

Neighborhood Revitalization Program

The Neighborhood Revitalization Program (NRP) is a tax rebate incentive for qualifying properties on the increased value in property taxes after improvements valuing \$25,000 or more have been made to the structure or property. To qualify, you must:

1. Be located in one of the three designated revitalization districts (see map on back page).
2. Invest a minimum of \$25,000 in improvements to a property; and
3. Increase the appraised value of the property by 10% for residential and 5% for commercial as determined by the County Appraiser.

A note on Interior remodels – interior remodeling may result in less than the required 10% increase in appraised value, and therefore may not qualify for the incentive.

Revitalization Districts – Rebate Amounts

TAX YEARS	COMMERICAL		RESIDENTIAL	
	New	Rehab	New	Rehab
1 - 5	50%	100%	100%	50%
6 - 10	25%	50%	50%	25%
1 - 10	Downtown District		North District	
	90%		75%	

Q & A

Q: Can I perform simple maintenance and remodeling and be eligible for this program?

A: It is unlikely that regular maintenance will meet the \$ 25,000 minimum investment or result in the required 10% increase in appraised value to qualify for the program.

Q: Are the rebates transferable if I sell the property?

A: Yes, rebates are transferable. The purchasers of the property will receive the remaining tax rebates as if no change in ownership had occurred.

How to Apply

1. Fill out Application as completely as possible.
2. Obtain certified valuation from the Dickinson County Appraiser.
3. Collect required documentation as specified on the application. Interior projects should include all receipts which pertain to the project.
4. Once the project has been completed, and a Certificate of Occupancy issued, bring the application to the city Planning and Zoning Director for review and signature.
5. The Applicant will take the completed and signed application to the County Planning and Zoning Department.

Getting the Rebate

The applicant will receive a rebate check from the County Treasurer within the first half of the year following completion of the improvement.

Questions? Contact us at (785) 263-2550



CITY OF ABILENE

NEIGHBORHOOD REVITALIZATION PROGRAM APPLICATION

INSTRUCTIONS: Fill out this form completely. Before your project begins, get the Pre-Improvement Value Certified by the County Appraiser. For interior projects, collect all receipts. At the end of the project, turn in Completed Application with attached Documents and receipts to the Planning and Zoning Director for signature. It is your responsibility to ensure this form is turned into the County.

GENERAL INFORMATION

PROJECT ADDRESS OR GENERAL LOCATION (IN RELATION TO NEAREST STREETS):

☐ NEW COMMERCIAL CONSTRUCTION

☐ NEW RESIDENTIAL CONSTRUCTION

☐ ADDITION/IMPROVEMENT OF
EXISTING COMMERCIAL STRUCTURE

☐ ADDITION/IMPROVEMENT OF EXISTING
RESIDENTIAL STRUCTURE

BRIEF DESCRIPTION OF IMPROVEMENTS BEING MADE:

APPLICANT INFORMATION

APPLICANT/AGENT*:

Name: _____ Tel: () _____

Business Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail: _____

**This Application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this Application.*

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

☐ Copy of Deed

☐ Building Permit

☐ Certificate of Occupancy

PRE-IMPROVEMENT VALUE CERTIFICATION

Value of existing primary structure improvements: \$ _____

Value of the land on which the improvements are situated: \$ _____

Date: _____

I certify that the pre-improvement values indicated on the previous page are those certified by Dickinson County

for the current tax year as of the date of this certification.

Signature of County Appraiser

Date

PART II: IMPROVEMENT COMPLETION

As of January 1st, 20 ____, the improvements for the project are found to be:

☐ Complete ☐ Abandoned ☐ Ineligible

Signature of Applicant

Date

Signature of Planning and Zoning Director

Date

EXHIBIT A

Neighborhood Revitalization Plan

for the

North Revitalization District

Central Revitalization District

Downtown Revitalization District

of the

City of Abilene, Kansas

February 22, 2021

City of Abilene

Neighborhood Revitalization Plan

Part 1: Legal Description of Neighborhood Revitalization Area

North Revitalization District

Appendix A is a map depicting the boundary of the North Revitalization District. The area includes aging commercial, residential, and adjacent property located north of 14th Street along Buckeye Avenue north to the city limits and the aging commercial corridor along NE 14th Street east of Buckeye Avenue to the city limits.

Central Revitalization District

Appendix A is a map depicting the boundary of the Central Revitalization District. The area includes aging commercial, residential, and adjacent property.

Downtown Revitalization District

Appendix A is a map depicting the boundary of the Downtown Revitalization District. The area includes aging commercial property located between 4th Street to the North, and the Union Pacific Railroad to the South, as well as between Mulberry Street to the West and an area just East of Kirby Street to the East.

Appendix B provides a full legal description of the entire revitalization area.

Part 2: Existing Assessed Valuations of Land and Buildings Within Area

Table 1 provides an overview of the property values in the North Revitalization District. The total valuation of the area is approximately \$6.4M or \$46,796 per parcel. These figures include commercial, industrial, residential, and vacant land (137 parcels).

Table 1: Property Assessed Value – North Revitalization District

Lot Value		Improvement Value		Total Valuation	
Total	Average	Total	Average	Total	Average
\$1,683,503	\$12,288	\$4,727,550	\$34,508	\$6,411,053	\$46,796

Source: Data from the Dickinson County Appraisers Office – February 2021

Table 2 provides an overview of the property values in the Central Revitalization District. The total valuation of the area is approximately \$15M or \$11,273 per parcel. These figures include commercial, industrial, residential, and vacant land (1,338 parcels).

Table 2: Property Assessed Value – Central Revitalization District

Lot Value		Improvement Value		Total Valuation	
Total	Average	Total	Average	Total	Average
\$2,057,086	\$1,537	\$13,026,214	\$9,736	\$15,083,300	\$11,273

Source: Data from the Dickinson County Appraisers Office – February 2021

Table 3 provides an overview of the property values in the Downtown Revitalization District. The total valuation of the area is approximately \$2M or \$21,890 per parcel. These figures include commercial and vacant land (93 parcels).

Table 3: Property Assessed Value – Downtown Revitalization District

Lot Value		Improvement Value		Total Valuation	
Total	Average	Total	Average	Total	Average
\$407,820	\$4,385	\$1,627,948	\$17,505	\$2,035,768	\$21,890

Source: Data from the Dickinson County Appraisers Office – February 2021

Part 3: Names and Addresses of the Owners of Record Within Area

The names and addresses of the owners of record of real estate within each area are listed in **Appendix C** and are on file in the Community Development Department.

Part 4: Existing Zoning Classifications, Existing and Future Land Use Within Area

A zoning classification map of each area is attached as **Appendix D**. An existing land use map is attached as **Appendix E** and the adopted future land use map as **Appendix F**.

Part 5: Proposals for Improving or Expanding Municipal Services Within Area

The City's Capital Improvements Program and/or annual budget identify the following public improvement projects to be performed within the NRP:

Street Improvements

- Reconstruction of 14th St. west of Buckeye Ave.
- Adopting and funding long-term sidewalk improvements

- Maintenance and patching

Utilities

- Utility line maintenance and replacement, as needed
- Storm sewer maintenance

Neighborhood Improvements

- Demolition of dilapidated structures
- Sidewalk replacement program
- Code enforcement

Part 6: Property Within the Neighborhood Revitalization Area Eligible for Program Tax Rebate

Residential Property

The following residential development projects are eligible for program tax rebates provided the project lies within the North Revitalization District and are allowed under the zoning ordinance:

1. Rehabilitation, renovations, and additions to any existing multi-family residential structure with more than four (4) dwelling units per building.
2. Construction of new multi-family residential structures with more than four (4) dwelling units, including the conversion of all or part of a non-residential structure into a multi-family residential structure provided there are more than four (4) dwelling units created.
3. New construction, rehabilitation, or renovation of residential dwellings within a mixed-use building where the commercial space occupies at least 50% of the total building space.

The following residential development projects are eligible for program tax rebates provided the project lies within the Central Revitalization District and are allowed under the zoning ordinance:

1. Rehabilitation, renovations, and additions to any existing residential structure, including alteration of a single-family home into a multiple-family dwelling.
2. Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure.
3. Improvements to existing or construction of new residential detached accessory structures, including garages, storage buildings, workshops, swimming pools, etc., shall not be eligible.

Commercial and Industrial Property

The following commercial and industrial projects are eligible for program tax rebates provided the project lies within the North & Central Revitalization Districts and are allowed under the zoning ordinance:

1. Rehabilitation, alterations, and additions to any existing commercial or industrial property.
2. Construction of new commercial or industrial structures; provided they are not used for public utility or railroad purposes.

Residential Property

The following residential development projects are eligible for program tax rebates provided the project lies within the Downtown Revitalization District and are allowed under the zoning ordinance:

1. Rehabilitation, renovations, and additions to any existing residential units above the ground floor.
2. Development of new residential units above the ground floor.

Commercial Property

The following commercial projects are eligible for program tax rebates provided the project lies within the Downtown Revitalization District and are allowed under the zoning ordinance:

1. Rehabilitation, alterations, and additions to any existing commercial property.
2. Construction of new commercial structures; provided they are not used for public utility or railroad purposes.

Part 7: Criteria for Determination of Program Eligibility

1. Construction of an improvement must have been commenced on or after February 22, 2021, which is the date the Neighborhood Revitalization Plan was adopted in Abilene and must be evident by the issuance of a city building permit.
2. An application for a tax rebate must be filed with the City within 60 days of issuance of a building permit for the subject improvement.
3. The minimum investment in an improvement shall be \$25,000 for any property to be qualified under this program.
4. The minimum increase in assessed valuation upon completion of the subject improvement shall be ten percent (10%) for residential uses and five percent (5%) for commercial and industrial uses, as determined by the Dickinson County Appraiser.

5. Properties eligible for property tax exemptions, refunds, rebates, or other property tax incentives under any other program pursuant to statutory or constitutional authority shall not be eligible for program participation.
6. Property for which any existing taxes or assessments are delinquent shall not be eligible.
7. Construction of a building or expansion of an existing building must not exceed 60,000 sq. ft. in floor space.

Part 8: Contents of an Application for Program Participation

The Neighborhood Revitalization Program Application is attached as **Appendix G**.

Part 9: Procedure for Submission of an Application

1. The applicant shall obtain a Neighborhood Revitalization Program Application from the City Manager, or his or her designee, when obtaining a building permit application for the subject improvement.
2. The applicant shall complete and execute Part 1 of the application and file the application with the City Manager, or his or her designee, within 60 days of issuance of a building permit for the subject improvements.
3. The City Manager, or his or her designee, shall forward the application to the Dickinson County Appraiser for determination of the value of existing improvements prior to new construction.
4. The City Manager, or his or her designee, shall return the application to the applicant. The applicant shall certify on the application the status of the project as of January 1 following the start of construction by completing and executing Part II of the application. The applicant shall file the application with the County Appraiser on or before December 1, preceding the year of the commencement of the applicable tax rebate.
5. The County Appraiser shall on January 1 of the year of the commencement of the tax rebate conduct an inspection of the project to determine the value of new construction and shall report the new valuation to the County Clerk by June 1. The tax records on the subject tract shall be revised by the County Clerk.
6. Upon determination by the County Appraiser that the increased valuation meets program criteria for rebate, the City Manager, or his or her designee, shall determine whether the project meets other criteria for a tax rebate and shall notify the applicant of the rebate percentage each year.
7. Upon payment of the property tax for the subject tract for the initial and each subsequent year through the rebate period, a tax rebate shall be made by the City and other participating entities (Dickinson County and/or USD 435) for each entity's

apportioned share to the applicant*. The rebate shall be made within thirty (30) days following the payment of taxes by the applicant and submittal to the City of a receipt for said payment. The rebate shall be made from the Neighborhood Revitalization funds of each participating public taxing entity.

*Dickinson County and USD 435 may enter into an interlocal agreement for the administration of the tax rebate program and rebate of their proportional share of the taxes.

Part 10: Standards and Criteria to Determine Program Eligibility

1. The property for which a rebate is requested shall conform with all applicable city codes and regulations at the time of application and shall remain in conformance for the duration of the rebate period or the rebate may be terminated by the City.
2. Any property on which delinquent taxes or other assessments exist shall not be eligible for a rebate until such time as those taxes or assessments are paid.
3. Upon establishment of the increase in assessed valuation resulting from the subject improvement, the approved rebate percentage shall be applicable to any future change in assessed value or mill levy during the period of rebate.
4. The City Manager, or his or her designee, shall have the authority to determine the eligibility of applicants. Within thirty (30) days, a written appeal of that determination may be submitted by the applicant to the City Commission for final determination.

Part 11: Terms of Rebate Eligibility

Table 1: Terms and Percent of Rebate Allowed – North Revitalization District

	Commercial		Residential	
Years	New	Rehab	New	Rehab
1-10	75%	75%	75%	75%

Table 2: Terms and Percent of Rebate Allowed – Central Revitalization District

	Commercial		Residential	
Years	New	Rehab	New	Rehab
1-5	50%	100%	100%	50%
6-10	25%	50%	50%	25%

Table 3: Terms and Percent of Rebate Allowed – Downtown Revitalization District

	Commercial		Residential	
Years	New	Rehab	New	Rehab
1-10	90%	90%	90%	90%

Part 12: Program Period

Applications for participation in the Neighborhood Revitalization Plan will be accepted by the City of Abilene until December 31, 2026, at which time the program will expire, unless reauthorized by the City Commission. A report outlining program participation shall be submitted annually by December 31st to the City Commission. Any application approved for tax rebate by the City prior to December 31, 2026 shall remain eligible to receive the rebate for the number of years specified in its approval.

NEIGHBORHOOD REVITALIZATION PLAN INTERLOCAL AGREEMENT

This Neighborhood Revitalization Plan Interlocal Agreement ("Agreement") is made and entered into this 22nd day of February, 2021, between the Dickinson County Board of County Commissioners (the "County"), Unified School District #435 School Board (the "District"), and the City of Abilene, Kansas, a municipal corporation (the "City").

RECITALS

WHEREAS, K.S.A. 12-2904, 12-2908, and 12-17,119 allow public agencies to enter into interlocal agreements to jointly perform certain functions, including economic development and neighborhood revitalization.

WHEREAS, all parties are, pursuant to K.S.A. 12-2903, public agencies having the statutory authority to enter into interlocal agreements.

WHEREAS, it is the desire and intent of the parties to enter into an interlocal agreement regarding neighborhood revitalization in the City of Abilene, Kansas, under the Neighborhood Revitalization Program, pursuant to K.S.A. 12-17,114, *et seq.* (the "Act").

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. Neighborhood Revitalization Plan. On February 22, 2021, by adoption of Resolution No. 022221-1, the City designated certain areas within the City of Abilene, Kansas as neighborhood revitalization areas and adopted a Neighborhood Revitalization Plan for the revitalization of such areas, as authorized by the Act. A copy of the Neighborhood Revitalization Plan (hereinafter, "the Plan") is attached hereto and incorporated herein by this reference. The County and the District agree to adopt and participate in the Plan.

2. Purpose. The parties acknowledge and agree that the new construction and rehabilitation of structures in the areas defined in the Plan, will: (i) promote the public health, safety and welfare of citizens in the City of Abilene and Dickinson County; (ii) improve sound growth of the City and promote the expansion and renovation of existing businesses; (iii) draw new businesses to the community; and (iv) develop vacant sites and redevelop aging commercial sites.

3. Tax Incentives. Ad valorem property tax rebates shall be offered by the parties to encourage participation in the Plan, all in accordance with the terms and conditions set forth in the Plan.

4. Rebating of Taxes. The parties further agree that the County shall administer the Plan as adopted by each party. The County shall create a neighborhood revitalization fund pursuant to K.S.A. 12-17,118 for the purpose of financing the redevelopment and to provide rebates. Any increment in property taxes received by the City, the County, and the District resulting from qualified improvements to property pursuant to the Plan shall be credited to the County's

neighborhood revitalization fund.

5. Eligible Areas. The areas eligible for program benefits under the Plan shall be as identified on the maps contained within the Plan.

6. Term. This Agreement shall expire December 31, 2026. The parties agree to undertake a review of the Plan, on or before October 31, 2026, to determine any needed modifications to the Plan and participation in a new interlocal agreement. The parties may terminate or extend this Agreement prior to December 31, 2026 by mutual written consent. Any applications for tax rebates submitted prior to the termination or expiration of this agreement shall, if approved, be considered eligible for the duration of the rebate period.

7. Amendments. The parties agree that the Plan, as adopted and attached hereto, will not be amended without the written approval of the parties, except as may be necessary to comply with applicable law.

8. Duplication. This Interlocal Agreement shall be executed in triplicate form.

9. Termination. The parties may terminate or extend this Agreement prior to December 31, 2026, by written, mutual consent. However, eligible rebate applications submitted prior to termination of the program shall be honored. The parties agree that the area described in the Plan may be modified to meet the needs of the Plan. The parties do not intend to acquire, hold, or dispose of real and/or personal property in this joint or cooperative under-taking.

10. Interlocal Agreement. The parties further recognize and acknowledge that each party is a "municipality", as defined in K.S.A 12-2908, and that this Interlocal Agreement is a contract between municipalities to perform a governmental undertaking which each contracting party is authorized by law to perform. Accordingly, pursuant to K.S.A. 12-2908(c), this Agreement shall not be regarded as an interlocal agreement under the provisions of K.S.A. 12-2901, *et seq.*, and this Agreement is, therefore, not subject to approval by the Attorney General of the State of Kansas.

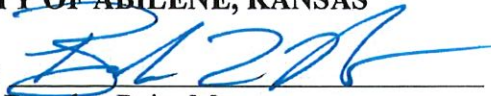
11. Entire Agreement. This Agreement and any attachments constitute the entire Agreement between the parties.

12. Attorney General Approval. The parties further recognize and acknowledge that this Agreement is subject to approval by the Attorney General of the State of Kansas.

{Signature Page Follows}

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

CITY OF ABILENE, KANSAS

By:  Date Approved: February 22, 2021
Brandon Rein, Mayor

ATTEST:


Penny Soukup, CMC
City Clerk




DICKINSON COUNTY, BOARD OF COUNTY COMMISSIONERS

By:  Date Approved: March 4, 2021
Lynn Peterson, Chair

ATTEST:


Barbara Jones, County Clerk

USD 435 BOARD OF EDUCATION

By:  Date Approved: March 10, 2021
Kyle Becker, Chair

ATTEST:


Joan Anderson, Clerk

Approved this _____ day of _____, 2021, by the Attorney General of the State of Kansas.

Kansas Attorney General

RESOLUTION NO. 022221-1

A RESOLUTION ADOPTING THE 2021-2026 CITY OF ABILENE NEIGHBORHOOD REVITALIZATION PLAN AS AUTHORIZED BY K.S.A. 12-17, 114, ET SEQ., AND APPROVING AN INTERLOCAL AGREEMENT FOR THE ADMINISTRATION THEREOF.

WHEREAS, the Governing Body of the City of Abilene, Kansas, recognizes the need for redevelopment, reinvestment, and new construction within specific areas of the community; and

WHEREAS, the Governing Body, pursuant to K.S.A. 12-17,114, et seq., desires to adopt a neighborhood revitalization plan to assist the redevelopment, reinvestment, and new construction of certain designated areas within the city limits of Abilene; and

WHEREAS, the Neighborhood Revitalization Plan attached as Exhibit A hereto designates and establishes three separate neighborhood revitalization areas, as described in the plan and attachments thereto; and

WHEREAS, in accordance with the requirements of K.S.A. 12-17,117, notice of a public hearing was published at least once each week for two consecutive weeks in a newspaper of general circulation within the city of Abilene, and, a public hearing was held by the Governing Body on February 22, 2021 regarding the proposed adoption of the Plan; and

WHEREAS, the Governing Body specifically finds that the areas identified in the Neighborhood Revitalization Plan are areas in which there is a predominance of buildings or improvements which by reason of age, history, architecture, disinvestment, or significance should be preserved or restored to productive use; and that redevelopment of the area is necessary to protect the public health, safety, welfare, and historic investment of the residents of the City of Abilene, Kansas.

WHEREAS, Dickinson County and Unified School District #435 have been invited to participate in Neighborhood Revitalization Plan by entering into an interlocal agreement relating thereto; and

NOW THEREFORE, be it resolved by the Governing Body of the City of Abilene, Kansas, that:

Section 1. The Governing Body hereby adopts the Neighborhood Revitalization Plan attached hereto as **Exhibit A**, including the designation of the three neighborhood revitalization areas based upon findings consistent with K.S.A. 12-17,115(c).

Section 2. The Governing Body hereby approves the interlocal agreement, in substantially the form as provided in **Exhibit B** attached hereto, to provide for the implementation of the Neighborhood Revitalization Plan, as authorized by K.S.A. 12-2901, *et seq.*, and at such time as interlocal agreement is duly executed by Dickinson County and Unified School District #435 and approved by the Kansas Attorney General, such agreement shall be incorporated into this Resolution by reference.

Section 3. This resolution shall be in full force and effect from and after its adoption.

Passed and approved by the Governing Body of the City of Abilene, Kansas, on this 22nd day of February 2021.



Penny L. Soukup, CMC
Penny L. Soukup, CMC, City Clerk

Brandon Rein
Brandon Rein, Mayor

Neighborhood Revitalization Districts

