



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
July 21, 2026

DATE:	July 21, 2026	
CONTACT PERSON:	Braxton Copley, Deputy City Manager	DOCUMENT #:
SECOND PARTY/SUBJECT:	Dultmeier-Rollenhagen LLC, Lauren's Bay Redevelopment Reinvestment Housing Incentive District (RHID)	PROJECT #:
CIP PROJECT:	No	
ACTION OF COUNCIL:		JOURNAL #: PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Dr. Robert M. Perez making certain findings pursuant to the Kansas Reinvestment Housing Incentive District (RHID) Act with regard to an application submitted by Dultmeier-Rollenhagen LLC to establish a Reinvestment Housing Incentive District and requesting that the Secretary of Commerce review the resolution and advise the Governing Body.

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

(Approval would authorize staff to submit the RHID application to the Secretary of Commerce for review.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to consider the establishment of a Reinvestment Housing Incentive District (RHID) for Dultmeier-Rollenhagen LLC.

STAFF RECOMMENDATION:

Staff recommends the Governing Body approve the resolution.

BACKGROUND:

City staff received a Reinvestment Housing Incentive District (RHID) Step I application from Dultmeier-Rollenhagen LLC on June 16, 2026. The developer owns 52 lots within the Lauren's Bay Subdivision, located in southwest Topeka. The proposed project is intended to help address the community's shortage of market-rate and higher-end residential housing by constructing 52 single-family homes featuring a variety of floor plans

and layouts to accommodate diverse buyer preferences. The homes are anticipated to be offered for sale starting at approximately \$350,000.

City staff have completed the preliminary due diligence review process and verified that the developer and its affiliated entities are active and in good standing with the Kansas Secretary of State and have no delinquent taxes, special assessments, or outstanding utility, zoning, or code enforcement issues. A more in-depth due diligence review will be conducted during the Housing Development Plan review stage.

BUDGETARY IMPACT:

The City has received the \$5,000 non-refundable application fee from the developer, which is intended to reimburse the City for staff time associated with the first step of the RHID application process.

SOURCE OF FUNDING:

Payment from the developer

ATTACHMENTS:

[Resolution](#)

[Lauren's Bay Presentation - Step #1 Redevelopment, Dultmeier-Rollenhagen LLC](#)

[RHID Application - Lauren's Bay Redevelopment, Dultmeier-Rollenhagen LLC \(06.16.2026\).pdf](#)

[RHID Housing Needs Analysis](#)

[Shawnee County Judicial Tax Sale Case No. SN-2025-CV-000711, Official Results, July 1, 2026](#)