RESOLUTION NO. 9078

A RESOLUTION introduced by City Manager Brent Trout, providing notice of a public hearing concerning the establishment of a Redevelopment District within the City (Sherwood Crossing TIF project) pursuant to K.S.A. 12-1770 et seq., as amended.

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

WHEREAS, the City hereby finds and determines it desirable to encourage the development and redevelopment of certain real property within the City generally located at the northwest corner of Southwest 29th Street and SW Wanamaker Road in the City and to consider the establishment of a redevelopment district at such location (the “Redevelopment District”); and

WHEREAS, PURSUANT TO THE ACT, the City must adopt a resolution stating that the City is considering the establishment of the Redevelopment District and include in such resolution 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 by the City of the Redevelopment District shall be held in the Council Chambers, 214 SE 8th Street in Topeka, Kansas, on March 19, 2019, at 6:00 p.m. (or as soon thereafter as is practical).
2. The proposed boundaries of the Redevelopment District are set forth in Exhibit A attached hereto and incorporated herein by reference.

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

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

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

6. A copy of this Resolution shall be sent by certified mail, return receipt requested, to the Board of Commissioners of Shawnee County, Kansas and the Auburn-Washburn Unified School District No. 437, Shawnee County, Kansas. Copies of this Resolution also shall be mailed by certified mail, return receipt requested, to each owner and occupant of land within the District not more than 10 days following the date of adoption of this Resolution. This Resolution and Exhibits A and B attached to this Resolution and a map delineating the area to be included in the Redevelopment District attached hereto as Exhibit C shall be published once in the official City newspaper not less than one week or more than two weeks preceding the date fixed for the public hearing.

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ADOPTED and APPROVED by the Governing Body on February 12, 2019.

CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk
EXHIBIT A

PROPOSED BOUNDARIES

TIF BOUNDARY DESCRIPTION

Project 18-5304
January 25, 2019

DESCRIPTION:

Lots 1, 2, 3, and 4, Block A, Villa West Subdivision No. 17 and Lot 1, Block A, Villa West Subdivision No. 9, all in the City of Topeka, Shawnee County, Kansas.
EXHIBIT B

PROPOSED DISTRICT PLAN

The District shall consist of one (1) or more redevelopment project areas, which are anticipated to include a mix of uses including retail, restaurant, and other commercial uses with associated amenities, along with associated infrastructure including but not limited to parking, landscaping, lighting, utilities, storm water improvements, sidewalks/walkways, streets/drives, ingress/egress improvements, green space, signalization and other infrastructure improvements.