

1 (Published in the Topeka Metro News February 21, 2007)

2
3 **ORDINANCE NO. 18813**

4
5 AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., concerning
6 the redevelopment project plan for Heartland Park Topeka
7 amending the project plan and budget as established by City of
8 Topeka Ordinance No. 18541 and repealing certain specified
9 sections therein.

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11 WHEREAS, the Council of the City of Topeka, Kansas did adopt Ordinance No.
12 18541 which established and adopted a redevelopment project plan (“the project”) for
13 Heartland Park Topeka and provided for a project budget in section 1 of that ordinance;
14 and

15 WHEREAS, the Council of the City of Topeka, Kansas has adopted as part of the
16 City of Topeka 2007 capital improvements plan and budget the sum of \$750,000.00 in
17 general obligation bonds to finance a part of the project previously adopted by the City
18 Council, specifically the reconstruction of the drag racing strip portion of the Heartland
19 Park Topeka racetrack; and

20 WHEREAS, in order to authorize general obligation bond financing for the
21 continued development of Heartland Park of Topeka, it is necessary for the Council of
22 the City of Topeka, Kansas to amend the project budget to reflect this new funding
23 source.

24 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

25 Section 1. That section 1 of City of Topeka Ordinance No. 18541 is hereby
26 amended to read as follows:

27 Pursuant to the provisions of 2005 Kan. Sess. Laws, ch. 132, it is hereby
28 deemed necessary and advisable to approve and adopt the project plan to facilitate the
29 redevelopment of Heartland Park Topeka Redevelopment District:

30 A. PROJECT PLAN IMPROVEMENTS:

31 The project plan involves capital improvements to the infrastructure and
32 facilities at Heartland Park of Topeka that are directly related and
33 necessary to the operation of the motorsports complex, including, but not
34 limited to, racetracks, parking lots, grandstands, suites and viewing areas,
35 concessions, souvenir facilities, catering facilities, visitor and retail
36 centers, signage and temporary hospitality facilities. The project plan
37 contemplates that the redevelopment project shall proceed in two (2)
38 phases consisting of the following public improvements, the order of which
39 may be subject to change:

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41 Phase I: Repairing and resurfacing the road course; resurfacing the drag
42 strip shutdown area; repairing and resurfacing all paddock areas;
43 constructing timing, scoring, race control and steward's facilities;
44 constructing technical inspection and dressing/showering facilities,
45 garages for competitors, and consolidated concession, souvenir and
46 dining facilities; constructing a maintenance and credentials building;
47 constructing a tire building; constructing a covered pavilion for patrons;
48 reconfiguring, reconstructing and installing a system of street and area
49 lighting; constructing, reconstructing and installing a modern public
50 address system for racing and spectator areas; constructing buildings and
51 related facilities, including water and electrical hookups, to support the
52 SCCS National Solo Championships and other events utilizing the large
53 asphalt pad each season; and

54
55 Phase II: Constructing additional seating for four thousand (4,000)
56 spectators; constructing a credentials and security building at tunnel
57 entrance; reconstructing and converting an existing building to a medical
58 facility; repairing public access streets and roads on the premises;
59 construction of spectator entrance walkover bridge and two (2) covered
60 pavilions, with water and electrical hookups, for spectators behind the
61 main grandstands; construction of a brick walkway with lighting behind the
62 main grandstands; improving water and waste disposal systems;
63 constructing an area for camping and recreational vehicles with water and
64 electrical hookups, playground and campfire facilities, security building,
65 and restroom and concession or convenience facilities; constructing and
66 installing perimeter fencing, parking lot lighting and public address system
67 additions for parking lot facilities; constructing a second covered pavilion
68 for patrons; constructing a Top Eliminator Club building; provision of

69 landscaping, trees and green space in entry and viewing areas;
70 constructing and installing additional electrical hookups for competitors in
71 paddock area; constructing a covered pavilion in the staging area with
72 misting, concession and buyback or event registration facilities;
73 improvements to the tower, including an elevator for access by disabled
74 persons and a separate walkway for ingress and egress; and constructing
75 a multi-building complex for racing-related support activities in a
76 commerce park environment.

77
78 B. ESTIMATED OR PROBABLE COST:

79 \$22,520,000.00 (Phase I: \$13,520,000.00; Phase II: \$9,000,000.00)

80 C. APPORTIONMENT OF COSTS/SOURCES OF FUNDING:

81 47% (\$10,520,000.00) Sales Tax Reimbursement Bonds;

82 31% ~~28%~~ (~~\$7,000,000.00~~) \$6,250,000.00 Private Sources; and

83 22% (~~\$5,000,000.00~~) ~~General Obligation Bonds (previously authorized by~~
84 ~~Ordinance Nos. 18318 and 18319).~~

85 25% General Obligation Bonds (\$5,750,000)

86 \$2,500,000 (authorized by Ordinance No. 18318)

87 \$2,500,000 (authorized by Ordinance No. 18319)

88 \$ 750,000 (drag strip reconstruction)

89

90 D. PURSUIT AND COMPLETION OF PROJECT:

91 This redevelopment project shall be completed within twenty (20) years
92 from the date of the approval of the project plan (as originally adopted by
93 City of Topeka Ordinance No. 18541) and Kansas resident employees
94 shall be given priority consideration for employment in connection with the
95 construction project herein.

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97 Section 2. That the original of section 1 of City of Topeka Ordinance No.
98 18541 is hereby specifically repealed and all other sections of City of Topeka Ordinance
99 No. 18541 shall remain in full force and effect.

100 Section 3. This ordinance shall take effect and be in force from and after its
101 passage, approval and publication in the official City newspaper.

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PASSED AND APPROVED by the City Council February 13, 2007.

CITY OF TOPEKA, KANSAS

William W. Bunten, Mayor

ATTEST:

Brenda Younger, Interim City Clerk