

1 (Published in the Topeka Metro News November 18, 2005)
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3 RESOLUTION NO. 7720
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5 A RESOLUTION introduced by City Manager Neil Dobler setting the public
6 hearing for Establishment of a Redevelopment District for the
7 Gaslight Entertainment District (Water Tower area) of
8 downtown Topeka.
9

10 BE IT RESOLVED by the Council of the City of Topeka, Kansas, that a public
11 hearing shall be held by the Governing Body of the City of Topeka, Kansas, on the
12 advisability of the establishment of a redevelopment district for the Gaslight Entertainment
13 District (Water Tower area) of downtown Topeka; said hearing to be held on December 20,
14 2005, in the City Council Chambers of City Hall, 214 E. 8th Street, at 7:00 p.m., as provided
15 by K.S.A. § 12-1770, *et seq.*, as amended.

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

19 NOTICE OF PUBLIC HEARING

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

25 A. PROPOSED BOUNDARIES OF THE DISTRICT:
26

27 A tract in the Original Town of Topeka, in the Southeast Quarter of Section 31,
28 Township 11 South, and in Ritchie's Addition, in the Northeast Quarter of Section 6,
29 Township 12 South, all in Range 16 east of the 6th P.M., in the City of Topeka,
30 Shawnee County, Kansas, described as: Beginning at the Northwest corner of Lot

31 326 on Kansas Avenue; thence east-southeasterly on the South line of Tenth
32 Avenue East and its extensions, to an intersection with the Centerline of Monroe
33 Street; thence southerly to the Northwest corner of Lot 344 on Monroe Street;
34 thence southeasterly to the Southeast corner of Lot 350 on Monroe Street; thence
35 southeasterly to the Northwest corner of Lot 353 on Madison Street; thence
36 southeasterly to the Southeast corner of Lot 359 on Madison Street; thence
37 southeasterly to the Northwest corner of Lot 362 on Madison Street; thence south-
38 southwesterly on the East line of Madison Street and its extension, to an
39 intersection with the Centerline of Twelfth Street; thence east-southeasterly on the
40 Centerline of Twelfth Street, to an intersection with the northeasterly prolongation of
41 the Southeast line of a 20 feet wide alley; thence southwesterly on the Southeast
42 line of said alley and its extension, and on the Southeast lines of Lots 409 through
43 425 odd and their extension, to the Southeast corner of Lot 432 on Monroe Street;
44 thence west-northwesterly on the North line of Thirteenth Street and its extensions,
45 to the Southwest corner of Lot 432 on Kansas Avenue; thence north-northeasterly
46 on the East line of Kansas Avenue and its extensions, to the point of beginning.
47

48 B. PROPOSED DISTRICT PLAN:

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

57 C. DESCRIPTION AND MAP AVAILABLE FOR INSPECTION:

58 A description of the proposed Redevelopment District, map and legal description of
59 the proposed Redevelopment District are available for inspection at the office of the
60 Topeka City Clerk on Monday through Friday, except holidays during regular business
61 hours from 8:00 a.m. to 12:30 p.m. and 1:30 p.m. to 5:00 p.m.

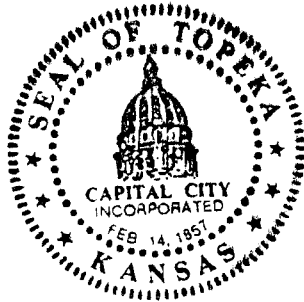
62 D. PUBLIC HEARING/FINDINGS TO BE CONSIDERED/RECESS:

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

67 E. POSTHEARING PROCEDURE:

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

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



CITY OF TOPEKA, KANSAS

William W. Bunten
William W. Bunten, Mayor

76 ATTEST:

78 *Iris E. Walker*
79 Iris E. Walker, City Clerk

80 APPROVED AS TO FORM AND LEGALITY
81 Date 11/9/05 By BBC
82
83