

NEIGHBORHOOD REVITALIZATION PLAN
for Republic County, Kansas, January 2016

The purpose of this Neighborhood Revitalization Plan for Republic County, Kansas, January 2016 is to provide incentives to increase the property tax base in the County in order to support the local economic health and quality of life. By encouraging and supporting investments in business property and housing, this Plan strengthens the local economy and the tax base.

This Plan is an updated version of the Neighborhood Revitalization Plan for Republic County, Kansas, January 2011, adopted by the same taxing entities which adopted this Plan, and which has been administered by Republic County in accordance with the Interlocal Agreement also adopted by the same taxing entities.

The January 2011 Plan received minor revisions in March 2014, made by the Board of County Commissioners of Republic County (Board). In the Plan section 6) D was revised to give the County Appraiser the right to approve or deny an extension of the NR applications after 18 months of filing an NR Application rather than a committee. Revision to section 8) B removes the thirty day deadline for NR submission before construction. Revision to section 8) E was removed restricting one rebate application per property.

The substantive qualifying criteria for tax rebates and the procedures for obtaining those rebates remain unchanged from the January 2011 plan, and as this is the case the action by the taxing entities in adopting the 2016 Plan is a renewal of the January 2011 plan for a five-year term, to December 31, 2020, in accordance with 6) A. of the January 2011 plan.

The Republic County (County) taxing entities participating in this Plan desire to encourage people to start businesses, expand existing businesses, build homes, and improve the quality of the housing stock in Republic County. Those taxing entities are Republic County, the cities of Agenda, Belleville, Courtland, Cuba, Munden, Narka, Republic, Scandia, and Unified School District Nos. 109 and 426. **The property tax rebates provided by this Plan support business owners and homeowners** with their cash flow and financing during those critical first years of an investment. The Plan encourages investments, and also helps stabilize those investments to ensure they become solid and stay on the tax rolls.

Republic County citizens are focused on increasing the property tax base to support needed services and education. The Neighborhood Revitalization Plan has proven to be an important factor for those considering capital improvement or new construction projects and the County believes it will continue to encourage future investments in housing and commercial development.

In accordance with K.S.A. 12-17,114 *et seq.*, the Board of County Commissioners of Republic County held a public hearing on December ____, 2015 and considered the existing conditions of the proposed Republic County Neighborhood Revitalization Area, the criteria and standards for a tax rebate, and the necessity for interlocal cooperation among the other local taxing units. Accordingly, the Board reviewed, evaluated, and found that the described Area meets one or more of the conditions contained in K.S.A. 12-17,115(c).

The Neighborhood Revitalization Plan for Republic County, Kansas, January 2016 follows the numbering and criteria established in K.S.A. 12-17,117 of the Neighborhood Revitalization Act.

1) Legal Description of Neighborhood Revitalization Area.

- A. The Neighborhood Revitalization Area is all of Republic County. The official name of the Area in Republic County is, *Republic County Neighborhood Revitalization District 2016*.
- B. A Map of the areas herein described is attached as Exhibit A of this Plan.

2) Assessed Valuation of Neighborhood Revitalization District.

- A. The 2015 assessed tangible valuation of the Republic County Neighborhood Revitalization District as of November 2015 is \$ \$63,924,234.

3) Names and Addresses of the Real Estate Owners Within the Neighborhood Revitalization District.

- A. Each owner of record of each parcel of property located in the NR District is listed together with the corresponding address on file at the County Appraiser's Office at the Republic County Courthouse, 1815 M. Street, Belleville.

4) Existing Zoning Classifications and District Boundaries; Existing and Proposed Land Uses within the Neighborhood Revitalization District.

- A. In the NR District, zoning exists only within the city limits of Belleville. Descriptions of zoning districts, current boundaries of zoning districts, existing land uses and future land use maps for that portion of the NR District lying within the corporate city limits may be obtained as follows:

- i. Belleville - City Clerk's Office at 1819 L. Street, Belleville, KS.

5) **A Statement Specifying What Property is Eligible for Revitalization.**

- A. All real property that lies within the Republic County Neighborhood Revitalization District that undergoes rehabilitation, alterations or additions to an existing commercial or residential structure, or construction of a new commercial, industrial, agricultural or residential structure, and that meets the threshold for investment set out in this Plan, is eligible to apply for property tax rebates.

6) **The Criteria to be Used by Republic County to Determine What Property is Eligible for Revitalization.**

- A. There will be a five (5) year application period that will end on December 31, 2020. At that time, Republic County Commissioners will review the Plan and determine whether to renew or amend the Plan, or allow the Plan to expire. Those applications which were approved during the initial five (5) year application period shall continue to receive tax rebates for the full five (5) years allowed under this Plan, provided they continue to meet eligibility requirements.
- B. An application for rebate titled *Republic County Neighborhood Revitalization District 2016 - Application for Tax Rebate* must be timely filed at the Republic County Appraiser's office. (See Section 9 below.)
NR Applications will be accepted for improvements commenced on or after January 1, 2016. Any improvements made prior to January 1, 2016 are not eligible.
- C. Construction must commence within one year of filing an NR Application. Failure to do so voids the initial application.
- D. Construction must be completed within 18 months of filing an NR Application. For good cause shown by the applicant the 18-month period may be extended, in accordance with the following procedures, for a period of not more than an additional six months upon filing a request with the Republic County Appraiser. Such request must be filed no later than 30 days prior to the expiration of the 18-month period.

"Good cause" requires that the Appraiser find that delay in completion of construction is attributable to events beyond the control of the applicant and others acting on behalf of the applicant, and that the applicant and others acting on behalf of the applicant have taken all reasonable measures to avoid the delay. Decisions of the Appraiser only be appealed to the County Commission.

- E. New and existing improvements on property for which a rebate is requested shall conform with all applicable codes and regulations in effect at the time the improvements are made and shall remain in conformance with such codes and regulations for the duration of the rebate period or the rebate may be terminated by the County
- F. The minimum increase in appraised value for residential, industrial, agricultural or commercial property to qualify for a rebate shall be \$30,000 above the appraised valuation of the property as of the preceding January 1st, as determined by the Republic County Appraiser. The increased appraised valuation shall be determined by the Appraiser immediately following completion of the improvement and the property owner certifies said completion of the qualifying project by submitting Part II of the NR Application.
- G. If the property owner is late in any such payment and/or related interest and/or penalty charges, the property owner shall not be eligible for a rebate until such time as all payments including interest and penalties have been made, provided that such payments are made by the delinquency date which is six (6) weeks after the second billing on May 10th of each year. Property owners who are not current on their taxes are ineligible for the NR Tax Rebate that year.
- H. Rebates stay with the property, not the applicant, following the sale of the property.
- I. No application shall be considered for an improvement upon property for which an unresolved tax protest has been filed.

7) Application Form for a Rebate of Property Tax Increments.

- A. The application form for an NR District tax rebate titled *Republic County Neighborhood Revitalization District 2016 - Application for Tax Rebate* (NR Application) is attached as Exhibit B of this Plan.

8) The Procedure for Submitting an Application for a Rebate of Property Tax Increments.

- A. Any tax rebate applicant may obtain a form titled *Republic County Neighborhood Revitalization District 2016 - Application for Tax Rebate* from the Republic County Appraiser's Office or from the Republic County website.

- B. The applicant shall file the NR Application form for a rebate with the Republic County Appraiser prior to beginning construction. A \$100 non-refundable application fee will be charged to cover administration costs.
- C. To obtain a rebate, an applicant must certify the completion of the qualifying project by submitting Part 2 of the NR Application to the County Appraiser on or before December 31st of the year in which the project is completed.
- D. Except as otherwise expressly authorized, the rebate period begins in the year following 100 percent completion of the improvements. Property taxes owed on partially completed construction projects are to be borne by the property owner without rebate.

9) The Criteria to be Used When Reviewing and Approving Applications for a Rebate of Property Tax Increments.

- A. Upon receipt of Part 1 of an NR Application, the County Appraiser shall have the County Clerk determine whether the applicant's property taxes and all applicable interest and penalties are paid.
- B. Following a determination that tax payments are current, the County Appraiser will determine the existing appraised valuation of the property as of the preceding January 1st.
- C. The County Appraiser shall then accept or reject the NR Application.
- D. Upon receipt of Part 2 of an NR Application, the County Appraiser will verify that the applicant is not delinquent on any property taxes or assessments by having the County Clerk certify as such.
- E. The County Appraiser shall determine the new appraised valuation of the real estate and shall complete the NR Application noting the incremental appraised value and whether or not it meets the \$30,000 threshold to qualify for the rebates in this Plan.
- F. The County Appraiser shall notify the applicant whether the project qualifies for the tax rebates. If a project does not qualify, the Appraiser shall note the reason it fails to qualify.
- G. The County Clerk shall revise the tax status of applicants who have received final approval for rebates by noting the approved incremental value that qualifies for property tax rebates.

10) The Maximum Amount and Years of Eligibility for a Rebate of Property Tax Increments.

- A. Approved applicants with qualifying projects will receive the following property tax rebates, for taxes attributable to the incremental value, from the participating taxing units:

Program Year	Rebate Percentage
Year 1	95%
Year 2	90%
Year 3	70%
Year 4	40%
Year 5	20%
Year 6 & Beyond	0%

11) How the Rebate Will Be Made Available to the Developer/Owner.

- A. Upon full payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified rebate period, and upon approval of the property by the County Appraiser for the rebate plan, the County will rebate the approved portion of those taxes to the developer/owner within 30 days after the next distribution date as specified in K.S.A. 12-1678a and amendments thereto.
- B. The tax rebate amount is based on the property appraised value increment between January 1st of the application year and January 1st following the completion year directly attributable to the improvement itself. The actual rebate may vary year-to-year depending upon the approved mill levy for all participating taxing units and upon changes to property tax laws enacted by the Kansas legislature. The tax rebate shall be made from the *Neighborhood Revitalization Fund* established by Republic County in conjunction with the other taxing units participating in the *Republic County Neighborhood Revitalization District 2016 - Interlocal Agreement*.

12) Adoption of Plan by Taxing Entities.

It is the intent of the County that any taxing unit participating with the County in the tax rebate program will do so by entering into an Interlocal Agreement with the County by which this Plan is adopted. The Interlocal Agreement will also provide, among other things, for the means and procedures whereby a taxing unit may cease its participation in the Interlocal Agreement and thereby in the Plan, and where force majeure warrants a suspension or elimination, by one or more participating taxing unit, of the rebate program prior to the scheduled expiration of the Interlocal Agreement..

Republic County Map

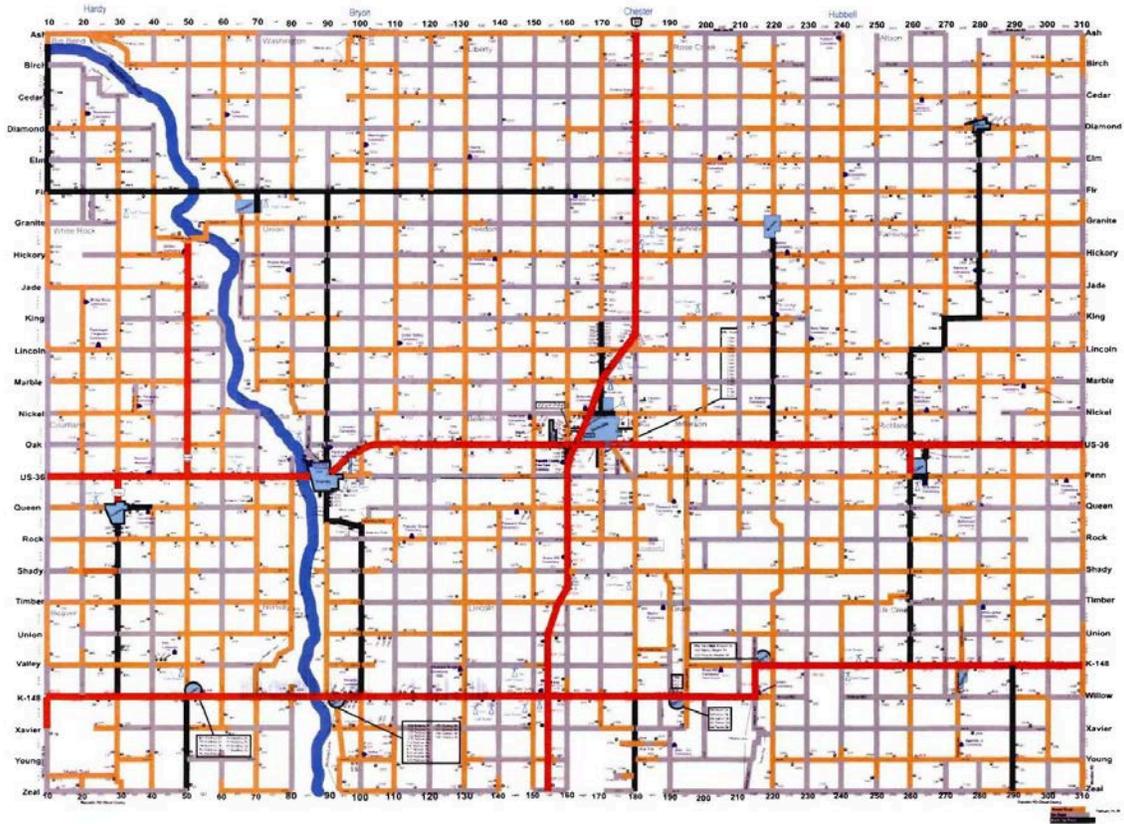


EXHIBIT B

NR Application