

(Published in the Topeka Metro News December 14, 2009)

ORDINANCE NO. 19341

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr., concerning the redevelopment project plan for Heartland Park Topeka amending the project plan as established by City of Topeka Ordinance No. 18541 as amended by City of Topeka Ordinance No. 18813 and repealing certain specified sections therein.

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

WHEREAS, the Council of the City of Topeka, Kansas did adopt Ordinance No. 18813 which amended the project plan and project budget established by Ordinance No. 18541 and reapportioned the project costs and authorized \$750,000.00 of General Obligation Bonds for the improvements to the drag racing strip portion of the Heartland Park Topeka racetrack; and

WHEREAS, the sum of \$590,718 was expended on improvements to the drag racing strip and \$159,282 was expended on related improvements to Heartland Park Topeka facilities, paddock areas, race track surfaces and communications; and

WHEREAS, in order to authorize general obligation bond financing for the continued development of Heartland Park Topeka, and payment of improvement expenses, it is necessary for the Council of the City of Topeka, Kansas to amend the project to include the additional improvements to the Heartland Park Topeka facilities.

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

Section 1. That section 1 of City of Topeka Ordinance No. ~~48541~~ as amended by City of Topeka Ordinance No. 18813 is hereby further amended to read as follows:

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

A. PROJECT PLAN IMPROVEMENTS:

The project plan involves capital improvements to the infrastructure and facilities at Heartland Park of Topeka that are directly related and necessary to the operation of the motorsports complex, including, but not limited to, racetracks, parking lots, grandstands, suites and viewing areas, concessions, souvenir facilities, catering facilities, visitor and retail centers, signage and temporary hospitality facilities. The project plan contemplates that the redevelopment project shall proceed in two (2) phases consisting of the following public improvements, the order of which may be subject to change: Phase I: Repairing and resurfacing the road course; resurfacing the drag strip shutdown area; repairing and resurfacing all paddock areas; constructing timing, scoring, race control and steward's facilities; constructing technical inspection and dressing/showering facilities, garages for competitors, and consolidated concession, souvenir and dining facilities; constructing a maintenance and credentials building; constructing a tire building; constructing a covered pavilion for patrons; reconfiguring, reconstructing and installing a system of street and area lighting; constructing, reconstructing and installing a modern public address system for racing and spectator areas; constructing buildings and related facilities, including water and electrical hookups, to support the SCCS National Solo Championships and other events utilizing the large asphalt pad each season; and

Phase II: Constructing additional seating for four thousand (4,000) spectators; constructing a credentials and security building at tunnel entrance; reconstructing and converting an existing building to a medical facility; repairing public access streets and roads on the premises; construction of spectator entrance walkover bridge and two (2) covered pavilions, with water and electrical hookups, for spectators behind the main grandstands; construction of a brick walkway with lighting behind the

main grandstands; improving water and waste disposal systems; constructing an area for camping and recreational vehicles with water and electrical hookups, playground and campfire facilities, security building, and restroom and concession or convenience facilities; constructing and installing perimeter fencing, parking lot lighting and public address system additions for parking lot facilities; constructing a second covered pavilion for patrons; constructing a Top Eliminator Club building; provision of landscaping, trees and green space in entry and viewing areas; constructing and installing additional electrical hookups for competitors in paddock area; constructing a covered pavilion in the staging area with misting, concession and buyback or event registration facilities; improvements to the tower, including an elevator for access by disabled persons and a separate walkway for ingress and egress; and constructing a multi-building complex for racing-related support activities in a commerce park environment.

B. ESTIMATED OR PROBABLE COST:

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

C. APPORTIONMENT OF COSTS/SOURCES OF FUNDING:

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

28% (\$6,250,000.00) Private Sources; and

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

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

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

\$ 590,718 (drag strip reconstruction)

\$ 159,282 (improvements to Heartland Park Topeka facilities including paddock areas, race track surfaces and communications)

D. PURSUIT AND COMPLETION OF PROJECT:

This redevelopment project shall be completed within twenty (20) years from the date of the approval of the project plan (as originally adopted by City of Topeka Ordinance No. 18541, as amended by City of Topeka Ordinance No. 18813) and Kansas resident employees shall be given priority consideration for employment in connection with the construction project herein.

Section 2. That the original of section 1 of City of Topeka Ordinance No.

~~18541 as amended by City of Topeka Ordinance No. 18813~~ is hereby specifically repealed

107 and all other sections of City of Topeka Ordinance No. 18541 shall remain in full force and
108 effect.

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

111 PASSED AND APPROVED by the City Council this 8th day of December,
112 2009.

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115 CITY OF TOPEKA, KANSAS
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120 William W. Bunten, Mayor
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122 ATTEST:

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127 Brenda Younger, City Clerk