RESOLUTION NO. 8830

A RESOLUTION introduced by Interim City Manager Douglas Gerber expressing support for the Madison Street Apartment development project by Pioneer Group, Inc.

WHEREAS, the City of Topeka, Kansas, has been informed by Pioneer Group, Inc. that a housing tax credit application has been filed with the Kansas Housing Resources Corporation for the rehabilitation and development of affordable rental housing to be located in the existing Santa Fe Apartments located at 600 SE Madison Street, Topeka, Kansas, with a legal description as follows:

Lots 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, and 191 on 6th Avenue, all of Lots 194, 196, 198, 200, 218, 220, 222 and 224, together with part of Lots 202, 204, 206, 208, 210, 212, 214 and 216 on Madison Street and Lots 193, 195, 197, 217, 219, 221, 223, and 225, together with part of Lot 199 on Jefferson Street, all in Holliday's Addition, City of Topeka, Kansas together with the vacated alley and vacated 7th street lying adjacent thereto, subject to the East 10 feet of Lots 217, 219, 221, 223, and 225 on Jefferson Street, in Holliday's Addition for a grant of Public right-of-way.

Also described as follows: Beginning at the Northwest Corner of Lot 169 on 6th Avenue, in Holliday's Addition; thence South 89 degrees 59 minutes 36 seconds East, 320.00 feet (320.62 feet measured) to the Northeast Corner of Lot 191 on 6th Avenue; thence South 00 degrees 00 minutes 13 seconds East, 235.19 feet; thence South 89 degrees 58
minutes 43 seconds West, 135.0 feet; thence South 00 degrees 01
minutes 17 seconds East, 11.5 feet; thence South 89 degrees 58
minutes 43 seconds West, 26.2 feet; thence South 00 degrees 01
minutes 17 seconds East, 5.5 feet; thence South 89 degrees 58 minutes
43 seconds West, 48.18 feet; thence South 00 degrees 09 minutes 17
seconds West, 40.55 feet along a wall and the extension thereof on the
existing Memorial Hospital; thence South 89 degrees 50 minutes 43
seconds East, 3.1 feet; thence South 00 degrees 09 minutes 17 seconds
West, 57.0 feet; thence South 89 degrees 50 minutes 43 seconds East,
11.86 feet; thence South 00 degrees 09 minutes 17 seconds West,
100.66 feet to a point on the South line of Lot 216, on Madison Street;
thence North 89 degrees 59 minutes 41 seconds East, 195.15 feet to the
Southeast Corner of Lot 215, on Jefferson Street; thence South 00
degrees 01 minutes 52 seconds East, 80.0 feet (79.89 feet measured) to
the Northeast Corner of Lot 217, on Jefferson Street; thence South 89
degrees 58 minutes 20 seconds West, 10.0 feet along the North line of
said Lot 217; thence South 00 degrees 00 minutes 32 seconds East,
125.0 feet (125.14 feet measured) to a point on the South line of Lot 225
on Jefferson Street; thence South 89 degrees 58 minutes 46 seconds
West, 150.0 feet (150.28 feet measured) along the South line of said Lot
225 and the extension thereof to the center line of a vacated alley;
thence North 00 degrees 02 minutes 55 seconds West, 25.0 feet (25.02
feet measured) along said centerline of alley; thence South 89 degrees
58 minutes 46 seconds West, 160.00 feet (160.28 feet measured) to the Southwest Corner of Lot 224 on Madison Street; thence North 00 degrees 05 minutes 04 seconds West, 100.00 feet (100.08 feet measured) to the Northwest Corner of Lot 218 on Madison Street; thence North 00 degrees 05 minutes 12 seconds West, 80.0 feet to the Southwest Corner of Lot 216 on Madison Street; thence North 00 degrees 01 minutes 54 seconds West, 450.0 feet (450.57 feet measured) to the point of beginning, in Shawnee County, Kansas.

WHEREAS, this development contains one hundred nineteen (119) units of housing; and

WHEREAS, the units will be restricted to elderly households at low and moderate income; and

WHEREAS, this development will be the historic rehabilitation of 91 existing units and addition of 28 new units in the Santa Fe Apartment Complex located at 6th Street and Madison Street; and

WHEREAS, this development will have the following amenities:

Each apartment will enjoy modern energy efficient amenities that include individual central HVAC, individual water heaters, refrigerator, range, dishwasher, and disposal, kitchen exhaust fan, plus central laundry facilities on each floor, resident activities, wheelchair accessibility, exercise room, Library, computer business center with internet, lobby area with a kitchen on each floor, Rubbish room on each floor, courtyard, easy freeway access, located on the city bus route, 24-Hour maintenance, on-site storage, large dining area, large rec room, secure entry to building, carpet, elevators, ceiling fans, grab bars,
spacious bathrooms, wide doors, pull lever door handles, scenic views of the city, quiet atmosphere, small pets are welcome, and customer service oriented property management, with heat, electricity, water and trash service provided at no additional cost; and

WHEREAS, the developer has requested a Resolution in support of the Housing Tax Credit Application.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Topeka, Kansas, that it supports the development of the aforesaid housing project in our community, subject to city ordinances and the building permit process. This resolution is effective until December 31, 2017. In the event that any of the characteristics mentioned above should change prior to the issuance of a building permit, this resolution is null and void.

ADOPTED and APPROVED by the Governing Body December 6, 2016.

CITY OF TOPEKA, KANSAS

Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger, City Clerk