



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 7, 2025

DATE:	October 7, 2025	
CONTACT PERSON:	Braxton Copley, Deputy City Manager	DOCUMENT #:
SECOND PARTY/SUBJECT:	BHI Development	PROJECT #:
CIP PROJECT:		
ACTION OF COUNCIL:		JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION of the Governing Body of the City of Topeka, Kansas determining that the city is considering establishing a Tax Increment Financing (TIF) Redevelopment District within the city, establishing the date and time of a public hearing on such matter, and providing for the giving of notice of such public hearing for the Sunflower Crossing Redevelopment District in the northwest quadrant of Topeka Boulevard and Kansas Avenue.

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

(Approval would set a public hearing date of November 12, 2025, to consider the establishment of a TIF in the area of the northwest quadrant of Topeka Boulevard and Kansas Avenue pursuant to state statute. This resolution does not establish the district. It sets the public hearing to entertain public comment.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to set a public hearing to consider the establishment of a TIF in the area of the NWQ of Topeka Boulevard and Kansas Avenue pursuant to state statute. This resolution does not establish the district. It sets the public hearing to entertain public comment

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution and set the public hearing

BACKGROUND:

The general nature of the proposed TIF Project is to promote the redevelopment and revitalization of a commercial development of approximately 9.12 acres located at the NWQ of Topeka Boulevard and Kansas

Avenue. The next step in the process is to set a public hearing to consider public comment and provided required notice.

BUDGETARY IMPACT:

No budgetary impact to the City to set the public hearing date

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

[Resolution - Hearing Sunflower Crossing TIF Creation](#)
[TIF District Application](#)
[Sunflower Crossing-Financial Analysis-TIF Project Plan-FINAL](#)