RESOLUTION NO. 7068

A RESOLUTION introduced by Mayor Joan Wagnon, which adopts a relocation policy for Watertower 2000.

WHEREAS, the City of Topeka is engaged in the process of undertaking a redevelopment project, pursuant to K.S.A. 12-1770 et seq., as amended; and

WHEREAS, K.S.A. 12-1777 requires that before any redevelopment project is initiated a relocation assistance plan must be approved by the governing body; and

WHEREAS, the City of Topeka intends to use federal funding in conjunction with the redevelopment project; and

WHEREAS, the use of the federal funding requires that relocation assistance be provided in accordance with the Department of Transportation Uniform Relocation Assistance and Real Property Acquisition Regulations for federal and federally assisted programs and applicable section 104(a) regulations of the Housing and Community Development Act of 1974.

NOW, THEREFORE, BE IT RESOLVED, in accordance with the above-noted statutory authorities, the Council of the City of Topeka, Kansas, hereby approves and adopts the Watertower 2000 Relocation Assistance Plan and Summary, attached hereto as Exhibit A and incorporated by reference as if fully set forth herein.

BE IT FURTHER RESOLVED that all relocation activities undertaken by or on behalf of the City of Topeka shall be governed by the Watertower 2000 Relocation Assistance Plan.
ADOPTED and APPROVED by City Council  

JUN 13 2000

CITY OF TOPEKA, KANSAS

Joan Wagnon, Mayor

ATTEST:

Iris E. Walker, City Clerk

APPROVED AS TO FORM AND LEGALITY

DATE 5/12/2000 BY

HRES/RelocationPolicy 05/11/00 2
The City of Topeka will utilize the Department of Transportation, Uniform Relocation Assistance (URA) and Real Property Acquisition Regulations (49 CFR Part 24) for Federal and Federally Assisted Programs and applicable Section 104(d) regulations of the Housing and Community Development Act of 1974. According to the URA the City of Topeka must prepare a relocation plan as directed within Section 24.205, which needs to be prepared in the early stages of the development. The following sections outline the appropriate planning that must occur and the City of Topeka relocation plan to be implemented for the WaterTower 2000 project.

The resources available for acquisition and relocation are tax increment financing funds and others, as discussed on pages 28 and 29. This financial funding will be adequate to carry out timely and orderly relocations. However, since federal funds will assist in the payment of the redevelopment project infrastructure costs, the above Uniform Relocation Act will apply and all displaced persons will be assisted utilizing the applicable federal relocation regulations. It should be noted when the City of Topeka is specified herein, this reference may include any contractors working on behalf of the City of Topeka.

Section 24.205 Relocation planning, advisory services and coordination

(A) Relocation Planning. During the early stages of the development, Federal and Federal-aid programs or projects shall be planned in such a manner that the problems associated with the displacement of individuals, families, businesses, farms, and nonprofit organizations are recognized and solutions are developed to minimize the adverse impacts of displacement. Such planning, where appropriate, shall precede any action by an Agency which will cause displacement, and should be scoped to the complexity and nature of the anticipated displacing activity including an evaluation of program resources available to carry out timely and orderly relocations. Planning may involve a relocation survey or study which may include the following:

(1) An estimate of the number of households to be displaced including information such as owner/tenant status, estimated value and rental rates of properties to be acquired, family characteristics, and special consideration of the impacts on minorities, the elderly, large families, and the handicapped when applicable.

Based on the study conducted on county records reviewed and documentation obtained from a visual tour of the WaterTower 2000 area regarding ownership of real property, tenants and structures in place, the estimates are as follows:

- Estimated residential relocations necessary within the redevelopment area are thirty-six (36).
- Owner occupants within the WaterTower 2000 area are estimated at seven (7).
- Tenant occupants within the WaterTower 2000 area are estimated at twenty-nine (29).

The estimated value of residential properties within the redevelopment district ranges from $15,000 to $45,000.

The estimated rental rates of the properties to be acquired are $300 to $500 per dwelling including utilities. Household characteristics are typical of low-income communities, single family, single heads of households, handicapped persons and large families. Each family will be interviewed to determine the needs of each, in an effort to relocate them in close proximity to the project area, if requested. Some occupants may wish to remain within the same school district, close to family, friends, employment, church, transportation, services, shopping or downtown. Persons with handicaps will be assisted and various programs to assist their specific needs will be addressed, such as housing access ramps, ADA accessibility issues, assistance for the hearing or sight impaired, transportation and other related needs will be obtained and provided when available. When existing housing units are not readily available, additional housing units meeting their needs or units easily modified to accommodate their needs, will be identified for the client’s replacement dwelling.

Special consideration will be made of the impacts on minorities, elderly, large families and the disabled when applicable. The City will provide the appropriate services and assistance as needed.

Each displaced person will be interviewed to determine any special needs or concerns with
referrals provided to the agencies with expertise in the particular area of need. Advisory services will be provided to any relocation displaced person as needed and requested. Elderly, large families and handicapped persons may require special assistance, services or may need to be provided with services not previously made aware of or available. Each such family may need the assistance of social services with expertise in each individual problem or area of special need and the City of Topeka will provide contacts to such organizations. The City of Topeka is familiar with the various social services available and programs that may be of benefit to the relocation displaced person.

(2) An estimate of the number of comparable replacement dwellings in the area (including price ranges and rental rates) that are expected to be available to fulfill the needs of those households displaced. When an adequate supply of comparable housing is not expected to be available, consideration of housing of last resort actions should be instituted.

As of April 11, 2000 the Multiple Listing Service (MLS)† had a total of 103 listings becoming available on an ongoing basis. Therefore, it appears an adequate number (103) of homes are available for selection by the estimated seven (7) owner-occupants, or tenants who prefer to become homeowners.

An estimated twenty-nine (29) tenant households occupy housing within the WaterTower 2000 area. A reasonable rental estimate can be provided. Based on industry standards, rental trends in Topeka, fair market rents for the Topeka area, the estimated rent and utility costs for a 1 bedroom unit is $350, for a 2 bedroom unit is $440 and a 3 bedroom unit is $500. The number of available rental units and pertinent data is not published as with the MLS service on homes for sale, with the exception of the residential rental section in the newspaper.

On Saturday April 29 and Sunday April 30, 2000, the Topeka Capital-Journal listed residential properties for rent. The breakdown of units available is:

<table>
<thead>
<tr>
<th>April 29, 2000</th>
<th>April 30, 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td># Units w/Rents</td>
<td># Units w/Rents</td>
</tr>
<tr>
<td>April 29, 2000</td>
<td>April 30, 2000</td>
</tr>
<tr>
<td>Residences for Rent</td>
<td>11</td>
</tr>
<tr>
<td>Apartments unfurnished</td>
<td>24</td>
</tr>
<tr>
<td>Apartments furnished</td>
<td>4</td>
</tr>
<tr>
<td>Duplexes</td>
<td>5</td>
</tr>
<tr>
<td>Total Units Available</td>
<td>34</td>
</tr>
</tbody>
</table>

*Note: Not all monthly rent amounts were advertised, therefore the number of units with rents below $500 would be higher than the above numbers. The above numbers indicate approximately 113 total units available and 45 units with rents below $500, available for replacement housing. The above totals came from the small reader advertisements only, many additional apartment complexes advertised by block advertisements within the newspaper, meaning additional rental units are available, but these were not calculated into the totals above.

Additionally, the City of Topeka will consult the Landlords association and other existing rental listings for available rental units.

The Topeka Capital-Journal has historically had new rental listings advertised weekly as landlords have continuous vacancies available and advertise as needed. It appears 29 tenant households will need to be relocated; therefore, an adequate number of rental units is available. Renters may elect to utilize their rental assistance payment or City's affordable housing programs as a source of down payment on a home and become homeowners.

The City of Topeka has several affordable housing opportunities for homeownership and each household will receive information on such programs. The TOTO program, Cornerstone program and infill housing opportunities may provide the tenant with a suitable housing option and alternative to rental housing. For instance, the City of Topeka, Department of Housing &
Neighborhood Development could provide down payment assistance on behalf of the Tenant for the TOTO program. Or the Cornerstone of Topeka organization could sell a home to the Tenant on a contract for deed arrangement. The City’s affordable housing programs will be utilized when Tenants are interested and qualify for such programs. The City will substitute the affordable housing program funding for the replacement housing payment for the benefit of the tenants, only when the financial assistance meets or exceeds the URA or applicable 104 (d) requirements for assistance. However, all moving payment and other applicable expenses will be paid on behalf of the displaced tenant.

It should be noted the incomes of some or all of the residents in this redevelopment area are anticipated to be at or below 80% of the Topeka area median income. Therefore, the City of Topeka will comply with Section 104 (d) of the Housing and Community Development Act of 1974. In these instances where persons are displaced, all 104 (d) requirements will be met, in particular the relocation assistance payment, security deposit payment and one for one replacement housing, will occur.

(3) An estimate of the number, type and size of businesses, farms, and not for profit organizations to be displaced and the approximate number of employees that may be affected.

Estimated 16 commercial relocations are necessary within the WaterTower 2000 area:

- Two (2) restaurants, ten (10) professional offices, and four (3) retail/service-oriented businesses exist within the WaterTower 2000 area.
- One (1) Not for Profit service organization exists within the WaterTower 2000 area.
- No farm operations exist within the WaterTower 2000 area.

The approximate number of employees to be affected is sixty.

As of April 26, 2000 the published commercial listing exchange by the Topeka Board of Realtors, Inc. Commercial Investment Division indicated the following properties were available for lease or for sale.

OFFICE SPACE AVAILABLE for LEASE

- 45 Locations Available

RETAIL/SERVICE SPACE AVAILABLE for LEASE

- 34 Locations Available

INDUSTRIAL SITES for LEASE

- 7 Locations Available

OFFICE SPACE AVAILABLE for SALE

- 14 Locations Available

RETAIL /SERVICE SPACE AVAILABLE for SALE

- 5 Locations Available

INDUSTRIAL SITES for SALE

- 6 Locations Available

Therefore, the 110 properties specified above are adequate to relocate the 16 business/commercial operations.

Under the URA businesses are provided two methods of relocation at the option of the displaced business. The following methods are available:

(a) Business Relocation—Method One: Actual Reasonable Moving Expenses or Self Move and Reestablishment Expenses

(i) Business occupants may receive actual reasonable moving expenses which includes;
packing, unpacking, transportation, dismantling and reconnecting machinery/equipment, storage, insurance, new license, permits, new signage and stationery, purchase of substitute personal property and expenses related to search for replacement location. No limit on costs.

(ii) Or Business occupants may take full responsibility for moving the business and receive payment in the amount of the lower of two moving bids/estimates.

(iii) In addition to either (i) or (ii) above, the Business occupant may be eligible for reestablishment expenses not to exceed $10,000 for expenses actually incurred. Expenses include repairs to new location required by code, modifications to replacement property to make it suitable, exterior sign installation costs ($1,500 cap), utilities connections, redecoration of worn surfaces such as paint, paneling, carpeting, licenses, fees, permits, feasibility surveys, soil testing, marketing studies, advertisement of replacement locations ($1,500 cap), professional services in connection with purchase or lease of replacement site, increased costs of operation during the first 2 years at the replacement site, not to exceed $5,000.

(b) Business Relocation—Method Two: Fixed Payment for Moving Expenses and Reasonable Reestablishment Expenses

A displaced Business Occupant may be eligible to choose a fixed payment in lieu of the payments above for actual moving, related expense and reestablishment expenses. The payment is based on the average annual net earnings of the business. Calculated as one-half of its net earnings before Federal, State and local income taxes during the two taxable years immediately prior to the taxable year in which it was displaced. The sum will not be less than $1,000 nor more than $20,000.

(c) Not for Profit Relocation

A displaced Not for Profit organization may choose a fixed payment of $1,000 to $20,000 in lieu of the payment for actual moving and related expenses and actual reasonable re-establishment expenses, if the City of Topeka determines that it cannot be relocated without a substantial loss of existing patronage. Any payment in excess of $1,000 must be supported with financial statements for the two 12-month periods prior to the acquisition. The amount to be used for the payment is the average of 2 years annual gross revenues less administrative expenses.

In accordance with K.S.A. 12-1777(c), the City of Topeka will provide for the payment of any damages sustained by a retailer, as defined by K.S.A. 79-3702, and amendments thereto, by reason of the liquidation of inventories necessitated by relocation.

(4) Consideration of any special relocation advisory services that may be necessary from the displacing agency and other cooperating agencies.

(a) The City of Topeka will provide advisory services to any displaced client and will consult with each relocation displaced person. Referrals shall be made to any service providers to insure that available assistance will be provided to each relocation displaced person.

(b) Loans for planning and preliminary expenses.

No such planning cost or development of additional housing is anticipated. The supply of existing housing stock is sufficient to meet the relocation demand. Additionally, the current infill housing programs will be available to qualified displaced persons.

(c) Relocation assistance advisory services.

The City of Topeka will make a determination if any substantial economic injury is caused by the proposed project. If so, assistance will be provided to the extent necessary to provide advisory services in order to assist the displaced business. The City of Topeka will work with organizations capable of solving or reducing the impact from the proposed project. The Topeka Chamber of Commerce, economic development agencies and other business incentives may be available to assist with tax incentives, rebates, SBA loans, Industrial Revenue bonds or other such opportunities.
The advisory program shall include such measures, facilities, and services as may be necessary or appropriate in order to complete the following:

(i) The City of Topeka will determine the needs and preferences of each person to be displaced, and explain the relocation payments and other assistance for which the person may be eligible, the related eligibility requirements, and the procedures for obtaining such assistance. This will include a personal interview with each person. Each person to be displaced will be personally interviewed, provided with relocation brochures or copies of same, and assistance provided to solve any needs, in particular special needs that an individual or family may have in order to assist in the relocation needs.

(ii) The City of Topeka will provide current and continuing information on the availability, purchase prices, and rental costs of comparable replacement dwellings, and explain that the person cannot be required to move unless at least one comparable replacement dwelling is made available to the person being displaced.

(iii) As soon as feasible, the City of Topeka will inform the person in writing of the specific comparable replacement dwelling and the price or rent used for establishing the upper limit of the replacement housing payment and the basis for the determination, so that the person is aware of the maximum replacement housing payment for which he or she may qualify.

A 180-day owner occupant will receive a payment not to exceed $22,500. The payment will be the sum of: (1) The amount by which the cost of a replacement dwelling exceeds the acquisition costs of the displacement dwelling or the lessor of (a) the reasonable cost of a comparable replacement dwelling or (b) the price of a decent, safe, sanitary replacement dwelling actually purchased and occupied by the displaced person; (2) the increased interest costs which are incurred in connection with the mortgage on the replacement dwelling; (3) the reasonable expenses incidental to the purchase of a replacement dwelling.

For owner occupants of less than 180 days but at least 90 days immediately prior to the initiation of negotiations, the occupant would be eligible for a maximum housing replacement housing payment not to exceed $5,250 for rental assistance or down payment assistance.

A 90-day Tenant occupant will receive a maximum URA payment not to exceed $5,250, based upon a monthly payment sufficient to cover the additional rental costs for a period of 42 months.

If the tenant’s income is below 80% of the Topeka area median income or the displacement dwelling rents are below the fair market rents for the Topeka area, the following will occur. A payment(s) will be made that is sufficient to make the increased monthly rental payment if any, on a comparable replacement dwelling or the actual replacement dwelling whichever is less, for a 60-month (no cap) period. Additionally, the tenant who qualifies under Section 104 (d) of the Housing & Community Development Act of 1974 will receive a security deposit payment on the replacement rental dwelling.

Both owner and tenant occupants of less than 90 days from the date of initiation of negotiations, will receive advisory services and personal property moving assistance either actual reasonable and related expenses or by fixed payment for moving expenses.

Both Owner and Tenant occupants will receive benefit of a relocation payment for personal property relocations, for either actual reasonable verifiable moving expenses (the lower of two professional moving company bids) paid directly to the moving company upon completion of the move. Or, the occupant can receive a fixed payment based on the number of rooms in the displacement dwelling and the occupant takes full responsibility for the move. Both owner or tenant occupants whom purchase a replacement property, will receive a payment for incidental expenses for items customarily paid by the purchaser at closing on a replacement home.

(iv) Where feasible, housing will be inspected prior to being made available to assure that it meets applicable standards. If such an inspection is not made the person to be displaced will
be notified that replacement housing payment may not be made unless the replacement dwelling is subsequently inspected and determines to be decent, safe, and sanitary.

The Department of Housing & Neighborhood Development (HND) must be notified (368-4453), of the replacement unit as soon as feasible in order to approve the replacement dwelling. Additionally, the contract to purchase the replacement dwelling must have a clause that states; “This contract in contingent upon the subject property being approved for the replacement dwelling by the Department of Housing and Neighborhood Development (HND) in conjunction with the WaterTower 2000 project. In the event the property does not meet the approval of HND and adequate resources (both Seller or federal) are not available to correct any defect as determined by HND, this contract will be considered by all parties as null and void, any and all earnest money deposited will be refunded to the purchaser.”

(v) Whenever possible, minority persons will be given reasonable opportunities to relocate to decent, safe, and sanitary replacement dwellings, not located in an area of minority concentration, that are within their financial means. This policy, however, does not require the City of Topeka to provide a person a larger payment than is necessary to enable a person to relocate to a comparable replacement dwelling.

(vi) All persons, especially the elderly and handicapped, will be offered transportation to inspect housing to which they are referred.

(vii) Provide current and continuing information on the availability, purchase prices, and rental costs of suitable commercial, farm properties and locations. Assist any person displaced from a business or not for profit operation to obtain and become established in a suitable replacement location.

(viii) Minimize hardships to persons in adjusting to relocation by providing counseling, advice as to other sources of assistance that may be available, and such other help as may be appropriate.

(ix) Supply persons to be displaced with appropriate information concerning Federal and State housing programs administered by the Small Business Administration, and other Federal and State programs offering assistance to displaced persons, and technical help to persons applying for such assistance.

(x) Any person who occupies property acquired by the City of Topeka, when such occupancy began subsequent to the acquisition of the property, and the occupancy is permitted by a short term rental agreement or an agreement subject to termination when the property is needed for a program or project, will be eligible for advisory services, as determined by the City of Topeka.

(d) Coordination of relocation activities.

Relocation activities will be coordinated with project work and displacement-causing activities to ensure that, to the extent feasible, persons displaced receive consistent treatment and the duplication of functions is minimized.

[The MLS data Commercial Investment Division data are representations based in whole or in part on data supplied by the Topeka Board of Realtors or its Multiple Listing Service. Neither the Board nor it MLS guarantees or is in any way responsible for its accuracy. Any market data maintained by the Board or its MLS necessarily does not include information on listings not published at the request of the seller, listings of brokers who are not members of the Board of MLS, unlisted properties, rental properties, etc.]
SUMMARY OF WATERTOWER 2000 RELOCATION ASSISTANCE PLAN

The resources available for acquisition and relocation are tax increment financing funds. This financial funding shall be adequate to carry out timely and orderly relocations. However, since federal funding shall be utilized to assist in the payment of the redevelopment project infrastructure costs the City of Topeka will provide relocation assistance in accordance with the Department of Transportation, Uniform Relocation Assistance (URA) and Real Property Acquisition Regulations (49 CFR Part 24) for Federal and Federally Assisted Programs and applicable Section 104 (d) regulations of the Housing and Community Development Act of 1974. These regulations shall be utilized for all persons displaced by the Watertower 2000 project. The City of Topeka shall;

1. Notify all displaced persons as soon as feasible regarding the project, provide a written description of the relocation program including description of relocation payments, conditions of eligibility and procedures for obtaining the payments.

2. Determine the relocation needs and preferences of each person to be displaced and explain the relocation payments and other assistance for which the person may be eligible, the related eligibility requirements and the procedures for obtaining such assistance.

3. Advise each person or family residing in the project area, they shall not be displaced unless and until there is at least one comparable replacement dwelling unit available and ready for occupancy to such displaced person or family at rents within their ability to pay.

As soon as feasible, inform the person in writing of the specific comparable replacement dwelling and the price or rent used for establishing the upper limit of the replacement housing payment. Provide the basis for the payment determination, so that the person is aware of the maximum replacement housing payment for which he or she may qualify.

Provide relocation advisory services, including referrals, additional available properties, and other professional assistance.

Issue at least a 90-day advance written notice of the earliest date by which the relocatee may be required to move.

4. Determine the relocation payment to owner-occupants and tenants as follows;
A 180-day owner occupant shall receive a payment not to exceed $22,500. The payment shall be the sum of: (1) The amount by which the cost of a replacement dwelling exceeds the acquisition costs of the displacement dwelling or the lessor of; (a) The reasonable cost of a comparable replacement dwelling or (b) The price of a decent, safe, sanitary replacement dwelling actually purchased and occupied by the displaced person. (2) The increased interest costs which are incurred in connection with the mortgage on the replacement dwelling. (3) The reasonable expenses incidental to purchase of a replacement dwelling.

For owner occupants of less than 180 day but at least 90 days immediately prior to the initiation of negotiations, the occupant would be eligible for a maximum housing replacement payment not to exceed $5,250 for rental assistance or down payment assistance.

A 90-day Tenant occupants shall receive a maximum URA payment not to exceed $5250, based upon a monthly payment sufficient to cover the additional rental costs for a period of 42 months.

If the tenant's income is below 80% of the Topeka area median income or the displacement dwelling rents are below the fair market rents for the Topeka area, the following will occur. A payment(s) shall be made that is sufficient to make the increase monthly rental payment if any,
on a comparable replacement dwelling or the actual replacement dwelling whichever is less, for a 60-month (no cap) period. Additionally, the tenant who qualifies under Section 104 (d) of the Housing & Community Development Act of 1974 shall receive a security deposit payment on the replacement rental dwelling.

Occupants of less than 90 days from the date of initiation of negotiations, shall receive advisory services and personal property moving assistance either actual reasonable and related expenses or by fixed payment for moving expenses.

Both Owner and Tenant occupants shall receive benefit of a relocation payment for personal property relocations, for either actual reasonable verifiable moving expenses (the lower of two professional moving company bids) paid directly to the moving company upon completion of the move. Or, the occupant can receive a self-move fixed payment based on the number of rooms in the displacement dwelling and the occupant shall take full responsibility for the move. Both owner or tenant occupants who purchase a replacement dwelling, shall receive a payment for incidental expenses for items customarily paid by the purchaser at closing on a replacement dwelling.

Both owner or tenant occupants whom purchase a replacement property, shall receive a payment for incidental expenses for items customarily paid by the purchaser at closing on a replacement home.

5. Provide current and continuing information on the availability, purchase prices and rental costs of comparable replacement dwellings. Such housing units shall be suitable to the needs of such displaced persons or families and must be a decent, safe, sanitary and otherwise standard dwelling.

6. All persons, especially the elderly and handicapped, shall be offered transportation to inspect housing to which they are referred.

7. Minimize hardships to persons in adjusting to relocation by providing counseling, advice as to other sources of assistance that may be available and such other help as may be determined to be appropriate by the City.

For commercial or business relocations the regulations provide for two methods of relocation at the option of the displaced person. Two methods of relocation are:

METHOD ONE

Actual Reasonable Moving Expenses or Self Move and Reestablishment Expenses

1. Business occupants may receive actual reasonable moving expenses which includes packing, unpacking, transportation, dismantling and reconnecting machinery/equipment, storage, insurance, new license, permits new signage and stationery, purchase of substitute personal property and expenses related to search for replacement location. No limit on costs;

2. Or Business occupants may take full responsibility for moving the business and receive payment in the amount of the lower of two moving bids/estimates.

In addition to either paragraph 1. or 2. above, the Business occupant may be eligible for reestablishment expenses not to exceed $10,000 for expenses actually incurred. Expenses include repairs to new location required by code, modifications to replacement property to make it suitable, sign installation costs ($1,500 cap), utility connections, paint, carpeting, licenses/permit, feasibility surveys, soil testing, marketing studies, ads for replacement locations ($1,500 cap), professional services, increased costs.
METHOD TWO

Fixed Payment for Moving Expenses and Reasonable Reestablishment Expenses

A displaced Business Occupant may be eligible to choose a fixed payment in lieu of the payments for actual moving and related expense. The payment is based on the average annual net earnings of the business. The fixed payment is calculated as one-half of its net earnings before Federal, State, and local income taxes during the 2 taxable years immediately prior to the taxable year in which it was displaced. The sum shall not be less than $1,000 nor more than $20,000.

In accordance with K.S.A. 12-1777 (c) the City of Topeka shall provide for the payment of any damages sustained by a retailer, as defined by K.S.A. 79-3702, and amendments thereto, by reason of the liquidation of inventories necessitated by relocation.

NOT FOR PROFIT METHOD OF RELOCATION
The Not for Profit Organization Relocation Assistance

A displaced Not for Profit organization may choose a fixed payment of $1,000 to $20,000 in lieu of the payment for actual moving and related expenses and actual reasonable re-establishment expenses, if the City of Topeka determines that it cannot be relocated without a substantial loss of existing patronage. Any payment in excess of $1,000 must be supported with financial statements for the two 12-month periods prior to the acquisition. The amount to be used for the payment is the average of 2 years annual gross revenues less administrative expenses.