

CRAWFORD COUNTY, KANSAS
NEIGHBORHOOD REVITALIZATION PLAN

The Board of County Commissioners of Crawford County, Kansas, (herein sometimes called "Governing Body") pursuant to the Kansas Neighborhood Revitalization Act, K.S.A. 12-17, 114 et. seq. does hereby adopt a Neighborhood Revitalization Plan (herein sometimes called "Plan") for the County of Crawford as follows:

PLAN

1. LEGAL DESCRIPTION OF AREA IN PLAN.

(a) A legal description of the real estate forming the boundaries of the area included within the Plan is the entire unincorporated area of Crawford County, Kansas, as set forth in K.S.A 18-119 and such statute is adopted herein by reference.

(b) Maps depicting the existing Parcels of real estate covered by this Plan have been prepared and are on file in the office of the County Appraiser of Crawford County and the same are adopted as a part of the Plan by reference.

2. ASSESSED VALUATION. The existing (i.e. July 2017) assessed valuation of the real estate included in the Plan, listing land and building values separately, is as follows:

Buildings	<u>\$45,524,130</u>
Land	<u>\$22,955,307</u>
Total	<u>\$68,479,437</u>

3. NAMES AND ADDRESSES OF OWNERS. A list of the names and addresses of the Owners of record of the real estate included within the Plan constitutes a part of the records in the office of the County Appraiser of Crawford County, and such list is adopted in and made a part of this Plan by reference.

4. ZONING CLASSIFICATIONS. The existing zoning classifications and zoning district boundaries and the existing land uses within the area included in the Plan are as set forth in the official zoning maps, records and resolutions and of the County of Crawford.

5. MUNICIPAL SERVICES. The Plan does not include any proposals for improving or expanding municipal services as described in K.S.A. 12-17,117(a)(5) and, if any proposals for any such improvements or expansions of municipal services are hereafter proposed by the

Governing Body, then any such proposal will be prepared and considered independently of this Plan.

6. REAL PROPERTY ELIGIBLE.

(a) The rehabilitation, renovation, alterations or additions to residential dwelling structures located anywhere within the unincorporated area of Crawford County will be eligible for the rebate. The minimum investment required to qualify for the Plan is \$10,000.

(b) Construction of new residential dwelling structures on a vacant lot is eligible to apply for Revitalization under the Plan based on their location. Eligible locations are designated in "Exhibit A".

(c) Rehabilitation, additions or new construction of any office, commercial or industrial structure as permitted by the Crawford County Zoning Regulations and within the unincorporated area of Crawford County will be eligible for the rebate. The minimum investment required to qualify for the Plan is \$10,000.

(d) Improvements to existing or construction of new residential accessory structures such as garages, workshops, and swimming pools, gazebos and storage buildings are eligible anywhere in the unincorporated area of Crawford County provided the \$10,000 minimum investment is met.

(e) A new residential dwelling structure placed on a lot where a residential dwelling structure was demolished will be eligible for the rebate anywhere within the unincorporated area of Crawford County. Demolition must be verified by the County Zoning Office.

7. CRITERIA FOR DETERMINATION OF ELIGIBILITY:

The criteria to be used by the Governing Body to determine what specific real property is eligible for Revitalization and for Property Tax Increment Rebates are as follows:

(A) Construction of an improvement must have begun on or after August 1, 2018, the effective date of this Plan.

(B) An application for rebate must be filed within sixty (60) days of the issuance of a building permit.

(C) In order to qualify for Revitalization, the minimum investment on an eligible Parcel of real estate is \$10,000.

(D) All new Construction and all Improvements to existing property must comply with all zoning and building codes, rules, and regulations in effect at the time the improvements are made, and to maintain its eligibility, such Parcel must continue

to remain in compliance with all zoning and sanitary codes, rules, and regulations during the entire period of time the Parcel remains eligible for Rebates.

(E) Any Parcel that is delinquent in the payment of any ad valorem property tax assessment or special assessment shall not be eligible for any Rebate. Any Owner of other property within the County who is delinquent in the payment of any ad valorem property tax assessment or special assessment shall not be eligible for any Rebate during the remainder of the time for which the Parcel was eligible.

(F) Properties eligible for tax incentives under any program shall be eligible to submit applications under only one program at a time.

(G) Eligibility for Rebates is subject to the adoption and approval of a Plan by each taxing district. See County Clerk for taxing districts who have adopted a Neighborhood Revitalization Plan.

(H) Only owners are eligible for tax rebates.

(I) In the event of a transfer of ownership of a Parcel during the eligible Rebate period, such Parcel and the subsequent Owner thereof will remain eligible for the Rebate during the remainder of the time for which the Parcel was eligible.

(J) Multiple qualified improvements to the same Parcel completed within one calendar year shall be treated as one improvement. In the event of multiple qualified improvements made to the same Parcel in different or succeeding years, which meet the required minimum requirements in any given year, and, therefore, create an additional qualification for and period of eligibility for a Rebate, the total Rebate in any succeeding year will be calculated and determined after the initial qualified Rebate is determined, and will be based upon the additional increase in the appraised value directly resulting from the succeeding qualified improvement.

(K) Tax rebates are based on the increase of appraised value due to the improvements as of January 1 following the year of 100% completion.

8. CONTENT OF APPLICATION FOR REBATE.

The content of an "Application for Rebate" as authorized under K.S.A 12-17,118 is as set forth in the document which is attached hereto as Exhibit B and entitled "Application for Rebate Neighborhood Revitalization Plan" and is hereby approved and adopted as a part of the Plan by reference.

9. APPLICATION PROCEDURE:

a. The applicant shall obtain an Application for Tax Rebate from the Crawford County Zoning Department.

- b. If required, secure a building permit prior to filing an Application.
- c. The applicant shall complete and sign Part I of the Application, sign and date the Application, and file all copies thereof in the office of the County Appraiser within sixty (60) days of the issuance of the building permit.
- d. The County Appraiser's Office shall verify the existing appraised value.
- e. Owner will complete Part Two and return it to the County Zoning Office at the time construction commences.
- f. After construction or renovation is complete Owner will complete Part Three of the Application and return it to the County Zoning Administrator who will notify the County Clerk and the County Appraiser, who will collectively certify the project is or is not in compliance with the eligibility requirements for a tax rebate. The County will notify the Owner immediately.
- g. In the January following, 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 their portion of the application and shall report the new valuation to the County Clerk by June 1. The tax records on the project shall be revised by the County Clerk to reflect the change in valuation.
- h. Upon payment in full of the real estate tax for the subject property for the initial and each succeeding tax year period, extending through the specified rebate period and within thirty (30) day period following payment and submittal of a receipt by the applicant, a tax rebate in the amount of the tax increment will be made to the applicant.

10. CRITERIA TO BE USED WHEN CONSIDERING MERIT OF APPLICATIONS FOR REBATE. The standards or criteria to be used when reviewing Applications for Rebate for approval or disapproval thereof are as follows:

- (a) The Parcel must meet all criteria for eligibility as set forth in Section 7 above as of the date that the Application for Rebate is filed.
- (b) The Procedure for submission of an Application for Rebate as set forth in Section 9 above must have been fully and correctly complied with.
- (c) All ad valorem taxes and all special assessments levied against the Parcel and other properties owned by the Owner on which the Rebate is sought and all other properties owned by the Owner must not be delinquent prior to filing of the Application for Rebate.

- (d) In the case of multiple Owners of a property eligible for a Rebate, absent a written agreement providing otherwise, the Rebate will be made payable to all Owners of record.

11. MAXIMUM TAX REBATABLE; YEARS OF ELIGIBILITY.

- (a) The amount of the Rebate is the resulting increase in the ad valorem tax, if any, which is directly attributable to the Construction and Improvement to the qualified Parcel and the increase in assessed valuation directly resulting therefrom, in any given year during the period of eligibility.
- (b) A Parcel determined qualified for Rebates shall be entitled to such Rebates for a period of five (5) years provided the property declared qualified shall continuously maintain such qualification. Rebates do not include the State mill levy and any other non-participating tax entities.
- (c) The full amount of the tax due, including the increase in the ad valorem tax (property tax increment) resulting from the qualified Construction and Improvement shall be paid over to the Neighborhood Revitalization Fund in accordance with the provisions of the Neighborhood Revitalization Act to be distributed as provided by law and this Plan.

12. DURATION OF PLAN; CONTINUATION OF REBATES ON QUALIFIED PROPERTY.

- (a) Unless hereafter repealed prior thereto, this Plan shall remain in full force and effect for a period of five (5) years from and after August 1, 2018, however the program may be reviewed annually at with time County staff may propose modifications and extensions. The program will be reviewed in the fifth year to determine if an extension is beneficial to the continuation of the Plan.
- (b) Unless otherwise provided by any law of the State of Kansas hereafter enacted, any and all real property which shall have qualified for Revitalization and for Rebates prior to the final termination date of the Plan shall continue to and remain qualified for Rebates, notwithstanding the fact that other real property described in Section 1 above, which has not theretofore qualified for participation under the Plan, will no longer be eligible to do so.

13. AMENDMENT OR REPEAL.

- (a) This Plan may at any time hereafter, in whole or in part, be amended, supplemented, or repealed using the procedures set forth in subparagraph (b) of this section.

- (b) Prior to amending, supplementing, or repealing this Plan, or any part thereof, the Governing Body shall first conduct a public hearing upon the feasibility of any such amendment or repeal after first publishing notice of any such hearing at least once each week for two (2) consecutive weeks in the official county newspaper of Crawford County. Such notice shall set forth the specific change or changes proposed, or a summary thereof, and shall advise of the time and place at which such proposed supplement; amendment or repeal shall be heard.

Exhibit A

The following locations in Crawford County are eligible for new construction on vacant lots:

West 4th Street Sewer District Boundary
Franklin Sewer District Boundary
Farlington Sewer District Boundary

The following unincorporated areas of Crawford County are eligible for new construction on vacant lots (areas defined by County Commission using GIS/Subdivision records):

Opolis
Radley(North and South)
Chicopee
Monmouth
Langdon Lane
Beulah
Englevale
Brazilton
Dunkirk
Camp 50
Croweburg
Ringo