



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

DATE: April 21, 2026
CONTACT PERSON: Braxton Copley, Deputy City Manager DOCUMENT #:
SECOND PARTY/SUBJECT: Capital City Townhomes PROJECT #:
Redevelopment NRP
Standard Plus 20 Rebate
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager, Dr. Robert M. Perez approving a Neighborhood Revitalization Plan (NRP) project and authorizing a property tax rebate for certain improvements for the Capital City Townhomes property located at the northeast corner of the intersection of SE Adams Street and SE 21st Street, and west of SE Pennsylvania Avenue.

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

(Approval of the resolution would authorize the use of the NRP Standard Plus 20 Rebate program for 95% of the incremental increase in property taxes attributable to the Project improvements from the Base Assessed Value of the project site as of January 1, 2026.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to authorize the use of the NRP Standard Plus 20 Rebate program for 95% of the incremental increase in property taxes attributable to the Project improvements from the Base Assessed Value of the project site as of January 1, 2026.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

The Developer intends to forgo TIF revenues and utilize only the NRP incentive. In accordance with the NRP Plan and Ordinance No. 20228, the City shall remove the Project Site from the Capital City Townhomes Redevelopment District (TIF) on or before September 1, 2026.

On March 10, 2026, the Governing Body approved Resolution No. 9768 setting a public hearing on April 21, 2026, to consider the advisability of establishing a Tax Increment Financing (TIF) District for the Capital City Townhomes property.

Capital City Townhomes, LLC seeks approval of a TIF district for the redevelopment of the former Pioneer Homes at 2021 and 2024 SE Massachusetts. The Project involves rehabilitation of 47 rental townhome units in 11 buildings over 12–14 months and will be subject to a Land Use Restriction Agreement (LURA), preserving nine market-rate units and 38 affordable units restricted to rents at or below 60% AMI. The TIF district is requested solely to qualify the Project for the City's Neighborhood Revitalization Program (NRP) extraordinary benefits. While the Project qualifies for the standard 10-year NRP (95% property tax rebate on improvements), eligibility for the limited 20-year NRP requires TIF designation.

The Developer intends to forgo TIF revenues and utilize only the NRP incentive. The Developer has conducted a blight study on the property that details elements of its condition in consideration of the statutory requirements. According to the records of the Kansas Secretary of State, the applicant and developer are in good standing, certified until July 15, 2027.

BUDGETARY IMPACT:

Forgone tax revenue from the Base Assessed Value of the project site as of January 1, 2026.

SOURCE OF FUNDING:

Neighborhood Revitalization Program (NRP) Rebate 95% over 20 years.

Current real property taxes for 2021 SE MASSACHUSETTS AVE are in the amount of \$12,855.98

Current real property taxes for 2020 SE MASSACHUSETTS AVE are in the amount of \$8,990.16

ATTACHMENTS:

[Resolution - NRP Rebate Approval](#)

[Financial Analysis - City of Topeka Capital City Townhomes Development TIF Project Plan \(February 18, 2026\)](#)

[Market Study - Capital City Townhomes \(October 24, 2025\)](#)

[Blight Study - Adams Townhome Project \(November 12, 2023\)](#)

[Contract No. 52440 \(Interlocal NRP Agreement - October 15, 2024\)](#)

[Capital City Townhomes Relocation Plan \(February 23, 2026\)](#)