



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 2, 2026

DATE:	June 2, 2026		
CONTACT PERSON:	Leigha Boling, Economic Development Director		
SECOND PARTY/SUBJECT:	Windward Estates, LLC	PROJECT #:	
	RHID Development Agreement		
CIP PROJECT:	No		
ACTION OF COUNCIL:		JOURNAL #:	
		PAGE #:	

DOCUMENT DESCRIPTION:

DEVELOPMENT AGREEMENT between Windward Estates, LLC, a Kansas limited liability company, and the City of Topeka for the Windward Estates Reinvestment Housing Incentive District (RHID) project.

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

(Approval would authorize the City Manager to execute the development agreement for the Windward Estates Reinvestment Housing Incentive District (RHID) project consisting of 40-units located at the southwest corner of SE 45th Street and SE California Avenue.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to approve the development agreement for the Windward Estates Reinvestment Housing Incentive District (RHID) project consisting of 40-units located at the southwest corner of 45th Street and SE California Avenue.

STAFF RECOMMENDATION:

Staff recommends that the Governing Body approve the development agreement.

BACKGROUND:

The project will result in the development of 40-units of market-rate rental housing across 20 buildings, expected to share the same or similar floorplan of four bedrooms, two full bathrooms, and one half bathroom in approximately 1,730 square feet, plus either a two-car garage or oversized one-car garage, dependent on lot size, and public improvements to service the housing facilities, including sanitary sewer, water system, street and storm sewer and drainage improvements, as depicted on the site plan included in the Housing

Development Plan

The development is located southwest of the intersection at 45th Street and SE California Avenue.

The developer and affiliated entities have no outstanding fines or fees with City utilities, permitting and zoning, or Code Enforcement. 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.

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: \$2,655,822

SOURCE OF FUNDING:

Developer: Pay-as-you-go RHID

ATTACHMENTS:

[Development Agreement - Windward Estates RHID](#)

[Presentation - Windward Estates RHID](#)

[Windward Estates RHID Review Team Minutes \(March 16, 2026\)](#)

[Financial Analysis - Windward Estates RHID Project Plan \(March 20, 2026\)](#)

[RHID Housing Development Plan Application - Windward Estates, LLC \(January 21, 2026\)](#)

[Contract No. 53437 - Windward Estates, LLC Funding Agreement \(January 21, 2026\)](#)

[Certified Resolution No. 9795 - June 2, 2026, PH Notice \(Approved by the GB April 21, 2026\)](#)

[Department of Commerce Approval of Resolution No.9721 \(October 30, 2025\)](#)

[Resolution No. 9721 - SOC Review - Windward Estates LLC \(October 7, 2025\)](#)

[Application for creation of RHID - Windward Estates, LLC \(August 26, 2025\)](#)