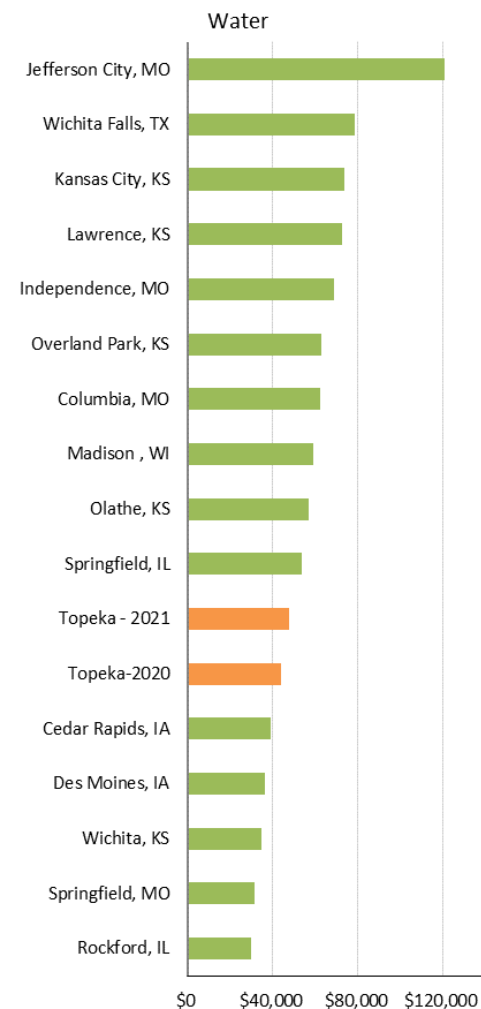


Average \$25,488.08
Topeka 2020 \$26,370.52
Topeka 2021 \$26,921.93



Average \$44,994.48
Topeka 2020 \$41,896.50
Topeka 2021 \$43,854.75

2021 Typical Bill Comparison – Industrial 15,000,000 Gallons



Average \$57,205.57
Topeka 2020 \$43,776.61
Topeka 2021 \$47,563.80



Average \$78,430.11
Topeka 2020 \$79,017.53
Topeka 2021 \$80,669.88



Average \$133,635.68
Topeka 2020 \$122,794.14
Topeka 2021 \$128,233.68

2021 Typical Bill Comparison – Stormwater





Questions?



BUILDING A WORLD OF DIFFERENCE

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WhiteAM@bv.com

November 19, 2019

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City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 10, 2019

DATE:	December 10, 2019	
CONTACT PERSON:	Craig Duke - Jason Peek	DOCUMENT #:
SECOND PARTY/SUBJECT:		PROJECT #:
CATEGORY/SUBCATEGORY	019 Reports / 009 Real Estate	
CIP PROJECT:	Yes	
ACTION OF COUNCIL:		JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION regarding the request to acquire property for construction of new a fire station on SW 6th Street.

VOTING REQUIREMENTS:

Discussion only. No action required by the Governing Body.

POLICY ISSUE:

Whether to acquire property for a fire station on SW 6th.

STAFF RECOMMENDATION:

Staff recommends the Governing Body authorize staff to purchase Lots 6 and 7 from the Cedar Crest Office Park located at SW 6th Street shown in Attachment No. 1 for construction of a new fire station.

BACKGROUND:

Plans have been in the development stage for a new fire station located in the NW area of Topeka since approximately 2009. Previous studies and recommendations suggested that a station constructed near the north end of the Wanamaker corridor would better serve the growing area.

In 2010, the City acquired land on SW 6th Street through a donation from the Sisters of Charity of Leavenworth Health System on the SE corner of the former Menninger campus. The donation was made with the condition that the station be completed prior to February 2018. A new Fire Station was funded in the 2013 Capital Improvement Plan. Although plans were completed and a ground breaking ceremony for the project occurred in 2013, it was placed on hold and never completed.

In 2019, the Fire Department completed a risk analysis using historical call data and GIS projected drive

times while looking to provide coverage to all areas of the city within a five (5) minutes response time. The data showed from the risk analysis of that area adjacent to 10th and Fairlawn not only experienced increased response times but had also seen significant growth. Relocating apparatus from Fire Station No. 11 to this location will reduce all response times in the north west corner while maintaining an adequate response to their current location.

The City Manager has tried several times to re-engage discussion with the Sisters of Charity to discuss possibility of acquiring the land. They have not responded to these requests.

The Fire Department worked with Public Works staff to identify alternative sites that would provide service coverage needed and meet fire department requirements for access to major roadways and I-70. Staff reviewed several sites and found the undeveloped tracts shown in Attachment No. 1 as most feasible for accommodating previous design and meeting Fire Department service response criteria.

Staff has worked with the property owner and reached a negotiated price of \$290,000 for sale of the property. The listing price for the properties was \$328,587 with an appraised value of \$263,000. Previous sales in the subdivision ranged from \$4.27 per square foot to \$4.66 per square foot. The agreed upon sales price between the City and property owner is \$4.19 per square foot. The City will also need to pay \$9,965 in special assessments for the property.

If the Governing Body approves the property acquisition, staff will proceed with updating and revising previous design plans to fit the new property.

A budget amendment will be needed to construct the project. Current estimate is an additional \$1.1 million will be needed to complete construction. The amendment is needed for redesign to the building to meet a new site and update design to changes in building code, increased construction costs, and the addition of land acquisition cost to the budget. Staff will present a budget amendment prior to proceed with soliciting bids for the project. We anticipate having final budget numbers for the project in March of 2020.

BUDGETARY IMPACT:

Current Budget:	Project No. 131059.00 2018 CIP
	\$5,776,261 General Obligation Bond-
	\$ 200,000 General Fund/Deb Service Cash
Total Budget Authority	\$5,976,261
Less \$ Current Expenditures	\$ 64,383
Current Budget Balance Available	\$5,911,878
Land Acquisition Costs	\$ 299,965 (Property and Specials)
Remaining Budget Balance Available	\$5,611,913

SOURCE OF FUNDING:

Currently, the project includes authorization of \$5,776,261 in General Obligation Bond Funding and \$200,000 in General Fund/Debt Service Cash.

ATTACHMENTS:

Description

Site Location Map

ATTACHMENT # 1- FIRE STATION PROPOSED LAND ACQUISITION SITE

