



Neighborhood Revitalization Plan 2021-2023

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Purpose

The City of Winfield, Kansas, Neighborhood Revitalization Plan is intended to create an incremental tax rebate program intended to encourage the rehabilitation, conservation, or redevelopment of certain areas within the city of Winfield, in order to protect the public health, safety, or welfare of the residents of the community. More specifically, through the plan the City, Cowley County, USD No. 465, and Cowley College, to the extent the same participate and adopt the Plan, offer property tax rebates for certain improvements or renovation of property within the designated areas in accordance with state statute (K.S.A. 12-17,114 et seq.).

Section 1. Neighborhood Revitalization Areas

In accordance with the provisions of K.S.A. 12-17,114 et seq., the Winfield City Commission has held a public hearing and considered the existing conditions and alternatives with respect to the designated areas, the criteria and standards for a tax rebate and the necessity for interlocal cooperation among the other taxing units. Accordingly, the Commission has carefully reviewed, evaluated, and determined that the areas meet one or more of the conditions to be designated as a "Neighborhood Revitalization Areas."

Area 1-MidTown

That area within the city of Winfield bound by the following description: Point of Beginning--intersection of center line's of 18th Avenue and Manning Street; then West to East r-o-w line of BNSF RR; then Northerly along said RR r-o-w to its intersection with South r-o-w line of Flood Levee; then Easterly along said Levee r-o-w to its intersection with Olive Street; **excluding Island Park and the Timber Creek Nature Center area**; then Easterly to East r-o-w line of SK & O RR; then Northerly along said r-o-w to its intersection with center line of Pine Street; then East to center line of Michigan Street; then Northerly to the center line of North Street; then Easterly intersecting an extension of the center line of Houston Street 375 feet ± North of Chicago Avenue; then South along said extension of Houston Street to its intersection with center line of Chicago Avenue; then Easterly intersecting an extension of the center line of McCabe Street; then South to center line of Fowler Avenue; then West to center line of College Street; then South to the center line of Warren Street; then East to center line of Stevens Street; then South to center line of Simpson Avenue; then East to a point 575 feet ± West of the intersection of Simpson Avenue and Wheat Road; then South 420 feet ±; then West 260 feet ±; then South 200 feet ±; then West to center line of Alexander Street; then South to center line of 9th Avenue; then West to center line of Mound Street; then South to center line of 19th Avenue; then West to center line of Broadway Street; then South to the center line of Sunnyside Avenue extended; then West to center line of alley between Loomis Street and Pike Road; then North to center line of 19th Avenue; the West to center line of alley between Main Street and Millington Street; then North to center line of 11th Avenue; then West to center line of Manning Street; then South to center line of 14th Avenue; then East to center line of alley between Main Street and Manning Street; then South to center line of 18th Avenue; then West to POB.

Area 2-West Ninth

That area within the city of Winfield bound by the following description: Point of Beginning--intersection of center line's of West 9th Avenue and Phillips Shepherd Road; then North following the center line of Phillips Shepherd Road to its intersection with Winfield City Limits; then westerly and southerly along Winfield City Limits to its intersection with the center line of Morning View Avenue; then East to the center line of Country Club Road; then North to the center line of Crestline Drive; then North along the center line of Country Club Road 185± feet; then east 476± feet; then North to the center line of West 9th Avenue; then East to the POB.

Area 3-Local Historic Preservation

That area within Area 1 bound by the following description: Point of Beginning--intersection of center line's of Andrews Street and 11th Avenue; then West to center line of alley between Manning Street and Menor Street; then North to center line of 10th Avenue; then West to center line of Menor Street; then North to center line of 8th Avenue; then East to center line of alley between Manning Street and Menor Street; then North to center line 6th Avenue; then East to center line of Millington Street; then South to center line of alley between 7th Avenue and 8th Avenue; then East to center line of Fuller Street; then South to center line of 9th Avenue; then East to center line of Andrews Street; then South to POB.

Area 4-Residential Properties

Those properties within Winfield city limits having been issued a 2021-2023 Building Permit on or after January 1, 2021 for new construction of Single Family or Multi-Family (2 or more dwelling units) Dwellings.

Those residential properties within Winfield city limits having been issued a 2021-2023 Building Permit on or after January 1, 2021 for improvements on structures built 40 or more years before issuance of a 2021-2023 Building Permit.

Area 5-Commercial/Industrial Properties

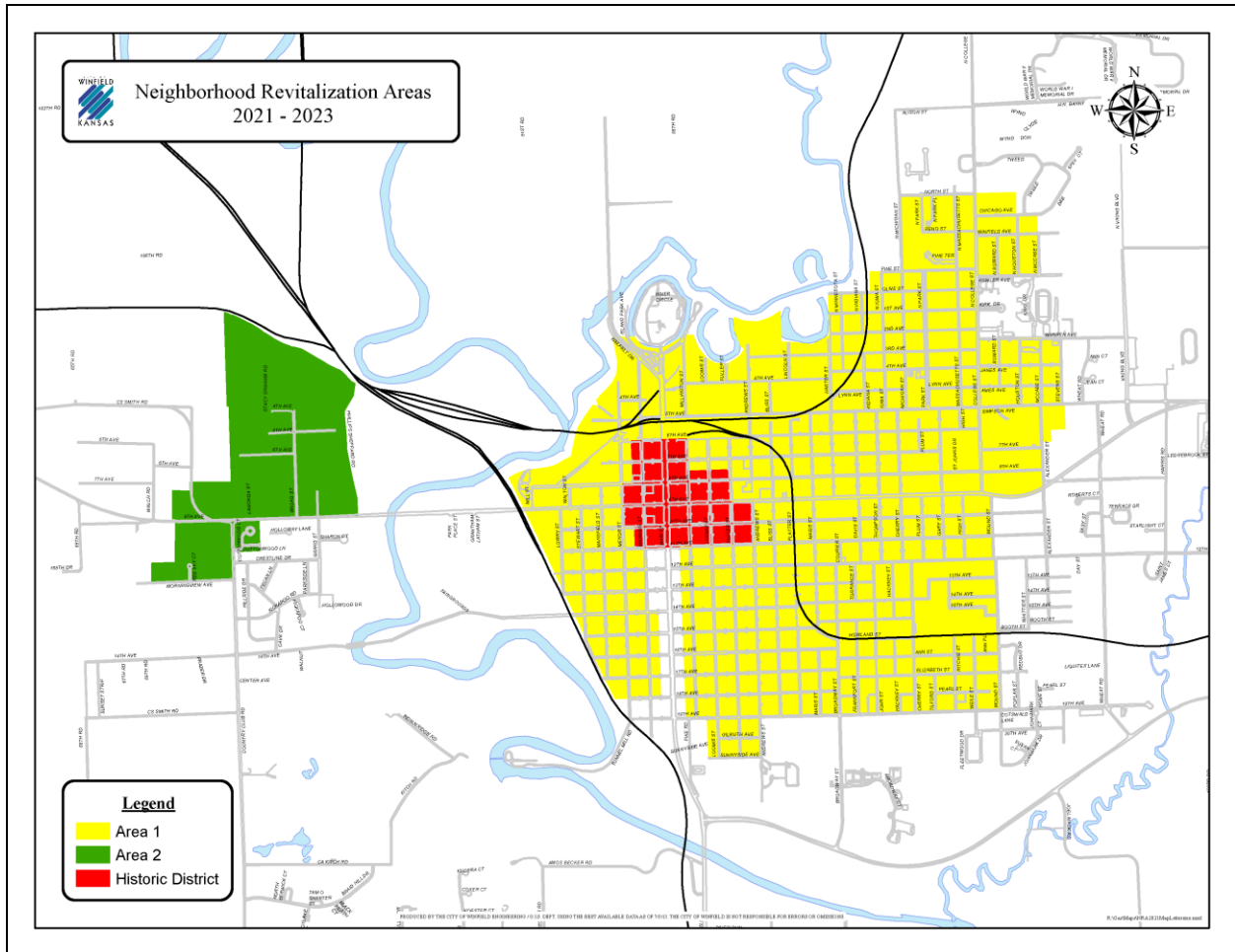
Those properties within Winfield city limits having been issued a 2021-2023 Building Permit on or after January 1, 2021 for new construction of commercial or industrial projects.

Those commercial or industrial properties within Winfield city limits having been issued a 2021-2023 Building Permit on or after January 1, 2021 for improvements on structures built 40 or more years before issuance of a 2021-2023 Building Permit.

Area 6-Sheriff's Sale

Those properties within Winfield city limits acquired by delinquent tax or mortgage foreclosure. Building Permits for improvements must be issued and improvements made within 24 months after filing of Sheriff's Deed. Building Permit value for improvements must be a minimum \$20,000 to be eligible for tax rebate. Property will be removed from eligibility for the Neighborhood Revitalization Plan if Building Permit and improvement requirements are not met.

Map A: Eligible Neighborhood Revitalization Areas



Section 2. Plan Term and Review

This Neighborhood Revitalization Plan shall begin on January 1, 2021 and expire on December 31, 2023. The Plan and Interlocal Agreement will be reviewed annually in or before August, at which time the participating parties will determine any needed modifications.

Section 3. Appraised Valuation of Real Property

The current assessed and appraised valuation of each parcel of real estate located within the Neighborhood Revitalization Areas, including land and building values, is available at the City of Winfield Public Improvement Department, on the Cowley County Parcel Search webpage: (<http://www.cowleycounty.org/parcelsearch>) , or at the Cowley County Appraiser’s office.

Section 4. Names and addresses of Owners of Record

The names of owners of record and addresses of each parcel of real estate located within the Neighborhood Revitalization Areas are available at the City of Winfield Public Improvement Department,

on the Cowley County Parcel Search (<http://www.cowleycounty.org/parcelsearch>) , or at the Cowley County Appraiser’s office.

Section 5. Zoning Classifications, District Boundaries and Land Use Maps

Map B: Zoning Classifications and District Boundaries

The current Zoning Map for the City of Winfield is available at the Public Improvement Department or on the City's webpage: (<http://www.winfieldks.org/zoningmap>).

Map C: Land Use Map from the Comprehensive Plan

The current Land Use Map for the City of Winfield is available at the Public Improvement Department or on the City's webpage: (<http://www.winfieldks.org/landusemap>).

Section 6. Improvements Planned within the Revitalization Areas

Public Safety

Rehab & Replace Fire/EMS Apparatus
Police Cruiser Rotation
Public Safety Facility- Fire Department
Construction
Public Safety Facility-Police Department Design

Transportation

City Street Maintenance Plan
State/Local CCLIP Partnership
Sidewalk Replacement Plan

Parks & Recreation

City Lake Upgrades
Tree City Compliance
Trail/Paths Improvements
Splash Pad Construction

Utilities

Electric Generation Upgrades
Storm Water Upgrades
Electric Transmission/Distribution Upgrades
Sanitary Sewer Collection Rehab

Section 7. Property Eligible for Revitalization

Residential Property:

1. Rehabilitation and alterations to any existing residential structure, including the conversion of all or part of a non-residential structure into a residential structure, shall be eligible.
2. Construction of new residential structures shall be eligible.
3. Improvements to existing or construction of new residential accessory structures such as tear-off and re-roof, detached garages, carports, gazebos, storage sheds, workshops, swimming pools, etc., ***shall not be eligible***. Repairs or maintenance items generally will not increase the appraised value, unless there are several major repairs completed at the same time.
4. Eligible residential property may be located anywhere in the described neighborhood revitalization areas.

Commercial/Industrial Property:

1. Rehabilitation and alterations to any existing commercial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
2. Construction of new commercial structures, including the conversion of all or part of a non-commercial structure into a commercial structure, used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
3. Improvements to existing or construction of new structures used for public utility or railroad purposes ***shall not be eligible***. Repairs or maintenance items generally will not increase the appraised value, unless there are several major repairs completed at the same time.
4. Eligible commercial or industrial property may be located anywhere in the described neighborhood revitalization areas.

Section 8. Criteria for Determination of Eligibility

1. Eligible properties must have Building Permits issued on or after January 1, 2021 and be located within the described Neighborhood Revitalization Areas.
2. AN APPLICATION FOR TAX REBATE **MUST** BE FILED WITHIN SIXTY (60) DAYS OF THE ISSUANCE OF A BUILDING PERMIT.
3. The minimum investment in an improvement is \$5,000, as determined by Building Permit value, for residential, commercial, and historic property.
4. Rehabilitation, alteration, or new construction of residential, commercial, and industrial properties having been issued a Building Permit on or after January 1, 2021 within the described Neighborhood Revitalization Areas could be eligible for a tax rebate. Those residential properties having been issued a Building Permit on or after January 1, 2021 for rehabilitation or alterations could be eligible for a 100% rebate for five (5) years. Those properties having been issued a Building Permit on or after January 1, 2021 for new construction of Single-Family residences could be eligible for a 50% rebate for five (5) years on the first \$150,000 of appraised value. Those properties having been issued a Building Permit on or after January 1, 2021 for new construction of Multi-Family (2 or more dwelling units) could be eligible for a 90% rebate for seven (7) years. Those properties having been issued a Building Permit on or after January 1, 2021 for rehabilitation, alteration, or new construction of Commercial or Industrial could be eligible for a 75% rebate for seven (7) years. Properties listed on the national or state registries or local historical area or located within the described local historic area could be eligible for a 100% rebate for ten (10) years. Evidence of listing on the national or Kansas historic registers must accompany the application. 5% of the tax increment rebate for eligible properties, other than those located in federal or state historic registries and the local historic area, will be retained by Cowley County to offset administrative costs. Those properties within Winfield city limits acquired by delinquent tax or mortgage foreclosure could be eligible for a 75% rebate for seven (7) years.
5. Property eligible for tax incentives under any other program adopted pursuant to statutory or constitutional authority shall be eligible to submit only one program per project.

6. The improvements must conform to the City of Winfield's Comprehensive Land Use and Zoning Ordinance in effect at the time the improvements are made.
7. New, as well, as existing improvements on the property must conform to all applicable codes, rules, laws, ordinances and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
8. Any property that is delinquent in *any tax payment or special assessment* shall not be eligible for any rebate or future rebate until such time that all taxes and assessments have been paid. If such delinquency occurs after entry into the rebate program, the owner shall have no more than 90 days to bring the taxes current. If such delinquency continues beyond 90 days, the property shall no longer be eligible for a rebate.
9. Exceptions for eligibility will include but not be limited to:
 - Surface parking lots except as an accessory to a contiguous improvement
 - Railroads and utilities
 - Landscaping, sprinkler systems, fences, hot tubs, swimming pools, gazebos, storage sheds, carports, detached garages, and workshops
 - Conversion of single family to multi-family housing units
 - Manufactured or mobile homes, unless classified as a "Residential Design Manufactured Home"
 - Any property which has or will receive IRB financing and/or other tax exemption
10. Prior to declaring a building to be a dilapidated structure, the City Commission shall obtain a legal description of the property, determine the assessed value with separate values for the land and structure, and determine the owner of record.
11. The City Commission may declare that a building outside of the Neighborhood Revitalization Areas satisfies the conditions set forth in this agreement.

Guidelines

The City Commission should review the following factors when considering a building outside of the Neighborhood Revitalization Areas.

- Condition of property
- Condition of other properties on the block
- If vacant, the length of time that the property has remained vacant
- If intended use is eligible for a Constitutional Tax or IRB Property Tax Exemption
- The appropriateness of the intended use for the zoning classification
- The impact upon city services and upon the neighborhood
- The potential for a long-term increase in property tax or sales tax receipts
- Without the adjustment, proposed project would not be financially feasible, thus risking existing tax receipts or jeopardizing future tax receipts
- Location of the property relative to other designated NRA eligible areas
- Any other factors that the City Commission should be deemed appropriate when considering a request

Implementation

The following factors will guide the implementation of approval of a building outside of the Neighborhood Revitalization Areas.

- There will be no island adjustments. All adjustments must include the entire block, or logical geographic or physical boundaries of the property considered.
- The use of the property must be considered appropriate for the zoning classification. If, after approval, the applicant seeks a zoning change, the rebate shall immediately cease.
- The maximum tax rebate shall be 75% and the maximum length shall be 7 years.
- The application fee for all properties within the adjusted area shall be \$100
- The minimum improvements within the adjusted areas must be \$10,000 to be eligible for rebate.
- If there has been no eligible improvement made within approved area within two (2) years of authorization by City Commission, the adjusted area shall be removed from the City's Neighborhood Revitalization Plan.

Section 9. Contents of Application for Tax Rebate

Applicants for the Neighborhood Revitalization Act tax rebate program should include the following information and be submitted on the following form. Each application shall require a \$50 application fee.



APPLICATION FOR TAX REBATE
City of Winfield Neighborhood Revitalization Plan
2021-2023

NRP Appl # _____

THIS FORM MUST BE SUBMITTED TO THE WINFIELD PUBLIC IMPROVEMENT DEPARTMENT WITHIN 60 DAYS OF OBTAINING A BUILDING PERMIT

PART 1

OWNER'S NAME _____

OWNER'S ADDRESS _____ **NRP PROPERTY ADDRESS** _____

OWNER'S EMAIL _____ **OWNER'S PHONE NO.** _____

(Take Parcel ID & Quick Reference numbers from your property tax statement or County Clerk's Office)

NRP PARCEL ID NO. _____ **QUICK REFERENCE NO.** _____

WAS PROPERTY ACQUIRED THROUGH DELINQUENT TAX OR MORTGAGE FORECLOSURE?
Yes No If YES, provide copy of filed sheriff's deed

IMPROVEMENT TYPE (check appropriate type)

	New Construction	Rehab, Alteration, Addition
Residential	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>

DATE IMPRINTED PICTURE(S) OF PRE-IMPROVED PROJECT AREA(S) MUST BE ATTACHED TO APPLICATION

IMPROVEMENT DESCRIPTION: _____ **CONSTRUCTION BEGAN ON:** _____

BUILDING PERMIT NO. (attach copy)

BUILDING PERMIT VALUE

ESTIMATED DATE OF COMPLETION _____

IS PROPERTY LISTED ON HISTORIC DISTRICT?
Yes, attach proof of listing No

IF DEMOLISHING A RESIDENTIAL STRUCTURE, COMPLETE THE FOLLOWING:

DEMOLITION PERMIT NO. _____ NUMBER OF DWELLING UNITS _____

List tenants occupying the building when purchased, if known or present tenants

Owner's Signature: _____ **Date:** _____

Part 2

AS OF JANUARY 1, FOLLOWING COMMENCEMENT OF CONSTRUCTION, THE IMPROVEMENTS ARE:

COMPLETE APPROXIMATELY _____% COMPLETE

OWNER'S SIGNATURE

DATE

CITY FINAL INSPECTION DATE _____ (attach copy)
County Appraiser must be notified upon completion of the improvements

For Cowley County Appraiser's Use Only

THE ABOVE BUILDING IMPROVEMENTS APPRAISED VALUE IS:

Prior to Improvements

After improvement

Eligible for NRP rebate

COUNTY APPRAISER'S OFFICE SIGNATURE

DATE

For Cowley County Clerk's Use Only

AS OF _____ TAXES AND SPECIAL ASSESSMENTS ON THE PARCEL OF PROPERTY ARE:

CURRENT

NOT CURRENT

COUNTY CLERK'S OFFICE SIGNATURE

DATE

For City Public Improvement's Use Only

A TAX REBATE IS AUTHORIZED IF THIS APPLICATION AND THE IMPROVEMENTS WITHIN ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE 2021-2023 CITY OF WINFIELD NEIGHBORHOOD REVITALIZATION PLAN.

IS IN CONFORMANCE

IS NOT IN CONFORMANCE

REASON NOT IN CONFORMANCE _____

CITY PUBLIC IMPROVEMENT OFFICE SIGNATURE DATE

Section 10. Procedure for Submission of an Application

Process Overview

The City will offer and advertise the availability of the tax rebate program throughout the term of the Plan. Persons or businesses planning improvement projects may contact the Public Improvement Department at any time for a discussion of eligibility. The Neighborhood Revitalization Plan application will stipulate the type of improvement to be made, renderings, a timetable for completion and any supporting documents appropriate for the type of application. Prior to beginning the project, the owner shall apply for a building permit. Once the building permit has been issued the owner has 60 days to file a complete application. The county appraiser will determine the increase in improvement value for January 1st the year immediately following the completion of the project which shall be used to calculate the tax value increment added. At the customary time, the county treasurer shall mail tax statements based on the new appraised value. Upon payment of all taxes in full by the taxpayer, the county treasurer will initiate the tax rebate procedure. Only the increase in taxes will be rebated less any applicable administrative fees. The rebate must be made within 30 days after the next distribution date, unless there is an open appeal, then 30 days from issuance of the appeal result letter.

How To/Where To

This program will begin receiving applications after its adoption by the Governing Body of the City of Winfield and the execution of the Interlocal Agreement with Cowley County, Unified School District #465, and Cowley County College. Thereafter, the City will process applications as they are submitted with no monthly or quarterly deadlines. Applications will be available in the Public Improvement Office, City Hall, 200 East 9th Ave., 620-221-5520.

The County Treasurer will perform the calculation of the final rebate amount based on the actual appraised value. Each month in which rebates are paid, the Treasurer will submit a report to the City Public Improvement Department showing the property before and after appraisal and the amount of the rebate.

1. The applicant shall obtain an Application for Tax Rebate from the City's webpage, (www.winfieldks.org/nrpapplication), or the Public Improvement Department, City Hall, 200 E. Ninth, Monday through Friday (excepting City observed holidays) during regular office hours.
2. The applicant shall complete and sign Part 1 of the application and file the original with Public Improvement Department within 60 days following issuance of the building permit. A \$50 application fee shall accompany the application. A valid copy of the building permit and date imprinted photos of the pre-improve project area(s) must be attached to the application.
3. The applicant shall certify the status of the improvement project as of January 1 following the commencement of construction by completing and signing Part 2 of the application. The Public Improvement Department shall notify the Appraiser's Office of the application status as certified by the applicant.
4. Upon a notification of project completion/final building inspection from the City, the County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real estate and shall complete its portion of the application and report the new valuation to the County Treasurer and Clerk by June 1 of the year following project completion. The tax records on the project shall be revised by the County Clerk's Office.

5. Upon determination by the County Appraiser's Office of the value of the improvements and a determination by the County Clerk's office of the property taxes and assessments, the Public Improvement Department shall certify that the project and application does or does not meet the requirements for a tax rebate and shall notify the applicant and the County Appraiser's Office of the rebate percentage due for each year of the rebate period.
6. Any property that is delinquent in *any tax payment or special assessment* shall not be eligible for any rebate or future rebate until such time that all taxes and assessments have been paid. If such delinquency occurs after entry into the rebate program, the owner shall have no more than 90 days to bring the taxes current. Upon full payment of any tax or special assessment for the subject property for the initial and each succeeding tax year extending through the specified rebate period, a tax rebate shall be made to the applicant less applicable administrative fees as specified in the Interlocal Agreements. The tax rebate shall be made by the County Treasurer within 30 days after the next distribution date, except those appealed. The tax rebate shall be made from the Neighborhood Revitalization Fund established by Cowley County and other taxing units participating in the Interlocal Agreement. The Public Improvement Department shall make periodic reports on the tax rebate program to the City Commission and other taxing units accordingly.
7. The Public Improvement Department shall provide the County Clerk and City Finance Department 30 days prior to the expiration of the final rebate period for each property receiving a tax rebate.

Section 11. Standards and Criteria for Review and Approval

1. The property for which a rebate is requested shall conform with all applicable city codes and regulations in effect at the time the improvements are made and shall remain in conformance for the duration of the rebate period or the rebate may be terminated.
2. Any property that is delinquent in any tax payment or special assessment, including BID assessments, shall not be eligible for a rebate until such time as all taxes and assessments have been paid.
3. Following establishment of the increase in assessed value resulting from a specific improvement, the fixed rebate percentage shall be applied to any change in assessed value or mill levy during subsequent years.
4. The Public Improvement Department shall have the authority and discretion to approve or reject applications based on the eligibility standards and review criteria contained herein. If an applicant is dissatisfied with the Department's decision, a no-cost written appeal may be submitted to the Planning Commission for determination.

Section 12. Statement Specifying Rebate Formula

Program Period:

Eligible properties must have: Building Permits with a minimum value of \$5,000; Building Permits issued on or after January 1, 2021; and meet a designated Neighborhood Revitalization Area definition.

Rebate Period/Amount:

Residential Properties

- Residential Rehabilitation and Alterations: 5 years/100%
- New Construction Single-Family Residential: 5 years/50% (first \$150,000 Appraised Building Value)
- New Construction Multi-Family Residential (2 or more dwelling units): 7 years/90%
- Delinquent Tax or Mortgage Foreclosure's Rehabilitation and Alterations: 7 years/75%

Commercial/Industrial Properties

- New Construction Commercial or Industrial: 7 years/75%
- Commercial and Industrial Rehabilitation and Alterations: 7 years/75%
- Delinquent Tax or Mortgage Foreclosure's Rehabilitation and Alterations: 7 years/75%

Properties in National, Kansas Registries or Local Historical Areas

- Residential, Commercial, or Industrial Properties: 10 years/100%

5% of the tax increment rebate of improvements to be retained by Cowley County to offset administrative costs of the City of Winfield Neighborhood Revitalization Plan. Those properties listed on Federal or State Historical Registries and the Local Historic Area will not pay the 5% County administrative costs.