RESOLUTION NO. 2000-7043

A RESOLUTION introduced by Mayor Joan Wagon, relating to Watertower Redevelopment District, setting a public hearing to consider adoption of a redevelopment plan.

WHEREAS, the City of Topeka, Kansas, has pursuant to K.S.A. 12-1770 et seq., as amended, created the Watertower Redevelopment District as described and set forth in City of Topeka Ordinance No. 16199 adopted and approved June 26, 1990, City of Topeka Ordinance No. 16453 adopted and approved May 5, 1992, and City of Topeka Resolution No. 5973 adopted and approved May 8, 1990; and

WHEREAS, the City of Topeka has adopted a redevelopment plan as set forth in City of Topeka Ordinance No. 16456; and

WHEREAS, the City of Topeka is desirous of undertaking a redevelopment plan, as provided for by K.S.A. 12-1772; and

WHEREAS, the City of Topeka is desirous of making substantial changes to the redevelopment plan as set forth in Topeka Ordinance No. 16456, pursuant to K.S.A. 12-1772; and

WHEREAS, the Topeka Shawnee Metropolitan Planning Commission has found the redevelopment plan to be consistent with the comprehensive general plan for the redevelopment of the City; and

WHEREAS, the City of Topeka is desirous of issuing full faith and credit tax increment bonds and temporary notes pursuant to K.S.A. 12-1770 et seq., as amended, and more specifically K.S.A. 12-1772, K.S.A. 12-1774 and K.S.A. 10-123 for the purpose of financing all or part of the costs of the redevelopment projects.
NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Topeka, Kansas, in accordance with K.S.A. 12-1772 that the following notice is hereby given:

THE COUNCIL OF THE CITY OF TOPEKA, KANSAS WILL CONDUCT A PUBLIC HEARING ON THE REDEVELOPMENT PLAN WATERTOWER 2000, WATERTOWER REDEVELOPMENT DISTRICT ON JUNE 20, 2000, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 214 E. 8TH STREET, TOPEKA, KANSAS.

The boundaries of the redevelopment district and a map thereof are set forth in Exhibits "A and A1," attached hereto and incorporated by reference as if fully set forth herein. A description and map of the area sought to be redeveloped is set forth in Exhibits "B and B1," attached hereto and incorporated by reference as if fully set forth herein.

The redevelopment plan, including the summary of the comprehensive feasibility study, relocation assistance plan and financial guarantees of the Developers, description of buildings and facilities sought to be constructed, and a description and map of project area are available for inspection during the hours of 8:00 a.m. to 5:00 p.m. in the office of the City Clerk, Room 166, 215 E. 7th Street, Topeka, Kansas.

The Council of the City of Topeka will consider adoption of substantial changes to the redevelopment plan set forth in City of Topeka Ordinance No. 16456 and adoption of the Redevelopment Plan Watertower 2000, all as provided for in K.S.A. 12-1772.

BE IT FURTHER RESOLVED that the City Clerk shall cause a copy of this Resolution to be delivered to the Board of Shawnee County Commissioners and the Board of Education of USD #501.

BE IT FURTHER RESOLVED that the City Clerk shall cause a copy of this Resolution to be mailed by certified mail to each owner and occupant of land within the
proposed development project area not more than ten (10) days following adoption of this
Resolution.

BE IT FURTHER RESOLVED that the City Clerk shall cause this Resolution and
a sketch of the area showing the land to be included in the project area to be published
once in the official city newspaper not less than one week or more than two weeks
proceeding the date fixed for the public hearing.

BE IT FURTHER RESOLVED that the City of Topeka shall be authorized to issue
and sell full faith and credit tax increment bonds and temporary notes of the City pursuant
to K.S.A. 12-1770 et seq., as amended, and more specifically K.S.A. 12-1772, K.S.A. 12-
1774 and K.S.A. 10-123 for the purpose of financing all or part of the costs of the
redevelopment projects, unless within sixty (60) days following the date of the public
hearing as provided herein a protest petition, signed by three percent (3%) of the qualified
voters of the City of Topeka, is filed with the City Clerk in accordance with the provisions
of K.S.A. 25-3601 et seq., as amended and supplemented. If a sufficient petition is filed,
no full faith and credit tax increment bonds or temporary notes shall be issued by the City
of Topeka until the issuance of the bonds is approved by a majority of the voters voting
at an election thereon.

ADOPTED and APPROVED by City Council, May 16, 2000

CITY OF TOPEKA, KANSAS

Joan Wagoner, Mayor

ATTEST:

DEPUTY City Clerk

APPROVED AS TO FORM AND LEGALITY
DATE 5/18/2000 BY __________
A tract in the Southeast Quarter of Section 31, Township 11 South, and in the Northwest and Northeast Quarters of Section 6, Township 12 South, all in Range 16 east of the 6th P.M., in the Original Town of Topeka, Shawnee County, Kansas, described as: Beginning at the Southwest corner of Lot 324 on Kansas Avenue; thence east-southeasterly, on the North platted line of Tenth Avenue, and its extensions, to an intersection with an extension of the East line of Monroe Street, as produced from the south; thence south-southwesterly, on the East line of Monroe Street, and its extension, to the Northwest corner of Lot 344 on Monroe Street, in Holliday's Addition; thence southeasterly, to the Southeast corner of Lot 350 on Monroe Street, in Ritchie's Addition; thence southeasterly, to the Northwest corner of Lot 353 on Madison Street, in Ritchie's Addition; thence southeasterly, to the Southeast corner of Lot 359 on Madison Street, in Ritchie's Addition; thence southeasterly, to the Northwest corner of Lot 362 on Madison Street, in Ritchie's Addition; thence southeasterly, to the Southeast corner of Lot 372 on Madison Street, in Ritchie's Addition; thence east-southeasterly, 20 feet, to the intersection of the East line of a north to south alley, adjoining the last said Lot 372, and the South line of a west to east alley; thence southwesterly, to a point on the West right of way line of the former Missouri Pacific Railroad which is 110.00 feet southwest of the intersection of said West right of way line and the South line of said west to east alley; thence southwesterly, on said West right of way line, to an intersection with the North platted line of Twelfth Street; thence west-northwesterly, on said North platted line, to a point which is 25 feet northwest, as measured normally from, the Centerline of the former Missouri Pacific Railroad track; thence southwesterly, parallel with the Centerline of said track, 210 feet; thence west-northwesterly, parallel with the platted North line of Twelfth Street, 180 feet, more or less, to an intersection with the West right of way line of the former Missouri Pacific Railroad; thence south-southwesterly, to a point on the South line of Thirteenth Street which is 95 feet east-southeast of the intersection of the South line of Thirteenth Street with the East line of a north to south alley which adjoins Lot 434 on Monroe Street, in Ritchie's Addition; thence west-northwesterly, on the South platted line of Thirteenth Street, and its extensions, to an intersection with the West line of Jackson Street; thence northerly, on the platted West line of Jackson Street, and its extension, to a point on the South line of Lot 467 on Jackson Street, in Huntoon's Addition Block "C"; thence easterly, to the Southeast corner of said Lot 467; thence north-northeasterly, on the platted West line of Jackson Street, to an intersection with an extension of the South line of Lot 396 on Jackson Street, in Ritchie's Addition, as produced from the east-southeast; thence east-southeasterly, on the South line of said Lot 396, and its extension, to the Southeast corner of said lot; thence north-northeasterly, on the West line of a platted alley, to an intersection with the North line of said Northeast Quarter; thence north-northeasterly, on the West line of a platted alley, to the Northeast corner of Lot 362 on Jackson Street; thence west-northwesterly, on the North line of said Lot 362, and its extension, to a point on the West line of Jackson Street; thence north-northeasterly, on the platted West line of Jackson Street, and its extensions, to an intersection with the North line of Tenth Avenue; thence east-southeasterly, on the platted North line of Tenth Avenue, and its extension, to the point of beginning.
WATERTOWER REDEVELOPMENT DISTRICT
Boundary Description of the Redevelopment Area

A tract in Ritchie's Addition and in the Original Town of Topeka, in the City of Topeka, Shawnee County, Kansas, described as: Commencing at the Southeast corner of Lot 350 on Monroe Street; thence northwesterly, to the Northwest corner of Lot 344 on Monroe Street, being the point of beginning; thence continuing on a prolongation of the last northwesterly line, to an intersection with the West line of Monroe Street; thence north-northeasterly, to the Northeast corner of Lot 143 on Tenth Avenue; thence west-northwesterly, on the platted South line of Tenth Avenue, and its extensions to an intersection with an extension of the East lines of Lots 338 through 360 even, on Kansas Avenue; thence south-southwesterly, to the Southeast corner of Lot 360 on Kansas Avenue; thence south-southwesterly, to the Northeast corner of Lot 362 on Kansas Avenue; thence south-southwesterly, to the Northeast corner of the South Half of Lot 382 on Kansas Avenue; thence west-northwesterly, to the Northwest corner of the South Half of said Lot 382; thence south-southwesterly, on the platted East line of Kansas Avenue, and its extensions, to the Southwest corner of Lot 432 on Kansas Avenue; thence east-southeasterly, on the platted North line of Thirteenth Street, to the Southeast corner of Lot 432 on Monroe Street; thence northeasterly, to the Southwest corner of Lot 425 on the alley east of Monroe Street; thence northeasterly, on the East lines of Lots 425 through 409 odd, on the alley east of Monroe Street, and on the East line of a 20 feet wide alley, to an intersection with an extension of the platted South line of Twelfth Street; thence west-northwesterly, to an intersection with an extension of the West line of Madison Street; thence north-northeasterly, on the platted West line of Madison Street, and its extension, to the Northeast corner of Lot 361 on Madison Street; thence west-northwesterly, on the platted South line of Eleventh Street, and its extension, to the Northeast corner of Lot 362 on Monroe Street; thence north-northeasterly, to the Southeast corner of Lot 360 on Monroe Street; thence west-northwesterly, to the Southwest corner of Lot 360 on Monroe Street; thence north-northeasterly, to the point of beginning.

Contains 32.66 acres, more or less.