

1 RESOLUTION NO. 7143
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4 A RESOLUTION introduced by Councilmember Clark Duffy authorizing the grant of
5 \$350,000.00 from the general fund for the purpose of implementing
6 Phase I of the Downtown Topeka Redevelopment Plan.
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8 BE IT RESOLVED, by the Council of the City of Topeka, Kansas, that it hereby
9 grants the sum of three hundred fifty thousand dollars (\$350,000.00) payable from the
10 general fund to Downtown Topeka, Inc., for the purpose of implementing Phase I of the
11 Downtown Topeka Redevelopment Plan within the Capital City Downtown Business
12 Improvement District as defined in Topeka City Code § 42-6.

13 BE IT FURTHER RESOLVED, that the Mayor or his or her designee may disburse
14 the funds provided Downtown Topeka, Inc. acknowledges in writing the conditions under
15 which the funds are provided, to wit:

16 1. ensure creation of three (3) new privately developed dining,
17 entertainment or retail businesses by December 31, 2001;

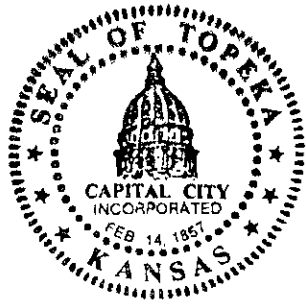
18 2. develop selected program components of Phase I of the Downtown
19 Topeka Redevelopment Plan; and

20 3. provide assistance to individuals, businesses, and organizations in
21 stimulating downtown development by using the implementation strategies of Phase
22 I of the Downtown Topeka Redevelopment Plan.

23 The Downtown Topeka, Inc. Redevelopment Plan, Phase I Implementation
24 as set forth in Attachment 1 is hereby incorporated by reference.

25 ADOPTED and APPROVED by City Council March 27, 2001

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CITY OF TOPEKA, KANSAS

Joan Wagnon

Joan Wagnon, Mayor

ATTEST:

Iris E. Walker

Iris E. Walker, City Clerk

APPROVED AS TO FORM AND LEGALITY
DATE 3/28/01 BY *[Signature]*

DOWNTOWN TOPEKA REDEVELOPMENT PLAN PHASE I IMPLEMENTATION

INTRODUCTION

It is the intent of this program to combine the resources of Downtown Topeka, Inc., the Capital City Downtown Business Improvement District and the City of Topeka to stimulate privately funded and operated downtown businesses and enterprises.

PROGRAM GOAL

It is the primary goal of this program, as stated in the recently approved Downtown Topeka Redevelopment Plan is to, **“Reestablish Downtown Topeka as a family oriented, economically sound, culturally vital, and visually attractive regional destination...the center and symbol of Topeka and Shawnee County.”**

IMPLEMENTATION STRATEGIES

The strategies used in the development of this program to stimulate development in downtown Topeka were many of the same strategies recently adopted in the Downtown Topeka Redevelopment Plan. Those targeted strategies include, but are not limited to, the following:

- Make aggressive and creative efforts to retain existing retail businesses and recruit new ones-particularly brand name stores, specialty retail, dining and entertainment establishments; duplication of department stores already on the Wanamaker corridor will not be encouraged downtown;
- Conserve historic facades;
- Provide incentives to preserve, rehabilitate and reuse historic buildings, which should be considered non-renewable resources in the community;
- Design new structures to be aesthetically compatible with older buildings;
- Encourage mixed uses and diversity to create an adaptable and cohesive community and business environment;
- Encourage infill development and the redevelopment or renovation of old buildings, especially on both sides of Kansas Avenue.

POTENTIAL PROGRAM COMPONENTS

• Business Relocation Assistance

With this program, DTI would be authorized to provide relocation assistance to businesses whose offerings are consistent with the Implementation Strategies and that create a minimum of 10 new full time jobs within the downtown development area. Both businesses relocating from outside the development area and those expanding to larger facilities within the development area may be eligible for grants.

- **Environmental Assessment Assistance**

Asbestos inspection and abatement is a long-standing problem in many communities. With this program, planning assistance would be given to perform environmental testing and analysis, including baseline environmental assessments (BEAs). The initial inspection will identify types and locations of asbestos and offer a standardized report outlining solutions for identified problem areas. A second aspect of the asbestos program is a one-time abatement assistance. Funds may be set aside for qualified property owners, which will be applied towards abatement. The amount of assistance will be determined and distributed based upon the preliminary inspection reports.

- **Design Assistance**

With this program, assistance is available to property owners or buyers who have a contract with a property owner designating the intent to buy. The assistance pays for architectural designs, contractor estimates and feasibility studies. Property owners must present DTI with a plan for the property. If approved, requests for proposals will be sent to architects to do the proposed study. The contract will be awarded to the lowest proposal fee and will be paid by DTI.

- **Facade Improvement Assistance**

A facade improvement program is currently underway in downtown Topeka. This program 1) developed design guidelines for commercial rehabilitation, 2) provides basic design assistance to participants, and 3) provides a limited amount of funding assistance for actual improvements in the form of matching grants. The Capital City Downtown Business Improvement District has budgeted \$20,000 for matching grants with a cap of \$5,000 per business. This program would be expanded to allow for the assistance necessary to make improvements on a much larger scale.

As well, this program would be expanded to allow for design assistance with new construction and matching grants that would induce developers to create new facades that match the fabric and character of downtown.

- **Life Safety Assistance**

Rehabilitating and restoring old architecture presents some unique challenges in regards to life safety issues. Some reuses, especially those that relate to dining, entertainment and retail, may require significant investments in items such as sprinkler systems, ADA features and fire escapes. This program would allow a building owner to receive a partial rebate after the installation of such components.

- **Real Estate Acquisition**

Currently in downtown, there are properties that are either over valued by speculating owners or owners have mortgages in excess of appraised values. Both of these conditions have prevented development in certain areas for many, many years. DTI's ability to acquire land for more productive development, when such acquisition is consistent with and carries out the objectives of the Downtown Redevelopment Plan, when funds are available and when such a project can be accomplished without significantly interfering with the implementation of other priority projects would be an

extremely valuable tool. Land writedown is very common in downtown redevelopment areas.

PROGRAM BOUNDARIES

As was stated in the Downtown Topeka Redevelopment Plan, “the success of a retail, dining and entertainment center is substantially, if not totally, dependent upon nearby or adjacent land uses, a unique structure or location and the visitations its neighbors generate.” A central feature of downtown redevelopment must, by definition, provide a focal point for activity. By creating destinations downtown, this program can help to generate and maintain a level of activity that will encourage economic development by increasing spending and food-traffic counts, improving the housing market in the area and increasing the number of people downtown after dark. Because DTI feels very strongly about these philosophies, projects will be prioritized based on geographic location.

- **1st Priority**-Businesses or facilities located on Kansas Avenue between 7th and 9th, or on 8th Street between Jackson and Quincy.
- **2nd Priority**-Businesses or facilities located in the 600 or 900 Blocks of Kansas Avenue.
- **3rd Priority**-Businesses or facilities located on 7th or 9th Streets between Jackson and Quincy, the 500 Block of Kansas Avenue or on Jackson and Quincy between 7th and 9th Streets.

PROGRAM OPERATION

Allocation of resources shall be based on proposals that are submitted to, and evaluated by, members of the Executive Committee of DTI and the Capital City Downtown Business Improvement District Advisory Board. Community resources will be invested in selected projects only after investors and private financing sources have been guaranteed.