

ORDINANCE NO. 20273

AN ORDINANCE introduced by City Manager Brent Trout granting the petition for a Community Improvement District (CID) for the Downtown Ramada Hotel & Convention Center; establishing the CID; and levying a CID sales tax of two percent (2%) within the CID

WHEREAS, pursuant to the Community Improvement District Act, K.S.A. 12-6a26 through 12-6a36, as amended (the "Act") cities are authorized to establish Community Improvement Districts ("CID") for economic development purposes; and

WHEREAS, on November 3, 2020, the City received a petition from the owner of record of One Hundred Percent (100%) of the land within the proposed CID generally described as the Downtown Ramada Hotel & Convention Center; and

WHEREAS, pursuant to Resolution No. 9199 adopted on November 10, 2020 the City has provided notice that it would hold a public hearing on December 1, 2020 to consider establishing a CID and make findings necessary therefore; and

WHEREAS, the Governing Body conducted and concluded a public hearing on December 1, 2020; and

WHEREAS, the Act provides that upon the conclusion of the public hearing the Governing Body may grant the petition and authorize the CID and project therein.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, that:

Section 1. Nature of the Project. The general nature of the CID Project involves infrastructure improvements to the Downtown Ramada Hotel & Convention Center that include:

- Upgrading fire sprinkler systems;
- Modernizing three elevator controls;

- Replacing existing windows in 124 hotel sleeping rooms with seal-tight windows that do not open;
- Replacing perimeter windows on the third floor;
- Tuckpointing certain areas of brick on the exterior of the building;
- Adding a more energy efficient cooling tower;
- Asphalt overlay of parking lots;
- Converting 50 additional hotel rooms into apartments;
- Painting the 12-story tower building; and
- Replacing tower building windows.

Section 2. Findings. The Governing Body finds the District furthers economic development within the City and further finds it advisable and in the City's best interest to establish the District and authorize the project as proposed, subject to a Development Agreement executed by the City Manager.

Section 3. Estimated Project Cost. The estimated cost of the proposed project within the District is approximately \$4,198,795.00.

Section 4. Legal Description. The legal description of the District is: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block Y, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block U, together with all that portion of vacated Fifth Street bounded on the North by the South line of Block U, on the East by the West line of Jefferson Street, extended on the South by the North line of Block Y, and on the West by the East line of Madison Street extended, all in Keyway Subdivision in the City of Topeka, Shawnee County, Kansas.

Section 5. Map. A map of the District is attached as Exhibit A.

Section 6. Method of Financing; Sales Tax. The method of financing the Project is through a CID sales tax. The amount of the CID sales tax to be levied shall

64 be two percent (2%) which tax shall be levied upon all sales of tangible personal
65 property at retail or services taxable within the CID district pursuant to the Kansas
66 Retailers' Sales Tax Act.

67 Section 7. Sales Tax Levy. The City authorizes and hereby levies a two
68 percent (2%) CID sales tax as described in Section 6 which shall expire no later than 22
69 years from the date the state director of taxation begins collecting the tax or when the
70 pay-as-you-go costs have been paid.

71 Section 8. Effective Date. This ordinance shall be in full force and effect on
72 from and after its passage by a majority of the Governing Body and publication once in
73 the official City newspaper.

74 Section 10. Recording. After publication, the City Clerk is hereby directed to file
75 a copy of this ordinance with the Shawnee County Register of Deeds.

76 Section 11. Kansas Department of Revenue. The City Clerk will provide the
77 Kansas Department of Revenue with a certified copy of this ordinance notifying the
78 Department of the establishment of the District and the levy of the CID sales tax to
79 commence at a date indicated in the development agreement.

80 PASSED AND APPROVED by the Governing Body on December 8, 2020.

81 CITY OF TOPEKA, KANSAS
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88 Michelle De La Isla, Mayor

89 ATTEST:
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Brenda Younger, City Clerk

EXHIBIT A (MAP)

