



**City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
May 12, 2026**

DATE:	May 12, 2026	
CONTACT PERSON:	Leigha Boling, Economic Development Director	DOCUMENT #:
SECOND PARTY/SUBJECT:	Johnson-Betts Meadows, LP RHID Public Hearing & Ordinance	PROJECT #:
CIP PROJECT:	No	
ACTION OF COUNCIL:		JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC HEARING to consider the establishment of the Johnson-Betts Meadows Reinvestment Housing Incentive District (RHID) and the adoption of the housing development plan.

ORDINANCE introduced by City Manager Dr. Robert M. Perez, establishing a Reinvestment Housing Incentive District (RHID) for the Johnson-Betts Meadows District; and adopting a plan for the development of housing and public facilities in the RHID.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval would establish the Johnson-Betts Meadows Reinvestment Housing Incentive District (RHID) and adopt a development plan for housing and public infrastructure.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to establish the Johnson-Betts Meadows RHID and adopt the proposed housing development plan.

STAFF RECOMMENDATION:

Staff recommends the Governing Body conduct the public hearing and adopt the ordinance and approve the housing plan.

BACKGROUND:

Johnson-Betts Meadows, LP, a Kansas limited partnership, has applied for reinvestment housing incentives pursuant to the Reinvestment Housing Incentive District Act, K.S.A. 12-5241 et seq. The Secretary of Commerce has authorized the City to proceed with considering the establishment of the RHID and adopting a

plan for housing facilities.

According to the records of the Kansas Secretary of State, the applicant and developer are active and in good standing, certified until July 15, 2027.

After the public hearing is concluded, the Governing Body may take action to establish the RHID and adopt the housing development plan or may defer the ordinance to a date certain.

BUDGETARY IMPACT:

The increase in property taxes generated by the project will be used to reimburse the developer for RHID eligible project costs, as allowable under State Statute and set forth in the development agreement.

RHID maximum reimbursement \$4,637,121

SOURCE OF FUNDING:

Developer: Pay-as-you-go RHID

ATTACHMENTS:

Public Hearing Notice (Resolution No. 9786 approved April 7, 2026)
RHID Ordinance - Johnson-Betts Meadows
Presentation - Johnson-Betts Meadows RHID
Reinvestment Housing Incentive District (RHID) Review Committee Minutes - JB Meadows (March 13, 2026)
Financial Analysis - Johnson-Betts Meadows RHID Project Plan (March 20, 2026)
RHID Housing Development Plan Application - JB Meadows (November 18, 2025)
Contract No. 53285 - Mesner-Hoppe JV Development, LLC Funding Agreement
Resolution No. 9706 - SOC Review (August 19, 2025)
RHID Application - SENT Inc. - Fremont Hills
Secretary of State Good Standing - Johnson-Betts Meadows, LP (April 3, 2026)
Secretary of State Good Standing - Mesner-Hoppe (April 3, 2026)
Secretary of State Good Standing - Mesner Development Co (April 3, 2026)
Secretary of State Good Standing - T. George
Secretary of State Good Standing - J. Sublet