

1 As Amended by the Economic Development Committee
2 August 16, 2002

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4 RESOLUTION NO. 7253

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6 A RESOLUTION introduced by Councilmember John Alcala requesting designation of
7 \$200,000 per year for approximately thirteen (13) consecutive years
8 beginning FY2003 from the Transient Guest Tax fund to restore the
9 Great Overland Station.

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

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

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

28 the contributions of the many individuals from all ethnic and social backgrounds who
29 came together to create and grow our community and State; and

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

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

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

45 WHEREAS, the City of Topeka is supportive of the efforts to restore the Great
46 Overland Station so that the building can be transformed into an important
47 transportation, tourist, visitor, educational and community gathering center, and will
48 serve as an example of how a community can come together to provide education,
49 knowledge, innovation and economic development for generations to come.

50 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Topeka
51 that the City of Topeka ~~provide the Great Overland Station \$250,000 per year for 10~~
52 ~~(ten) consecutive years from Transient Guest Tax funds beginning FY2003 for~~
53 ~~restoration of the Station so that it can be transformed into an important transportation,~~
54 ~~tourist, visitor, educational and community gathering center. shall do the following:~~

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

- 59 a. Acquisition of land for park purposes
- 60 b. Demolition or relocation of some existing buildings
- 61 c. Cleaning and clearing the land for development
- 62 d. Providing matching monies to the TEA-21 grant Phase II
- 63 e. Supporting costs for professional design services and project
64 administration
- 65 f. Construction of a Veteran's Memorial
- 66 g. Providing, at a minimum, access roads, pedestrian pathways,
67 parking, lighting, signage, landscaping, pedestrian trailhead and a
68 river recreation access trailhead.
- 69 h. Development of hands-on exhibits that provide, at a minimum,
70 interpretative displays of the Kaw Indians, French-Canadian
71 traders, Oregon Trail pioneers, Underground Railroad freedom-
72 seekers, rowdy frontier characters and Charles Curtis.

73 Items d), e), f) and h) shall be developed by Railroad Heritage, Inc. pursuant to a
74 contract with the City of Topeka in an amount not to exceed \$1,175,000. Items a), b), c)
75 and g) shall be part of a river front park to be developed by the City of Topeka Parks
76 and Recreation Department, with the total expenditures from the Transient Guest Tax
77 not to exceed \$1,325,000. The City of Topeka may, by separate agreement, contract
78 with Railroad Heritage, Inc. to provide these items, in order to more efficiently develop
79 the project and/or to assist in leveraging other funding sources.

80 2. To meet its obligation to Railroad Heritage, Inc., as described in paragraph
81 1, above, the City of Topeka will provide an annual commitment of \$94,000 to the
82 Railroad Heritage, Inc. The total commitment to the Railroad Heritage, Inc. shall not
83 exceed \$1,175,000.

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

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

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

94 4. The funds identified in paragraph 1 above, and not committed by
95 agreement to Railroad Heritage, Inc. shall be expended by the City of Topeka on other

96 components of the project, up to the project limitation of \$2,500,000, as described in
97 paragraph one, above.

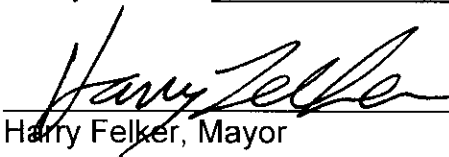
98 5. All financial commitments referenced in this Resolution shall be subject to
99 the State of Kansas Budget and Cash Basis laws, and all Governing Body approvals as
100 required by State law or City ordinance.

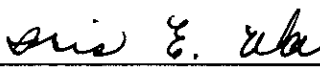
101 BE IT FURTHER RESOLVED, that in order to fund the Great Overland Station
102 project and other projects that enhance the rich historical heritage of the City of Topeka,
103 the Council of the City of Topeka resolves to:

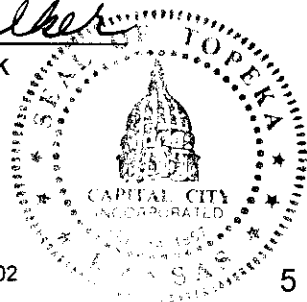
104 1. Consider the adoption of a Charter Ordinance that would increase the
105 current Transient Guest Tax from its current rate of 5% to a rate of 6%, to be effective
106 on January 1, 2003 (or the first day of the month following its approval, whichever is
107 later). The Charter Ordinance shall include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

109 2. Deposit funds collected from the increase in the Transient Guest Tax in
110 excess of the \$200,000 per year committed to the Great Overland Station project in the
111 Historic Preservation Fund. This fund will be expended for projects and activities that
112 enhance the rich historical heritage of Topeka, as authorized by City Code Section 2-
113 331.

114 ADOPTED and APPROVED by the City Council AUG 20 2002.

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118 Harry Felker, Mayor

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120 Iris E. Walker, City Clerk
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| APPROVED AS TO FORM AND LEGALITY | |
| DATE <u>8/16/02</u> | BY <u>FW</u> |