(Published in the Topeka Metro News November 18, 2005)

RESOLUTION NO. 7720

A RESOLUTION introduced by City Manager Neil Dobler setting the public hearing for Establishment of a Redevelopment District for the Gaslight Entertainment District (Water Tower area) of downtown Topeka.

BE IT RESOLVED by the Council of the City of Topeka, Kansas, that a public hearing shall be held by the Governing Body of the City of Topeka, Kansas, on the advisability of the establishment of a redevelopment district for the Gaslight Entertainment District (Water Tower area) of downtown Topeka; said hearing to be held on December 20, 2005, in the City Council Chambers of City Hall, 214 E. 8th Street, at 7:00 p.m., as provided by K.S.A. § 12-1770, et seq., as amended.

BE IT FURTHER RESOLVED that the City Clerk shall publish the following notice of such public hearing in the official City newspaper and give notice to all affected persons and entities in the manner provided by K.S.A. § 12-1772, as amended.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Topeka, Kansas, will meet for the purpose of holding a public hearing as provided by K.S.A. § 12-1770, et seq., as amended, in the City Council Chambers of City Hall 214 E. 8th Street, at 7:00 p.m. on December 20, 2005, to consider the advisability of the establishment of a redevelopment district for the Water Tower area described as follows:

A. PROPOSED BOUNDARIES OF THE DISTRICT:

A tract in the Original Town of Topeka, in the Southeast Quarter of Section 31, Township 11 South, and in Ritchie’s Addition, in the Northeast Quarter of Section 6, Township 12 South, all in Range 16 east of the 6th P.M., in the City of Topeka, Shawnee County, Kansas, described as: Beginning at the Northwest corner of Lot...
326 on Kansas Avenue; thence east-southeasterly on the South line of Tenth Avenue East and its extensions, to an intersection with the Centerline of Monroe Street; thence southerly to the Northwest corner of Lot 344 on Monroe Street; thence southeasterly to the Southeast corner of Lot 350 on Monroe Street; thence southeasterly to the Northwest corner of Lot 353 on Madison Street; thence southeasterly to the Southeast corner of Lot 359 on Madison Street; thence southeasterly to the Northwest corner of Lot 362 on Madison Street; thence south-southwesterly on the East line of Madison Street and its extension, to an intersection with the Centerline of Twelfth Street; thence east-southeasterly on the Centerline of Twelfth Street, to an intersection with the northeasterly prolongation of the Southeast line of a 20 feet wide alley; thence southwesterly on the Southeast line of said alley and its extension, and on the Southeast lines of Lots 409 through 425 odd and their extension, to the Southeast corner of Lot 432 on Monroe Street; thence west-northwesterly on the North line of Thirteenth Street and its extensions, to the Southwest corner of Lot 432 on Kansas Avenue; thence north-northeasterly on the East line of Kansas Avenue and its extensions, to the point of beginning.

B. PROPOSED DISTRICT PLAN:

The proposed district plan for the Redevelopment District would allow the acquisition of the Redevelopment District property by the City and a designated private developer. Further, the proposed District plan would permit the City of Topeka to issue full faith and credit tax increment bonds ("TIF") funds to finance all or a portion thereof, the acquisition of the real estate and improvements thereon such as demolition, site work, parking lots and lighting, as more specifically permitted by Kansas statute to allow the developer to then construct buildings and other improvements thereon, including a baseball park, retail and residential facilities and public parks in said Redevelopment District.

C. DESCRIPTION AND MAP AVAILABLE FOR INSPECTION:

A description of the proposed Redevelopment District, map and legal description of the proposed Redevelopment District are available for inspection at the office of the Topeka City Clerk on Monday through Friday, except holidays during regular business hours from 8:00 a.m. to 12:30 p.m. and 1:30 p.m. to 5:00 p.m.
D. PUBLIC HEARING/FINDINGS TO BE CONSIDERED/RECESS:

During said hearing, that the City Council will consider findings necessary for the establishment of the Redevelopment District. The hearing may be recessed from time to time by the City Council to allow for the presentation and consideration of relevant information to make its findings.

E. POSTHEARING PROCEDURE:

The City Council may upon conclusion of the public hearing pass an ordinance establishing the Redevelopment District pursuant to the requirements contained in K.S.A. §12-1771, as amended.

ADOPTED and APPROVED by the City Council November 15, 2005.

CITY OF TOPEKA, KANSAS

William W. Bunten, Mayor

ATTEST:

Iris E. Walker, City Clerk

APPROVED AS TO FORM AND LEGALITY
Date 11/9/05 By B3C