As Amended by the Economic Development Committee
August 16, 2002

RESOLUTION NO. 7253

A RESOLUTION introduced by Councilmember John Alcala requesting designation of $200,000 per year for approximately thirteen (13) consecutive years beginning FY2003 from the Transient Guest Tax fund to restore the Great Overland Station.

WHEREAS, the Great Overland Station is listed on the Register of Historic Kansas Places and has been determined eligible for listing on the National Historic Register. The Station has been approved by the Topeka Landmark Commission; and

WHEREAS, the Station stands as a symbol of an extraordinary era in America’s history, a period of great industrial and cultural expansion which mirrors the optimism and hope of the American people. It served as the hub for transportation and industry, and community life centered around this Station; and

WHEREAS, once transformed into the Great Overland Station, the once-proud building will become the symbol of a new era of vitality and vision in our community, serving as a catalyst to economic development and to efforts to create a riverfront park on the Kansas River. The historic site contains stories of our early history, stories of the Kaw Indians, French-Canadian traders, Oregon Trail pioneers, Underground Railroad freedom seekers, rowdy frontier characters and hometown hero Charles Curtis. During the war years, the Station was a significant stopping point for thousands of soldiers and it served as a centerpiece for the entire Topeka community. Connecting that history with railroad heritage represented at the Station will provide Topekans and visitors with a knowledge and appreciation of deep and colorful roots of our community and validate
the contributions of the many individuals from all ethnic and social backgrounds who came together to create and grow our community and State; and

WHEREAS, the restoration of the historic building, the preservation of Topeka’s railroad heritage and the development of the historic site reaching to the Kansas River are extremely important to Topeka and to Kansas.

WHEREAS, the City of Topeka Transient Guest Tax funds are to be allocated to support programs, which promote the City of Topeka and attract visitors to the community thereby stimulating revenue flow and creating increased sales tax revenue; and

WHEREAS, The Great Overland Station requires an additional $2.5 million to restore the Station to its former glory and to develop a river front park. Said restoration costs would include acquisition of the land; demolition or relocation of some existing buildings; cleaning and clearing the land for development; providing matching monies to the TEA-21 grant Phase II; supporting costs for professional design services and administration; construction of a Veteran’s Memorial; providing access roads, pedestrian pathways, parking, lighting, signage, landscaping, and development interpretive exhibits; and

WHEREAS, the City of Topeka is supportive of the efforts to restore the Great Overland Station so that the building can be transformed into an important transportation, tourist, visitor, educational and community gathering center, and will serve as an example of how a community can come together to provide education, knowledge, innovation and economic development for generations to come.
NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Topeka
that the City of Topeka provide the Great Overland Station $250,000 per year for 10
(ten) consecutive years from Transient Guest Tax funds beginning FY2003 for
restoration of the Station so that it can be transformed into an important transportation,
tourist, visitor, educational and community gathering center. shall do the following:

1. Appropriate $200,000 per year for the Great Overland Station project. This
commitment shall begin in Fiscal Year 2003 and continue until the City of Topeka has
expend a total of $2,500,000 on the project, or through Fiscal Year 2015, whichever
occurs first. The project shall include the following components:

a. Acquisition of land for park purposes

b. Demolition or relocation of some existing buildings

c. Cleaning and clearing the land for development

d. Providing matching monies to the TEA-21 grant Phase II

e. Supporting costs for professional design services and project
   administration

f. Construction of a Veteran’s Memorial

g. Providing, at a minimum, access roads, pedestrian pathways,
   parking, lighting, signage, landscaping, pedestrian trailhead and a
   river recreation access trailhead.

h. Development of hands-on exhibits that provide, at a minimum,
   interpretative displays of the Kaw Indians, French-Canadian
   traders, Oregon Trail pioneers, Underground Railroad freedom-
   seekers, rowdy frontier characters and Charles Curtis.
Items d), e), f) and h) shall be developed by Railroad Heritage, Inc. pursuant to a contract with the City of Topeka in an amount not to exceed $1,175,000. Items a), b), c) and g) shall be part of a river front park to be developed by the City of Topeka Parks and Recreation Department, with the total expenditures from the Transient Guest Tax not to exceed $1,325,000. The City of Topeka may, by separate agreement, contract with Railroad Heritage, Inc. to provide these items, in order to more efficiently develop the project and/or to assist in leveraging other funding sources.

2. To meet its obligation to Railroad Heritage, Inc., as described in paragraph 1, above, the City of Topeka will provide an annual commitment of $94,000 to the Railroad Heritage, Inc. The total commitment to the Railroad Heritage, Inc. shall not exceed $1,175,000.

3. The funding commitment to the Railroad Heritage, Inc. shall be subject to the negotiation and execution of an agreement between the Railroad Heritage, Inc. and the City of Topeka which shall, at a minimum, provide the following:

a. That the funds committed by the City of Topeka represent the entirety of the City's commitment to the Railroad Heritage, Inc., i.e. that no more funds will be requested or committed.

b. Funds appropriated to the Railroad Heritage, Inc. shall be expended for construction and development of Phase II of the project, which shall include, at a minimum, those items identified in paragraph one, above.

4. The funds identified in paragraph 1 above, and not committed by agreement to Railroad Heritage, Inc. shall be expended by the City of Topeka on other
components of the project, up to the project limitation of $2,500,000, as described in
paragraph one, above.

5. All financial commitments referenced in this Resolution shall be subject to
the State of Kansas Budget and Cash Basis laws, and all Governing Body approvals as
required by State law or City ordinance.

BE IT FURTHER RESOLVED, that in order to fund the Great Overland Station
project and other projects that enhance the rich historical heritage of the City of Topeka,
the Council of the City of Topeka resolves to:

1. Consider the adoption of a Charter Ordinance that would increase the
current Transient Guest Tax from its current rate of 5% to a rate of 6%, to be effective
on January 1, 2003 (or the first day of the month following its approval, whichever is
later). The Charter Ordinance shall include a provision that discontinues the 1%
increase on December 31 of the thirteenth year following the approval.

2. Deposit funds collected from the increase in the Transient Guest Tax in
excess of the $200,000 per year committed to the Great Overland Station project in the
Historic Preservation Fund. This fund will be expended for projects and activities that
enhance the rich historical heritage of Topeka, as authorized by City Code Section 2-
331.

ADOPTED and APPROVED by the City Council ___________ AUG 20 2002 ___________

[Signature]
Harry Felker, Mayor

[Signature]
Iris E. Walker, City Clerk

APPROVED AS TO FORM AND LEGALITY
DATE 6/16/02 BY [Signature]