

*Washburn University
Board of Regents*



John Dietrick, Chair
John Dicus
John Nave

Jennifer Sourk, Vice Chair
Jake Fisher
Mike Padilla

Shelly Buhler
Linda Jeffrey
Angel Romero

Washburn Mission Statement

Washburn creates educational pathways to success for everyone.

Washburn Board of Regents Meeting

Kansas Room, Memorial Union

Thursday, 9/12/2024

3:30 - 5:00 PM CT

I. Call to Order

II. Roll Call

Regent Buhler
Regent Dietrick
Regent Dicus
Regent Fisher
Regent Jeffrey
Regent Nave
Regent Padilla
Regent Romero
Regent Sourk

III. Fiscal Year 2025 Revenue Neutral Rate Hearing - Luther Lee

FY25 Revenue Neutral Rate Hearing - Page 3

FY25 Revenue Neutral Rate Hearing Roll Call Vote - Page 4

FY25 Revenue Neutral Rate Hearing Resolution - Page 5

IV. Fiscal Year 2025 Public Budget Hearing - Luther Lee

FY25 Public Budget - Page 6

FY25 WU Public Budget - Page 7

V. Officer Reports

A. Chair's Report

B. President's Report

VI. Presentations

A. Updated Neighborhood Revitalization Plan Boundary - Dan Warner (City of Topeka Planning Division Director)

City of Topeka Neighborhood Revitalization Plan Presentation - Page 19

Neighborhood Revitalization Information Packet - Page 33

VII. New Business

A. Consent Agenda

1. Approval of Minutes of the June 13, 2024 and July 23, 2024 Meetings

June 13, 2024 Board of Regents Minutes - Page 67

July 23, 2024 Board of Regents Minutes - Page 74

2. Liquidated Claims Approval - April 2024 - Luther Lee

Liquidated Claims - April 2024 - Page 76

3. Liquidated Claims Approval - May, 2024 - Luther Lee

Liquidated Claims - May 2024 - Page 77

4. Liquidated Claims Approval - June, 2024 - Luther Lee

B. Action Items

1. Eminentes Universitatis - Luther Lee

Eminentes Universitatis - Page 79

2. Falley Field Upgrades - Luther Lee

Falley Field Upgrades - Page 81

3. Bennett Remodel - Luther Lee

Bennett Computer Center Renovations - Page 83

4. Renewal of Casualty and Property Insurance Policies - Luther Lee

Casualty and Property Insurance Placeholder - Page 84

5. Xingmi Education, LLC Amended Contract - John Fritch

Xingmi Education, LLC Amended Contract - Page 86

VIII. Next Meeting Date

A. Board of Regent Meeting - October 17, 2024

IX. Executive Session

Washburn University Board of Regents

SUBJECT: Fiscal Year 2025 Revenue Neutral Rate Hearing

BACKGROUND:

The Board approved publication notice of the revenue neutral rate hearing at its June 13, 2024 meeting. The notice of public hearing was published in the August 30, 2024 edition of The Topeka Capital Journal.

DESCRIPTION:

Senate Bill 13 and House Bill 2104 were adopted during the 2021 Legislative Session. The Bills repealed the property tax lid law applicable to cities and counties and certain budget requirements applicable to other municipalities. They also established new notice and public hearing requirements for certain taxing subdivisions seeking to collect property taxes in excess of the subdivision’s revenue neutral rate. The Fiscal Year 2025 public budget reflects the proposed rates for Capital Outlay and Special Liability shown below.

FINANCIAL IMPLICATIONS:

The Capital Outlay rate reestablishes the statutory mill levy and is the same mill levy as the approved 2024 rate. The Special liability mill levy will be the same as the approved 2024 mill levy and allows the fund to be self-funding.

	Approved 2024 Mill Levy	2024 Collections	2025 Revenue Neutral Mill Levy	Proposed 2025 Mill Levy
Capital Outlay	3.000	3.000	2.870	3.000
Special Liability	0.450	0.450	0.431	0.450
	<u>3.450</u>	<u>3.450</u>	<u>3.301</u>	<u>3.450</u>

RECOMMENDATION:

President Mazachek recommends approval of the Fiscal Year 2025 Capital Outlay and Special Liability mill levy rates by the Board of Regents as published.

Roll Call Vote

A Roll Call Vote of the Washburn University Board of Regents To Levy a Property Tax Exceeding the
Revenue Neutral Rate

Hearing to Exceed Revenue Neutral Rate held on September 12, 2024

Resolution No. _____

Governing Body Member	Yes	No	No Vote
TOTAL			

I do hereby CERTIFY the above Roll Call Vote of the Washburn University Board of Regents on this _____ day of _____, 2024.

Clerk

Resolution No. _____

A RESOLUTION OF WASHBURN UNIVERSITY, TOPEKA, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE;

WHEREAS, the Revenue Neutral Rate for the **WASHBURN UNIVERSITY** was calculated as **3.166** mills by the **SHAWNEE** County Clerk; and

WHEREAS, the budget proposed by the Governing body of **WASHBURN UNIVERSITY** will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body held a hearing on **September 12, 2024** allowing all interested taxpayers desiring to be heard an opportunity to give oral testimony; and

WHEREAS, the Governing body of **WASHBURN UNIVERSITY**, having heard testimony, still finds it necessary to exceed the Revenue Neutral Rate.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE WASHBURN UNIVERSITY:

WASHBURN UNIVERSITY shall levy a property tax rate exceeding the Revenue Neutral Rate of **3.301** mills.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until further action is taken by the Governing Body.

ADOPTED this 12th day of September, 2024 and **SIGNED** by the Governing Body.

JULIANN MAZACHEK, PRESIDENT

JOHN R. DIETRICK, CHAIRPERSON

LUTHER LEE, VICE PRESIDENT FOR ADMINISTRATION AND TREASURER

Washburn University Board of Regents

SUBJECT: Fiscal Year 2025 Public Budget Hearing

BACKGROUND:

The Board approved publication of the summary public budget document and the notice of the public budget hearing at its June 13, 2024 meeting. The notice of public hearing was published in the August 30, 2024 edition of The Topeka Capital Journal.

DESCRIPTION:

Attached are the public budget documents required for the public budget hearing. The documents have estimated year end results for Fiscal Year 2024, as of June 30, 2024. Actual results for the year ended June 30, 2024, will be presented to the Board at a later date. The mill levy and property valuation amounts are based on tax information received from the Shawnee County Clerk's office. The public budget proposed for Fiscal Year 2025 differs from the Fiscal Year 2025 General Fund Budget approved by the Board on June 13, 2024, as the public budget establishes the maximum amount that can be expended in Fiscal Year 2025. The public budget amounts are set to anticipate unforeseen circumstances and provide flexibility to handle increases or decreases in various revenue/expense items. However, any expenditure of amounts in excess of the Board approved budget would require specific Board action.

FINANCIAL IMPLICATIONS:

The public budget establishes the maximum amounts that can be expended from the various funds included in the attached budget documents. The expenditure of amounts in excess of the Fiscal Year 2025 Public Budget approved by the Board would require specific Board action.

RECOMMENDATION:

President Mazachek recommends approval of the Fiscal Year 2025 public budget by the Board of Regents as published.

CERTIFICATE
 TO THE CLERK OF SHAWNEE COUNTY, STATE OF KANSAS
 We, the undersigned, duly elected, qualified and acting officers of
 WASHBURN UNIVERSITY

certify that: (1) the hearing mentioned in the attached proof of publication was held; (2) after the Budget Hearing this budget was duly approved and adopted as the maximum expenditure for the various funds for the year 2024-2025 and (3) the amount(s) of 2024-2025 tax to be levied are within statutory limitations.

TABLE OF CONTENTS:		2024-2025 ADOPTED BUDGET		
		Expenditures & Transfers	Amount of 2024-2025 Tax to be Levied	County Clerk's Use Only
Adopted Budget & Financial Statements	Page No.			
Statement of Indebtedness MU-2	3			
Statement of Lease Purchase MU-3	3a			
Current Funds Unrestricted:				
General Fund	4	\$ 110,624,848		
Tort Claim Liability Exp. Fund	5	970,000	\$ 681,630	
Auxiliary Expense	6	11,562,512		
Smoothing Fund	7	12,500,000		
Washburn Institute of Technology	8	20,343,704		
Total Current Funds		\$ 156,001,064	\$ 681,630	
Plant Funds:				
Capital Outlay (DR&C)	9	\$ 9,442,175	\$ 4,544,200	
Capital Outlay (Sales Tax)	10	250,000		
Total Plant Funds		\$ 9,692,175	\$ 4,544,200	
TOTAL - ALL FUNDS	xxx	\$ 165,693,239	\$ 5,225,830	
Proof of Publication	11			
Assessed Valuation		\$1,514,733,511		

Municipal Accounting Use Only
 Received
 Reviewed by
 Follow-up: Yes No

 JULIANN MAZACHEK, PRESIDENT

Assisted by:

 JOHN R. DIETRICK, CHAIRPERSON

Attest: _____, 2024.

 County Clerk

 LUTHER LEE
 VICE PRESIDENT
 FOR ADMINISTRATION AND
 TREASURER

 WASHBURN UNIVERSITY
 BOARD OF REGENTS
 GOVERNING BODY

FY 2025 Public Budget

General

Illustrated within this total document, is the FY 2024-2025 budget information which was published in the Topeka Capital-Journal August 30, 2024. The budget package includes the General Fund, Debt Retirement and Construction Fund, Employee Benefit Contribution Fund, Tort Claim Liability Fund, Sales Tax Capital Improvement Fund, Smoothing Fund, and Washburn Institute of Technology.

Rate and Public Hearing

The Board of Regents has set Thursday, September 12, 2024 at 3:30 p.m. and 3:35 p.m. in the Washburn University Memorial Union, Kansas Room for the Rate Hearing, Public Hearing and for final adoption of the budget. Any other items coming before the Regents will follow the Public Hearing.

Update

The ad valorem tax amounts and assessed valuations were finalized on July 1st when received from the County Clerk's office. The estimated FY 2025 amounts were completed as of July 1, 2024.

Mill Levy

The proposed 2024-2025 budget includes an estimated tax levy of 3.450 mills. This is the same as the mill levy proposed for FY 2024. A comparison of the actual 2023-2024 mill levy with the 2024-2025 proposed mill levy follows:

Washburn University Mill Levy Comparisons by Fund

<u>Fund</u>	<u>2023-2024</u> <u>Actual</u>	<u>2024-2025</u> <u>Proposed</u>	<u>Difference</u>
Debt Retirement & Const.	3.000	3.000	0.000
Tort Claim	0.450	0.450	0.000
Totals	<u>3.450</u>	<u>3.450</u>	<u>0.000</u>

Data on assessed valuations, Neighborhood Recovery Act tax reductions, and Machinery and Equipment 100% Estimate HB2044 Sec2 were provided by the County Clerk as of July 1. Property valuations are \$1,514,733,511 for 2024-2025 compared to \$1,448,724,649 (final) for last year, a 4.56% increase in valuation.

STATEMENT OF INDEBTEDNESS

Purpose of Bonds	Date of Issue	Interest Rate %	Amount of Bonds Issued	Amount Outstanding 7/1/2024	Date Due		Amount Due FY2024		Amount Due FY2025	
					Int.	Prin.	Int.	Prin.	Int.	Prin.
1. Refunding Revenue Bonds 2010	6/30/2010	2.15% to 3.70%	\$13,500,000	\$0	7/1 & 1/1	7/1	\$0	\$0	\$0	\$0
2. Refunding Revenue Bonds 2014	6/30/2014	2.00% to 4.00%	\$9,655,000	\$0	7/1 & 1/1	7/1	\$0	\$0	\$0	\$0
3. Revenue Bonds, Series 2015A	6/25/2015	3.00% to 5.00%	\$20,105,000	\$16,645,000	7/1 & 1/1	7/1	\$722,568	\$670,000	\$702,468	\$690,000
4. Revenue Bonds, Series 2015B	6/25/2015	Variable	\$7,070,000	\$4,440,000	7/1 & 1/1	7/1	\$103,164	\$355,000	\$95,527	\$360,000
5. Revenue Bonds, Series 2018	10/17/2018	3.00% to 4.00%	\$10,155,000	\$7,725,000	7/1 & 1/1	7/1	\$284,900	\$425,000	\$267,900	\$440,000
6. Revenue Bonds, Series 2021-A1	5/5/2021	2.00% to 4.00%	\$10,365,000	\$9,620,000	7/1 & 1/1	7/1	\$305,906	\$380,000	\$294,506	\$390,000
7. Revenue Bonds, Series 2021-A2	5/5/2021	2.00% to 4.00%	\$3,675,000	\$3,640,000	7/1 & 1/1	7/1	\$126,888	\$35,000	\$125,838	\$465,000
9. Revenue Bonds, Series 2021B	5/5/2021	.25% to 3.25%	\$6,810,000	\$1,875,000	7/1 & 1/1	7/1	\$64,125	\$425,000	\$60,938	\$0

STATEMENT OF CONDITIONAL LEASE, LEASE-
 PURCHASE AND CERTIFICATE OF PARTICIPATION

Item/Service Purchased	Date of Contract	Term of Contract	Int * Rate %	Cash Cost	Other Charges In Contract	Amount of Payments For Contract	Amount Outstanding 7/1/2024	Amount of Payments Due 2023-2024	Amount of Payments Due 2024-2025
Energy conservation improvements	6/28/2013	15 yrs	2.236%	\$ 10,000,000	\$ -	\$ 11,901,272	\$ -	\$ -	\$ -
Computer Refresh	7/19/2019	5 yrs	2.600%	\$ 1,292,460		\$ 1,359,646	\$ -	\$ 271,929	\$ -
Tech Computer Lease	7/6/2022	5 yrs	7.484%	\$ 40,867		\$ 49,114	\$ 24,043	\$ 9,823	\$ 9,823
Total Lease/Purchase				\$ 11,333,328	\$ -	\$ 13,310,033	\$ 24,043	\$ 281,752	\$ 9,823

* Use annual effective interest rate if available.

WASHBURN UNIVERSITY
PUBLIC BUDGET - FY 2024-2025
FUND PAGE- GENERAL FUND (EDUCATIONAL & GENERAL)
(FUND WITH NO TAX LEVY)

Adopted Budget General Fund - E&G	Prior Year Actual FY2023	Current Year Estimate FY2024	Proposed Budget FY2025
Fund Balance, July 1	19,682,410	20,301,131	16,892,092
Revenues:			
Tuition & Fees	45,754,322	51,323,903	54,867,201
Endowment Income	1,058,354	1,052,562	434,288
Sales Tax	22,241,356	26,600,000	26,800,000
State Aid	14,000,000	14,000,000	14,270,000
Transfer - Smoothing Fund/Benefit	-	-	-
Other Income	4,567,711	5,947,723	5,419,862
Transfers - Use of Reserves	-	-	2,833,497
Revenue Sub-Total	87,621,743	98,924,188	104,624,848
Total Resources Available	107,304,153	119,225,319	121,516,940
Expenditures:			
Instruction	34,244,846	42,000,335	44,780,409
Pub. Service & Acad. Support	15,478,489	13,934,585	14,667,962
Student Services	12,129,989	14,229,741	14,162,847
Institutional Support	9,431,449	9,936,617	9,861,180
Maintenance of Plant	8,535,030	9,211,764	8,603,825
Scholarships & Fellowships	6,797,627	6,894,837	9,469,866
Other Expenses	-	862,395	898,114
Transfers	385,592	5,262,953	2,180,645
Contingency	-	-	6,000,000
Total Expenditures	87,003,022	102,333,227	110,624,848
Fund Balance June 30	20,301,131	16,892,092	10,892,092

WASHBURN UNIVERSITY
 PUBLIC BUDGET - FY 2024-2025
FUND PAGE- TORT CLAIM FUND
(FUND WITH A TAX LEVY)

Adopted Budget Tort Claim Fund		Prior Year Actual FY2023	Current Year Estimate FY2024	Proposed Budget FY2025
Fund Balance, July 1		543,743	780,334	1,216,777
Revenues:				
Ad Valorem Tax		582,322	645,750	681,630
Motor Vehicle Taxes		42,123	54,027	55,037
Delinquent Taxes		6,642	8,902	9,500
Other Income		1,409	-	(8,465)
				-
Revenue Sub-total		632,496	708,679	737,702
Total Resources Available		1,176,239	1,489,014	1,954,479
Expenditures:				
Public Liability Insurance Prem.		250,364	256,737	365,000
Misc. Risk Management Exp.		49,000	500	15,000
Litigation Expense		96,540	15,000	340,000
Athletic Liability Expense		-	-	-
Insurance Deductible Payments		-	-	-
Contingency		-	-	250,000
Total Expenditures		395,904	272,237	970,000
Fund Balance June 30		780,334	1,216,777	984,479
Total Expenditures and Fund Balance				1,954,479
Tax Required				681,630
Delinquency Computation (1.43%)				9,747
Amount of FY24 Ad Valorem Tax				671,883

WASHBURN UNIVERSITY
 PUBLIC BUDGET - FY 2024-2025
FUND PAGE- GENERAL FUND (AUXILIARIES)
(FUND WITH NO TAX LEVY)

Adopted Budget General Fund - Auxiliaries	Prior Year Actual FY2023	Current Year Estimate FY2024	Proposed Budget FY2025
Fund Balance, July 1	2,821,324	3,391,240	3,777,708
Revenues:			
Student Union Revenue	3,426,101	3,804,029	3,839,500
Residential Living	4,118,781	4,807,066	6,323,012
HEERF Lost Revenue	-	-	-
Revenue Sub-total	7,544,882	8,611,095	10,162,512
Total Resources Available	10,366,206	12,002,335	13,940,220
Expenditures:			
Salaries and Wages	1,445,025	1,686,415	1,848,587
Cost of Goods Sold	1,624,404	1,785,596	1,547,785
Other Expenses	2,381,792	2,384,564	4,516,252
Transfers to DRC	1,523,745	2,252,197	2,249,888
Contingency	-	-	1,400,000
Transfers to Bldg. Const. Fund	-	115,854	-
Total Expenditures	6,974,966	8,224,626	11,562,512
Fund Balance, June 30	3,391,240	3,777,708	2,377,708

WASHBURN UNIVERSITY
 PUBLIC BUDGET - FY 2024-2025
FUND PAGE - SMOOTHING FUND
(FUND WITH NO TAX LEVY)

Adopted Budget Smoothing Fund	Prior Year Actual FY2023	Current Year Estimate FY2024	Proposed Budget FY2025
Fund Balance, July 1	24,024,334	28,256,767	20,706,767
Sales Tax	4,232,433	950,000	1,500,000
Transfer from General Fund	-	-	-
Investment & Other Income	-	-	-
Transfer from Bldg. Const.	-	-	-
Revenue Sub-total	4,232,433	950,000	1,500,000
Total Resources Available	28,256,767	29,206,767	22,206,767
Expenditures:			
Transfer to Bldg. Const. Fund	-	8,500,000	10,000,000
Transfer to Capital Impv. Fund	-	-	500,000
Transfer to Debt Ret. Const.	-	-	-
Transfer to General Fund	-	-	-
Contingency	-	-	2,000,000
Total Expenditures	-	8,500,000	12,500,000
Fund Balance, June 30	28,256,767	20,706,767	9,706,767

WASHBURN UNIVERSITY
PUBLIC BUDGET - FY 2024-2025
Washburn Institute of Technology
(FUND WITH NO TAX LEVY)

Adopted Budget General Fund - WIT	Prior Year Actual FY2023	Current Year Estimate FY2024	Proposed Budget FY2025
Fund Balance, July 1	8,272,529	8,981,007	10,587,246
Revenues:			
Tuition & Fees	3,610,349	3,773,830	3,972,007
Technical State Aid - Secondary	3,968,226	5,202,080	5,325,817
Technical State Aid - Post Sec	3,528,276	5,765,706	3,876,952
Technical Capital Outlay	446,311	455,365	455,365
Interest on Investments	478,144	907,875	763,563
Other Income - Indirect Reimb	-	-	-
Other Sales and Services	264,597	266,845	200,000
Transfers - Use of Reserves	-	-	750,000
Revenue Sub-Total	12,295,904	16,371,701	15,343,704
Total Resources Available	20,568,432	25,352,708	25,930,950
Expenditures:			
Instruction	6,267,935	7,423,865	8,476,012
Academic Support	1,096,426	1,055,226	1,012,297
Student Services	1,139,024	1,048,910	1,534,134
General Institutional	851,933	563,438	723,892
Facilities Service	1,694,269	1,745,590	1,979,202
Scholarships & Fellowships	-	-	176,500
Other Expenses & Transfers	537,839	2,928,434	1,441,667
Contingency	-	-	5,000,000
Total Expenditures	11,587,425	14,765,462	20,343,704
Fund Balance June 30	8,981,007	10,587,246	5,587,246

WASHBURN UNIVERSITY
PUBLIC BUDGET - FY 2024-2025
FUND PAGE- DEBT RETIREMENT & CONSTRUCTION FUND
(FUND WITH A TAX LEVY)

Adopted Budget DR&C Fund	Prior Year Actual FY2023	Current Year Estimate FY2024	Proposed Budget FY2025
Fund Balance, July 1	1,480,150	1,419,689	1,529,152
Revenues:			
Ad Valorem Tax	3,667,358	4,304,624	4,544,200
Motor Vehicle/Other City Taxes	357,168	359,854	368,324
Sales and Other Taxes	250,000	250,000	250,000
Rebates	-	-	(56,432)
Prior Year Tax Receipts	56,801	66,367	75,000
Transfers from Other Funds/			
Debt Service Payments	1,523,745	2,252,197	2,249,888
Sales Tax & Smoothing	2,277,956	1,395,806	1,392,406
Revenue Sub-total	8,133,028	8,628,847	8,823,386
Total Resources Available	9,613,178	10,048,536	10,352,538
Expenditures:			
Bond Principal Payments	1,755,000	2,290,000	2,345,000
Bond Interest Payments	1,639,626	1,607,551	1,547,175
Lease Principal Payments	-	265,038	-
Lease Interest Payments	-	6,891	-
Transfers to Bldg Const Fund:			
For Capital Maintenance	3,590,500	3,494,666	2,700,000
For Equipment	1,208,363	855,238	1,350,000
For Parking	-	-	-
For Capital Projects	-	-	-
2018 Bond Issuance Cost	-	-	-
Other Professional Fees	-	-	-
Contingency	-	-	1,500,000
Total Expenditures	8,193,489	8,519,384	9,442,175
Fund Balance June 30	1,419,689	1,529,152	910,363
			10,352,538
Total Expenditures and Fund Balance			10,352,538
Tax Required			4,544,200
Delinquency Computation (1.43%)			64,982
Amount of FY25 Ad Valorem Tax			4,479,218

WASHBURN UNIVERSITY
PUBLIC BUDGET - FY 2024-2025
FUND PAGE - CAPITAL IMPROVEMENT FUND
(FUND WITH NO TAX LEVY)

Adopted Budget Capital Improve. (Sales Tax)	Prior Year Actual FY2023	Current Year Estimate FY2024	Proposed Budget FY2025
Fund Balance, July 1	-	-	-
Sales Tax	890,000	-	-
Transfer from Smoothing Fund	-	-	-
Investment & Other Income	-	-	-
Additional Sales Tax	-	250,000	250,000
Transfer from Bldg. Const.	-	-	-
Revenue Sub-total	890,000	250,000	250,000
Total Resources Available	890,000	250,000	250,000
Expenditures:			
Capital Expenses	-	250,000	250,000
Transfer to DRC Fund	890,000	-	-
Transfer to Bldg. Const.	-	-	-
Contingency	-	-	-
Total Expenditures	890,000	250,000	250,000
Fund Balance, June 30	-	-	-

NOTICE OF REVENUE NEUTRAL RATE HEARING

2025

The governing body of

Washburn University

will meet on September 12, 2024 at 3:30 PM at Washburn University Memorial Union, Kansas Room for the purpose of hearing and answering objections of taxpayers relating to revenue neutral rate and proposed tax rate, as required by 2021 Kansas Senate Bill 13.

SUPPORTING COUNTIES

Shawnee (home county)

Capital Outlay/ Plant	2.870	Capital Outlay/ Plant	3.000
Special Liability	0.431	Special Liability	0.450
Revenue Neutral Rate*	3.301	Proposed Tax Rate	3.450

Tax Rates are expressed in mills

* Revenue Neutral Rate as defined by 2021 Kansas Senate Bill 13

State of Kansas

FY 2024-2025

NOTICE OF PUBLIC BUDGET HEARING

2024-2025 BUDGET

The governing body of WASHBURN UNIVERSITY, Shawnee County will meet on the 12th day of September 2024 at 3:35 P.M., at Washburn University, Memorial Union, Kansas Room for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax.

Detailed budget information is available at the Treasurer's Office, Bradbury Thompson Alumni Center, Suite 200, and will be available at this hearing.

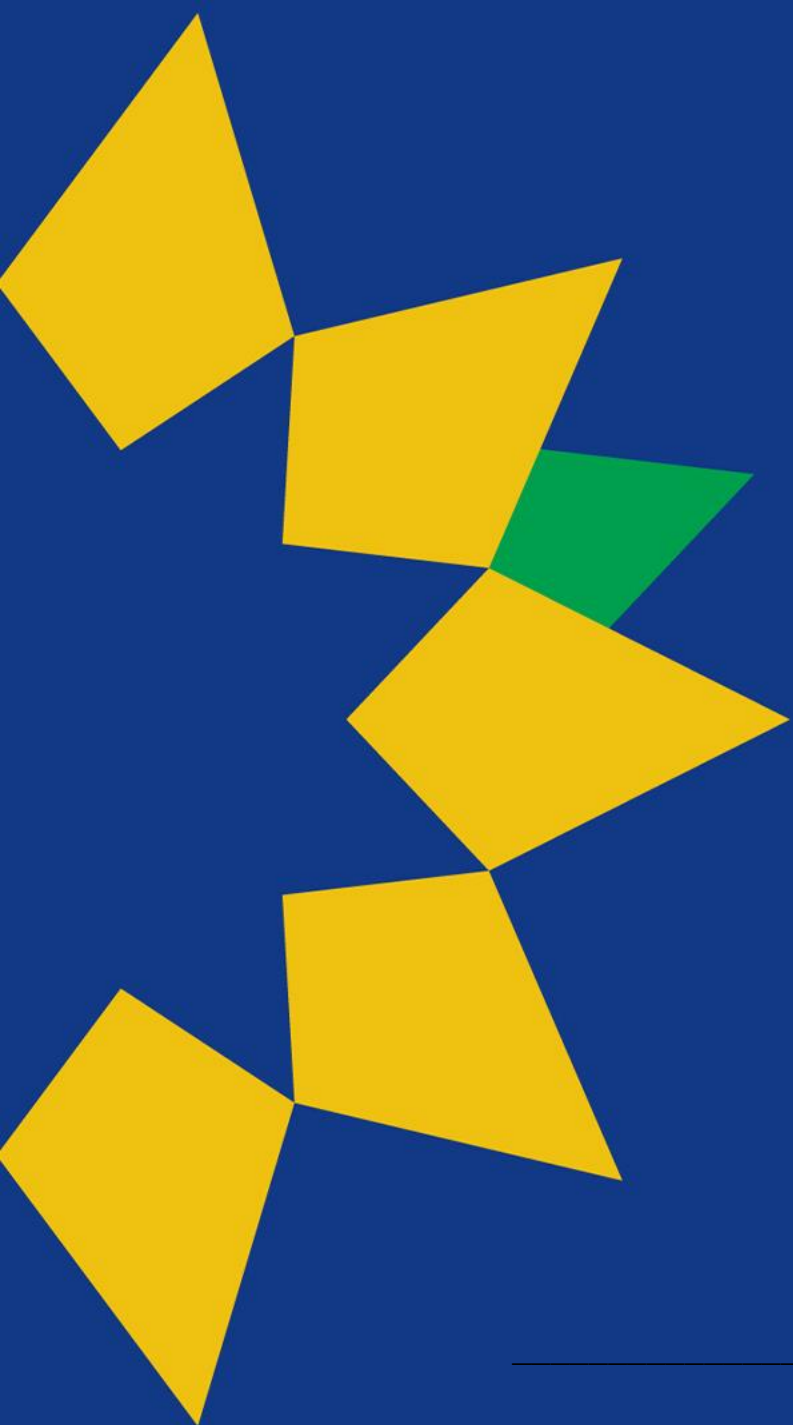
The proposed budget for FY 2025-2024 expenditures and amount of 2025 Ad Valorem Tax establish the maximum limits of the 2025 budget. Estimated Tax Rate * is subject to change depending on final assessed valuation.

BUDGET SUMMARY

	2022-2023		2023-2024		PROPOSED BUDGET 2024-2025		
	Expenditures & Transfers	Actual Tax Rate*	Est. Expend. & Transfers	Actual Tax Rate*	Expenditures & Transfers	Amount of 2024 Tax to be Levied	Est. Tax Rate *
Current Funds - Unrestricted							
General Fund	\$ 87,003,022		\$ 102,333,227		\$ 110,624,848		
Tort Claim Fund	\$ 395,904	0.451	\$ 272,237	0.450	\$ 970,000	\$ 681,630	0.450
Auxiliary Enterprises	\$ 6,974,966		\$ 8,224,626		\$ 11,562,512		
Smoothing Fund	\$ -		\$ 8,500,000		\$ 12,500,000		
Washburn Institute of Technology	\$ 11,587,425		\$ 14,765,462		\$ 20,343,704		
Plant Funds:							
Capital Outlay(DR&C)**	\$ 8,193,489	3.000	\$ 8,519,384	3.000	\$ 9,442,175	\$ 4,544,200	3.000
Capital Outlay(Sales Tax)	\$ 890,000		\$ 250,000		\$ 250,000		
Total All Funds	\$ 115,044,807	3.451	\$ 142,864,935	3.450	\$ 165,693,239	\$ 5,225,830	3.450
Total Tax Levied	\$ 4,593,281		\$ 4,593,281		xxxxxxxxxxxxx		
Assessed Valuation	\$ 1,330,600,273		\$ 1,448,724,649		\$ 1,514,733,511		
Outstanding Indebtedness							
July 1,	2022		2023		2024		
Capital Lease	\$ 523,360		\$ 305,795		\$ 24,043		
Revenue Bonds	\$ 47,990,000		\$ 46,235,000		\$ 43,945,000		
Total	\$ 48,513,360		\$ 46,540,795		\$ 43,969,043		

* Tax Rates are expressed in mills.

** The mill rate for the Capital Outlay (DR&C) fund is no more than 3 mills.



CITY OF
TOPEKA



City of Topeka Neighborhood Revitalization Plan

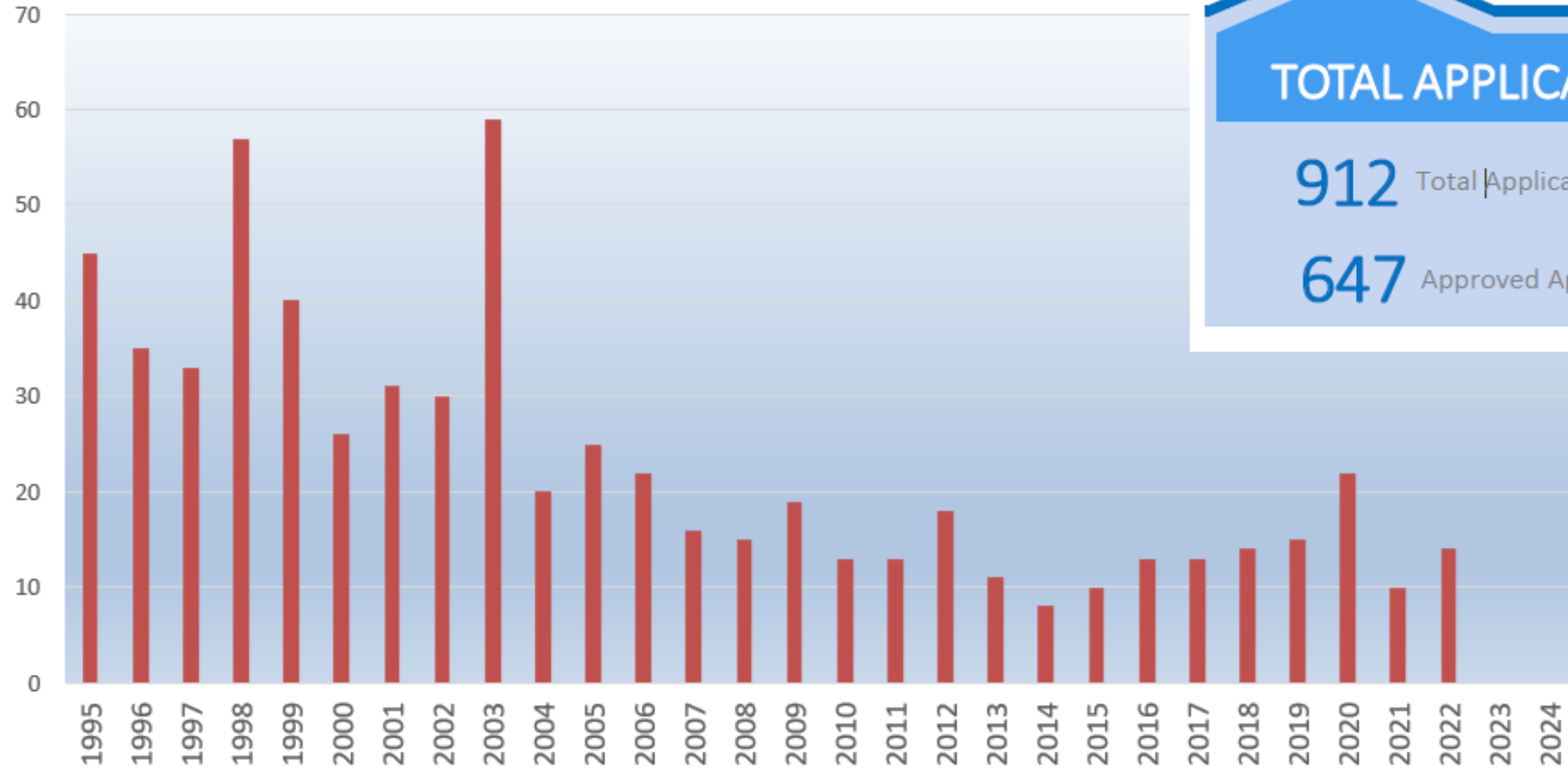
2025-2027 Renewal

Background

- Topeka was first city to adopt Neighborhood Revitalization Plan (NRP) as authorized by State legislation (1995)
- City has approved 9 times since 1995 with 100% participation of impacted tax entities
- Current plan expires on 12/31/2024



NRP Applications – Approved



TOTAL APPLICATIONS

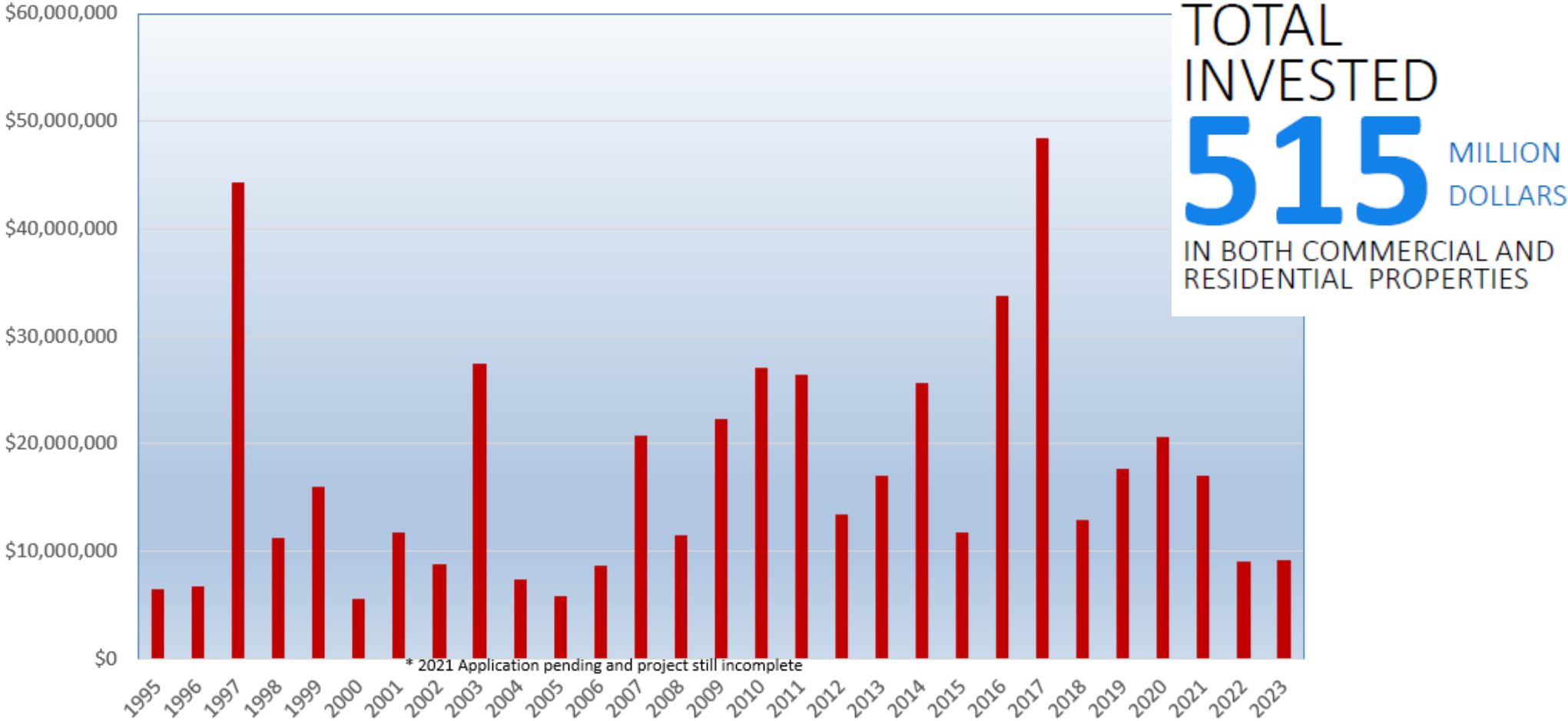
912 Total Applications

647 Approved Applications

Applications pending approval 2023/24



Total Investment Amount



FOR EVERY
DOLLAR
REBATED
\$ 8 ARE
INVESTED

New Tax Revenue

All Taxing Units = \$34M

Washburn University = \$432K

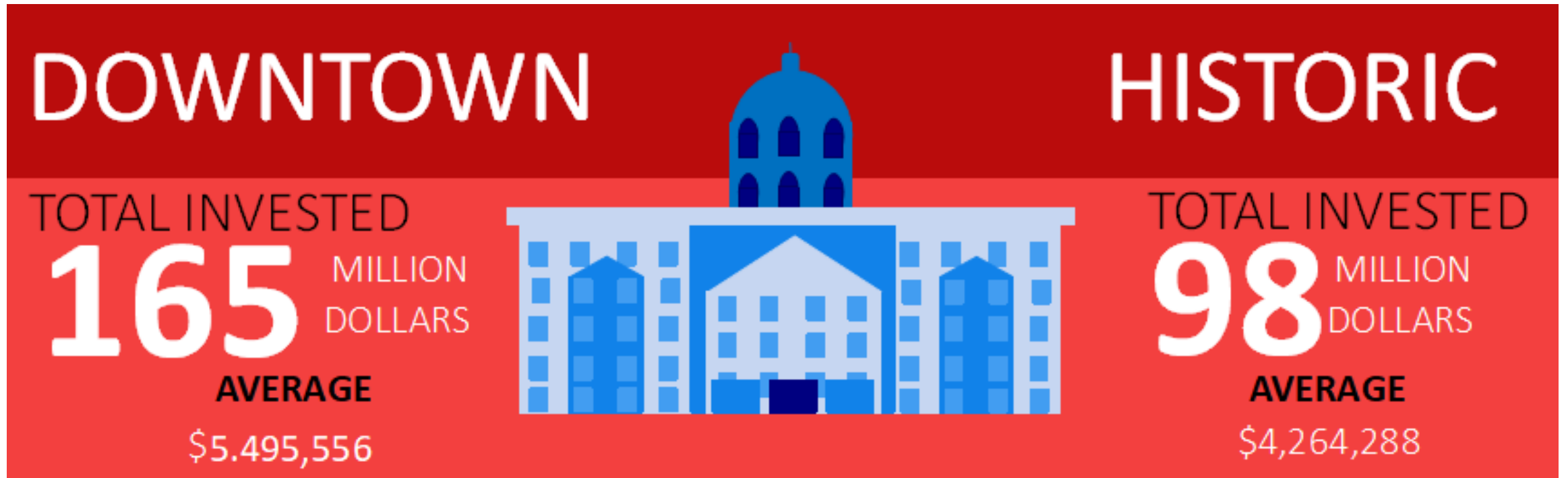


Investment by Neighborhood Health

Neighborhood Health 2004-2024

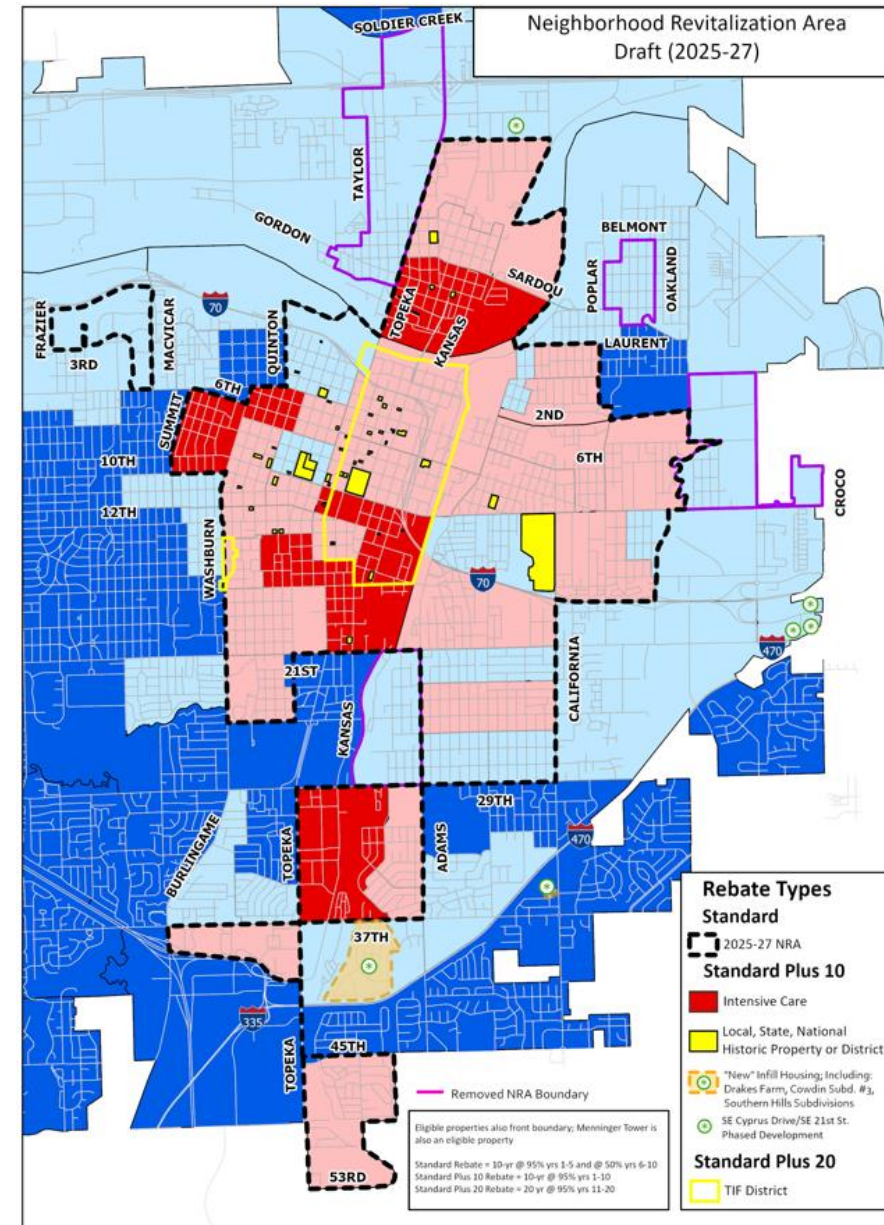
INTENSIVE CARE	\$52,412,754	14%
AT RISK	\$212,369,359	56%
OUTPATIENT	\$80,586,612	21%
HEALTHY	\$30,636,867	8%





Area

- Targets “At Risk”/”Intensive Care”
- 2023 Neighborhood Health data
- Reduces Boundary 1 sq. mile (19% of city)



If... appraised property value increases:

- 10% min. = Residential
- 20% min. = Commercial/Industrial

Then... you're returned extra property tax caused by your improvements (50%-95%)



Rebate Types

Standard = 95% (years 1-5) 50% (years 6-10)

Standard Plus 10 = 95% (years 1-10)

- Intensive Care, Historic, or Infill Housing

Standard Plus 20 = 95% (11-20 years)

- TIF District, \$10M investment, housing
- Governing Body approval



Standard Rebates

- No “but for” test required; already targets most investment-challenged areas
- Application within 60 days of building permit OR up to 1 year with proof of prior intent
- Significant investment thresholds to be eligible

Standard Plus 20 Rebate & Outside NR Area

- “But For” study required



- Governing Body can approve a “Dilapidated Structure” worthy of preservation outside NRP area (KSA 12-17, 116)
 - Former Menninger Tower site included in the last update



Next Steps

Summer/Fall

- Meet with all taxing entities

Fall/Winter

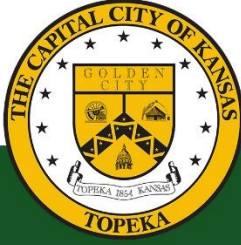
- Hold public hearing
- City adopts plan
- Inter-local agreements by 12/31/2024



City of Topeka Neighborhood Revitalization Plan

2025-2027 Renewal





CITY OF TOPEKA

Rhiannon Friedman Director of Planning & Development
Holliday Building, 620 SE Madison St., Unit 11
Topeka, KS 66607

rfriedman@topeka.org
Tel: 785-368-3728
www.topeka.org

August 27, 2024

Board of Regents
Washburn University
1700 SW College Avenue
Topeka KS 66621

Dear Board Members:

Since 1995, the City of Topeka's Neighborhood Revitalization Plan/Program (NRP) has been successfully providing property tax rebate incentives for those willing to invest within our "At Risk" / "Intensive Care" neighborhoods and Downtown.

The current version of the NRP expires on December 31, 2024 but the City is proposing to extend through the end of 2027. The NRP boundary primarily aligns with At Risk/Intensive Care neighborhoods. It is based on the City's Neighborhood Health map, which was updated earlier this year. The most recent health map resulted in a smaller NRP area due to improving conditions.

Because of this, you will again be asked to consider participation in the program's extension through an inter-local agreement with the City in order to maximize impact of the rebate. All taxing entities within the current NRP boundary participate including USD 345, USD 437, USD 450, USD 501, Shawnee County, Topeka Metropolitan Transit Authority, Metropolitan Topeka Airport Authority, Topeka and Shawnee County Public Library, and Washburn University.

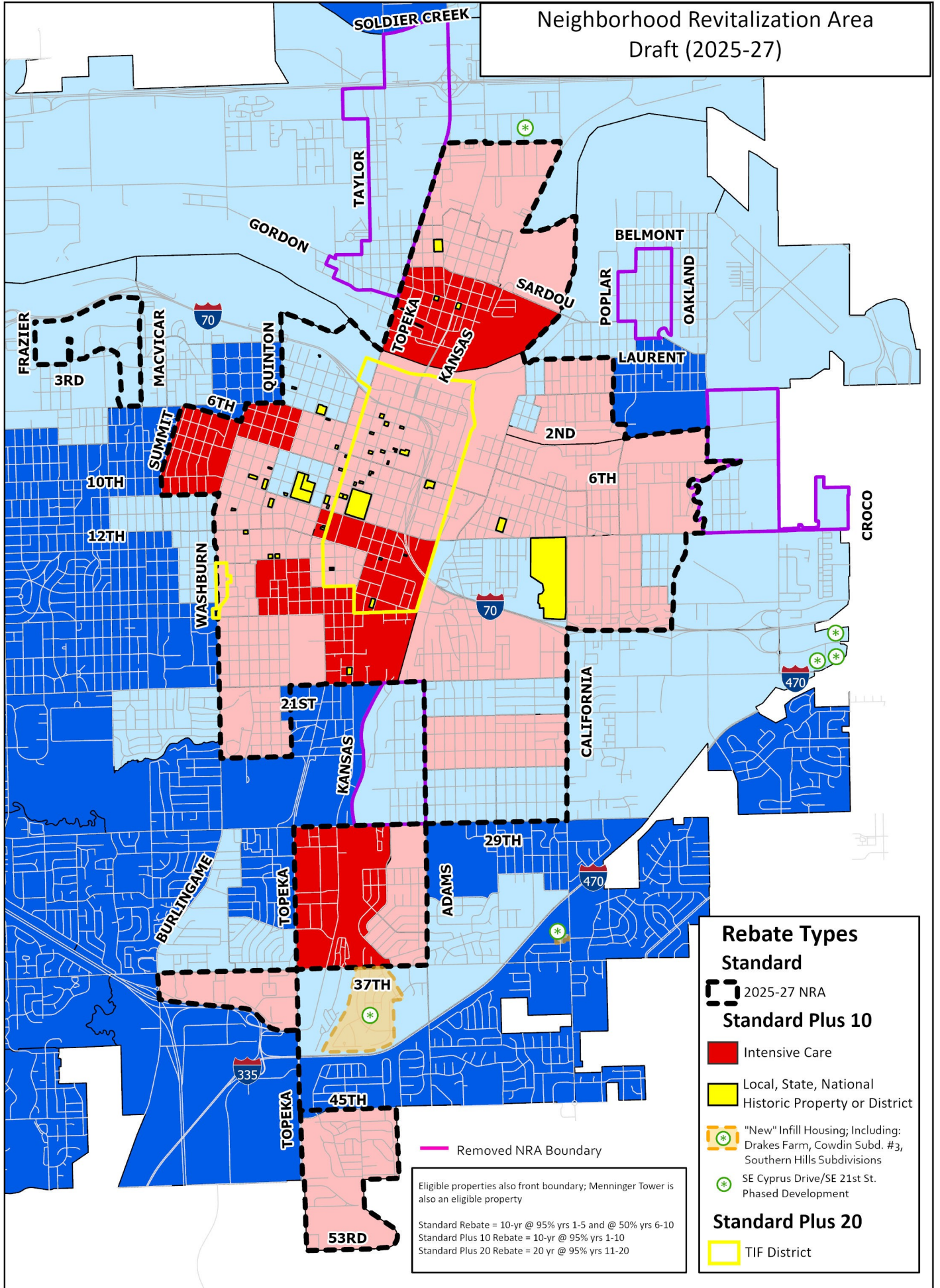
The success of the NRP is proven. It has accounted for over \$515 million of property investment covering 647 separate projects. For every dollar rebated, \$8 is leveraged in property investment.

I am attaching background information on the NRP which I am happy to go over with you or your staff if you wish. In the meantime, if you should have any additional questions please feel free to contact me.

Sincerely,

Rhiannon Friedman
Planning & Development Director, City of Topeka

Neighborhood Revitalization Area Draft (2025-27)



Rebate Types

Standard

2025-27 NRA

Standard Plus 10

- Intensive Care
- Local, State, National Historic Property or District
- "New" Infill Housing; Including: Drakes Farm, Cowdin Subd. #3, Southern Hills Subdivisions
- SE Cyprus Drive/SE 21st St. Phased Development

Standard Plus 20

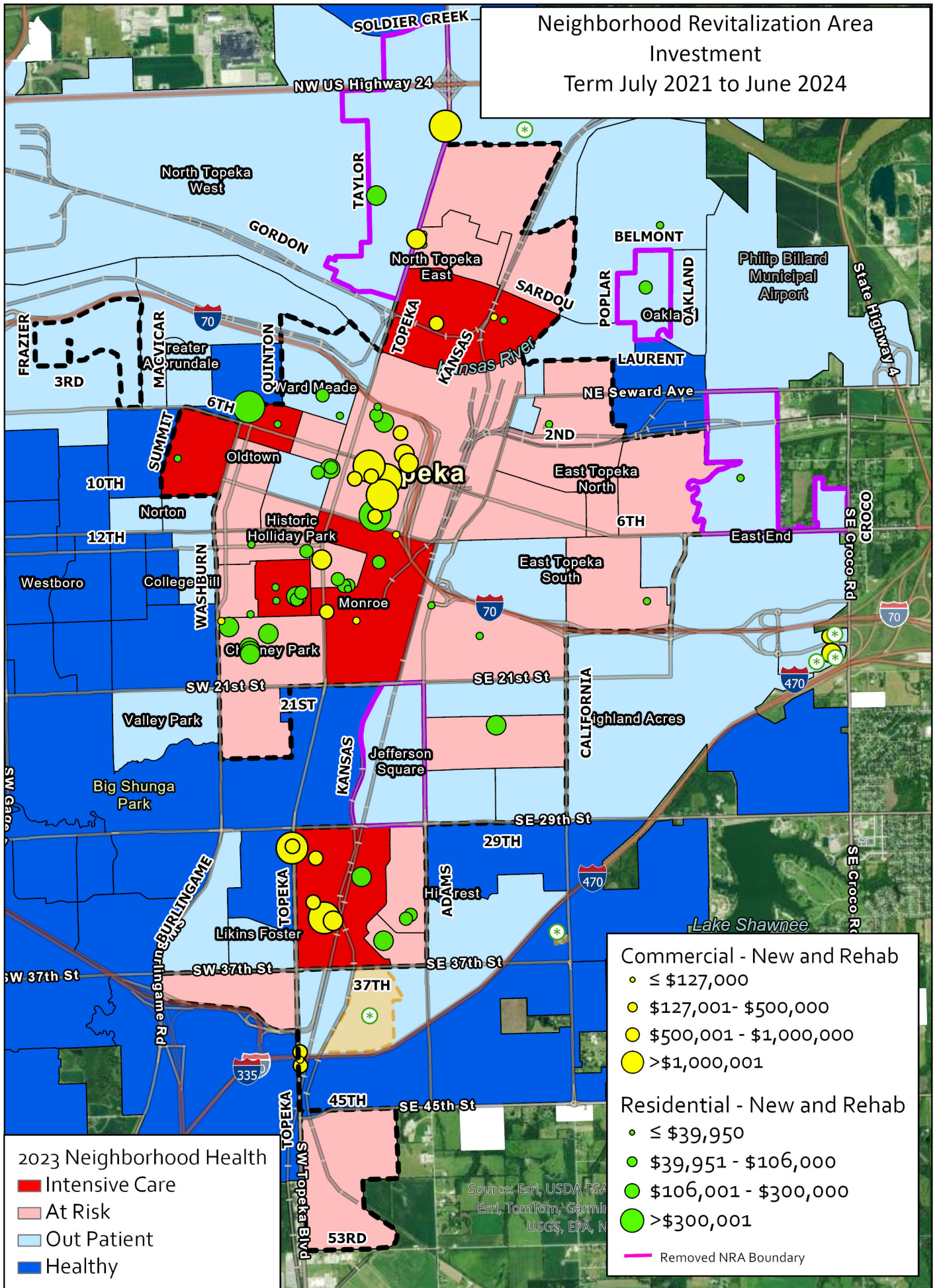
- TIF District

Removed NRA Boundary

Eligible properties also front boundary; Menninger Tower is also an eligible property

Standard Rebate = 10-yr @ 95% yrs 1-5 and @ 50% yrs 6-10
 Standard Plus 10 Rebate = 10-yr @ 95% yrs 1-10
 Standard Plus 20 Rebate = 20 yr @ 95% yrs 11-20

Neighborhood Revitalization Area
Investment
Term July 2021 to June 2024



Applicant/Owner	Property Address	Type of Improvement	NIA	Estimate	Approved	2022 value	2023 Value	2024 Value
2022								
Mercury Real Estate Holdings LLC	1100 Walnut St, Ste 2050	Commercial		\$3,060,823	APPROVAL	\$1,979,910	\$2,000,800	
Abraham Properties	1700 SW Washburn	Commercial	Chesney Park	\$42,700	INCOMPLETE	\$359,000		
Edward Whitlock	4021 SW 10th	Single Family Rehab	Old Town	\$80,000	APPROVAL	\$18,590	\$19,890	29,500
Van Buren St Lofts LLC/ Mark Burenheide	306 SW Van Buren	New Multi Family	Downtown	\$150,000	APPROVAL	\$118,400	\$1,224,900	
SW Holdings LLC (Anthony Singer)	1908 SW Buchanan	New single Family	Chesney Park	\$160,000	APPROVAL	\$1,290	\$15,070	134,920
SW Holdings LLC (Anthony Singer)	1523 SW Polk	Single Family New	Central Park	\$160,000	APPROVAL	\$1,150	\$2,290	126,490
SW Holdings LLC (Anthony Singer)	1813 SW Central Park	Single Family New	Central Park	\$160,000	APPROVED	\$2,570	\$15,070	134,920
Performance Tire and Auto	1634 SW Topeka Blvd	Commercial Rehab	Monroe	\$402,009	APPROVAL	\$240,500	\$407,300	
SW Holdings LLC (Anthony Singer)	1914 SW Buchanan	New single Family	Chesney Park	\$160,000	APPROVAL	\$700	\$15,070	136,830
SW Holdings LLC (Anthony Singer)	1920 SW Buchanan	New single Family	Chesney Park	\$160,000	APPROVAL	\$1,410	\$15,320	137,080
Holiday Square Partners- Interior Site	3001 SW Topeka Blvd	Commercial Rehab		\$350,000	APPROVAL	\$1,254,300	\$2,390,000	2,608,100
Hicks Block LLC	825 N Kansas Avenue	Commercial rehab	N Topeka E	\$150,000	APPROVAL	\$156,100	\$292,300	
SENT Holdings	508 SE 34th	Single Family New	Hi Crest	\$105,093	INCOMPLETE	\$23,150	\$63,000	
1508 SW Polk	1508 SW Polk	Single Family Rehab	Central Park	\$50,000	INCOMPLETE	\$70,500	\$75,440	99,200
WRG Investments LLC	3401 S Kansas Ave	Commercial Rehab	Hi Crest	\$550,000	APPROVAL	\$532,300	\$1,159,200	
CMB Projects LLC	318 SW Polk	Multifamily Rehab	Ward Meade	\$25,000	APPROVAL	\$24,640	\$52,400	
Zulu Warriors LLC	1640 SW Buchanan	Single Family Rehab	Central Park	\$13,000	APPROVAL	\$36,100	\$75,900	
CMB Projects LLC	1323 NE Michigan	Single Family Rehab	Oakland	\$30,000	APPROVAL	\$41,910	\$72,000	
CMB Projects LLC	512 SW Buchanan	Single Family Rehab	Ward Meade	\$31,000	APPROVAL	\$17,230	\$62,900	
American Services, Inc.	1303 NE Atchison	Single Family Rehab	Oakland	\$28,500	APPROVAL	\$26,600	\$51,100	
American Services, Inc.	921 SW Jewel	Single Family Rehab	Old Town	\$37,500	APPROVAL	\$45,870	\$69,700	
American Services, Inc.	508 Sardou	Commercial Rehab	N Topeka E	\$22,000	APPROVAL	\$22,700	\$66,800	
East Bound and Down LLC	1801 NE Chandler	Single Family Rehab	Central Highland Park	\$27,500	INCOMPLETE	\$13,060	\$14,890	15,780
East Bound and Down LLC	218 SW Western	Single Family Rehab	Ward Meade	\$50,000	INCOMPLETE	\$11,220	\$39,200	48,900
East Bound and Down LLC	545 NE Sardou	Single Family Rehab	N Topeka E	\$32,000	INCOMPLETE	\$11,290	\$20,780	20,920
Erik and Laura Knox	4026 S Topeka Blvd	Commercial Rehab		\$270,000	APPROVED	\$245,500	\$455,980	521,900
Fairvan Land Investments	1410 NW Topeka Blvd	New Commercial	North Topeka West	\$586,758	APPROVED	\$77,780	\$275,190	326,110
Osborne Construction & Development	316 SW 33rd St	Commercial Rehab	Hi Crest	\$190,000	INCOMPLETE	\$146,600	\$167,100	165,600
Clinton Self Storage Bldg E	3528 SE Cyprus Dr.	Commercial		\$226,000	APPROVAL	\$0	\$33,560	355,600
TRM Communications Inc	323 S Kansas Ave	Commercial	Downtown	\$251,256	APPROVAL	\$488,900	\$687,900	
Applicant/Owner	Property Address	Type of Improvement	NIA	Estimate	Approved	2022 value	2023 Value	
2023								
AIM Strategies LLC	735 S Kansas Ave	New Commercial	Downtown	\$2,879,229	Incomplete	\$18,750	\$601,750	
Van Buren St Development LLC	306-308 SW Van Buren	Multi Family Rehab	Downtown	\$300,000	Incomplete			
Midwest Housing Solutions LLC	1255 SW Tyler	Multi Family Rehab	Historic Holiday Park	\$51,361	APPROVED	\$107,260	\$242,500	
SENT Holding Inc	304 SE Pinecrest	Single Family Rehab	Hi-Crest	\$121,497	APPROVED	\$30,680	\$93,600	
Midwest Housing Solutions	948 NE Wabash Ave	Multi Family Rehab	Oakland	\$100,000	Incomplete	\$55,740	\$61,800	
Potwin Lofts LLC	400 SW Washburn Ave	Multi Family Rehab	Ward Meade	\$900,000	Incomplete	\$183,210	(C)\$151330(R)\$208670	
Watson Real Estate Development LLC	1311 SE Lott St	New Single Family	Central Highland Park	\$125,000	Incomplete	\$2,910	\$2,910	
Kronos Construction LLC	1705 NW Polk St	New Single Family	North Topeka West	\$125,000	Incomplete	\$5,950	\$5,950	
Kronos Construction LLC	1734 SW Lane St	New Single Family	Chesney Park	\$125,000	Incomplete	\$2,820	\$2,820	

SENT Holdings LLC	449 SE 34th Street	Single Family Rehab	Hi Crest	\$63,834	APPROVED	\$25,460	\$76,000
Still Producing LLC	703 SW Tyler	multi family rehab	Old Town	\$175,000	APPROVED	\$19,550	\$183,800
Capital Belt and Supply Inc	1718 S Kansas Ave	Commercial rehab	Monroe	\$36,000	APPROVED	\$94,500	\$120,800
SENT Topeka LLC	3135 SE Irvingham	Single Family Rehab	Hi Crest	\$242,000	APPROVED	\$1,180	\$168,600
Tanner Pyle	1416 NW Van Buren	Single Family Rehab	North Topeka East	\$30,000	APPROVED	\$39,990	\$108,400
Midwest Housing Solutions LLC	1500 SW Van buren	Multi Family Rehab	Monroe	\$39,950	Incomplete	\$50,140	\$63,100
Midwest Housing Solutions LLC	1529 SW Polk St	Multi Family Rehab	Central Park	\$67,970	Incomplete	\$67,210	\$77,200
Midwest Housing Solutions LLC	1438 SW Van Buren	Multi Family Rehab	Monroe	\$72,155	Incomplete	\$49,790	\$53,600
Midwest Housing Solutions LLC	1420 SW Harrison	Multi Family Rehab	Monroe	\$60,476	Incomplete	\$33,400	\$30,400
Midwest Housing Solutions LLC	1441 SW Van Buren	Multi Family Rehab	Monroe	\$69,910	Incomplete	\$60,850	\$75,900
AIM Strategies LLC	913 S Kansas Ave	Commercial rehab	Downtown	\$478,910	Incomplete	\$126100(R) \$1548	(C)\$127300(R) \$156400
Elk Properties LLC	4100 SW Topeka Blvd	Commercial rehab	N/A	\$25,000	APPROVED	\$47,400	\$326,700
Maribel NMN Soto Meraz	1328 NW Van Buren St	Single Family Rehab	North Topeka East	\$30,000	Incomplete	\$24,410	\$26,700
Still Producing LLC	701 SW Tyler	Single Family Rehab	Old Town	\$52,000	APPROVED	\$33,540	\$107,700
JRS Equity LLC (Chuck Stratman)	2031 NW Topeka Blvd	Commercial New	N Topeka West	\$1,600,000	Incomplete	\$280,920	\$230,200
Kanza OZ LLC Attn: Frank Meade	1015 SE Monroe	Commercial New	Downtown	\$126,000	APPROVED	\$58,800	\$189,880
Still Producing Inc	1605 SW Fillmore Ave	Single Family Rehab	Central Park	\$2,000	APPROVED	\$15,180	\$123,700
Schultz Development / Chris Schultz	909-911 S Kansas Avenue	Multi Family Rehab	Downtown	\$579,482	APPROVED)\$318000(R) \$640	(C)\$503700(R)\$141900
Beckley Chiropratic / Amber Jensen	214-216 SW 7th Street	Commercial Rehab	Downtown	\$451,031	Incomplete	\$224,500	\$227,900
TK Enterprises LLC	3111 SW Van Buren	Commercial Rehab	Hi Crest	\$249,500	Incomplete	\$601,100	\$601,100

Applicant/Owner

Property Address

Type of Improvement

NIA

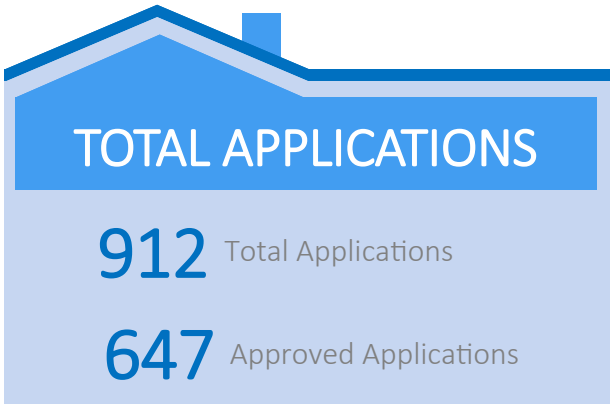
Estimate

2023

Astra IC Partners LLC	627 S Kansas Ave	Commercial Rehab	Downtown	\$3,499,539
Astra IC Partners LLC	633 S Kansas Ave	Commercial Rehab	Downtown	\$5,502,018
Elk Properties (Erik / Laura Knox)	4150 SW Topeka Blvd	Commercial Rehab		\$140,000
424 QOZB LLC	424 S Kansas Avenue	Commercial Rehab	Downtown	\$900,000
Townsite Plaza LLC Attn: Ken Schmanke	200 SE 6th Avenue	Commercial Rehab	Downtown	\$600,000
Shawn and Sara Fields	206 SE Harrison	Residential Rehab	Downtown	\$29,696
Jon Sitlington	941 SE Wear Avenue	Residential Rehab		\$12,000
Midwest Housing Solutions	727 SW Polk Street	Residential Rehab	Old Town	\$74,150
Still Producing LLC Attn: Dezyon Clark	1415 SW Fillmore	Residential Rehab	Central Park	\$24,800
Andrea Ferrell	224 SE Norwood	Residential Rehab	East End	\$31,800

Neighborhood Revitalization Program

Term Years 1995-2024



TOTAL INVESTED

515 MILLION DOLLARS

IN BOTH COMMERCIAL AND RESIDENTIAL PROPERTIES

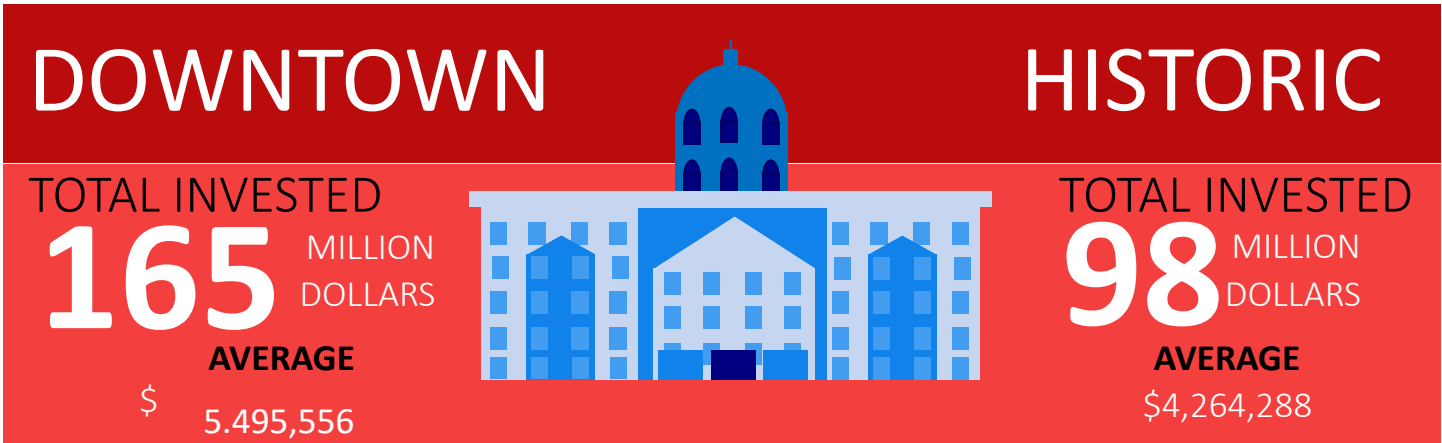
\$389 million
COMMERCIAL

\$126 million
RESIDENTIAL

1995-2023 TAX REBATE AMOUNT PAID **\$63,215,296**

\$34,038,676 NEW TAX ²⁰⁰⁶ ₋₂₀₂₃ GENERATED

FOR EVERY DOLLAR REBATED **\$8** ARE INVESTED

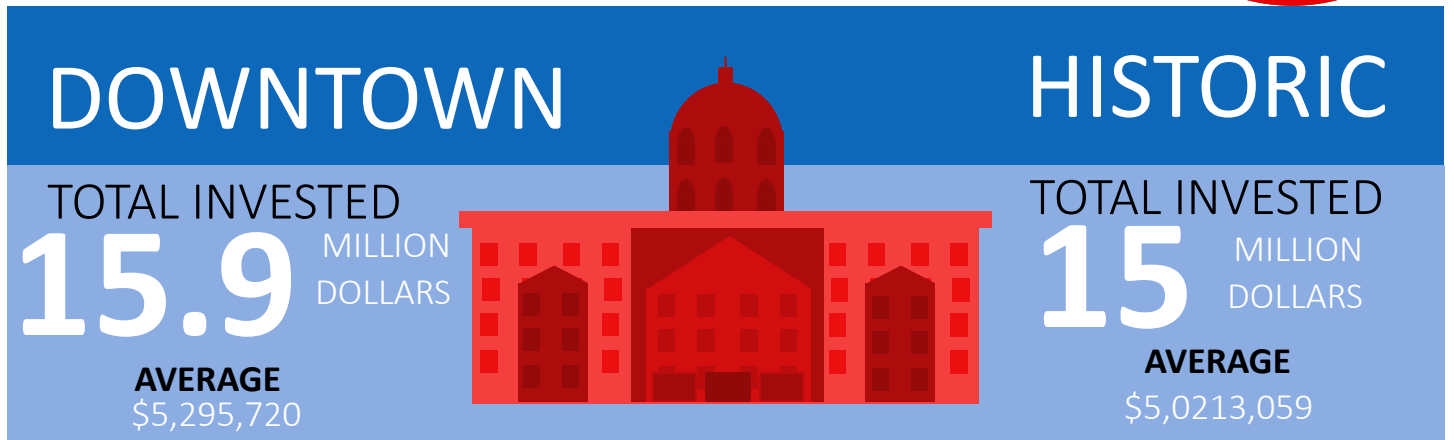
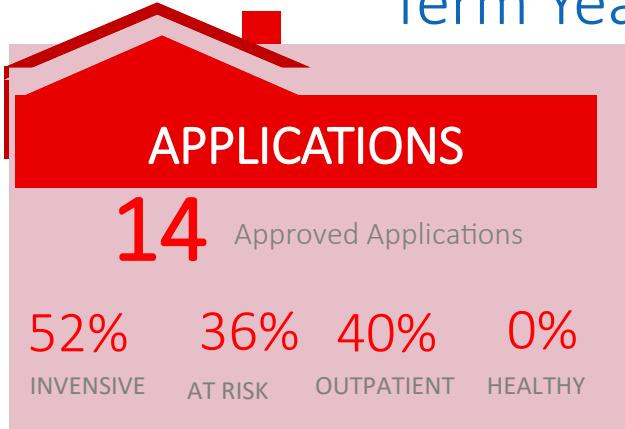


Neighborhood Health 2004-2024

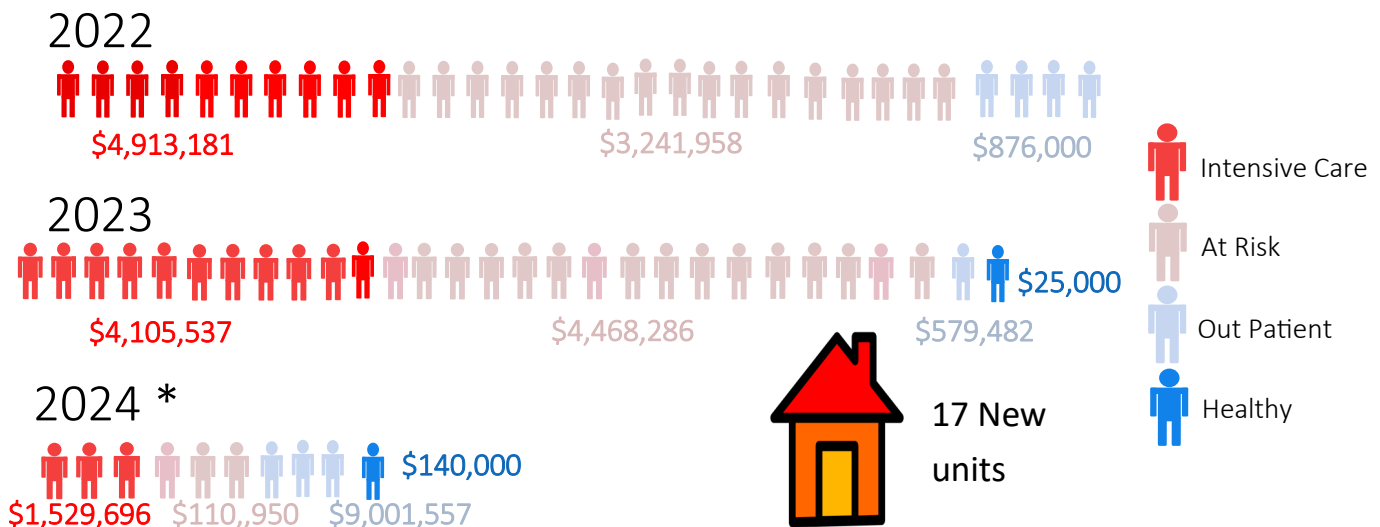
INTENSIVE CARE	\$52,412,754	14%
AT RISK	\$212,369,359	56%
OUTPATIENT	\$80,586,612	21%
HEALTHY	\$30,636,867	8%

Neighborhood Revitalization Program

Term Years 2022-2024



Neighborhood Health Applications and Investments





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2025-2027

Prepared by : City of Topeka Planning Department
Dan Warner, AICP, Planning Director
Ann-Marie Driver, AICP, Planner II
Bryson M. Risley, Planner II

City of Topeka, Kansas

Effective January 1, 2025
ADOPTED BY THE CITY OF TOPEKA GOVERNING BODY:

xx/xx/2024

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*2025 - 27 Neighborhood Revitalization Plan
Adopted by the Governing Body: xx/xx/2024*

Introduction

This Plan is intended to promote the revitalization of the inner urban area hereinafter described as the Neighborhood Revitalization Area (NRA) of the City of Topeka through the rehabilitation, conservation and redevelopment of the area in order to protect the public health, safety welfare of the residents of the City. More specifically, in accordance with KSA 12-17, 118 (d), a tax rebate incentive will be available to property owners for certain improvements that raise the appraised value of residential property 10% and commercial property 20%.

In accordance with KSA 12-17, 114 et. seq., the Governing Body has held a public hearing and considered the existing conditions and alternatives with respect to the described area, the criteria and standards for a tax rebate and the necessity for interlocal cooperation among the other taxing units (City of Topeka, Shawnee County, USD 501 (Topeka), USD 345 (Seaman), USD 450 (Shawnee Heights), USD 437 (Auburn-Washburn Rural), Washburn University, Topeka-Shawnee County Public Library, Topeka Metropolitan Transit Authority (TMTA), Metropolitan Topeka Airport Authority (MTAA)). Accordingly, the Governing Body has reviewed, evaluated, and found that the described area meets one or more of the conditions contained in KSA 12-17,115 (c).

1. An area in which there is a predominance of buildings or improvements which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare;
2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, defective or inadequate streets, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is detrimental to the public health, safety or welfare in its present condition and use; or

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*2025 - 27 Neighborhood Revitalization Plan
Adopted by the Governing Body: xx/xx/2024*

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

Furthermore, the Governing Body may declare a building outside of a NRA to be a “dilapidated structure” if the structure satisfies the following definition KSA 12-17,115(a): "Dilapidated structure" means a residence or other building which is in deteriorating condition by reason of obsolescence, inadequate provision of ventilation, light, air or structural integrity or is otherwise in a condition detrimental to the health, safety or welfare of its inhabitants or a residence or other building which is in deteriorating condition and because of age, architecture, history or significance is worthy of preservation.

The boundary of the proposed NRA is intended to reflect the City’s most investment-challenged and deteriorated areas as determined by the City’s Neighborhood Health Map. The NRA includes all designated “Intensive Care” and “At Risk” Census block groups based on the most recent update of the health map in 2017. These areas are deemed to qualify under all of the above criteria (KSA 12-17, 115 (c)).

In addition, some parts of the proposed NRA are outside At Risk/Intensive Care designations. Those areas are included because they either: 1) have been historically “At Risk” since 2000, 2) are part of infill subdivisions or redevelopment areas that were dependent upon and approved under the City’s past Neighborhood Revitalization Plans, 3) are part of minor boundary rounding to make the NRA as contiguous and orderly as possible, or 4) otherwise would qualify under the above criteria (KSA 12-17, 115 (c)). Taken as a whole, the proposed NRA meets legislative and statutory intent of KSA 12-17, 115 (c).

Any boundary expansions should be consistent with the above criteria and the State’s Attorney General’s opinion issued in 1996 which determined that the intent of the legislation was aimed at neighborhood stabilization and preventing deterioration in the central section of the city or more specifically, neighborhoods. The opinion concludes that the governing body must make a finding that the area meets one of the conditions listed in KSA 12-17, 115 (c), that rehabilitation of the

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*2025 - 27 Neighborhood Revitalization Plan
Adopted by the Governing Body: xx/xx/2024*

area is necessary to protect the welfare of the municipalities' residents, and that the area should not include the entire municipality.

As a matter of policy, the City of Topeka's NRA is also proposed to be limited in scope to the above areas in order to promote a streamlined and administrative "but for" policy. The inherent presumption of this Plan is that necessary private investments would not occur in these areas "but for" the incentives offered under the Plan. Incentives are approved administratively by City of Topeka staff upon application by the property owner without further proof of need for the incentives. In order to enforce this assumption, the Plan puts forth thresholds for application deadlines to ensure the applicant knew about the program prior to construction and that the investment must create an impactful value increase.

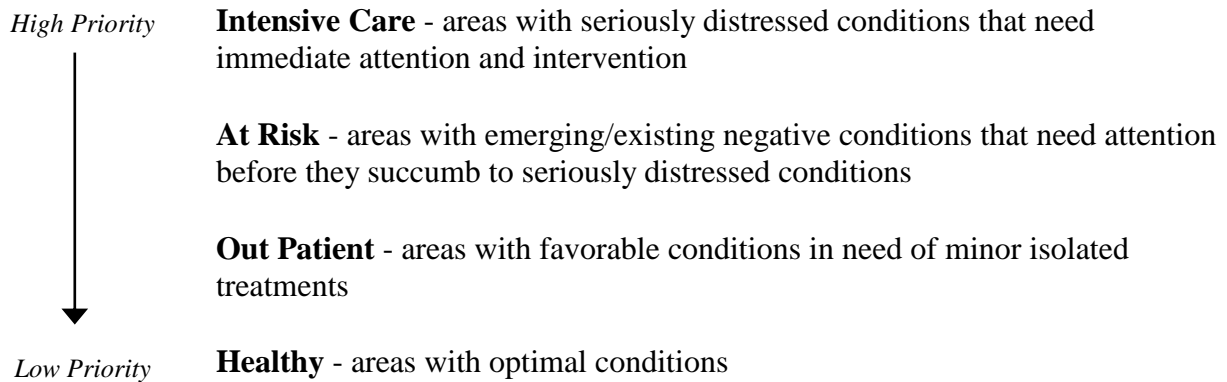
Therefore, this Plan finds the proposed areas are most legally justifiable under State law and provides for a streamlined "but for" test to revitalize the City's most deteriorated sections.

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*2025 - 27 Neighborhood Revitalization Plan
Adopted by the Governing Body: xx/xx/2024*

PART 1
DESCRIPTION OF NEIGHBORHOOD REVITALIZATION AREA

The Neighborhood Revitalization Area (Map #1) in general follows the boundaries of *Intensive Care* and *At Risk* neighborhoods as identified in the City of Topeka Neighborhood Health Map. This map most recently updated in 2023, establishes four (4) health classifications for neighborhoods (intensive care, at risk, out patient, and healthy) to determine priorities for re-investment and planning assistance. They are described below in order of priority:



The four health classifications were based on five (5) vital signs that measured the relative health of all neighborhood areas in Topeka. This neighborhood health assessment was used to develop a “triage” approach to revitalization. Those areas that had more “life-threatening” or urgent needs as measured by the vital signs should receive higher priority for treatment over those areas with less urgent needs. These higher priority areas (*intensive care/at risk*) are the focus for neighborhood planning efforts and public re-investment. A summary of the vital signs include:

Poverty (2018-2022 American Community Survey 5-Year Estimates, U.S Census) - High concentrations of poverty are one of the most reliable indicators of performance in school, crime rates, family fragmentation, job readiness, housing conditions, etc.

Public Safety (January 2022 – December 2023, Topeka Police Dept.) – Public Safety, as measured by number of Part 1 crimes reported for the last two full years, is a symptom indicating the local environmental conditions conducive to crime and how well a neighborhood is organized to prevent crime from occurring.

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*2025 - 27 Neighborhood Revitalization Plan
Adopted by the Governing Body: xx/xx/2024*

Residential Property Values (July 2023, Shawnee County Appraisers Office) – Property values are in part a reflection of the quality of housing supply and the image of a neighborhood. The median value of a house purchased in Shawnee County was \$122,000 in 2018 (Topeka Association of Realtors).

Single Family Housing Tenure (July 2023 Shawnee County Appraisers Office)

The percentage of homeowners residing in a neighborhood can be an indication of the willingness (or confidence) to invest in the area. The most relevant measure of this is how many single-family dwellings are owner-occupied since these homes were primarily built for individual ownership.

Secured Houses & Unsafe Structures (2023 City of Topeka Special Structures Unit) - A secured house is one of the most evident physical displays that will undermine confidence in an area for investment and precipitates a downward spiral for the block and/or neighborhood.

Vital Sign Ranges (2023)

Neighborhood Health Composite (avg. score)	% of Persons Below Poverty Level (score)	Part 1 Crimes per 100 Persons (score)	Average Residential Property Values (score)	% Owner Occupied Housing Units (score)	Number of Secured and Unsafe Structures Per 100 Properties (score)
Healthy (3.3 - 4.0)	2023: 0 - 9% (4)	0 - 12 (4)	2023: \$134,451 and ↑ (4)	70 - 100% (4)	2023: 0 (4)
Out Patient (2.7 - 3.2)	2023: 10 - 18% (3)	13 - 18 (3)	2023: \$87,447 - \$134,450 (3)	50 - 69% (3)	2023: 0.01 - 0.75 (3)
At Risk (1.9 - 2.6)	2023: 19 - 30% (2)	19 - 28 (2)	2023: \$51,960 - \$87,446 (2)	34 - 49% (2)	2023: 0.76 - 1.75 (2)
Intensive Care (1.0 - 1.8)	2023: 31 - 100% (1)	29 + (1)	2023: \$51,959 and ↓ (1)	0 - 33% (1)	2023: 1.76 and ↑ (1)

Area Profile

Health rankings are determined by averaging all vital sign levels for each neighborhood area. *Intensive care* and *at risk* neighborhoods have the lowest vital sign measurements, and hence are the primary focus of the Neighborhood Revitalization (NR) Area. Below is a comparison profile of the NR Area and non-NR Area

Total Primary Neighborhood Revitalization Area 2023					
Health Rating	Part 1 Crimes per 100 persons	% of Persons Below Poverty Level	% Owner Occupied Single Family Housing units	Secured & Unsafe Structures	Average Residential Property Values
Intensive Care	35	38.5%	43.4%	2.024	\$67,448
At Risk	18	29.1%	47.3%	1.050	\$74,156
Out Patient	10	11.1%	57.5%	0.878	\$90,930
Total Primary NR Area	19	25.9%	49.5%	1.160	\$77,316

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Total Non Neighborhood Revitalization Area 2023					
Health Rating	Part 1 Crimes per 100 persons	% of Persons Below Poverty Level	% Owner Occupied Single Family Housing units	Secured & Unsafe Structures	Average Residential Property Values
Out Patient	11	17.7%	61.8%	0.56	\$115,743
Healthy	5	8.7%	79.7%	0.13	\$212,709
Total Non NR Area	7	10.6%	75.3	0.25	\$189,507

General Characteristics 2023							
Area	Square Miles	% of Total	#of Parcels	% Total	Vacant Parcels	% Total	
Intensive Care	2.46	3.9%	2,587	5.1%	417	10.2%	
At Risk	7.59	12.0%	8,438	16.5%	1,186	29.1%	
Out Patient	1.85	2.9%	2,510	4.9%	370	9.1%	
Kanza/ USD 501	0.3	0.5%	29	0.06%	3	0.07%	
Total NR AREA	12.15	19.3%	13,535	26.5%	1,973	48.4%	
Non-NR Area	50.95	80.7%	37,612	73.5%	2,107	51.6%	
Total (All Topeka)	63.1	100%	51,147	100%	4,080	100%	

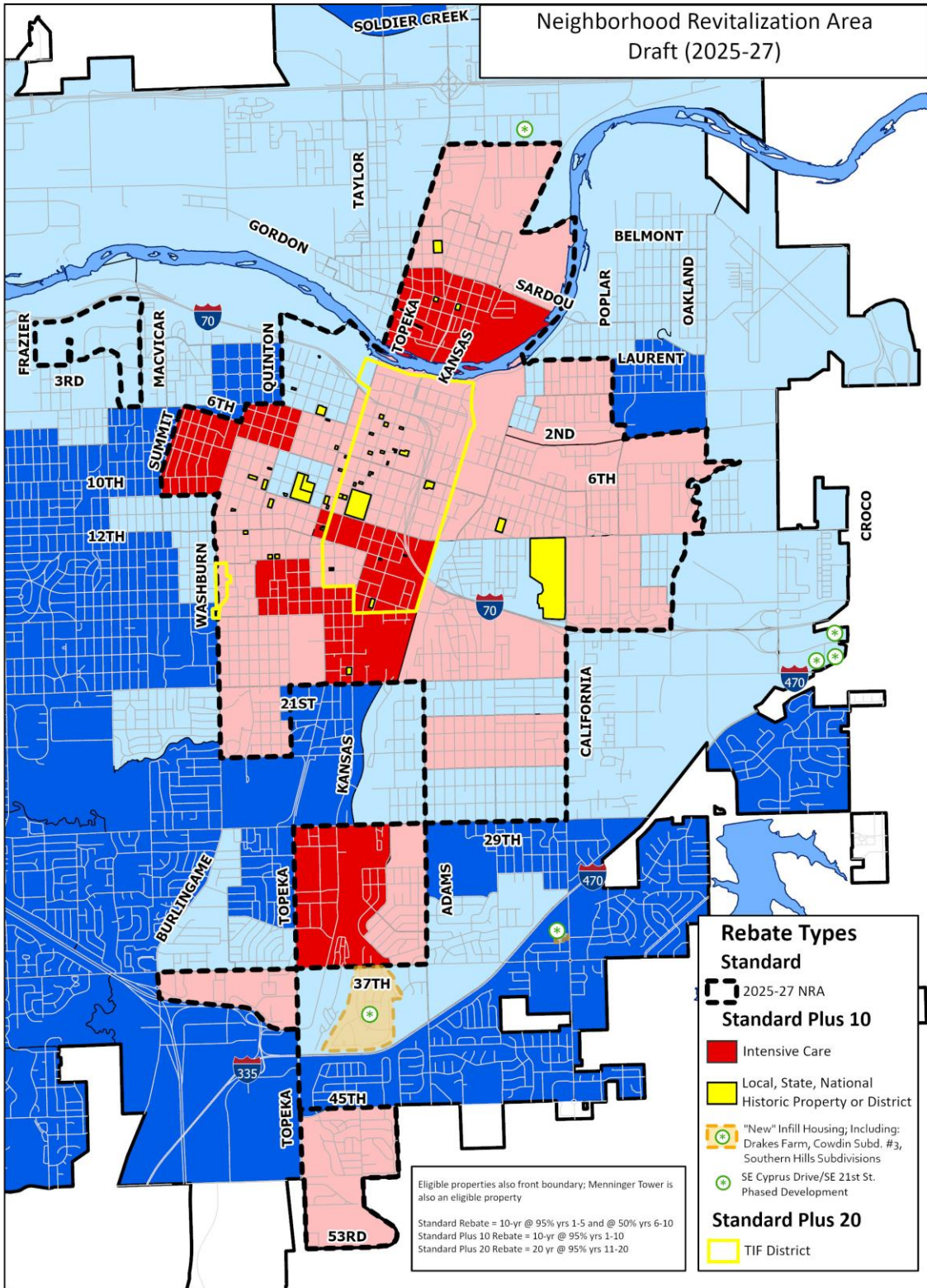
General Characteristics 2023						
Area	2022 Population	% of Total	Total Housing Units (2018 - 2022 ACS)	% of Total	Real Property Valuation (2023)	% of Total
Intensive Care (Primary)	4,595	3.6%	2,221	3.7%	\$588,646,970	6.4%
At Risk (Primary)	20,732	16.4%	10,349	17.3%	\$1,317,793,490	14.2%
Out Patient (Primary)	8,370	6.6%	3,906	6.5%	\$261,039,450	2.8%
Total NR Area	33,697	26.7%	16,476	27.5%	\$2,167,479,910	23.4%
Non NR Area	92,734	73.3%	43,511	72.5%	\$9,268,928,010	100.0%
Total (All Topeka)	126,431	100.0%	59,987	100.0%	11,436,407,920	100.0%

Summary

- The primary NR Area comprises only 19.3% of the land area of Topeka, but contains approximately 48.4% of all vacant parcels in the City.
- The poverty rate in the primary NR Area is two and a half times the poverty rate of the non-NR Area.
- Average residential property values are nearly 145% greater outside of the NR Area than within its boundaries.
- The homeownership rate is substantially greater outside of the primary NR Area boundary (75.3% versus 49.5%).
- 63% of all secured and unsafe structures in the City are located within the NR Area boundary yet only constitute 27.5% of all housing units in the city

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**LEGAL DESCRIPTION OF
Neighborhood Revitalization Area
MAY 2024**

PRIMARY AREA

Beginning at the intersection of the NW Topeka Boulevard and NW Independence Avenue; thence easterly along NW Independence Avenue to its intersection with N Kansas Avenue; thence continuing easterly along NE Independence Avenue to its intersection with NE Meriden Road; thence Southerly along Meriden Road to its intersection with NE Grantville Road; thence southerly along said NE Grantville Road to its intersection with Old Soldier Creek channel; thence easterly along Old Soldier Creek channel to its intersection with the Kansas River; thence southerly along the Kansas River to its intersection with northerly extension of NE Chandler Street; thence southerly along said extension of NE Chandler Street to its intersection with NE River Road; thence northeasterly along NE River Road to its intersection with NE Division Street; thence easterly along NE Division Street to its intersection with NE Sumner Street; thence southerly along NE Sumner Street to its intersection with NE Seward Avenue; thence westerly along NE Seward Avenue to its intersection with Sumner Street; thence Southerly along Sumner Street to its intersection of NE Florence Avenue; thence easterly along NE Florence Avenue to its intersection with NE Golden Avenue; thence southerly along NE Golden Avenue to its intersection with the Mainline Track of the Burlington Northern - Santa Fe Railway; thence easterly along said Mainline Track to its intersection with the East line of the Northeast Quarter of Section 33, Township 11 South, Range 16 East of the 6th P.M.; thence southerly along said East Line to its intersection with SE 2nd Street; thence easterly along SE 2nd Street to its intersection with Deer Creek; thence southerly along Deer Creek to its intersection with SE 6th Avenue; thence westerly along SE 6th Avenue to its intersection with SE Deer Creek Parkway; thence southerly along SE Deer Creek Parkway to its intersection with Interstate Highway 70; thence westerly along Interstate Highway 70 to its intersection with SE California Avenue; thence southerly along SE California Avenue to its intersection with the Centerline of SE 29th Street; thence westerly along SE 29th Street to its intersection with SE Adams Street; thence southerly along SE Adams Street to its intersection with SE 37th Street; thence westerly along SE 37th and SW 37th Street to its intersection with SW Topeka Boulevard; thence southerly along SW Topeka Boulevard to the Northwest corner of the Northwest Quarter of Section 30 Township 12 South Range 16 East of the 6th P.M.; thence easterly along the North Line of said Section 30 to the Northeast corner of the West Half of the Northeast Quarter of said Section 30; thence southerly along the East line of said West Half to the Southeast corner of said West Half; thence westerly along the South line of said West Half to the Southwest corner of said Northeast Quarter; thence southerly along the East line of the Southwest Quarter of said Section 30 to its intersection with the southwesterly right of way line of the Missouri Pacific Railroad, as recorded in Book 4251, page 621; thence South 54 degrees 38 minutes 32 seconds East, 1304.94 feet along said right of way line; thence southeasterly and southwesterly along said right of way line, 1020.98 feet along the arc of a curve to the right, having a radius of 419.28 feet with a chord which bears South 21 degrees 57 minutes 15 seconds West, 786.78 feet; thence South 89 degrees 35 minutes 28 seconds West, 132.83 feet along said right of way line; thence westerly along said right of way line, 249.10 feet along the arc of a curve to the left, having a radius of 613.69 feet with a chord which bears South 77 degrees 55 minutes 31 seconds West, 247.40 feet to the North right of way

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line of SE 53rd Street; thence South 89 degrees 35 minutes 28 seconds West, 368.63 feet along the North right of way of SE 53rd Street; thence southerly to the South line of Section 30; thence westerly along the South line of Section 30 to SW Topeka Boulevard; thence northerly along Topeka Boulevard to its intersection of Interstate Highway 470; thence westerly along Interstate Highway 470 to its intersection with Burlingame Road; thence northerly along Burlingame Road to its intersection with SW 37th Street; thence Easterly along SW 37th Street to its intersection with Topeka Boulevard; thence northerly along Topeka Boulevard to its intersection with SW 29th Street; thence Easterly along SW 29th Street and SE 29th Street to its intersection with SE Adams Street; thence northerly along SE Adams Street to its intersection with SE 21st Street; thence westerly along SE 21st Street and SW 21st Street to the Northwest Corner of the Northwest Quarter of Section 7 Township 12 South Range 15 East of the 6th P.M.; thence southerly along the West line of said Quarter Section to its intersection with SW 27th Street; thence westerly along SW 27th Street to its intersection with SW Washburn Avenue; thence northerly along SW Washburn Avenue to its intersection with SW 11th Street; thence westerly along SW 11th Street to its intersection with SW Woodward Avenue; thence northerly along SW Woodward Avenue to its intersection with SW 10th Avenue; thence westerly along SW 10th Avenue to its intersection with SW Summit Avenue; thence northerly along SW Summit Avenue to its intersection with SW Sixth Avenue; thence easterly SW Sixth Avenue to its SW Washburn Avenue; thence northerly along SW Washburn Avenue to its intersection with SW Willow Avenue; thence easterly along SW Willow Avenue to its intersection with Quinton Avenue; thence northerly along Quinton Avenue to its intersection with the Centerline of SW 1st Street; thence easterly along SW 1st Street to the West line of Section 30, Township 11 South, Range 16 East of the 6th P.M.; thence northerly along the said West line to its intersection with the south line of a tract of land described in a deed recorded in Book 3384 Page 896, Register of Deeds Office, Shawnee County, Kansas; thence easterly and northeasterly along the south line and east line of said tract of land to the South Bank of the Kansas River; thence northeasterly along the extension of said east line to its intersection with the Kansas River; thence easterly down the Kansas River to its intersection with SW Topeka Boulevard; thence northerly along Topeka Boulevard to the Point of Beginning.

(AND IN ADDITION)

KANZA BUSINESS AND TECHNOLOGY PARK (OVERALL PUD BOUNDARY)

A TRACT OF LAND IN THE SOUTHEAST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER, LOT 3 OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 11 SOUTH, RANGE 15 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SHAWNEE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 00°00'22" EAST, 30.00 FEET, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°36'04" WEST, 23.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°36'04" WEST, 2611.74 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°06'23" WEST, 1118.90 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 86°16'38" EAST, 130.48 FEET; THENCE NORTH 42°55'39" EAST, 233.28 FEET; THENCE NORTH 01°25'17" WEST, 497.95 FEET; THENCE SOUTH 88°46'41" WEST, 278.01 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°06'23" EAST, 120.24 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF ARLINGTON HEIGHTS SUBDIVISION; THENCE SOUTH 89°54'32" WEST, 1309.28 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST

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LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°11'27" EAST, 953.94 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°18'11" EAST, 663.92 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 70; THENCE NORTH 88°53'30" EAST, 883.63 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE ON A CURVE TO THE LEFT, ALONG SAID RIGHT-OF-WAY LINE, A RADIUS OF 1579.22 FEET, AN ARC DISTANCE OF 683.95 FEET, WITH A CHORD WHICH BEARS NORTH 76°29'04" EAST, 678.62 FEET; THENCE NORTH 64°04'38" EAST, 1046.28 FEET, ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 00°08'08" WEST, 213.32 FEET; THENCE SOUTH 78°48'28" EAST, 1483.53 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00°08'53" EAST, 87.25 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 16°33'51" WEST, 156.49 FEET; THENCE SOUTH 00°08'53" EAST, 539.57 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, 45.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°00'22" WEST, 35.43 FEET; THENCE SOUTH 89°59'38" EAST, 21.50 FEET; THENCE SOUTH 00°00'22" WEST, 2570.01 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 258.943 ACRES, MORE OR LESS.

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 15 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SHAWNEE COUNTY KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID QUARTER ON AN ASSUMED BEARING OF SOUTH 89°35'38" WEST, A DISTANCE OF 825.36 FEET; THENCE ON A BEARING OF NORTH 00°24'22" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER ON A BEARING OF SOUTH 89°35'38" WEST, A DISTANCE OF 515.96 FEET; THENCE ON A BEARING NORTH 00°25'19" WEST, A DISTANCE OF 2033.61 FEET; THENCE ON A BEARING OF NORTH 44°27'37" EAST, A DISTANCE OF 68.73 FEET; THENCE ON A BEARING OF SOUTH 63°56'06" EAST, A DISTANCE OF 18.56 FEET; THENCE ON A BEARING OF NORTH 19°56'13" EAST, A DISTANCE OF 44.30 FEET; THENCE ON A BEARING OF NORTH 34°34'08" EAST, A DISTANCE OF 25.22 FEET; THENCE ON A BEARING OF NORTH 72°13'53" EAST, A DISTANCE OF 27.65 FEET; THENCE ON A BEARING OF SOUTH 37°05'32" EAST, A DISTANCE OF 14.75 FEET; THENCE ON A BEARING OF SOUTH 54°25'19" EAST, A DISTANCE OF 16.30 FEET; THENCE ON A BEARING OF SOUTH 80°46'21" EAST, A DISTANCE OF 23.15 FEET; THENCE ON A BEARING OF SOUTH 87°13'11" EAST, A DISTANCE OF 11.70 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 74°03'00" EAST, AND A CHORD DISTANCE OF 34.18 FEET) A DISTANCE OF 34.48 FEET; THENCE ON A BEARING OF SOUTH 60°52'49" EAST, A DISTANCE OF 42.96 FEET; THENCE ON A BEARING OF SOUTH 53°28'55" EAST, A DISTANCE OF 108.90 FEET; THENCE ON A BEARING OF SOUTH 31°54'18" EAST, A DISTANCE OF 87.45 FEET; THENCE ON A BEARING OF SOUTH 26°44'08" EAST, A DISTANCE OF 158.72 FEET; THENCE ON A BEARING OF SOUTH 28°30'48" EAST, A DISTANCE OF 137.12 FEET; THENCE ON A BEARING OF SOUTH 35°51'47" EAST, A DISTANCE OF 63.86 FEET; THENCE ON A BEARING OF SOUTH 44°53'50" EAST, A DISTANCE OF 71.01 FEET; THENCE ON A BEARING OF SOUTH 00°10'26" EAST, A DISTANCE OF 305.26 FEET; THENCE ON A BEARING OF SOUTH 41°48'53" WEST, A DISTANCE OF 216.94 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 19°54'50" EAST, AND A CHORD DISTANCE OF 97.23 FEET) A DISTANCE OF 105.78 FEET; THENCE ON A BEARING OF SOUTH 00°01'58" EAST, A DISTANCE OF 78.63 FEET; THENCE ON A BEARING OF SOUTH 34°02'36" EAST, A DISTANCE OF 118.96 FEET; THENCE ON A BEARING OF SOUTH 00°17'22" WEST, A DISTANCE OF 227.41 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING OF SOUTH 45°46'21" WEST, AND A CHORD DISTANCE OF 77.15 FEET) A DISTANCE OF 83.79 FEET; THENCE ON A BEARING OF SOUTH 00°06'58" EAST, A DISTANCE OF 142.97 FEET; THENCE ON A BEARING OF SOUTH 86°22'32" WEST, A DISTANCE OF 30.69 FEET; THENCE ON A BEARING OF SOUTH 01°46'13" EAST, A DISTANCE OF 80.18 FEET; THENCE ON A BEARING OF SOUTH 89°57'22" WEST, A DISTANCE OF 20.82 FEET; THENCE ON A BEARING OF SOUTH 00°15'55"

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WEST, A DISTANCE OF 130.86 FEET; THENCE ON A BEARING OF SOUTH 89°40'17" EAST, A DISTANCE OF 21.15 FEET; THENCE ON A BEARING OF SOUTH 00°20'17" WEST, A DISTANCE OF 28.30 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 118.49 FEET, A CHORD BEARING OF SOUTH 21°22'45" EAST, A CHORD DISTANCE OF 60.15 FEET) A DISTANCE OF 60.82 FEET; THENCE ON A BEARING OF SOUTH 32°29'33" EAST, A DISTANCE OF 24.43 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 194.67 FEET, A CHORD BEARING OF SOUTH 12°51'45" EAST, AND A CHORD DISTANCE OF 80.56 FEET) A DISTANCE OF 81.15 FEET; THENCE ON A BEARING OF SOUTH 01°52'31" EAST, A DISTANCE OF 26.20 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 24.081 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD, IF ANY.

(AND IN ADDITION)

KANZA BUSINESS AND TECHNOLOGY PARK SUBDIVISION. CONTAINS APPROXIMATELY 10.39-ACRES, MORE OR LESS.

EXCEPT

The property commonly known as the 501 Sports Complex and legally described as follows: A tract of land in the Southeast Quarter of Section 26, Township 11 South, Range 15 East of the Sixth Principal Meridian, described as follows: Beginning at a point on the West line, 30.00-foot North of the Southwest Corner of said Quarter Section (said point being on the North right-of-way line of West Sixth Street); thence North 00 degrees, 06 minutes, 40 seconds West, along said West Line, 1,118.79-feet; thence South 86 degrees, 14 minutes, 23 seconds East, 130.46-foot; thence North 42 degrees, 56 minutes, 08 seconds East, 233.28-foot; thence North 01 degrees, 24 minutes, 28 seconds West, 497.95-foot; thence North 88 degrees, 48 minutes, 04 seconds East, 120.98-foot; thence on a 302.50-foot radius curve to the left, with a 170.62-foot chord bearing North 72 degrees, 25 minutes, 13 seconds East, an arc distance of 172.97-foot; thence North 56 degrees, 02 minutes, 21 seconds East, 399.91-foot; thence South 20 degrees, 26 minutes, 15 seconds East 750.52-foot; thence South 00 degrees, 24 minutes, 53 seconds East, 1, 344.97-foot to the North right-of-way line of West Sixth Street; thence South 89 degrees, 36 minutes, 04 seconds West, along said North right-of-way line, 1,162.82-foot to the Point of Beginning. The above contains 44.001-acres, more or less, all in the City of Topeka, Shawnee County, Kansas.

(AND IN ADDITION)

Cowdin Subdivision No. 3, according to the recorded plat thereof.

(AND IN ADDITION)

Southern Hills Subdivision "A", Southern Hills Subdivision "B", and Southern Hills Subdivision "C" according to the recorded plats thereof. Contains approximately 110.8 acres.

(AND IN ADDITION)

Drakes Farm Subdivision, according to the recorded plat thereof.

(AND IN ADDITION)

3528 SE Cyprus Drive - Lot 1, Block A, Croco Park Subdivision

(AND IN ADDITION)

3521 SE 21st Street – Lots 1, 2, 4, and 4, Block A, Altair Heights Subdivision No. 6.

(AND IN ADDITION)

Lot 1, Block A, Altair Heights Subdivision No. 3, less street right-of-way.

OUTSIDE REVITALIZATION AREA; 'DILAPIDATED STRUCTURE':

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(Menninger Clock Tower Building)

A portion of Lot 1, Block A, Menninger Foundation Subdivision, being situated in the Southwest Quarter of Section 28, Township 11 South, Range 15 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas, more particularly described as follows: Commencing at the Northwest corner of said Southwest Quarter, being a point on the West line of Menninger Foundation Subdivision; thence on an assumed Azimuth of 179 degrees 17 minutes 46 seconds coincident with the West line of said Menninger Foundation Subdivision, a distance of 638.96 feet; then on Azimuth 89 degrees 17 minutes 46 seconds, perpendicular to the West line of Menninger Foundation Subdivision, a distance of 898.87 feet to the Point of Beginning; thence on Azimuth 88 degrees 07 minutes 19 seconds, a distance of 329.86 feet; thence on Azimuth 177 degrees 11 minutes 06 seconds, a distance of 250.36 feet; thence on Azimuth 183 degrees 05 minutes 12 seconds, a distance of 141.29 feet; thence on Azimuth 194 degrees 58 minutes 13 seconds, a distance of 66.17 feet; thence on Azimuth 177 degrees 47 minutes 10 seconds, a distance of 178.14 feet; thence on Azimuth 267 degrees 50 minutes 09 seconds, a distance of 275.83 feet; thence on Azimuth 357 degrees 50 minutes 17 seconds, coincident with centerline of an existing access road recorded in Book 4314, Page 099 in the Register of Deeds Office for Shawnee County, a distance of 431.62 feet; thence on Azimuth 317 degrees 14 minutes 41 seconds, a distance of 39.39 feet; thence on Azimuth 358 degrees 10 minutes 19 seconds, a distance of 172.54 feet to the Point of Beginning.

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PART 2
APPRAISED VALUATION OF REAL PROPERTY

The appraised valuation of the Menninger Clock Tower and the real estate contained in the Neighborhood Revitalization Area as of July, 2023 for each parcel by land and building values is on file in the office of the Shawnee County Appraiser. The January 1, 2024 appraised valuation for the 13,548 parcels contained in the area is:

Land	\$ 266,766.250
<u>Improvements</u>	<u>\$ 1,961,021.080</u>
Total Appraised Valuation	\$ 2,227, 787. 330

Updated values from Shawnee County Appraiser, May 2024

PART 3
LISTING OF OWNERS OF RECORD IN AREA

Each owner of record of the Menninger Clock Tower and each parcel of land is listed together with the corresponding address on file in the office of the Shawnee County Appraiser (<http://www.snco.us/ap/>).

PART 4
EXISTING ZONING BOUNDARIES
&
EXISTING/PROPOSED LAND USES

Descriptions of zoning districts, current boundaries, existing land uses, and future land use maps within the Neighborhood Revitalization Area are all found on file in the Topeka Planning Department or at www.topeka.org/planning

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PART 5
MAJOR IMPROVEMENTS
PROPOSED FOR NEIGHBORHOOD REVITALIZATION AREA

A list of the proposed major improvements within the Neighborhood Revitalization Area are identified within the adopted neighborhood and area plans of the City’s Comprehensive Plan. Copies of those plans are on file with the Topeka Planning Department and on-line at www.topeka.org/planning

- Topeka Land Use and Growth Management Plan (2015)
- Central Highland Park Neighborhood Plan (2010)
- Ward-Meade Neighborhood Plan (2001/2010)
- Chesney Park Neighborhood Plan (1998/2009)
- Central Park Neighborhood Plan (1998/2008/2019)
- Hi-Crest Neighborhood Plan (2015)
- North Topeka West (2016)
- Historic North Topeka East (2013)
- Holliday Park Neighborhood Plan (1998/2008/2023)
- Oakland Neighborhood Plan (2004/2014)
- Hi-Crest Neighborhood Plan (2003)
- Old Town Neighborhood Plan (2003)
- East Topeka Neighborhood Revitalization Plan (2002)
- Downtown Topeka Redevelopment Plan (2001)
- Elmhurst Neighborhood Plan (2001)
- Tennessee Town (2001/2017)
- Washburn-Lane Parkway Plan (2001)
- Quinton Heights Neighborhood Plan (2018)
- East Topeka North Neighborhood Plan (2020)
- Downtown Master Plan (2021)
- Valley Park Neighborhood Plan (2021)

Proposed housing, infrastructure, and public facility improvements within these plans are intended to guide the City’s future resource allocation as targeted within the Neighborhood Revitalization Area. Actual approved resource allocations are found with the City’s Capital Improvement Budget and Consolidated Plan.

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PART 6
STATEMENT SPECIFYING THE ELIGIBILITY REQUIREMENTS
FOR A TAX REBATE

Residential New Construction/Rehabilitation

All properties with residential improvements legally permitted by applicable zoning regulations and building codes within, or that fronts a public street boundary of the designated Neighborhood Revitalization Area are eligible for the specified tax rebate provided the new appraised valuation is increased by a minimum of 10%.

Commercial New Construction/Rehabilitation

All properties with commercial, office and institutional, and industrial improvements legally permitted by applicable zoning regulations and building codes within, or that fronts a public street boundary of the designated Neighborhood Revitalization Area are eligible for the specified tax rebate provided the new appraised valuation is increased by a minimum of 20%.

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PART 7

CRITERIA FOR DETERMINATION OF ELIGIBILITY

- (a) Construction of an improvement must have begun on or after January 1, 2025. Such improvement project shall remain eligible in the event the neighborhood revitalization plan is extended beyond 2027 by a subsequent ordinance. An improvement project constructed pursuant to a building permit and an application for tax rebate filed before January 1, 2025, may be eligible for a rebate under the Neighborhood Revitalization Program created by City Ordinance No. xxxxx.
- (b) A rebate application must be filed prior to or within sixty (60) days of the issuance of a building permit or initiation of work (if no building permit is required) as determined by the Planning Director. An application determined to be “out-of-time” shall be accepted by the Planning Director if the applicant can demonstrate that prior to commencing the improvements, he or she intended to use the program’s benefits for the specific improvement proposed in the application. Some factors that may be used to determine the intent and prior knowledge of the program include previous written or verbal communication with city staff, contractors, or other interested parties in the project. The fact that the applicant was not made aware of the program by city staff shall not be used as a factor in this determination. An application shall not be accepted “out-of-time” if the building permit was issued to correct a past zoning or building code violation. The applicant must submit all evidence in writing that supports the above criteria to the Planning Department within one (1) year of the issuance of the building permit. The applicant may appeal the Planning Director’s decision to the City Manager who has final authority over the matter.
- (c) The improvements must conform with the Comprehensive Plan, design guidelines within applicable elements of the Comprehensive Plan and Title 18 Comprehensive Zoning Regulations, including adopted Neighborhood Conservation Districts in effect at the time the improvements are made.
- (d) New and existing improvements on the property must conform with all other applicable codes, rules, and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
- (e) Any property that is delinquent in any real property tax payment or special assessment shall not be eligible for any rebate or future rebate until such time as all real property taxes and special assessments have been paid. Additionally, taxes on all real property owned by the applicant must be current.
- (f) Commercial or industrial property eligible for tax incentives under any adopted Neighborhood Revitalization Plan and Topeka's existing tax abatement program pursuant

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to Article 11, Section 13 of the Kansas Constitution and TMC Chapter 3.55, may receive one exemption/rebate per project from the City as a tax incentive.

- (g) Any property that fronts a public street boundary of the Neighborhood Revitalization Area shall be eligible for the rebate, except those properties that front a public highway.

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PART 8

CONTENTS OF APPLICATION FOR TAX REBATE

Part 1 - General Information (Completed by applicant)

- (a) Owner's Name and applicant's name
- (b) Owner's Mailing Address.
- (c) School District No.
- (d) Parcel I.D. No.
- (e) Building Permit No. and copy of permit
- (f) Address of Property.
- (g) Legal Description of Property
- (h) Day Phone Number.
- (i) Proposed Property Use.
- (j) Improvements (Attach itemized list of improvements)
- (k) Estimated Cost of Improvements
- (l) Proof of Historical Register Listing or nomination.
- (m) List of Buildings and Improvements proposed to be or actually demolished.
- (n) Date of commencement of construction.
- (o) Estimated date of completion of construction.

Part 2 - Status of Construction/Completion

- (a) County Appraiser's Statement of Percentage Test.
- (b) County Clerk's Statement of Tax Status.
- (c) Planning's Statement of Application Conformance for Tax Rebate.

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PART 9
APPLICATION PROCEDURE

- (a) The owner/applicant shall obtain an Application for Tax Rebate from Topeka Planning Department, or concurrent with obtaining a building permit application.
- (b) The applicant shall complete and sign the application and file the original with Planning, prior to or within sixty (60) days of issuance of the building permit or as permitted under Part 7(b).
- (c) Planning shall forward the application to the Shawnee County Appraiser's Office for determination of the appraised valuation of the improvements and when necessary for designated historic properties, shall indicate the base tax year in order to determine the property's pre-demolition value for historic resources or landmarks that were demolished to make way for the improvements.
- (d) On or about January 1, the County Appraiser shall conduct an on-site inspection of the construction project, determine the new valuation of the real-estate, complete his portion of the application, and report the new valuation to the Shawnee County Clerk by June 1 of that same year. The tax records on the project shall be revised by the County Clerk's Office.
- (e) Upon determination by the Appraiser's office that the improvements meet the percentage test for rebate and the Clerk's office has determined the status of the taxes on the property, Planning shall certify to the County Clerk the project and application does or does not meet the requirements for a tax rebate and shall notify the applicant.
- (f) Upon the payment of the real estate tax for the subject property for the initial and each succeeding tax year period extending through the specified rebate period, and within a thirty (30) day period following the date of tax distribution by Shawnee County to the other taxing units, a tax rebate in the amount of the tax increment (less any fees as specified in the Interlocal Agreement) shall be made to the applicant.

The tax rebate amount will be based on the appraised property value increment between the application year and the completion year directly attributable to the improvement itself. The actual rebate may vary year to year depending upon the approved mill levy for all participating taxing jurisdictions. The tax rebate shall be made by Audit and Finance, Shawnee County through the Neighborhood Revitalization Fund established in conjunction with the City of Topeka and the other taxing units participating in an Interlocal Agreement.

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PART 10
STANDARDS AND CRITERIA FOR APPROVAL

- (a) Project improvements shall be 100% complete within two years of building permit issuance or 100% complete within two years of beginning construction on the listed improvements (if permits are not required.).
- (b) The appraised value of residential property must be increased by a minimum of 10%.
- (c) The appraised value of commercial and industrial property must be increased by a minimum of 20%.
- (d) New improvements must conform with all applicable codes, rules, and regulations in effect at the time the improvements are made, including zoning regulations and design guidelines adopted by the Governing Body, for the length of the rebate.
- (e) Any property that is delinquent in any real property tax payment or special assessment shall not be eligible for any rebate or future rebate until such time as all real property taxes and special assessments have been paid. Additionally, taxes on all real property owned by the applicant must be current.

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PART 11

STATEMENT SPECIFYING REBATE FORMULA

Program Period:

The Neighborhood Revitalization Fund and tax rebate incentive program shall expire on December 31, 2024.

Rebate Period:

All Eligible Uses – Administrative Approval	10 years
All Eligible Uses – Governing Body Approval	11-20 years

Rebate Amount*:

Standard Rebate:

- All Eligible Uses Not Specified In Areas Below	95% (years 1-5) 50% (years 6-10)
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Standard Plus 10 Rebate:

- “Intensive Care” areas (2020 Neighborhood Health Map)	95%
- National/State Register/Properties and Districts and Local Historic Properties/Districts	95%
- “New” Infill Housing (Single and Multi-Family); including: new Single-family houses only in Cowdin Subd. #3 and Southern Hills Subd. A, B, and C, Drakes Farm Subdivision	95%

Standard Plus 20 Rebate:

- TIF District	
- Minimum \$10,000,000 investment	
- Primary use is residential	
- “But-For” Test/Study	
- Governing Body Approval	95%

*5 % to remain in Neighborhood Revitalization Fund for administrative costs.

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Part 12

OTHER MATTERS

1. The governing body may declare a building outside of a neighborhood revitalization area to be a “dilapidated structure” if it satisfies the conditions set forth in subsection (a) of KSA 12-17, 115. A “dilapidated structure” is defined as a residence or other building which is in deteriorating condition by reason of obsolescence, inadequate provision of ventilation, light, air or structural integrity or is otherwise in a condition detrimental to the health, safety or welfare of its inhabitants or a residence or other building which is in deteriorating condition and because of age, architecture, history or significance is worth of preservation. Pursuant to K.S.A. 12-17,117(b), the governing body may determine a structure outside the boundary is a ‘dilapidated structure’ and, as such, is eligible for consideration of a property tax rebate for the following reasons:

- The building is a dilapidated structure due to its long vacancy and current boarded condition,
- The building is historic and is listed on the National Register of Historic Places and is worthy of preservation.

Prior to acceptance of a tax rebate application for projects involving a ‘dilapidated structure’, the applicant must submit a “but-for” test/study to be approved by the City Manager that demonstrates the need for a rebate.

- The Menninger Clock Tower was approved as a delapidated structure with the approval of the 2022-2024 NRP plan and remains in effect.
2. The governing body may designate certain projects to have up to a 20-year rebate period, provided all of the following criteria are satisfied:
 - The project is located within an existing Tax Increment Financing District (TIF) within the NRP Area

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- The primary use is residential
- The project has a minimum investment of \$10,000,000
- The project submits a but-for analysis that demonstrates the need for the longer rebate period.

Should the governing body determine that the project meets the criteria, the property will be removed from the TIF district in accordance with Ordinance No. 20228. Prior to acceptance of a tax rebate application, projects must submit a “but-for” test/study to be approved by the City Manager that demonstrates the need for a rebate.

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SHAWNEE COUNTY TAX LEVY SCHEDULE 2023

Tax Levies per \$1,000 Assessed Valuation

	2023 Levy	% of Total Levy
Shawnee County	48.653	34.41%
City of Topeka	36.952	26.13%
USD 501 (Topeka)	37.791	26.73%
Washburn University	3.45	2.44%
Topeka-Shawnee County Public Library	8.192	5.79%
TMTA (Transit)	4.2	2.97%
MTAA (Airport)	2.157	1.53%
Total	141.395	100%
Shawnee County	48.653	33.09%
City of Topeka	36.952	25.13%
USD 345 (Seaman)	43.422	29.53%
Washburn University	3.45	2.35%
Topeka-Shawnee County Public Library	8.192	5.57%
TMTA (Transit)	4.2	2.86%
MTAA (Airport)	2.157	1.47%
Total	147.026	100%
Shawnee County	48.653	33.07%
City of Topeka	36.952	25.12%
USD 450 (Shawnee Heights)	43.501	29.57%
Washburn University	3.45	2.35%
Topeka-Shawnee County Public Library	8.192	5.57%
TMTA (Transit)	4.2	2.86%
MTAA (Airport)	2.157	1.47%
Total	147.105	100%
Shawnee County	48.653	32.29%
City of Topeka	36.952	24.52%
USD 437 (Auburn Washburn Rural)	47.092	31.25%
Washburn University	3.45	2.29%

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Topeka-Shawnee County Public Library	8.192	5.44%
TMTA (Transit)	4.2	2.79%
MTAA (Airport)	2.157	1.43%
Total	150.696	100%

Source: Shawnee County Clerk's Office, 2024

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WASHBURN UNIVERSITY OF TOPEKA
BOARD OF REGENTS
MINUTES
June 13, 2024

I. Call to Order

Chairperson Buhler called the meeting to order at 3:31 p.m. in the Kansas Room of the Memorial Union on the Washburn University campus.

II. Roll Call

Present were: Regent Buhler, Regent Dicus, Regent Dietrick, Regent Fisher and Regent Sourk.

Present by Zoom: Regent Romero

III. Reports

A. Chair

Chair Buhler congratulated everyone on a great year and wonderful Commencement ceremonies. The Board will hold their Retreat on July 23 and will be covering governance, the university master plan, results from the employee survey and receive a campaign update.

Chair Buhler offered congratulations to Regent Nave on being reappointed to the Board of Regents by the Mayor. She thanked Washburn for letting her serve as the Chair these past two years. She noted it was an honor to serve Washburn during a very important time.

B. President

President Mazachek noted over 1,000 students participated in Commencement ceremonies held on campus. The planning committee for Commencement implemented a new format for the ceremonies. The Law School processed from their new building to White Concert Hall.

President Mazachek shared the 2024 state championship for Skills USA competition was held late April in Hutchinson. Tech students worked against the clock and each other, proving their expertise in occupations such as automotive refinishing, cabinetmaking, culinary arts and welding fabrication. Students from Washburn Tech won a total of 48 medals at the state competition, including 26 gold medals, 10 silver medals and 12 bronze medals. Washburn Tech will have 29 students competing at the National Conference June

24-28. The President also recognized one of our accounting students who won the Elijah Watts Award for scoring the highest score in Kansas on the CPA exam.

President Mazachek asked Loren Ferre, Athletic Director, to share the success Washburn athletics experienced this past year.

Mr. Ferre shared it was the most successful year in Athletics since he came to Washburn. They finished 25th in the Learfield Director's Cup out of 304 Division II schools and 4th in the MIAA Commissioner's Cup (highest finish ever). Nine of our sixteen teams qualified for the NCAA post-season. Women's Soccer won the conference and were national finalists, finishing 2nd in the country. Men's Cross Country finished 2nd in the conference. Men's Tennis were MIAA Conference Champions, won the MIAA tournament and made it to the sweet sixteen in the national tournament. Women's Tennis finished 2nd in the conference and made it to the sweet sixteen in the national tournament. Men's and women's outdoor track and field finished 3rd in the conference. Softball made it to the NCAA tournament. Washburn had 24 athletes named All-Americans. Most impressive, Washburn athletes had a grade point average of 3.38 with 70% of our student athletes with a 3.0 or better.

(Regent Nave joined the meeting at 3:38 p.m. by Zoom.)

President Mazachek shared enrollment is breaking records this year with New Student Orientation's (NSO) recording some of the highest attendances in some time. Tomorrow's NSO has 205 students enrolled for an all-time high on campus. The President noted they are making plans to expand housing on campus and will provide more communication soon on other options. The President is excited about the future and thrilled students are choosing Washburn University.

C. Reports

1. Budget/Finance Committee

Regent Dietrick will report on this during the action item.

2. Nominating Committee

Regent Romero will report on this during the action item.

3. Audit Committee

Chair Buhler shared the Audit Committee met on July 11th and received a report from Kaleb Lilly, Audit Partner with Rubin Brown. Mr. Lilly shared the work that will be performed by Rubin Brown includes a Financial Statement audit, preparation of Single Audit for federal programs and awards, Audit of the Financial Statement for KTWU, and preparation of the IRS Tax Form 990-T. Mr. Lilly noted the engagement planning and preliminary fieldwork has already

started. He will provide an update on how the engagement is progressing. If there are any questions or items you want to discuss, feel free to reach out to him directly.

IV. New Business

A. Consent Agenda

Motion by Regent Dicus and seconded by Regent Dietrick to approve the consent agenda. Motion passed.

- 1. Approval of the Minutes of the May 2, 2024, Meeting**
- 2. Proposed Washburn University Board of Regents' Meeting Dates for 2024-25**
- 3. Fiscal Year 2025 Public Rate and Public Budget – Publish Notices of Hearings**

B. Action Items

1. Nomination of Board Officers and Special Officers

Regent Angel Romero presented this item and thanked Chair Buhler for the diligent leadership she provided for Washburn.

Regent Romero shared that by virtue of the roles they serve on campus, the Nominating Committee continues to recommend Marc Fried as Secretary, Luther Lee as Treasurer, and Cynthia Holthaus as Assistant Secretary. The committee discussed the role of Chair. Based on Regent Dietricks experience serving as Vice Chair and closely working with Chair Buhler the past two years, as well as his wealth of experience and dedication to Washburn, the committee recommends John Dietrick as Chair of the Board. The committee also recommends Jennifer Sourk to serve as Vice Chair. Regent Sourk has served on the Board for a long time, has a wealth of experience and continually shows support and commitment to Washburn.

Motion by Regent Romero and seconded by Regent Dicus. Motion passed.

2. Eminentes Universitatis

Vice President Luther Lee presented this item and noted the university awards the designation Eminentes Universitatis to long-term employees who meet the requirements. Today the university is recognizing Debi Schrock. Ms. Schrock joined the staff at Washburn Law in 1998 as the Managing Director of Administration for the Law Clinic. She played a significant role in creating the Swearing-In Ceremony for clinic interns. Debi received the William O. Douglas

Staff Member of the Year award in 2023-2024 which is voted on by the 3L class and has assisted with mentoring over 1,250 law students.

Motion by Regent Sourk and seconded by Regent Fisher. Motion passed.

3. Fiscal Year 2025 Operating Budget

Regent Dietrick, Chair of the Budget Committee, shared the committee met earlier today. The committee has met with administration four times over the past year to provide input and review the process.

Regent Dietrick reported the overall operating budget includes the Washburn University and Washburn Tech general fund, Residential Living operations, and Memorial Union and Auxiliary Operations. Key assumptions used in developing the budget included growth of enrollment, tuition increases, increased demand for on-campus housing, salary program of 2.5% along with some market adjustments, increase in minimum wage to \$14 per hour, merit scholarship initiatives, added Women's Golf program, funding for professional development, and allowing for inflationary costs.

Regent Dietrick noted after careful review and consideration, the Budget Committee unanimously recommends the FY25 Budget proposal to the Board for approval.

Motion by Regent Dietrick and seconded by Regent Sourk. Motion passed.

4. Nursing (ADN) AA Degree

Provost John Fritch presented this item.

(Regent Romero left Zoom at 3:56 p.m.)

Provost Fritch shared the Associate of Applied Science Degree in Nursing (ADN) program will confer the Associate of Applied Arts degree through Washburn Tech. This degree will help fill a need for the demand for more nurses in the region. The ADN aligns closely with our strategic framework. A key component is the development of our integrated healthcare programs. This program fills a void in those programs by creating a path for students from the LPN to the RN to the BSN to the DPN. The university is aware that currently students opt to go to other schools which offer the ADN.

Provost Fritch noted this will be Washburn Tech's first AAS degree. Dean Scott Smathers was critical in leading this process with the Kansas Board of Regents. Delivering this program through Tech is critical as it allows the university to become eligible for Tiered Funding from the State of Kansas.

Provost Fritch thanked Dean Jane Carpenter and Dean Scott Smathers for their extensive work on this program.

Motion by Regent Dietrick and seconded by Regent Fisher to approve the new program. Motion passed.

5. Contracted Services with Pinegar, Smith and Associates, Inc.

Cynthia Holthaus, Chief of Staff, reported this item and shared the University has been contracting with Pinegar, Smith and Associates for 14 years. Their work on behalf of Washburn is exceptional and is a key factor in the university's financial stability and institutional success. This year, their diligence in recognizing Washburn was inadvertently left off a bill was crucial. Their knowledge of the process and their ability to swiftly correct the oversight was huge. Ms. Holthaus also noted the terms of the contract end in July. Next year the contract will align with our fiscal budget and will cover a full 12 months.

Motion by Regent Dicus and seconded by Regent Sourk. Motion passed.

6. EAB Financial Aid Optimization, Freshman and Transfer

Vice President Alan Bearman presented and shared the consulting services EAB provides is invaluable. It supports and ensures our financial aid policy is aligned with the institutional mission, goals and recruitment strategies. In addition, with the changes to FAFSA, the consulting part has been critical while allowing Washburn staff time to focus on students and their families. This contract will be renewed for three years, and the university anticipates they will see results in enrollment due to these services.

Motion by Regent Fisher and seconded by Regent Dietrick. Motion passed.

7. Mabee Renovation Project - CMAR

Vice President Luther Lee presented this item and reported this project will allow for the relocation of the School of Applied Studies from Benton to Mabee. The project will update classroom lab spaces and offices. Washburn issued an RFP for the Construction Manager at Risk (CMAR) firm for the project. Proposals were received from four CMAR firms. They were evaluated by a university committee based primarily on the team members, their experience on similar projects, and the cost of their services. The university recommends MCP Build of Topeka be awarded the CMAR contract for this project.

Motion by Regent Buhler and seconded by Regent Dicus. Motion passed.

8. Falley Field and Fan Activation Zone

Vice President Luther Lee presented this item and noted to further enhance Washburn's Athletic facilities, artificial turf is being added to two locations on campus. Washburn seeks to replace the natural grass in the Falley Field outfield and create a Fan Activation Zone recreational turf field west of Gahnstrom Field. The artificial turf in the outfield will help address weather related issues with the field. The Fan Activation Zone will be used for gameday activities, kids' camps, and intramural use. Washburn engaged with Mammoth Construction to provide designs and construction documents for this project. Funding for this project is being provided entirely by private funds. The recommendation is to approve the awarding of a contract to Mammoth Construction for Falley Field turf and the Fan Activation Zone.

Motion by Regent Dicus and seconded by Regent Sourk. Motion passed.

9. Campus Phones

Vice President Luther Lee presented this item and reported the university currently uses Skype for Business. This product reached its end of life in 2022. The university is currently utilizing support provided under the Extended End Date which will end on October 14, 2025. There will be no support or updates at that time. In addition to the impending support and security concerns with this product, the university has also experienced hardware and software issues.

Vice President Lee shared the university worked with Converge I which is on a State of Kansas contract. Funding for the new phone system will come from 2024 technology funds and from KanREN funds. Maintenance and annual services will be paid from existing ITS general operating funds. The university recommends awarding the project to Converge I.

Motion by Regent Sourk and seconded by Regent Dicus. Motion passed.

V. Next Meeting Date(s)

A. Board Retreat – July 23, 2024

B. Board of Regent Meeting – September 12, 2024

VI. Executive Session

Chair Buhler moved at 4:10 p.m. that the regular session of this meeting be recessed immediately following a 5-minute break into executive session for 15 minutes to discuss personnel matters of non-elected personnel. Regent Sourk seconded. Motion passed. The executive session began at 4:15 p.m. The meeting reconvened at 4:30 p.m.

VII. Adjournment

Regent Fisher moved the meeting to be adjourned and was seconded by Regent Nave. The meeting was adjourned at 4:31p.m.

Cynthia Holthaus
Assistant Secretary, Board of Regents

WASHBURN UNIVERSITY OF TOPEKA
BOARD OF REGENTS
MINUTES
July 23, 2024

I. Call to Order

Chairperson Dietrick called the meeting to order at 1:00 p.m. in Morgan Hall, Room 200B, on the Washburn University campus.

II. Roll Call

Regent Buhler, Regent Dietrick, Regent Fisher, Regent Jeffrey, Regent Nave, Regent Padilla, Regent Romero and Regent Sourk were all present. Regent Dicus advised would not be able to attend.

III. New Business

A. Action Items

1. Committee Appointments

Chair Dietrick presented his proposed appointees for the Budget/Finance and Audit Committees. Regent Dietrick indicated that he spoke with all of the appointees, and they were willing to serve.

The proposed committee members are:
Budget/Finance – Sourk (Chair), Buhler, Fisher
Audit – Romero (Chair), Nave, Jeffrey

Chair Dietrick noted that he and President Mazachek are both ex-officio members of each committee.

Motion by Regent Sourk and second by Regent Fisher to approve the appointments to the committees as proposed by Chair Dietrick. Motion passed.

2. Intercollegiate Sports Accident Insurance - Ratification

Presented by Chair Dietrick. The matter was brought to him for review subject to ratification by the full board. Regent Dietrick noted that materials were provided to the board regarding the bids received, which all were A-rated. The recommendation is for BMI to serve as the Third-party administrator and Zurich as the insurance carrier.

Motion by Regent Sourk and second by Regent Romero to ratify the Intercollegiate Sports Accident Insurance agreement. Motion passed.

3. Cybersecurity Equipment - Ratification

Mike Plum, Director of Technology for projects, presented. This item is for replacing the firewalls which are old and will not be supported anymore. Replacing both the hardware and the software.

President Mazachek noted Washburn is utilizing a KBOR contract to reduce the cost of the replacement and funding is entirely from the State of Kansas.

Motion by Regent Buhler and seconded by Regent Nave to ratify the contract for cybersecurity equipment. Motion passed.

IV. Executive Session

Motion by Chair Dietrick and second by Regent Nave that the regular session of this meeting be recessed immediately into executive session for 15 minutes to discuss personnel matters of non-elected personnel. The open meeting shall resume at 1:25 in this same room. The subject of this executive session will be to discuss executive compensation. Motion passed.

Meeting moved into executive session.

At 1:25, open session resumed. Motion by Regent Dietrick and second by Regent Romero to go back into executive session for an additional 5 minutes for the same justification and subject as stated in the previous motion. The open meeting shall resume at 1:31 in this same room. Motion passed.

Meeting moved into executive session.

At 1:31, open session resumed. Motion by Regent Romero and second by Regent Buhler to adjust the President's salary by an additional 2.5% added to previous 2.5% approved for all employees at the last board meeting, for a total of 5% effective July 1, 2024. Motion passed.

VI. Adjournment

Motion by Regent Sourk and second by Regent Romero to adjourn the meeting. Motion passed. The meeting adjourned at 1:35 p.m.

Marc Fried
Secretary, Board of Regents

Washburn University Board of Regents

SUBJECT: Liquidated Claims Approval –April 2024

DESCRIPTION: Listed below is a summary by fund of all claims processed during the month of April 2024.

To the best of my knowledge and belief, I certify that the liquidated claims submitted in this transmittal are in compliance with all applicable laws and University policies.

Luther Lee, Vice President for Administration & Treasurer

WASHBURN UNIVERSITY		Total Claims
Fund #	Fund Name	
1.	General Fund	\$2,384,258
2.	Debt Retirement & Construction Fund	-0-
3.	Building and Construction Fund	1,292,604
4.	Endowment Fund	-0-
5.	Student Loan Fund	-0-
7.	Tort Claim Fund	15,406
8.	Restricted and Agency Fund	198,661
9.	Plant Fund	-0-
10.	Smoothing Fund	-0-
12.	Capital Improvement	-0-
13.	Government and Research Fund	16,596
	Sub-Total	3,907,525
	Payroll	3,418,022
	Payroll Withholding ACH Transactions	2,501,007
	Total	\$9,826,554

WASHBURN INSTITUTE OF TECHNOLOGY		
1.	General Fund	\$213,441
3.	Building and Construction Fund	78,637
5.	Student Loan Fund	-0-
8.	Restricted and Agency Fund	-0-
13.	Government and Research Fund	19,456
	Sub-Total	311,534
	Payroll	412,658
	Payroll Withholding ACH Transactions	140,382
	Total	\$864,574

Washburn University Board of Regents

SUBJECT: Liquidated Claims Approval – May 2024

DESCRIPTION: Listed below is a summary by fund of all claims processed during the month of May 2024.

To the best of my knowledge and belief, I certify that the liquidated claims submitted in this transmittal are in compliance with all applicable laws and University policies.

Luther Lee, Vice President for Administration & Treasurer

WASHBURN UNIVERSITY		Total Claims
Fund #	Fund Name	
1.	General Fund	\$2,801,773
2.	Debt Retirement & Construction Fund	-0-
3.	Building and Construction Fund	1,320,440
4.	Endowment Fund	-0-
5.	Student Loan Fund	-0-
7.	Tort Claim Fund	-0-
8.	Restricted and Agency Fund	542,127
9.	Plant Fund	-0-
10.	Smoothing Fund	-0-
12.	Capital Improvement	-0-
13.	Government and Research Fund	57,771
	Sub-Total	4,722,111
	Payroll	3,832,396
	Payroll Withholding ACH Transactions	2,563,042
	Total	\$11,117,549

WASHBURN INSTITUTE OF TECHNOLOGY		
1.	General Fund	\$248,236
3.	Building and Construction Fund	15,656
5.	Student Loan Fund	-0-
8.	Restricted and Agency Fund	19,114
13.	Government and Research Fund	20,742
	Sub-Total	303,748
	Payroll	450,097
	Payroll Withholding ACH Transactions	153,468
	Total	\$907,313

Washburn University Board of Regents

SUBJECT: Liquidated Claims Approval –June 2024

DESCRIPTION: Listed below is a summary by fund of all claims processed during the month of June 2024.

To the best of my knowledge and belief, I certify that the liquidated claims submitted in this transmittal are in compliance with all applicable laws and University policies.

Luther Lee, Vice President for Administration & Treasurer

WASHBURN UNIVERSITY		
Fund #	Fund Name	Total Claims
1.	General Fund	\$2,547,679
2.	Debt Retirement & Construction Fund	-0-
3.	Building and Construction Fund	987,619
4.	Endowment Fund	-0-
5.	Student Loan Fund	-0-
7.	Tort Claim Fund	5,041
8.	Restricted and Agency Fund	883,034
9.	Plant Fund	-0-
10.	Smoothing Fund	-0-
12.	Capital Improvement	-0-
13.	Government and Research Fund	49,276
	Sub-Total	4,472,649
	Payroll	3,685,722
	Payroll Withholding ACH Transactions	3,175,975
	Total	\$11,334,346

WASHBURN INSTITUTE OF TECHNOLOGY		
1.	General Fund	\$172,323
3.	Building and Construction Fund	-0-
5.	Student Loan Fund	-0-
8.	Restricted and Agency Fund	45,951
13.	Government and Research Fund	5,461
	Sub-Total	223,735
	Payroll	355,836
	Payroll Withholding ACH Transactions	250,295
	Total	\$829,866

Washburn University Board of Regents

SUBJECT: Eminentes Universitatis

DESCRIPTION:

Washburn University awards the “Eminentes Universitatis” designation to long-term employees who meet the following requirements: employed as a technical instructor, staff employee or equivalent for a period of ten years or more; retire in good standing; and service performed must be judged to have been meritorious. Currently, we have three employees meeting these requirements.

Debi Oshel began her service at Washburn University as a senior administrative assistant for Payroll in September 2013. She diligently served all faculty, staff, and student employees by assisting with the completion of payroll paperwork, assuring payroll processes correctly, and serving as a notary public for the University. Ms. Oshel has demonstrated exceptional dedication with her attention to detail and contributions to the department and institution. She was nominated twice for Employee of the Year. She served on the Morgan Hall Christmas committee organizing decorations and treats for the building and has also served nine years on the University’s WUSEC committee. Ms. Oshel retired on August 20, 2024, as an accounts specialist.

Margo Stewart has held several different positions since starting with Washburn in August 2014. She has provided varying levels of administrative support expertise within the Registrar’s Office, Curriculum and Instruction, and her most recent position within the Facilities Services Department. Ms. Stewart’s dedication and work ethic can only be surpassed by her joyful and energetic personality. She will be remembered for going above and beyond to make sure everyone was treated fairly and respectfully. Ms. Stewart has been an asset for the Facilities Services department and instrumental in paying thousands of invoices. Ms. Stewart retired as a senior administrative assistant on August 9, 2024.

Ms. Donna Vilander began her service at Washburn University in August 1994, as an administrative assistant for the Washburn University Foundation. In 1996, she transferred to the School of Law. With her knowledge and willingness to help others, she became a resource for students, faculty, and staff. She coordinated and supported numerous Continuing Legal Education (CLE) programs. Beginning in 2002, Ms. Vilander was the support staff for the then newly created Centers for Excellence. She was also integral in establishing the first Law Journal Symposium in November 2008 and has supported the symposiums ever since. In 2018, she received the Washburn University Outstanding Service Award in the secretarial/clerical category. In her 30 years of dedicated service, her expertise in planning, preparing, and executing special events helped to shine a light on Washburn. Ms. Vilander will retire on October 4, 2024, as an administrative specialist.

FINANCIAL IMPLICATIONS:

None.

RECOMMENDATION:

President Mazachek recommends the Board of Regents bestow the status of “Eminentes Universitatis” to Debi Oshel, Margo Stewart, and Donna Vilander.

Washburn University Board of Regents

SUBJECT: Falley Field Upgrades

DESCRIPTION:

Washburn seeks to upgrade Falley Field, the University's baseball stadium. Previously, the Board approved installing artificial turf throughout the outfield at the June meeting. The scoreboard has also been replaced with an upgraded version, and next Washburn intends to replace the current stadium lighting with new, LED lighting and to add wall pads to the outfield and foul line fences.

The existing stadium lights are over 20 years old and are metal halide type, which is an old technology. The new LED fixtures are more energy efficient and can be turned on immediately rather than waiting for them to warm up. The old fixtures will be removed, and the new fixtures will be installed on the existing stadium poles. The stadium lighting that is currently in use at Yager Stadium and Gahnstrom Field was provided by Musco Lighting and uses the Musco control system. Washburn has selected to use Musco Lighting as a sole source to purchase the new lighting fixtures to maintain consistency in equipment and operations.

Washburn also intends to add wall pads to the outfield and foul line fences. This effort will provide a new and improved look to the stadium, changing the fencing from a brown color to blue, allowing branding and marketing opportunities. Additionally, the NCAA is considering requiring schools to install the pads, so this effort will allow Washburn to meet this requirement if it becomes necessary. Sports Graphics has provided the wall padding at Falley Field and Gahnstrom Field around the backstops and dugouts. Washburn has selected to use Sports Graphics as a sole source to purchase and install the new maintain consistency in appearance and maintenance.

The Falley Field Upgrades Project will also consist of an installation contractor for the LED fixtures. Depending on final pricing compared to budget, additional upgrades may be pursued, including upgraded streaming capabilities, batting cages, fencing, and PA system.

FINANCIAL IMPLICATIONS:

The Falley Field Upgrades Project has a Project Budget of \$2,000,000. Funding for this work is being provided with private funds (\$1,500,000) and University Reserves (\$500,000).

Budget Breakdown:

- Outfield Turf - \$1,100,000
- Stadium Lighting Purchase- \$258,000
- Stadium Lighting Installation - \$75,000
- Wall Padding - \$120,000

RECOMMENDATION:

President Mazachek recommends the Board of Regents approve the award of contracts to Musco Lighting for \$258,000 and Sports Graphics for \$120,000.

Washburn University Board of Regents

SUBJECT: Bennett Computer Center Renovations

DESCRIPTION:

Washburn is seeking renovation of the Bennett Computer Center to support relocating ITS staff into the building, pursuant to the FY25 Capital Project Requests. The renovations will reconfigure some existing office space for staff who are currently located in Morgan Hall or Henderson Resource Learning Center.

Facilities engaged Falk Architects through their Master Services Agreement for design of the space and to produce construction documents.

Washburn published a Request for Proposal in August 2024. Bids were received from four contractors as follows:

<u>Contractor</u>	<u>Location</u>	<u>Bid Amount</u>
Shirley Construction	Topeka, KS	\$145,955
Kelley Construction	Topeka, KS	\$186,280
Senne Company	Topeka, KS	\$214,400
Builder Bees	Topeka, KS	\$290,800

The proposals were reviewed and Shirley Construction is recommended for this project.

FINANCIAL IMPLICATIONS:

Funding for this work is provided by capital funds of \$250,000 and includes the construction, design services, furniture, soft costs, and contingency.

RECOMMENDATION:

President Mazachek recommends the Board of Regents approve the award of a contract to Shirley Construction for the Bennett Computer Renovations at a cost of \$145,955.

Washburn University Board of Regents

PLACEHOLDER

SUBJECT: Renewal of Casualty and Property Insurance Policies

DESCRIPTION:

The property insurance market has been very volatile in the past several years, with such volatility often attributed to more frequent and severe natural disasters. That, combined with rising construction costs, has made for a challenging time in the market. For Washburn specifically, our exposure to damage by wind and hail is somewhat concentrated, with most buildings separated by only a few miles. This negative effect on premiums is only relieved by the University's positive claims record and attention to maintenance on our buildings. Finally, the decision to move from the Midwest Higher Education Compact (MHEC) group to QBE last year was absolutely the right one, given that MHEC dissolved a year later. For this year, premium jumps of 40% have been reported by other businesses, whereas our premiums have risen 10% from last year, most of which is based off the market as a whole.

For the General Liability package, there is a premium increase of 9%, mostly attributable to the market in general, but there also have been some slip/trip claims that can affect premiums. IMA representatives also mentioned as a factor what they called "nuclear verdicts", where juries that used to award amounts of \$1 million are now coming back with verdicts of \$40 million, mostly as punitive measures. These types of verdicts are changing the landscape of the Casualty markets.

There's good news on the Cyber front, as last year Washburn's insurer was concerned about potential vulnerability to cyber-attacks and ransomware. At the time, Washburn followed the insurer's recommendation to sign up for Resilience's Cyber Primary Care, which allowed the company to work with Washburn on an ongoing basis for a \$25,000 fee. Due to the strong efforts of Washburn's IT security team and additional cyber security investments, Washburn has a much-improved risk profile this year, which resulted in a 20% rate reduction and improved terms in our Cyber renewal.

The list of renewal policies and premium proposals compared with the current year are as follows:

<u>Insurance Coverage:</u>	<u>Current</u>	<u>Renewal</u>
Property	\$ 665,000	\$
Automobile	46,738	
General Liability	75,812	
Professional Liability	89,684	
Foreign Travel Package	2,680	
Excess Indemnity (Umbrella)	40,793	
Workers Compensation	160,351	
Crime (annual price, 3-year term)	8,928	
Cyber	56,800	
Student Healthcare Professional Liability	18,000	
Broadcasters Legal Liability – KTWU	4,363	

Pollution Liability	13,250	
(annual premium of 3-year prepaid policy)		
Business Travel Accident	7,800	
(annual premium of 3-year prepaid policy)		
Cheerleader Catastrophic Accident Insurance	3,542	
IMA Brokerage Fee	<u>25,289</u>	
TOTAL	\$1,219,030	\$

FINANCIAL IMPLICATIONS:

Total premiums are consistent with the approved Fiscal Year 2024-2025 operating budget.

RECOMMENDATION:

President Mazachek recommends approval to purchase the casualty and property insurance policies as listed above under “Renewal”.

PLACEMEHOLDER

Washburn University Board of Regents

SUBJECT: Xingmi Education, LLC Amended Contract

DESCRIPTION:

As part of Washburn's academic portfolio, we work with several universities across the globe to provide study opportunities abroad for our domestic students and Washburn learning opportunities for international students. We have worked collaboratively to develop a program with Liaoning University, located in China, for a Joint English Education program. As part of that agreement, some Liaoning students in the Joint program cohort will have the opportunity to attend Washburn in Topeka during their fourth year of education.

Washburn has an agreement with Xingmi Education, LLC, to facilitate the approval required from the Chinese Ministry of Education for a Joint English Education program between Liaoning Normal University in China and Washburn. Additionally, Xingmi assists Washburn in identifying qualified professors in China to teach the Washburn classes offered at Liaoning. The agreement is for a four-year term with an option to renew.

After beginning its work in this joint program, Washburn began discussions with Xingmi to revise the payment amounts. Xingmi and Washburn reached an agreement that Washburn would pay Xingmi 50% of the dollars received from Liaoning University in years one and two and 20% in years three and four. Based on this pay schedule, Washburn's first payment is \$100,900 for year one.

FINANCIAL IMPLICATIONS:

Any funds paid to Xingmi will come solely from tuition allocations received from Liaoning.

RECOMMENDATION:

President Mazachek recommends the Board of Regents approve the amended contract with Xingmi and approve the first payment of \$100,900.